

Landlord Link

Housing Authority of the City of Santa Barbara

Help us House Seniors & Working Families - We Need your Listings!

The unprecedented demand for rental housing in Santa Barbara has put more pressure on all renters, while also squeezing out the workers that provide us all with services in medical offices, retail stores and dining establishments. Service industry workers are finding it nearly impossible to find affordable housing. With a Section 8 voucher, some of those working families can secure safe, decent, and sanitary housing – with your help! Please add your listings to HACSB's Section 8 unit listing; you may accept or reject any application based on income, prior rental history or number of

applicants. The Housing Authority continues to maintain a FREE listing service for your vacancies. If you want to fill a vacancy quickly, add it to our list which is sent out to all Voucher holders currently looking for a unit. This year HUD restored the funding of 100 vouchers that were lost last year to HACSB; we now have many qualified families and seniors looking for a rental. Please contact Jerry Morales at 897-1049 or email him at jmorales@hacsb.org or Brenda Escoto at 897-1043 or bescoto@hacsb.org to list your vacancy.

Landlord Spotlight!

Richard Moerler is a landlord/owner who currently leases 40 of his 41 Santa Barbara units to Section 8 voucher participants. We asked him about his experience with the Section 8 program and he was quick to list what he said are the advantages of the program. He noted that if there is a tenant that does not pay the tenant portion, he retains the bulk of the rent because the majority of the rent is paid by the Housing Authority regardless of whether the tenant is evicted or loses the voucher; Secondly, when he has a tenant that is not abiding by the lease, he immediately sends copies of tenant

warnings to HACSB which in turn triggers a case worker or leasing agent to contact the Section 8 participant to warn of the potential of losing the voucher which, in most cases, motivates the tenant to correct the lease violation. Lastly, the length of stay of most of Mr. Moerler's Section 8 tenants is long, which cuts costs and loss of rent due to fewer turnovers, thus increasing income. With an almost endless number of qualified Section 8 applicants, he can quickly choose an applicant he feels will best fit the property mix and who will abide by the lease: a win-win for both him and the applicant!

