

Landlord Link

Housing Authority of the City of Santa Barbara

Section 8 Landlord Meeting!

The next Section 8 Landlord meeting is Thursday, October 22, 2015 from 12pm to 2pm at Grace Lutheran Community Center, 3869 State St (entrance at La Cumbre Plaza). Mayor Helene Schneider will be the guest speaker for the lunch time meeting. The Housing Authority of the City of Santa Barbara (HACSB) has also invited several community partners to host tables and answer questions before and after the meeting on available services for assisting landlords with their tenants. HACSB staff will address topics on inspections, rent increases,



noticing to tenants as well as give an overview of upcoming housing developments. **Please RSVP to Julia Garcia at 897-1082 or jgarcia@hacsb.org.** If you have questions regarding the meeting or if your non-profit organization would like to staff a table, please contact leasing agent Jerry Morales at 897-1049. or jmorales@hacsb.org.

Smoke Alarm Reminder

Senate Bill No. 745 – Any smoke alarms that were sold in California after July 1, 2014 will have a non-removable/replaceable battery that is able to power the smoke alarm for the maximum of ten (10) years. Smoke Alarms are required to display the date it was manufactured on the device itself as well as have a place on the device that can be used to write the date of installation.

Section 8 Legal Information

Coming in the next few weeks, HACSB will announce its upcoming legal information session on Section 8 regulations and how to properly serve notices for Section 8 participants. Some of the topics to be covered are documentation, communication with Housing Authority personnel, and legal notices. Look for your invite soon!

On the Horizon...

The Housing Authority of the City of Santa Barbara has had a busy year working on adding affordable rental units to its inventory:

- 100 N. La Cumbre Road; Management of 19 unit complex will allow residents to remain in place with affordable rent
- 3869 State Street, former Grace Lutheran Church, is the site for a new senior housing development
- 251 S. Hope Ave, plan for senior housing project modeled on the successful Garden Court on De la Vina St. (picture below)
- 813 E. Carrillo St., the future site of 15 to 20 studio apartments to serve homeless veterans or veterans at risk of homelessness



WHO TO CONTACT

For Housing Assistance Payment (HAP) questions: Alicia Esparza, 897-1095 or aesparza@hacsb.org

For HAP contract/lease-up questions: Andrea Fink, 897-1034 or afink@hacsb.org

For inspection questions: Jerry Morales, 897-1049 or jmorales@hacsb.org

Director of Housing Programs: Veronica Loza, 897-1032 or vloza@hacsb.org

Supportive Services Referrals

HACSB has contracted with New Beginnings Counseling Center to provide its clients with referrals for supportive services for the elderly, disabled or families in need of such services. New Beginnings staff can connect clients with referrals for in home supportive services, counseling, meal delivery services, Change a Life grants, utility bill assistance, emergency rent relief, and many more! New Beginnings staff can also work in coordination with other supportive services agencies to ensure Section 8 clients receive the assistance needed. If you suspect one of your HACSB Section 8 tenants is in need of supportive services, please contact the client's case manager or our Leasing Agent, Jerry Morales for assistance with a referral.

Concerned About Your Elderly Tenant?

Do you have an elderly tenant that you suspect is no longer able to care for him/herself? Worse yet, do you suspect your tenant is being abused? These are concerns that most landlords must deal with at some time or another. What to do?

- **If someone is in immediate danger, call 911**
- **If you suspect that abuse has occurred or is occurring, contact Adult Protective Services (APS).** On the South Coast the number is (805)681-4401. If the agency decides the situation possibly violates state elder abuse laws, it assigns a caseworker to conduct an investigation (in cases of an emergency, usually within 24 hours, otherwise 7-10 days).
- **Contact the Housing Authority.** For Section 8 clients, follow that call up with a call (or email) to the client's case manager. If you don't know who the case manager is you can call the main line at 965-1071 to inquire or contact Jerry Morales at jmorales@hacsb.org.
- **It's important to remember that the older person has the right to refuse services offered by APS.** APS only provides service if the senior agrees or has been declared incapacitated by the court and a guardian has been appointed. APS only takes such action as a last resort. This is where HACSB's contracted services with New Beginnings Counseling Services (NBCC) can make a difference when the elderly client does not want to cooperate with other agencies. This is where your concern and action can make a difference.