

Landlord Link



Housing Authority of the City of Santa Barbara

FEDERAL BUDGET UPDATE AND IMPACT ON THE SECTION 8 PROGRAM

A message from Rob Fredericks, HACSB's Executive Director/CEO

It is with heartfelt gratitude that I thank you, property owners and management firms, for continuing to partner with the Housing Authority of the City of Santa Barbara under the Section 8 Housing Choice Voucher (HCV) program. With limited vacancies and high cost of housing in the greater Santa Barbara region, many low to moderate-income families face housing insecurity, paying over 50% of their income for rent. Due to your help and the HCV rental assistance, many of our most vulnerable low-income households comprised of families with children, seniors, disabled residents and Veterans are provided a compassionate hand up rather than being forced to live in substandard homes and commute hours each day to make ends meet.

We recognize you are the "third leg of the stool" that enables this rental assistance program to work and we are committed to providing you with the highest level of customer service. If you encounter any issues that cannot be resolved, I want hear from you. You may reach me via email at rfredericks@hacsb.org or by telephone at 805-897-1051.



We notified you of the inadequate appropriations from Congress for the HCV program for the 2017 calendar year. The adopted federal budget reduced funding for the HCV program across the nation by about 2.5%. This underfunding significantly affected us as the allocated funds were not sufficient to cover the rental assistance for leased vouchers for the entire year. Fortunately, this shortfall has been mitigated through specific cost saving measures (such as not reissuing vouchers when residents leave the program and special set-aside funding from the HUD).

As for funding for the upcoming 2018 calendar year, the proposed federal budget indicates a further reduction, and we anticipate that we will once again be applying to HUD for the shortfall funding if made available. What does this mean? This means that we will make every effort to spend the Housing Assistance Payments (HAP) dollars wisely. We will continue to not re-issue new vouchers (to reduce the program size through attrition), to not approve moves resulting in higher HAPs, and to ask that you, the property owners work with us to limit rent increases were possible. We ask that you consider the limited budget and, if able, delay a request for rent increase or limit requests to 2% - 3%.

Thank you again for being an essential partner in creating a better and more just world for those most in need in Santa Barbara!



Rob Fredericks, Executive Director and CEO

GRACE VILLAGE

In January groundbreaking ceremonies took place for Grace Village, the former site of the Grace Lutheran Church located at 3869 State Street. The affordable development (see latest photo below) of 58 one-bedroom units for seniors has a target move-in date of Feb 1, 2018 – weather permitting! Please check our website for more information on eligibility and the application process - www.hacsb.org.



WHO TO CALL

Housing Assistance Payment questions:

Alicia Esparza

805-897-1095 or aesparza@hacsb.org

HAP contract/lease-up questions:

Julia Garcia

805-897-1082 or jgarcia@hacsb.org

Section 8 Policy questions:

Andrea Fink

805-897-1034 or afink@hacsb.org

Rent Increases, inspection questions:

Jerry Morales

805-897-1049 or jmorales@hacsb.org

Vacancies/move-in inspections:

Eddie Capristo

805-897-1039 or ecapristo@hacsb.org

Director of Housing Programs:

Veronica Loza

805-897-1032 or vloza@hacsb.org

NEW BED BUG LAW

A new state law designed to battle bedbugs requires California landlords to provide tenants with written information about these pests and how to report suspected infestations to the landlord. The requirement took effect July 1, 2017 for new tenants and will apply to existing tenants on January 1, 2018.

The law requires landlords to notify tenants within two days of a pest inspector's findings and for tenants to cooperate with the detection and treatment of bedbugs. **Under the new law, showing or renting a vacant unit with an active infestation is now illegal.** Landlords are also prohibited from retaliating against tenants who report bedbug problems. If a prospective tenant asks about bedbugs, the landlord must disclose in writing the unit's bedbug infestation and abatement history for the previous two years.

CELEBRATING OUR GRADUATES

On October 19, 2017, the Housing Authority celebrated its 2017 Family Self-Sufficiency (FSS) program graduates. The ceremony recognized the hardworking families who completed the program on their path to achieving personal goals and greater socio-economic advancement.

Affordable housing ensures families the stability necessary to pursue meaningful, steady employment and the FSS Program offers a network of services, including life-skills development, financial literacy and vocational rehabilitation. This year's graduates accomplished an MA in Education, a Dental Assistant Certification, completion of a GED certificate and three are now off of housing assistance. In fact, 292 individuals have graduated to date, and 46 are now homeowners, and many of them literally triple their income—saving government funding and recycling tax dollars.