



The Housing Authority of the City of Santa Barbara

808 Laguna Street
Santa Barbara, CA 93101

Phone: 805-965-1071
Fax: 805-564-7041
www.hacsb.org

Mission

The Housing Authority of the City of Santa Barbara is a local public agency created under state law for the purpose of providing safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through a variety of federal, state, local and private resources.

Vision

HACSB does more than handle the day-to-day demands of providing affordable housing solutions to lower income families, seniors and the disabled. We strive to craft solutions to our Community's affordable housing dilemma in a holistic manner, and turn them into reality.

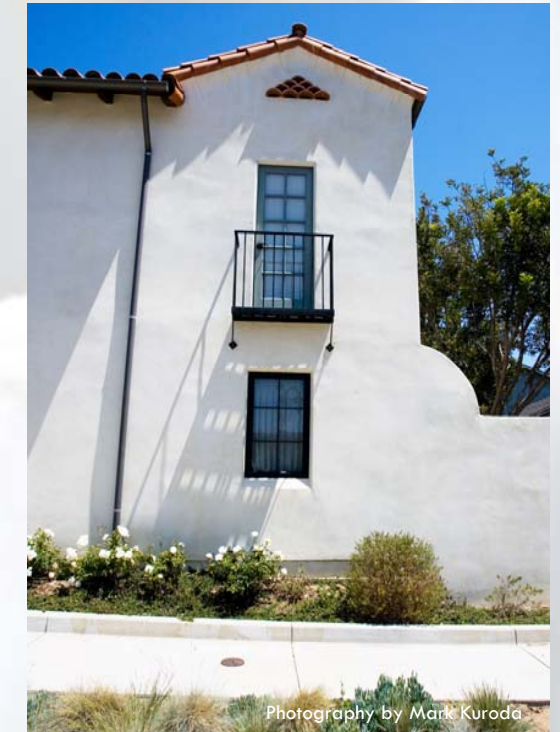
Landlord Link

The Housing Authority of the City of Santa Barbara

100,000 Homes Campaign Comes to Santa Barbara

The Housing Authority has recently become involved in the 100,000 Homes Campaign to learn best practices for working with and housing the most vulnerable of our chronically homeless. 100,000 Homes is a national campaign that brings together change agents from across the country and whose goal is to find and house 100,000 of the country's most vulnerable and long-term homeless individuals and families over the next three years. The Campaign is designed to provide communities with distinct tools for providing permanent supportive housing to the homeless, and to connect change agents with one another so communities do not have to innovate alone. The Housing Authority was honored to have the Campaign's director, Becky Kanis, come to speak on November 10, 2010 with the intention of generating discussion and interest among local housing and service providers with regard to both the County and City's desire to house the most at-risk homeless. Ms. Kanis works for New York-based Common Ground, considered to be a pioneer nonprofit in the field of supportive housing for the homeless

(Continued on page 3)



Photography by Mark Kuroda

Go Paperless!

Many of you already experience the benefits of receiving your HAP payments via direct deposit—rent in your bank automatically and on time. For those of you utilizing direct deposit, you are also receiving a monthly paper statement. In an effort to go paperless, we are encouraging landlords to both consider direct deposit and online/electronic statements. In case you didn't know, all landlords can access HAP payment information and history online from a link on our website at <https://www.hmsforweb.com/pal/login.php>. This link will access HMS PAL™ which provides you with an 18

month HAP payment history and year to date totals. The most current check and direct deposit data will be available online on the day following a check run. You can view the same information online that's on your paper statement and you can even receive monthly email notifications that your current month's statement is available online. Going paperless is easy and smart—and good for the environment. To “go paperless” with your HAP payments, contact Ruben Venegas in the Finance Department via email at rvenegas@hacsb.org or by phone 897-1046.

News Flash!

FREE ADVERTISING for your vacancies!

The Housing Authority maintains 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. Please contact Jerry Morales at 897-1049 or go to our website at www.hacsb.org to list your unit.

Who to Call ...

For HAP contract/lease-up questions:
Andrea Fink, 897-1034

For inspection questions:
Jerry Morales, 897-1049 or
Ronnie Anderson, 897-1045

For HAP payment questions:
Ruben Venegas, 897-1046

Director of Housing Management:
Veronica Loza, 897-1032

Housing Authority Office Hours

As a reminder, the Housing Authority works a flex schedule, with alternate Fridays closed to the public. We also have extended daily customer service hours:

Monday—Thursday:

7:30 am - 5:30 pm

Alternate Fridays:

8:00 am - 4:00 pm

Furniture Closet

The Housing Authority continues to need donations for our Furniture Closet. If you have furniture in good condition that you would like to donate, or know of a tenant in need of a donation, please contact Angel Velazquez or Marcus Lopez at 897-1044. Donations are tax deductible.

When the Head of Household Dies...

If the Head of Household dies, in a single person household, the rent assistance ends at the end of the month that they died. For example, if Mr. Smith lives alone and dies on April 17th, rent assistance ends April 30th. HUD regulations do not allow a Housing Authority to make payment on a unit that is not being occupied by the person or family who is receiving the subsidy. If the Head of Household dies and there are other household members still remaining in the unit, the Housing Authority may continue housing assistance payments on behalf of those household members, with the exception being if the remaining member is a live-in aide. Please notify the Housing Authority in the event of the death of a tenant. And feel free to contact us for more information.

HACSB Families Achieve Self-Sufficiency

On November 5, 2010, the Housing Authority honored and celebrated the accomplishments of 7 graduates from the Section 8 Family Self-Sufficiency (FSS) program. In the FSS program, once families have secured safe and decent housing, they are able to focus on earning a living wage, furthering their education and job training to become financially independent from governmental assistance. The program, along with participating community partners, assists the family with childcare, transportation, education, job training, and financial counseling. Typically for Section 8 households, the increase in wages mean a higher rent. But under the FSS program, the additional rent paid is channeled into an escrow account that can be used by the family to help attain their long-term goals and funds are paid out upon graduation—this year's graduates earned over \$57,072. Through programs such as FSS, the Housing Authority is dedicated to giving families more than just a housing voucher, but also the hope and the support they need to grow and have a positive impact in their community.



"I never thought my life today was possible. You have afforded me the opportunity to get an education to better my life for myself and my two daughters. It gave me the strength to not give up and know that if I try hard enough, anything is possible. I would not have been able to do it without you. Now it is time for the gift to be passed onto someone else with the same situation I was in. Words just really cannot touch it...Thank you." —2010 FSS Graduate

Companion Animals in Housing

For decades, housing providers have been accommodating physically disabled residents who require guide dogs and other types of "service animals." Within the past several years, however, housing providers with no pet policies have begun receiving more and more requests from individuals who claim to need "companion" or "emotional support" animals. Many landlords are understandably confused about their obligation, if any, to waive their no pet rules under these circumstances. Federal, state and local civil rights laws all require that landlords reasonably accommodate disabled applicants and residents, when such accommodations may be necessary to afford an equal opportunity to use and enjoy a dwelling; these laws apply to both physically and mentally disabled persons. Companion/emotional support animals provide comfort to a person with a psychiatric disability, but are not necessarily trained to perform specific tasks to assist them (as service animals

are). Federal law prohibits property owners and/or landlords from refusing to grant persons with disabilities a reasonable accommodation or reasonable modification, including making changes to rules and policies prohibiting a tenant from owning a pet when that pet is a prescribed service or companion/emotional support animal. So long as the requested accommodation does not constitute an undue financial or administrative burden for the landlord, or fundamentally alters the nature of the housing, the landlord must provide the accommodation. A housing provider can deny a request for a reasonable accommodation if the request was not made by or on behalf of a person with a disability or if there is no disability-related need for the accommodation. A housing provider may not ordinarily inquire as to the nature and severity of an individual's disability. However, in response to a request for a reasonable accommodation, a housing

(Continued on page 3)

Companion Animals in Housing

(Continued from page 2)

provider may request reliable information to verify and describe the needed accommodation and the relationship between the person's disability and the need for the requested accommodation. Landlords have an obligation to provide a prompt response to a request for reasonable accommodation and if refusing to grant an accommodation, must discuss with the requester whether there is an alternative accommodation that would effectively address

the requester's disability related needs without a fundamental alteration to the provider's operations or without imposing an undue financial and administrative burden. If an alternative accommodation would effectively meet the requester's disability-related needs and is reasonable, the provider must grant it. Please note that this article is not intended as legal advice and as always we advise all owners and property managers to contact their attorney for guidance and seek out additional information online at www.hud.gov and www.dfeh.ca.gov.

Fire and Carbon Monoxide Safety

Inspector's Corner by Jerry Morales, Leasing Agent

Residential fires in the U.S. cause about 2,800 deaths each year, two-thirds of them in homes without smoke alarms or with broken or disabled alarms. Carbon Monoxide, or "CO", a colorless, odorless gas, kills an additional 500 Americans annually. Because it is impossible to see, taste or smell the toxic fumes, CO can kill before residents are aware it is in their home. At lower levels of exposure, CO causes mild effects that are often mistaken for the flu. The lack of a smoke or carbon monoxide (CO) alarm can have tragic consequences. Smoke and Carbon monoxide alarms are some of the best safety devices you can buy and install to protect you, your family, and your home and in rental properties, your tenants and your investment. However, no one alarm can do it all. With regards to smoke alarms there are two basic types available: ionization and photoelectric. Ionization alarms detect flaming, fast moving fires. Photoelectric alarms are quicker at sensing smoldering fires. Combination smoke alarms combine ionization and photoelectric into one unit, called dual sensor smoke alarms. The U.S. Fire Administration recommends the installation of both ionization and photoelectric or dual sensor smoke alarms. Since no one alarm can detect both types of smoke and CO, buy a separate CO alarm. Alarms have a limited useful life. Replace CO alarms every five years and smoke alarms every 10 years. In addition, families should prepare a plan of evacuation in case of a fire or CO emergency, and have everyone in the family practice it like a fire drill every few months. California Building Code 310.9.1.4 requires one smoke detector for each floor of multi-family dwellings where no sleeping quarters are located, in addition to one smoke detector in each sleeping quarters and one smoke detector in all hallways adjacent to sleeping quarters. Install smoke alarms on every level of your home, including the basement. Smoke detectors can be placed on walls or ceilings but should be installed at least 4 inches away from corners and not lower than 12 inches from ceilings. CO alarms should be placed out of reach of children and pets and away from sources of heat. Smoke and CO alarms should be tested and vacuumed monthly. Always follow the manufacturer's installation and battery replacement instructions. The Housing Authority enforces this code on all Section 8 housing.

100,000 Homes Campaign

(Continued from page 1)

and research-based practices that end homelessness. While the Housing Authority will continue to play a key role in the City's efforts to house the homeless and will be represented on the local 100,000 Homes Campaign leadership team, our Agency is also looking to other housing providers to be a part of this community-wide effort. It is also imperative that new sources of funding be

identified so enhanced supportive services are available for the individuals being housed after years or decades of homelessness. These wraparound services should include case management, mental health and/or substance abuse counseling, and health care services in order to ensure the wellbeing and success of these individuals once housed. You can find out more information about the Campaign at www.100khomes.org and a short video about the effort at <http://www.youtube.com/watch?v=3fwTXtcOHs0>.