



The Housing Authority of the City of Santa Barbara

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Santa Barbara, CA 93101

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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

## Housing Authority Celebrates Opening of Artisan Court

Joined by the Mayor, members of the Council, City staff, Housing Authority Commissioners, community members and new residents, the Housing Authority of the City of Santa Barbara was proud to celebrate the grand opening of its latest affordable housing development, Artisan Court, on April 13, 2011. Artisan Court is now home to 55 low income individuals, including youth aging out of foster care, disabled individuals and downtown workers. Rents start at \$408 and go up to \$817 for the 450 sq. ft. furnished studios. Vital to the success of Artisan Court will be the Housing Authority's collaboration with two local service providers: YMCA Youth and Family Services and PathPoint. Both have offices on-site and will be providing supportive services to the residents, ranging from case management and counseling, to life skills, including cooking classes. Artisan Court is not only a solution to the affordable housing shortage for our local workforce facing high rents, but for youth aging out of foster care—40% face homelessness within 6

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Photograph by Andrew Gonzales

## 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 payment questions:  
Alicia Esparza, 897-1095

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

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

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

### Family Build

If you have a tenant you think could benefit from supportive services, please contact the Housing Authority's Resident Services Department for a referral to the Family Build Program. This program assists participants with a wide variety of services including counseling and case management. The number is 897-1044.

### Carbon Monoxide Detectors - New Law

Senate Bill 183, also known as the Carbon Monoxide Poisoning Prevention Act of 2010 requires that carbon monoxide detectors be installed by July 2011 in existing single-family homes that currently use fossil-fuel burning appliances, a fireplace or have an attached garage. Types of fossil fuels include wood, gas and oil which emit carbon monoxide as a byproduct of combustion. All residential units that are not single family homes will have to have carbon monoxide detectors in place by January 1st, 2013. Owners of rental units will be responsible for installing, testing, and maintaining the CO devices in the dwelling units. California law states that anyone who does not comply with the law may face a \$200 fine.

## Medical Marijuana & Section 8

The voters of California approved Proposition 215, "The Compassionate Use Act of 1996", the intent of which was to enable persons who are in need of cannabis for medical purposes to be able to obtain and use it without fear of criminal prosecution under limited, specific circumstances. SB 420 was enacted in 2004 to establish statewide guidelines for the Act, such as the amount of marijuana a patient may possess and grow. Currently fourteen states, including California, have laws that legalize medical marijuana use. These activities, however, remain illegal under federal law, even for medical users. Because the U.S.

Department of Housing and Urban Development (HUD) has received numerous inquiries regarding the use of medical marijuana in relation to the Housing Choice Voucher/Section 8 program, it recently issued a memo to all agencies administering Section 8 programs. Based on federal law, new admissions of medical marijuana users are prohibited in the Section 8 program. The Controlled Substances Act lists marijuana as a Schedule I drug, a substance with a very high potential for abuse and no accepted medical use in the United States. For residents

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# Artisan Court

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months of emancipation. The Housing Authority's non-profit affiliate, 2nd Story Associates, raised enough funds during it's "Adopt-a-Room" campaign to fully furnish each unit with the essentials such as linens, towels, cookware and kitchen utensils. The residents, many of whom had experienced homelessness, moved into Artisan Court on March 31, 2011. On move-in day, a former foster youth shared her gratitude for the new opportunity, "I am so thankful. This is the best thing that has ever happened to me. You have changed my life in a huge way. This is the best day of my life, thanks for helping me start this great new life."



Photographs by Octavio Botello

# Sponsor-a-Home Campaign

The Housing Authority's non-profit affiliate, 2nd Story Associates, is asking the community for support in helping to create "homes" for the homeless in Santa Barbara. 2nd Story has partnered with Common Ground Santa Barbara a collaboration of non-profit, governmental, business, and faith organizations of Santa Barbara County with the goal of resolving homelessness in our county. The objective of the campaign is to target limited housing resources to those most in need, thereby saving lives and impacting the community through an immediate visible reduction in street

homelessness and use of high cost emergency services. 2nd Story and Common Ground SB need the community's help in creating homes for these vulnerable members of our community. What does it take to make a home? With a one-time sponsorship of \$1000, an apartment for formerly homeless individuals or families can be completely furnished. You can also give as a group — joining friends, co-workers, and members of your congregation. For more information visit [www.commongroundsb.org](http://www.commongroundsb.org) or contact Alice Villarreal Redit at 805-897-1036.

## Rent Increases

Inspector's Corner by Jerry Morales, Leasing Agent

We've recently had several owners and managers contacting us with questions regarding the Housing Authority's policy on rent increases and initial contract rents. Section 8 tenants must be notified with a 60 day written notice of a rent increase, regardless of the amount of time the tenant has resided in the unit. A copy of the notice must also be sent to the Housing Authority for approval. Owners may not request rent adjustments in the voucher program to be effective prior to the expiration of the first term of the lease. A rent increase of up to 5% per year may requested. Upon receipt of the owner's 60 day written notice to HACSB and the tenant, HACSB will advise the owner and the family whether the rent is reasonable and whether approved, 30 days prior to the effective change. This notification will be in the form of an amendment for an approved increase or a letter of denial in the event the increase is not approved.

HACSB receives its Section 8 funding from HUD. Budgets are approved for the fiscal year based on prior year allocations and with approval from Congress. Due to these constraints and uncertainty from year to year, HACSB can only consider rent increase requests of up to 5% as long as the rent is deemed reasonable. "Reasonable" rent will be determined by using comparable units in the open market (non-subsidized units in the immediate area with comparable characteristics). It is the owner's responsibility to request increases on a regular basis and to avoid trying to "catch up" years later by requesting a larger increase – rent increase requests over 5% will be denied. you have any questions please feel free to contact me at 897-1049 or Ronnie Anderson at 897-1045.

## Medical Marijuana & Section 8

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currently receiving subsidy, HUD requires Housing Authorities to establish occupancy standards and lease provisions that will allow the Housing Authority to terminate assistance for use of a controlled substance. However, the law does not compel such action and Housing Authorities

have discretion to determine continued occupancy policies that are most appropriate for their local communities. The Housing Authority of the City of Santa Barbara is in the process of determining its policy for continued assistance for current Section 8 participants who are medical marijuana users. We will keep landlords apprised of any policy changes.