

Landlord Link

THE HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA

A Message from the Director of Housing Management, Veronica Loza

It is my pleasure to extend best wishes for a safe and Happy New Year on behalf of the entire team here at the Housing Authority. I would like to take this opportunity to again welcome and thank all of the landlords who participate in our Section 8 Housing Choice Voucher program. I am honored to lead the Housing Management Department with whom you most likely have the most contact with at the Housing Authority. Staff in Housing Management are responsible for managing the Section 8 program and its participants, as well as the HAP contracts and inspections. The

mission of the Housing Authority and the goals of the Section 8 Program are focused on providing safe, decent, affordable housing to those families in need, and our promise to you is to make the Section 8 Program as accessible and user-friendly as possible in the coming year. This Program would not be successful without broad participation from the landlord community. Please feel free to contact us with any concerns, ideas or feedback you may have regarding our program and service. Again, we honor and thank you for your help in keeping this vital

program flourishing! I hope you enjoy our second edition of the Landlord Link created especially for you!

Sincerely, Veronica Loza



A WONDERFUL PLACE FOR SENIORS...



Garden Court on De La Vina...yes, this is low-income housing!

Did you know that there is a wonderful housing resource right here in town for Santa Barbara's low-income seniors? Garden Court was created for independent seniors (62 and older) in 2000 in response to a desperate need for low income housing for the frail elderly in Santa Barbara. Independence for seniors requires housing that is safe and secure, but also an environment that encourages participation and helps minimize the negative impact of isolation, depression, and dementia which can emerge with aging. Garden Court offers services which

enhance the residents' independence, including meals, housekeeping, transportation and a full calendar of social activities. Garden Court residents enjoy the downtown location, close to shopping, transit, and senior recreation centers. The Housing Authority is very proud to maintain a close relationship with Garden Court, providing the Section 8 subsidy for the units. If you are interested in learning more about Garden Court or know of a senior you think might be a good fit, please contact Joanne Garcia at 884-0095 or visit Garden Court at 1116 De La Vina Street.

“ SECTION 8 HAS BEEN A TREMENDOUS HELP TO MY FAMILY ”

My family and I have been recipients of a Section 8 Voucher for the past few years. I am currently finishing up a doctorate in Special Education at UCSB. My husband and I were raised in Isla Vista, in very low-income families. I have been financially independent since the age of 16, and returned to college in 1998 to obtain a degree that would allow me to provide more for my family. I paid my way through Santa Barbara City College, as well as undergraduate and now graduate school at UCSB. I was referred to get on the waiting list for Section 8 while in school at UCSB as an undergraduate. After a

few years on the waiting list, my name came up and we have been utilizing our Voucher ever since. This has been a tremendous help to my family and has allowed me to work less so that I am able to finish my schooling. It has also allowed us to remain in this very expensive area while I finish school. I am in the process of completing my dissertation and applying for professorship positions in Austin, Texas. The time has come for our family to leave the area that we have grown up in in order to purchase a home and live comfortably, and we are fortunate that we have the resources to do so. We will be moving shortly and have terminated our

Section 8 Voucher. We wanted to tell our story to you to formally thank you for what you do for so many people. We have benefited by the program so much—my family was able to remain together and I was able to remain in school full time. We will never forget the support that we have received and look forward to offering future donations when we are financially able. Please pat yourselves on the back and understand that the work you do effects so many people in such positive ways. We can't thank you enough.

Sincerely,
April, Mark, Paisley & Otis

FAMILY SELF SUFFICIENCY: HUD'S BEST KEPT SECRET

The Family Self Sufficiency program (FSS) has long been called Housing and Urban Development's (HUD) best kept secret. FSS is a HUD initiative designed to move families receiving housing assistance and related government subsidies to a more independent lifestyle, free of governmental assistance. FSS is definitely no secret here at HACSB. HACSB has a very successful program that has established strong cooperative relationships with social service agencies, education and financial institutions to ensure that their services are made available to FSS participants. FSS participants may receive assistance with employment, education, personal

finances, as well as home-ownership counseling. For participants that qualify, FSS offers a financial incentive to families through the establishment of a savings account which becomes available to the family upon successful completion of the FSS program (a percentage of increases in rent, as a result of increases in earned income are deposited into an escrow account). To date, over 167 families have graduated from FSS, and **32 have become first-time homeowners!** Participants' average income at the time of enrollment is \$11,661 and graduates average income at the time of program completion of \$32,370! The increase in income saves government funding and your tax

dollars! If you have a Section 8 tenant that you think could benefit from this program, please refer them to Maggie Rodriguez, Resident Services Coordinator at 965-1071 ext. 128.





Housing Authority's downtown worker housing,
Casa de las Fuentes

CHANCE, INC.

CHANCE stands for "Coalition for Housing Accessibility, Needs, Choices and Equality" and is a local agency, created in 1999, to provide housing solutions for people with developmental and other disabilities in Santa Barbara County. They can assist a client with many things including rental search, landlord

relationship management, advocacy, accessibility rehabilitation, retro-fit and move-in costs. As a landlord, they may be able to assist you with making a unit more accessible for a tenant or assisting your tenant with move-in costs. Please contact Debbie Hosseini or Shella DuMong for more information at 966-0020.

NEW!! ACCESS YOUR HAP PAYMENTS ONLINE!

In an effort to provide you with the best customer service possible the Housing Authority is pleased to announce that it has implemented a new online payment tracking system for landlords. Effective February 1, 2008 we now offer to all landlords the ability to access HAP payments online. From a link on our website at <http://www.hacsb.org/landlords/landlords.html>, you will be able to access HMS PAL™ which will provide you with an 18 month HAP payment history and current HAP year to date totals. The most current check and direct deposit data will be available online on the day following a check run. This system will also allow you to access payment history for interim check runs

that may be run from time to time. You will also be able to receive monthly email notifications that your data has been posted to the web by providing Housing Authority staff with a valid email address. Early in the morning (4:00 am EST) on the 3rd day of every month, all landlords who received a check for the current month and have an email address on file with HACSB will receive an email notification of the posting. The email will announce that your current month's statement is available online, and it will provide a link that will give you direct access to the login page. **If you would like to take part in receiving email notification of these postings please send an email to Andrea Fink at**

afink@hacsb.org with a subject line that reads "HMS PAL". Please note: If sending an e-mail for the first time to the Housing Authority, you will immediately receive a message from our e-mail filter requesting that you verify that you are a valid sender. The e-mail filter is a new device we have implemented to eliminate the abundant amount of "spam" e-mail we receive. You need not write anything in the body of the e-mail, just press "reply" and "send". Once you respond to the e-mail verification you will not have to do it again. We appreciate your participation and patience as we implement this new process to assist you better!

NEW STAFF TO INTRODUCE...

When you call the Housing Authority, you will most likely first speak to one of two persons: Griselda Orozco or Helen Del Dosso. They answer the main telephone lines for the ENTIRE Housing Authority and both are new to our staff. Griselda (pictured on the left) handles the phone lines Monday through Wednesday, and Helen (pictured on the right) Thursdays and Fridays. I'm sure you will find them friendly, courteous, and very informative. Welcome aboard Griselda & Helen!



We're on the Web!
www.hacsb.org



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

OUR 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.

OUR VISION:

The Housing Authority 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 a reality.

NEWS FLASH!

NEW INCOME LIMITS!

HUD has recently published **new income limits** for our jurisdiction effective February, 2008:

- 1 person: \$43,600**
- 2 persons: \$49,800**
- 3 persons: \$56,050**
- 4 persons: \$62,250**
- 5 persons: \$67,250**
- 6 persons: \$72,200**
- 7 persons: \$77,200**
- 8 persons: \$82,150**

FLEX 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

SECURITY DEPOSIT LOAN PROGRAM

The Housing Authority has fully utilized its available funds for the Security Deposit Loan Program. This program was established to assist Section 8 participants lease up by removing the barrier of having to come up with a large sum of money for the security deposit. Until these funds are reimbursed we will not be able to front the deposit in part or full to landlords. We will notify participants and landlords when these funds become available again, hopefully in the near future. The Housing Authority is actively working to procure additional funds for assistance with security deposits.

LIST YOUR VACANCIES... FREE!

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 Ramon Escobedo 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, 965-1071 ext. 134

For inspection questions: Ramon Escobedo, 965-1071 ext. 149

For HAP payment questions: Ruben Venegas, 965-1071 ext. 146



A peaceful scene at Housing Authority's 107-unit senior complex, SHIFCO, located on the Mesa.