



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

2023 ANNUAL REPORT





3 MESSAGE FROM THE CEO AND CHAIR

5 821 STATE STREET

9 VERA CRUZ VILLAGE

11 PROFILES

13 HIGHLIGHTS

17 DEVELOPMENTS ON THE HORIZON

21 RESIDENT SERVICES

25 WHO WE SERVE

27 FINANCIALS

29 2023 INVENTORY

31 A TRIBUTE TO “SKIP”

33 CORE VALUES

34 BOARD OF COMMISSIONERS AND STAFF



A MESSAGE FROM THE CEO AND CHAIR

The Housing Authority of the City of Santa Barbara is pleased to present its 2023 annual report, reflecting the agency’s unwavering commitment to addressing the critical housing needs of the Santa Barbara community. Over the past year, our dedicated team has tirelessly pursued our mission of providing vital housing solutions and fostering a thriving, inclusive community for all. Our achievements include new affordable housing units, new partnerships and collaborations, continued resident support services and innovative approaches to addressing our community’s housing needs.

Despite our successes, the status of affordable housing in Santa Barbara, like in many other communities, is a significant concern. According to the City of Santa Barbara’s Housing Element for 2023-2031, the City of Santa Barbara’s Regional Housing Needs Allocation (RHNA) mandates 8,001 new units over the next eight years. This need extends to a diverse range of individuals and families, from low-income to middle-income.

Addressing the affordable housing crisis in Santa Barbara requires creative and multifaceted solutions. Our staff and Board of Commissioners have been dedicated to incorporating innovative approaches that could help alleviate the affordable housing shortage. Some of these include:

- **Affordable Housing Trust Fund:** Worked with the City of Santa Barbara to establish an affordable housing trust fund as a mechanism for funding affordable housing through the collection of fees, donations or other sources to finance the construction and preservation of affordable housing units.
- **Adaptive Reuse:** Encourage the adaptive reuse of existing buildings, such as repurposing vacant commercial spaces or underutilized buildings into affordable housing units. This approach can reduce construction costs and provide more housing without expanding the urban footprint.
- **Inclusionary Zoning:** Implement and strengthen inclusionary zoning policies that require developers to set aside a higher percentage of new housing units as affordable housing. Incentives, such as density bonuses, can encourage compliance.
- **Public-Private Partnerships:** Foster partnerships between local government, non-profit organizations, and private developers to jointly fund and develop affordable housing projects. This can leverage resources and expertise from multiple sectors.
- **Inclusionary Requirements:** Amending the current inclusionary requirements to allow developers to make in-lieu fee payments (recalibrated to approximate the full cost of building a new housing unit) instead of requiring them to manage their own low income units.

Successful solutions to create and maintain affordable housing options for those who need it most in Santa Barbara will require a combination of approaches and collaboration among various stakeholders, including government agencies, developers, non-profit organizations, and the community.

While we celebrate our accomplishments in this report, we recognize that there is still much work to be done. The need for affordable housing remains a pressing issue in our city, and we maintain our commitment to finding new solutions and opportunities to meet this challenge head-on.

ROB FREDERICKS
Executive Director/Chief Executive Officer

PATRICIA WHEATLEY
Chair, Housing Authority of the City
of Santa Barbara Commission

821 STATE STREET
ADAPTIVE REUSE FOR DOWNTOWN SANTA BARBARA

Santa Barbara has been grappling with a chronic shortage of affordable housing, rendering it increasingly difficult for individuals in essential sectors, such as hospitality, healthcare, and education, to secure housing that aligns with their income levels. The scarcity of affordable housing for the local workforce has emerged as a significant impediment to the region's economic sustainability.

821 State Street was purchased in April 2021 by a visionary local community member, Jason Yardi, to demonstrate that affordable workforce housing can be created (and economically viable) in downtown Santa Barbara through the adaptive re-use of existing commercial buildings. Thanks to Mr. Yardi, consultant Ben Romo, and the tireless work of City of Santa Barbara leaders

and staff, permit applications were submitted and approved within seven months to build 14 units of below-market workforce housing right in the heart of downtown, setting a precedent for sustainable and accessible living in the heart of Santa Barbara.

Ownership of the property was transferred to the Housing Authority's affiliated non-profit, 2nd Story Associates, in December 2022, in order to carry out construction and source the needed loan for redevelopment of the building, provided by Montecito Bank & Trust. The Housing Authority worked with local architectural firm Cearnal Collective and McGillivray Construction to bring to life the previously approved architectural plans. This included converting the back half of the

ground floor into four studio units and the upstairs commercial space into ten studio units with a resident community room with windows overlooking State Street. The front commercial space which has a prime storefront on State Street will remain a commercial use. The target demographic for the housing units are those who might otherwise be forced to share space with others; ideally, people who don't have a car and can walk to where they work. The Housing Authority received more than 110 rental applications in three days, and in total 200 applicants for all 14 units. New residents moved into the brand new studios in early 2024.

Several factors make this development unique and lend to its viability. The project utilized the

Santa Barbara Average Unit Density (AUD) ordinance—which allows greater building densities and less demanding requirements—and state bonus density program. The inclusion of four affordable housing units allowed for an accelerated approval process. It was built within the building's existing footprints and floor plans, and because it is served by multiple parking structures — no parking spaces were required. Because the building was already highly fire resistant it was exempt from state building code regulations requiring exit windows and make use of the many skylights for natural light. Most importantly, the project was made possible by the collaboration of the Housing Authority, City staff, and property owner Jason Yardi.



“SETTING A PRECEDENT FOR SUSTAINABLE AND ACCESSIBLE LIVING IN THE HEART OF SANTA BARBARA.”



WHAT IS WORKFORCE HOUSING?

Workforce housing refers to housing that is specifically targeted towards individuals and families who are employed in essential sectors of the local economy and have income levels between low-income (at/or below 80 percent of the area median income) and middle-income. This category typically includes teachers, healthcare workers, police officers, firefighters, and other professionals who contribute to the functioning of a community. Workforce housing is designed to be relatively more affordable than the average market-rate housing. Providing workforce housing is crucial for maintaining a balanced and sustainable community, as it supports the retention of essential workers and promotes the overall well-being and diversity of a local workforce. Unfortunately, workforce housing is not eligible for tax credits, private activity bonds or most other federal, state or local government subsidies that support the creation of affordable housing or rental assistance.

USES

Purchase price	\$0 (DONATION)
Direct construction costs	\$2,500,000 \$178,571 PER UNIT
Construction contingency	\$250,000
Commercial space costs	\$200,000
Soft/other costs	\$200,000
Total Use of Funds	\$3,150,000 \$225,000 PER UNIT

SOURCES

Montecito Bank & Trust Loan	\$2,250,000 \$160,714 PER UNIT
HACSB residual receipts loan	\$900,000 \$64,286 PER UNIT
Total Funding Sources	\$3,150,000 \$225,000 PER UNIT

DEVELOPMENT PROFILE

OWNER: 2nd Story 821 State, LLC

DEVELOPER: HACSB

ARCHITECT: Cearnal Collective, LLP

CONTRACTOR: McGillivray Construction, Inc.

PROPERTY MANAGEMENT: HACSB

BUILDING: Zero-lot line, two-story building, total 19,531 gross sf; 6,251 sf ground floor; 6,400 sf second floor; and 6,880 sf basement

COMMERCIAL SPACE: 3,000 SF

ZONING: Commercial General, Store and Office Combination

LAND USE DESIGNATION: Commercial-High Density Residential (28-36 DU/AC) and Priority Housing Overlay (37-63 DU/AC)

PARKING PROVIDED: No parking spaces required, public parking structures available in several nearby locations

DEVELOPMENT PROFILE:
14 studio units (385 sf average), including manager unit

AMENITIES: Community room (600 sf), laundry on site, bicycle parking & storage in basement

GREEN PRINCIPLES: 100% Energy efficient building

UNITS	INCOME LIMIT	RENT
3	Low Income – 80% of AMI \$82,950: one person, \$94,800: 2 persons	\$965
1	Moderate Income – 120% of AMI \$90,132: one person, \$103,008: 2 persons	\$1,610
9	Moderate-Middle Income – 160% of AMI \$165,760: one person, \$189,440: 2 persons	\$1,850





VERA CRUZ VILLAGE

New Development Provides Permanent Housing for Low-Income, Disabled, and Formerly Homeless Residents

The vacant parcel of land located at 116 East Cota Street was originally slated as a 15-unit market-rate housing project when the original developer gave the Housing Authority an opportunity to purchase the fully entitled property in 2020. The plans were redesigned to provide 28 units for persons coming out of homelessness.

The inspiration for this new project was the Housing Authority’s El Carrillo housing development located at 315 W. Carrillo St. which has successfully housed residents coming out of homelessness for more than 15 years. The modern architecture of the project is a departure from the usual white walls and red tiles of downtown Santa Barbara, but it fits

the neighborhood in which it sits. The City of Santa Barbara was instrumental in making this project happen, pitching in more than \$3.5 million on the project. Financing also includes the 9% Low Income Housing Tax Credit program and Project-Based Section 8 Vouchers for all resident units.

Half of the tenants were placed through DignityMoves’ “tiny cabins” in downtown Santa Barbara and went from transitional housing to permanent units at Vera Cruz. New Beginnings Counseling Center the provides onsite supportive services to help the formerly homeless residents attain housing stability through short-term case management.

VERA CRUZ VILLAGE DEVELOPMENT PROFILE

- Owner:** 116 East Cota Street, L.P.
- Limited Partner Tax Credit Equity Investor:** Enterprise Community Partners
- Construction Lender:** Pacific Western Bank
- Permanent Lender:** Pacific Western Bank
- Other Lenders:** City of Santa Barbara, Housing Authority of the City of Santa Barbara
- General Partners:** Garden Court, Inc., 2nd Story Associates
- Developer:** Santa Barbara Affordable Housing Group, HACSB’s 501(c)3 non-profit instrumentality
- Architect:** DesignARC, Inc.
- Contractor:** McGillivray Construction, Inc.
- Year Built:** 2023
- Property Management:** HACSB
- Site Area:** .25 acres (10,865 sf)
- Zoning:** Multiple-Family Residence (R-3)/Average Unit-Size Density
- Parking provided:** 15 spaces
- Development Profile:** 28 studio units (435 sf average), 1 two-bedroom manager unit (882 sf), 15,939 sf total common area
- Amenities:** Common courtyard (722 sf), Outdoor deck (421 sf), Community lounge (452 sf), Offices & supportive services space (1,009 sf), Laundry rooms on each floor (103 sf each), One bike space per unit
- Green Principles:** 100% Energy efficient building, solar panels
- Income Targeting:**

Units	Income Limit	Rent*
12 units	30% of AMI (\$31,080 - one person)	\$777
12 units	45% of AMI (\$46,620 - one person)	\$1,165
2 units	50% of AMI (\$51,800 - one person)	\$1,295
2 units	60% of AMI (\$62,160 - one person)	\$1,554

** All 28 units will receive Project-based Section 8 Voucher assistance, paying 30% of their income towards rent*



Women’s Fund Makes “Homes” at Vera Cruz Possible

Thanks to a generous grant from Women’s Fund to the Housing Authority’s non-profit affiliate, 2nd Story Associates, all 28 of Vera Cruz’s studio units were completely furnished, including beds, side and dining tables, chairs and dressers for the tenants who were coming from homelessness with limited means. In addition, many community members donated to complete the units with soft furnishings such as linens and comforters, and kitchen and bathroom supplies.



KENDRA BOLDEN

**“BEING HERE
IS WHAT’S
SAVING ME.”**

A year and a half ago, Kendra Bolden was sleeping on a bench in a local Santa Barbara park. Today she has a studio apartment to call her very own.

Bolden’s journey from housed to homeless and back again started with lack of stable housing in her youth and young adult years.

“My mother passed away 33 years ago, a week before my 6th birthday,” said Bolden. “I was passed around from my mom’s to dad’s family after that. I got in a toxic relationship. Got in trouble. I was 34 or 35 when I started to be homeless.”

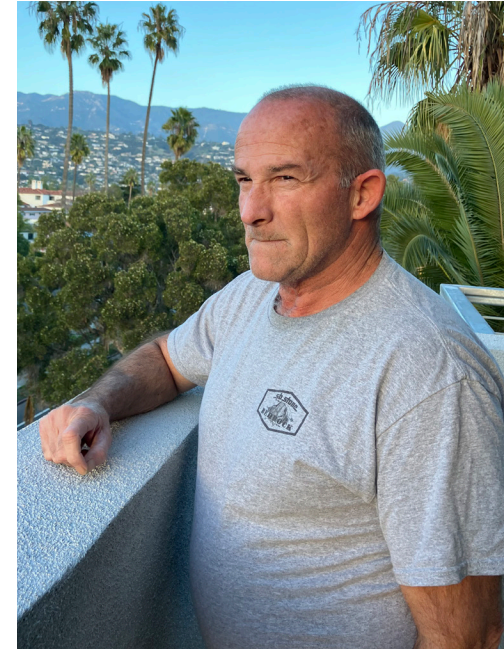
It was while Bolden was living on a park bench that she met representatives from DignityMoves, a local housing site that provides private rooms for individuals experiencing homelessness. Because chronic mental health disorders have contributed to Bolden’s difficulty securing housing, service providers on-site at DignityMoves helped her get the medical diagnoses and treatments she needed.

Bolden lived at DignityMoves for about a year before being offered a unit at Vera Cruz Village.

This is the first time Bolden has had a place of her own. Living so independently has been a bit of an adjustment, but Bolden said she feels very blessed to be where she is now.

“Being here is what’s saving me,” Bolden said. “I could have still been on the streets. It makes you more grateful, and you don’t have to turn to alcohol or drugs.”

Today, Bolden is attending therapy and support groups Tuesdays through Thursdays as well as beginning the steps to furthering her education. Her goal is to become a therapist like her aunt, helping others like her who just need life to give them a second chance.



MICHAEL BLOOMER

**“THEN THE
HOUSING
AUTHORITY
GAVE ME A CALL
AND NOW I’M
HERE. EVERY
DAY IT SOAKS
IN MORE AND
MORE THAT
I’M HERE.”**

A little over a year ago, if you were to walk towards the intersection of Laguna and Ortega in Santa Barbara, you would have run across an old Mercedes sedan parked on the side of the street. Inside you’d notice the seats had been stripped out, a mattress laid in their place. And nearby you might have noticed a man studiously picking up trash and keeping the sidewalk neat. For years this man, Michael Bloomer, called this stretch of street and that old Mercedes home.

“I bought the car two streets over one day,” Bloomer said. “I started driving. Didn’t know where I was going and I parked it there behind the Housing Authority. I got to know the people there and I swept the streets, the gutter, the sidewalk. It’s probably why they let me stay. Then one day my daughter had to tell me, you know you’ve been living there for five years?”

Bloomer said due to a chronic drug addiction, he had barely even noticed the years fly by. But for the sake of the adult son and daughter he loved, he decided to give sobriety another try. He was accepted into the tiny homes village at DignityMoves where he lived for 13 months, struggling to qualify for more permanent housing.

“I had done 16 interviews with apartments and was turned down at every one because my credit score was 560 and I needed a 600,” Bloomer said. “I would get it up and something would knock it down so it was a six-month journey. Then the Housing Authority gave me a call and now I’m here. Every day it soaks in more and more that I’m here.”

Today, Bloomer is using his newfound housing stability to pursue an education he had given up on over 30 years ago. Bloomer is also working on his relationship with his kids. He said he talks to his son every day now. He’d also like to travel someday. With his newfound freedom from worry about where he’ll sleep tonight, Bloomer plans to make the sky his limit.

2023 HIGHLIGHTS



TOOLS FOR SCHOOL

The Housing Authority and its affiliate non-profit, 2nd Story Associates, hosted the 11th annual “Tools for School” event, welcoming over 450 youth and their families. According to the Los Angeles Times, families with children in elementary through high school can expect to spend an average of \$890 on back-to-school items, but thanks to a generous donation by U.S. Bank, 450 low-income children living in affordable housing received backpacks filled with school supplies. Additionally, many community partners were in attendance to provide information about valuable resources and services for them and their families.



HUD SECRETARY MARCIA FUDGE VISITS HACSB DEVELOPMENT

The U.S. Department of Housing and Urban Development (HUD) Secretary Marcia L. Fudge visited Santa Barbara County to lead discussions on housing needs and disaster recovery. The Secretary attended a roundtable discussion with Santa Barbara County mayors, city managers and other local leaders, to talk about the housing issues facing Santa Barbara County and the work being done to help those experiencing homelessness and those searching for affordable housing. The Housing Authority was honored to host Secretary Fudge at The Gardens on Hope, a community for low-income seniors, modeled after the highly successful Garden Court community on De la Vina Street, which provides meals, services, social programs and community events. Rob Fredericks, Executive Director/CEO, led the tour of the 89-unit housing community. While at The Gardens on Hope, Fudge met and spoke with some of the facility’s residents to hear about their experiences.



HOUSING SANTA BARBARA DAY

Housing Santa Barbara Day, now in its 6th year, has become an annual free public event the community can depend on as a “one stop shop” to connect with local affordable housing non-profit agencies and service providers. Over 400 people attended the event which included music and food, the participation of over 30 community agencies, and workshops on Accessory Dwelling Unit resources, Homeownership Programs, and Tenant Rights and Responsibilities. The main purpose of this event is to raise awareness for the need for additional affordable housing through education, advocacy and empowerment. Thank you to our sponsors and community partners for their continued support of the event!

2023 HIGHLIGHTS CONTINUED



COMMUNITY PARTNER AWARD: GOOD SAMARITAN

The Housing Authority honored Good Samaritan Shelter as their Outstanding Community Partner of the Year. The supportive services provided to our clients by Good Samaritan are an essential part of the HA’s holistic approach to services. Founded in 1987, Good Samaritan provides emergency, transitional, and support services to the homeless and those in recovery throughout the Central Coast.



SECTION 8 LANDLORD LUNCHEON

Close to 180 Section 8 Housing Choice Voucher participating landlords had the chance for a sneak peek of the Housing Authority’s newest workforce housing development at 821 State Street. All while enjoying a catered lunch and hearing about new Section 8 landlord incentives, program updates, and a Q&A session. The luncheon is an opportunity to show local landlords what the Housing Authority is doing in the community, as well as provide information and updates about the Section 8 program.



HACSB EXECUTIVE DIRECTOR/CEO, ROB FREDERICKS, INSTALLED AS NAHRO FELLOW

The National Association of Housing and Redevelopment Officials (NAHRO) installed our own Executive Director/CEO, Rob Fredericks, as a NAHRO fellow. The NAHRO Fellowship recognizes individuals who, over a sustained period, have demonstrated unwavering commitment to improving housing conditions for their fellow citizens and the viability of the communities they serve. As the Housing Authority’s Commission Chair, Patricia Wheatley, noted “Rob’s dedication to the people and community of Santa Barbara has been unyielding. This honor from NAHRO validates the impactful work he’s done, and we couldn’t be prouder.”

ON THE HORIZON



JACARANDA COURT

Affordable rental housing for “missing middle” workforce households

ADDRESS: 400 W. Carrillo St.

LOT SIZE: 1.1. acres

PLANNED USE: 63 affordable rental housing for “missing middle” households (moderate and middle-income workforce)

CURRENT USE: Commuter lot owned by the City of Santa Barbara

CURRENT STATUS: Development agreement between City and HACSB approved in September 2023; HACSB to secure building permits and begin construction.



BELLA VISTA

Affordable rental housing for low-income families

ADDRESS: 200 N. La Cumbre Road

PURCHASED: 2019

LOT SIZE: 3.14 acres

PLANNED USE: Affordable rental housing for low-income families

PROFILE: 48 units; 16 one-bedrooms, 20 two-bedrooms, 12 three-bedrooms

ARCHITECT: The Cearnal Collective

CONTRACTOR: McGillivray Construction, Inc.

FINANCING: Low Income Housing Tax Credit program, Project-based Section 8 Vouchers

CURRENT USE: Professional office space

CURRENT STATUS: Project has received planning completeness letter, preliminary design approval and density bonus approval; working on drawings

PRESIDIO SPRINGS REDEVELOPMENT

Developed in 1977 as one of the first federal public housing projects in Santa Barbara, owned by the Housing Authority’s instrumental non-profit, Santa Barbara Affordable Housing Group

ADDRESS: 721 Laguna Street

LOT SIZE: 4.7 acres

PLANNED USE: Long-term redevelopment plans; total number of units will depend on design and entitlement process, project to double the number of current units onsite while maintaining desirable living environment that fits with the neighborhood

ARCHITECT: Cearnal Collective

PROPOSED FINANCING: Low Income Housing Tax Credit program

CURRENT USE: 122 units, affordable senior housing

CURRENT STATUS: Design in process

SOUTH HOPE AVENUE

ADDRESS: 15 South Hope Avenue

LOT SIZE: .91 acres

PLANNED USE: Affordable rental housing for special needs and other individuals; the size of the project will depend on design and entitlement process, but expected to include studio, 1 and 2-bedroom units

CURRENT USE: Vacant Lot

PROPOSED FINANCING: Low Income Housing Tax Credit program + Project Based Section 8 Vouchers will likely be sought on all units

CURRENT STATUS: Purchased by the Housing Authority in December 2023

GRACE VILLAGE II

Affordable rental housing for independent seniors

ADDRESS: 3883 La Cumbre Plaza Lane

LOT SIZE: .41 acres

PLANNED USE: Affordable rental housing for independent seniors, similar to current Grace Village development developed by the Housing Authority; the size of the project will depend on design and entitlement process, but expected to range from 12 to 30 units

CURRENT USE: Improved site with a building currently leased as a fitness center

PROPOSED FINANCING: Low Income Housing Tax Credit program

CURRENT STATUS: Property transfer to the Housing Authority from California Lutheran Homes in process



MONTERIA VILLAGE REDEVELOPMENT

Former Public Housing property, owned by the Housing Authority’s instrumental non-profit, Santa Barbara Affordable Housing Group

ADDRESS:

LOT SIZE: 2.13 acres

BUILT: 1973

PLANNED USE: 52 units: 16 one-bedroom, 20 two-bedroom, 10 three-bedroom, 2 two-bedroom townhome, 4 three-bedroom townhome

ARCHITECT: DesignARC

PROPOSED FINANCING: Low Income Housing Tax Credit program, Project Based Section 8 Vouchers

CURRENT USE: 28 total units in 8 buildings, 20 three units, 3 four bedroom units, 1 four bedroom unit and 4 five bedroom units

CURRENT STATUS: HACSB received conditional approval from HUD of plans to redevelop the property, subject to HUD’s review of design and financing plans.



HOUSING FOR SANTA BARBARA UNIFIED SCHOOL DISTRICT EMPLOYEES

A team from the Housing Authority has been working with Santa Barbara School District leadership and administration staff to assess the viability of developing housing on District-owned properties that would be for the exclusive use of District employees

ADDRESS: 915 E. Montecito Street

LOT SIZE: .66 acres

PROPOSED FINANCING: Low Income Housing Tax Credit program

CURRENT USE: Vacant school lot

PLANNED USE: Preliminary study indicates a development of 40 to 45 units; target resident population would exclusively be District staff that are in Low Income and Very Low-Income households

CURRENT STATUS: MOU signed between HACSB and the District to assist in evaluating its land for potential development of affordable housing, and a second MOU for development, design and planning.



RESIDENT SERVICES

The Housing Authority recognizes that our work is about more than building quality affordable housing; it is also about supporting the housing stability and well-being of our residents. Through the work of our Resident Services team we are able to achieve this by partnering with community organizations and linking clients with services and resources to improve the quality of their lives.

FAMILY RESOURCE CENTER

ADVOCATE OF THE DAY

Our Advocate of the Day Program completed 250 interventions with residents, helping to support clients with a variety of emergent needs such as food, clothing, utility and rental assistance, and referrals to other services and programs.

FAMILY DIGITAL LITERACY EVENTS

In collaboration with Partners in Education, the Santa Barbara Public Library, Cox Communications, and Santa Barbara City College, the Housing Authority hosted two Family Digital Literacy Events, providing free refurbished computers and online safety training to 45 families.



BASIC NECESSITIES

HEALTHY FAMILIES FOOD DISTRIBUTION

In partnership with the Foodbank of Santa Barbara County, over 150 low-income families and seniors were served each month through the Healthy Families Food Distribution program.

COLLABORATION WITH UNITY SHOPPE

148 individuals and 50 families were referred to the Unity Shoppe for year-round support with basic needs.

REMEMBRANCE BOXES

During the holidays, 233 senior and disabled households received Holiday Remembrance Boxes through our collaboration with the Unity Shoppe.

FURNISHING HOPE

46 households, including seniors, and disabled and formerly homeless individuals, received new beds. Several clients were also provided with assistive devices to improve their safety and mobility.

FURNITURE CLOSET

14 households, including families and seniors, were provided with donations of gently used furniture for their homes.

WELCOME HOME KITS

A total of 34 Welcome Home Kits were provided to newly housed families and individuals coming from homelessness, containing basic household essentials such as blankets, towels, dishes and more.



YOUTH

CASA CAMP

Cultural Activities and Summer Adventures (CASA) is a free summer day camp at El Presidio de Santa Barbara State Historic Park offering hands-on activities and field trips to Housing Authority youth.

PREPARACIÓN, BIENESTAR Y CULTURA (PBC)

This five-week summer enrichment program, funded by a grant from Santa Barbara Foundation, provided 18 high school aged youth with the opportunity to learn about college readiness, self-care and mental wellness, and to explore cultural empowerment.

GRAD ACADEMY

The Growth, Readiness and Development (GRAD) program, offered in partnership with the Assistance League and Cal-SOAP, provided 20 Housing Authority youth in grades K-12 with free tutoring, literacy development, and after school support.

SENIOR SERVICES

SENIOR INFORMATIONAL FAIRS

The Housing Authority hosted Senior Informational Fairs throughout the year for residents of our senior communities. Seniors enjoyed live music and a barbeque lunch, while interacting with local service providers such as Easy Lift, Santa Barbara Neighborhood Clinics, the Alzheimers Association, Independent Living Resource Center and CommUnify. These events serve as important opportunities for our senior residents to engage with staff while accessing needed supportive services.

SENIOR LUNCHES

In partnership with the Central Coast Commission for Senior Citizens, the Housing Authority offers low cost, freshly prepared lunches Monday through Friday, at our senior affordable housing development, Presidio Springs.

SENIOR ART PROGRAM

The Housing Authority and the Santa Barbara Museum of Art have been partnering together to provide free, bi-weekly art classes at four of our senior properties.

LIBRARY ON THE GO

The Santa Barbara Public Library's "Library on the Go" outreach van visits several of our senior sites each month, offering mobile library services, such as materials check out, free WiFi and laptop use.

SUPPORTIVE SERVICES PROGRAM

Since August 2018, HACSB and Family Service Agency have collaborated to provide a Supportive Services Program to Housing Authority clients aimed at promoting resident stability and improving quality of life. This past year:

- 510 households received services
- 87 households received ongoing, intensive case management services
- 427 households received referrals, information and/or brief intervention

FAMILY SELF-SUFFICIENCY PROGRAM

- 179 families participated in 2023
- 8 participants graduated!
- Of these graduates, 5 are no longer receiving housing assistance, and 1 is a first-time homeowner
- Average escrow disbursement of \$24,655 per graduating family
- Current FSS graduates average a household earnings increase of \$52,850

VOLUNTEER INCOME TAX ASSISTANCE (VITA) PROGRAM

The HACSB's VITA program goal is to provide free tax preparation, tax education and financial literacy.

- Total returns prepared - 1,387
- Total Federal Refunds - \$1,685,722
- Average Refund - \$1,215
- Average adjusted gross income of clients served - \$31,441

SANTA BARBARA BOTANIC GARDEN

In collaboration with the Santa Barbara Botanic Garden, the Housing Authority developed an after-school program for up to 18 Housing Authority youth, K-6th grade students, as well as memberships for 36 families and field-trips for our senior residents.

WHO WE SERVE

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

TOTAL NUMBER OF HOUSEHOLDS **2,925**

TOTAL PEOPLE IN HOUSEHOLDS **5,288**

FAMILIES WITH SENIORS **52%**

FAMILIES WITH CHILDREN **23%**

TOTAL NUMBER OF CHILDREN **1,263**

FAMILIES WITH DISABILITIES **44%**

FORMERLY HOMELESS **168**

VETERAN FAMILIES **62**

AVERAGE HOUSEHOLD INCOME **\$24,886**

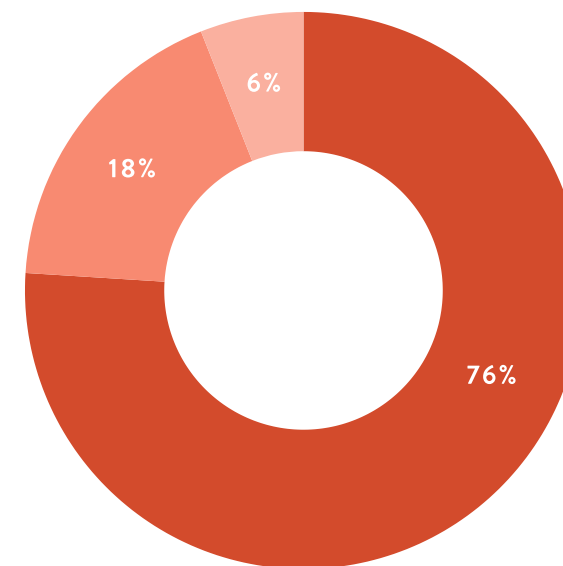
AVERAGE MONTHLY RENT **\$595**

OVERALL AVERAGE RENTAL ASSISTANCE PAYMENT **\$1,386**

HOUSEHOLD WAGES AS MAJOR SOURCE OF INCOME **30%**

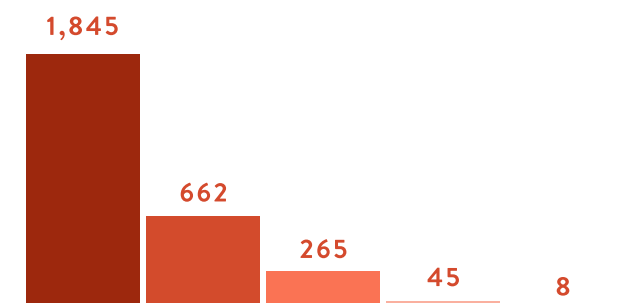
PUBLIC ASSISTANCE AS HOUSEHOLDS MAJOR SOURCE OF INCOME **2%**

OTHER SOURCES AS HOUSEHOLDS MAJOR SOURCE OF INCOME **66%**



SECTION 8
HOUSED DISTRIBUTION
BY INCOME

76% EXTREMELY LOW INCOME
18% VERY LOW INCOME
6% LOW INCOME



SECTION 8
HOUSED DISTRIBUTION
BY BEDROOM SIZE

STUDIO / 1 BR	4 BR
2 BR	5 BR
3 BR	

FINANCIALS



COMBINED STATEMENT OF NET POSITION

AS OF MARCH 31, 2023

ASSETS

CURRENT ASSETS:

Cash & Cash Equivalents	\$	7,733,961
Restricted Cash & Cash Equivalents		5,340,426
Investments		31,938,860
Accounts & Notes Receivable, Current Portion		1,016,694
Prepaid Expenses		207,739
Inventory		94,243

Total Current Assets \$ **46,331,923**

NON-CURRENT ASSETS:

Capital Assets, Net of Depreciation	\$	160,111,645
Accounts & Notes Receivable, Non-Current Portion		44,911,708

Total Non-Current Assets \$ **205,023,353**

Deferred Outflows of Resources \$ **171,396**

TOTAL ASSETS \$ **251,526,672**

LIABILITIES & NET ASSETS

CURRENT LIABILITIES:

Accounts Payable	\$	928,815
Accrued Liabilities		333,699
Unearned Revenue		340,202
Leases Payable, Current Portion		9,907
Compensated Absences, Current Portion		76,652
Funds Held in Trust		778,753
Notes Payable, Current Portion		844,758

Total Current Liabilities \$ **3,312,786**

NON-CURRENT LIABILITIES:

Funds Held in Trust	\$	1,291,038
Compensated Absences, Non-Current Portion		382,663
Leases Payable		28,522
Notes Payable, Long-term Portion		37,637,416
Accrued Other Post-Employment Benefits		2,312,863

Total Non-Current Liabilities \$ **41,652,502**

TOTAL LIABILITIES \$ **44,965,288**

Deferred Inflows of Resources \$ **5,002,208**

NET POSITION:

Net Investment in Capital Assets	\$	121,591,042
Restricted Net Position		12,425,997
Unrestricted Net Position		67,542,137

Total Net Assets \$ **201,559,176**

TOTAL LIABILITIES & NET ASSETS \$ **251,526,672**

COMBINED STATEMENT OF REVENUE, EXPENSES & CHANGE IN FUND NET POSITION

FOR THE FISCAL YEAR ENDED MARCH 31, 2023

REVENUE

OPERATING REVENUE:

Dwelling Rent	\$	9,788,026
Government Grants		47,924,963
Other Operating Income		3,841,344

Total Operating Revenue \$ **61,554,333**

OPERATING EXPENSES:

Administration	\$	6,473,007
Tenant Services		1,966,478
Utilities		1,634,499
Maintenance & Operations		4,689,307
General Expense		1,264,395
Insurance		549,188
Depreciation		4,201,996
Housing Assistance Payments		34,766,747

Total Operating Expenditures \$ **55,545,617**

NET OPERATING INCOME \$ **6,008,716**

NON-OPERATING REVENUE (EXPENSE):

Investment Income	\$	2,086,053
Interest Expense		(1,262,336)

Non-Operating Revenue (Expense) \$ **6,832,433**

Net Position (Beginning of Year) \$ **194,726,743**

Net Position (End of Year) \$ **201,559,176**

SANTA BARBARA AFFORDABLE HOUSING GROUP			
ADDRESS	NAME	UNITS	TYPE
1112-1120 E. MASON ST.	HOIT GARDENS	4	FAMILY
1203-1215 CASTILLO ST.	WILSON COTTAGES	16	FAMILY
125 S. VOLUNTARIO ST.	N/A	3	FAMILY
1507 SAN PASCUAL ST.	N/A	2	FAMILY
175 S. LA CUMBRE LN.	VISTA LA CUMBRE	36	SENIOR
1831 DE LA VINA ST.	N/A	4	SENIOR
1913 SAN PASCUAL ST.	N/A	10	FAMILY
1934-1938 ELISE WAY	N/A	16	FAMILY
217-227 S. SALINAS ST.	N/A	10	FAMILY
219-231 MEIGS RD.	N/A	18	FAMILY
221-223 W. VICTORIA ST.	N/A	12	FAMILY
231-233 W. ORTEGA ST.	N/A	4	FAMILY
2721 MIRADERO DR.	ARROYO MIRADERO	10	SENIOR
28-38 N. VOLUNTARIO ST.	HOIT GARDENS	6	FAMILY
305 RANCHERIA ST.	MONTERIA VILLAGE	4	FAMILY
323-327 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	9	FAMILY
3931-3937 VIA DIEGO	N/A	24	FAMILY
401-404 TRANSFER AVE.	CASTILLO COURT	8	SENIOR
416-422 W. ANAPAMU ST.	WILSON COTTAGES	8	FAMILY
422 OLD COAST HWY.	OLD COAST TOWNHOUSES	5	FAMILY
511-515 E. ORTEGA ST.	PRESIDIO GARDENS	12	FAMILY
512-524 W. MONTECITO ST.	MONTERIA VILLAGE	24	FAMILY
519-521 N. ALISOS ST.	N/A	4	FAMILY
602 EUCALYPTUS AVE.	N/A	4	FAMILY
602 PICO AVE.	N/A	2	FAMILY
606 W. MICHELTORENA ST.	N/A	1	FAMILY
610-616 W. CARRILLO ST.	CASA CARRILLO	7	FAMILY
620-652 CASTILLO ST.	LA CASA CASTILLO	17	FAMILY
630 BATH ST.	N/A	2	FAMILY
714-720 OLIVE ST.	PRESIDIO GARDENS	12	FAMILY
716 N. SALSIPUEDES ST.	N/A	2	FAMILY
721 LAGUNA ST.	PRESIDIO SPRINGS	122	SENIOR
818-826 LAGUNA ST.	PRESIDIO GARDENS	8	FAMILY
82 N. LA CUMBRE RD.	N/A	11	FAMILY
820-824 VINE AVE.	PRESIDIO GARDENS	4	FAMILY
821 VINE AVE.	PRESIDIO GARDENS	6	FAMILY
825 OLIVE ST.	PRESIDIO GARDENS	4	FAMILY
902 OLIVE ST.	OLIVE TOWNHOUSES	6	FAMILY
TOTAL SBAHG UNITS		457	

TAX CREDIT			
ADDRESS	NAME	UNITS	TYPE
1116 DE LA VINA ST.	GARDEN COURT	98	SENIOR
116 E. COTA ST.	VERA CRUZ VILLAGE	29	HOMELESS
13-21 S. SOLEDAD ST.	PEARL GARDENS	15	FAMILY
200 N. LA CUMBRE	BELLA VISTA	48	FUTURE DEVELOPMENT/FAMILIES
211-221 SYCAMORE LN.	SYCAMORE GARDENS	20	FAMILY
227 W. DE LA GUERRA ST.	COTTAGE GARDENS	17	SENIOR
251 S. HOPE AVENUE	THE GARDENS ON HOPE	90	SENIOR
315 W. CARRILLO ST.	EL CARRILLO	62	HOMELESS
418 SANTA FE PLACE	VILLA SANTA FE I	107	SENIOR
422 E. COTA ST.	ARTISAN COURT	56	HOMELESS/DOWNTOWN WORKFORCE
512 BATH ST.	BRADLEY STUDIOS	54	HOMELESS/DOWNTOWN WORKFORCE
518 E. CANON PERDIDO ST.	ELEANOR APARTMENTS	8	FAMILY
521 N. LA CUMBRE RD.	VILLA SANTA FE II	60	SENIOR
813 E. CARRILLO ST.	JOHNSON COURT	17	HOMELESS VETERANS
TOTAL TAX CREDIT UNITS		664	

NON-HUD			
ADDRESS	NAME	UNITS	TYPE
100 N. LA CUMBRE	N/A	19	WORKFORCE
1012-1024 E. DE LA GUERRA ST.	CASITAS DE LA GUERRA	15	SENIOR & WORKFORCE
1022 GARDEN ST.	N/A	6	WORKFORCE
1027 E. ORTEGA ST.	N/A	6	SENIOR
15 S. HOPE AVENUE	N/A	0	FUTURE DEVELOPMENT
1616 - 1618 CASTILLO ST.	N/A	9	WORKFORCE
1910 SAN PASCUAL ST.	N/A	12	WORKFORCE
200 N. LA CUMBRE	N/A	OFFICE	FUTURE DEVELOPMENT/FAMILIES
2120 - 2124 OAK PARK LANE	N/A		WORKFORCE
224 W. ORTEGA ST.	N/A	6	WORKFORCE
2525 DE LA VINA ST.	N/A	6	WORKFORCE
2941 STATE ST.	N/A	6	WORKFORCE
309-311 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	18	WORKFORCE
400 W. CARILLO ST.	JACARANDA COURT	63	FUTURE DEVELOPMENT/WORKFORCE
425-431 E. ORTEGA ST.	N/A	3	WORKFORCE
4455 HOLLISTER AVE.	N/A	11	WORKFORCE
509-515 W. VICTORIA ST.	N/A	11	WORKFORCE
536 W. PEDREGOSA	N/A	3	HOMELESS FAMILIES
609 & 619 KENTIA AVE.	N/A	8	SPECIAL NEEDS
616 W. MISSION ST.	N/A	6	WORKFORCE
630 W. ARRELLAGA ST.	N/A	4	WORKFORCE
633 DE LA VINA ST.	N/A	8	WORKFORCE
705 OLIVE ST.	N/A	3	WORKFORCE
801-835 OLIVE ST.	N/A	18	WORKFORCE
809-811 OLIVE ST.	N/A	3	WORKFORCE
810 VINE ST.	N/A	1	WORKFORCE
816 VINE AVE.	N/A	6	SENIOR
817 OLIVE ST.	N/A	1	SENIOR
821 E. FIGUEROA ST.	N/A	6	WORKFORCE
922 CASTILLO ST.	CASA DE LAS FUENTES	42	DOWNTOWN WORKFORCE
TOTAL NON-HUD UNITS		309	

COMMUNITY-BASED SUPPORTIVE HOUSING			
ADDRESS	NAME	UNITS	TYPE
1020 PLACIDO AVE.	N/A	1	12 BED DETOX
2904 STATE ST.	N/A	8	GROUP HOME
3030 DE LA VINA ST.	FIREHOUSE	1	16 BED TRANSITIONAL
421 N ALISOS ST.	N/A	4	8 BED GROUP HOME
TOTAL COMMUNITY-BASED UNITS		14	

2ND STORY ASSOCIATES			
ADDRESS	NAME	UNITS	TYPE
1200 PUNTA GORDA ST.	SANTA BARBARA GREEN	42	MOBILE HOME PARK
821 STATE ST.	N/A	14	DOWNTON WORKFORCE
TOTAL 2ND STORY ASSOCIATES UNITS		42	

SECTION 8 HOUSING CHOICE VOUCHER /CONTINUUM OF CARE			
ADDRESS	NAME	UNITS	TYPE
DISPERSED THROUGHOUT THE CITY	SECTION 8 RENTAL ASSISTANCE	3015	FAMILY/SENIOR/DISABLED
DISPERSED THROUGHOUT THE CITY	CONTINUUM OF CARE	8	FAMILY/SENIOR/DISABLED
TOTAL SECTION 8 HCV/COC UNITS		3023	

A TRIBUTE TO ALEXANDER “SKIP” SZYMANSKI III

In the realm of community building and housing development, few names shine as brightly as Alexander (Skip) Szymanski III. As we recognize Skip’s illustrious 31-year tenure with the Housing Authority of the City of Santa Barbara, we do so with immense gratitude and the highest regard for his contributions.

Skip’s architectural genius and visionary development strategies have not only shaped the skyline of Santa Barbara but have also forged communities that resonate with warmth, inclusivity, and pride. His dedication has been the cornerstone of our mission to provide dignified homes to those in greatest need, ensuring that our city’s beauty is matched by its humanity.

His leadership has transcended blueprints and buildings; it has been about nurturing a team that operates less like a corporate entity and more like a symphony—each member playing a critical role in harmony with Skip’s guiding baton. Under his mentorship, the Housing Authority has become synonymous with ‘public housing Santa Barbara style’—a testament to innovation, quality, and compassion.

Skip’s philosophy of servant leadership has been our compass, guiding us to solutions that elevate the human experience. His influence extends beyond the professional sphere, touching lives and inspiring a collective mission to enhance our community.

While we bid farewell to Skip in his daily role, his legacy endures. He has embedded within us an ‘esprit de corps’ that will continue to drive our efforts. Like the beloved “Ted Lasso,” Skip leaves behind a team emboldened by his spirit, ready to continue the noble endeavor of advancing affordable housing with unwavering zeal.

As we celebrate Skip’s retirement, we carry forward the torch he has passed to us, committed to the journey of enriching lives through the power of place—just as he taught us.



CORE VALUES

COMMITMENT

We are dedicated to our mission and values with an overall attitude of ownership. We act accountably and productively; we are efficient and responsible. We bring passion and enthusiasm to the work that we do.

COMPASSION

We act in a friendly and respectful way. We practice the human virtues of kindness and forgiveness. We remain open and calm.

COMPETENCY

We are knowledgeable and feel confident about the work that we do. We are creative and courageous, taking on new things and being self-motivated. Our positive and upbeat staff act honestly and morally – with integrity.

COOPERATION

We work together as one team, showing respect and appreciation for each person. We are open and receptive to others’ contributions and efforts, and we strive to create and achieve common goals. Humor and happiness are part of our work life.

COMMUNICATION

We strive to understand each other, as well as to be understood. We recognize that effective and professional communication and good listening play an important role in the work that we do, and we endeavor to communicate in an open, direct and honest manner, with each other, and with our clients. We embrace an attitude of helpfulness.

OUR MISSION

To create safe, affordable, and quality housing opportunities for families and individuals while promoting self-sufficiency and neighborhood revitalization.

VISION

HACSB envisions a community where families and individuals have access to affordable housing and pathways to self-sufficiency.

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PHOTOGRAPHY **CHUCK PLACE + MEHOSH** | DESIGN **THE MELTED DASHBOARD** | PRINTING **V3**



Vera Cruz Village