



# HOUSING AUTHORITY

OF THE CITY OF SANTA BARBARA





“In a community whose environmental accomplishments are often seen as outweighing its social achievements, Rob Pearson provides a clear counter narrative. He is a visionary in the field, a person who has dedicated his professional life to making sure that housing in Santa Barbara is not limited to those who can afford to pay market rates. His success reflect his vision, energy, and extraordinary powers of persuasion. Rob Pearson has served thousands of people who otherwise could not afford to live in our beautiful community; he will be greatly missed.”

– RICHARD P. APPELBAUM, PH.D.  
MacArthur Chair in Sociology and Global & International Studies  
Co-PI, Center for Nanotechnology and Society  
University of California at Santa Barbara



# INTRODUCTION

This Annual Report is dedicated to our much-loved leader and friend, Robert G. Pearson. The Housing Authority of the City of Santa Barbara (HACSB) properties and accomplishments featured in our 2016 Annual Report/2017 Calendar are the result of his tireless direction over the last 36 years.

Under his leadership, HACSB has generated over 3,200 units of critically-needed low rent housing assistance to the greater Santa Barbara area for low-income seniors, families, disabled individuals and our workforce. In addition, due to Rob's leadership and vision, the Housing Authority is recognized on a national level as a model public agency, often termed 'the best public housing' in the nation.

Rob's brilliance has been to take a big picture approach in serving the low income community by developing housing with non-profit partnerships in mind. He understands that without taking a holistic approach to developing affordable housing for populations with multiple challenges, the housing alone will not be enough to ensure the stability and wellbeing of these tenants, or their forward progress. Rob has employed this thinking in developing numerous projects in Santa Barbara:

- **The Firehouse (1992)** – a transitional housing facility for families with children leased to a local homeless shelter;
- **Sarah House (1994)** – one of California's first dedicated end-of-life care for AIDS patients;
- **Garden Court (2000)** – a low income housing development for seniors with built-in comprehensive services;
- **Casa de Las Fuentes (2002)** – award-winning workforce housing;
- **El Carrillo Studios (2006)** – a supportive housing facility for the chronically homeless with services administered by professional case managers through a local service provider;
- **Artisan Court (2011)** – a workforce housing complex that includes 15 units for emancipated foster youth who are case managed by Santa Barbara YMCA's Family Services Program; and
- **Bradley Studios (2012)** – an affordable housing development for a mixed population of downtown workforce and disabled individuals.

These are a mere sampling of the affordable housing added during Rob's tenure and he continues to hold true to the Housing Authority's mission of not only providing, but increasing, high quality affordable housing opportunities to low income seniors, families and disabled residents of Santa Barbara.

The calendar showcases some of Rob's career highlights, his most passionate undertakings and the Housing Authority's evolution under his direction. As he leaves us for new adventures, we are grateful that he set the bar so high – not only for those of us tasked with continuing his work that began 36 years ago, but also for the community of Santa Barbara.





## 2016 HOUSING AUTHORITY TEAM

### BOARD OF COMMISSIONERS

David K. Hughes, *Chair*  
 Catherine Woodford, *Vice-Chair*  
 Barbara B. Allen  
 Geoff Green  
 Lawrence Larsson  
 Don Olson  
 Victor Suhr

### MANAGEMENT

Robert G. Pearson,  
*Executive Director/Chief Executive Officer*  
 Rob Fredericks,  
*Deputy Executive Director/Chief Administrative Officer*  
 Skip Szymanski,  
*Deputy Executive Director/Chief Operating Officer*  
 Veronica Loza,  
*Director of Housing Programs*  
 Dale Fathe-Aazam,  
*Director of Property and Development*  
 Robert D. Peirson,  
*Director of Finance*  
 Tiffany Carter,  
*Human Resources Manager*

### STAFF

Cesar Alcalá  
 Derek Aleksander  
 Martha Angel  
 Bernard Baggaly  
 Octavio Botello  
 Charla Bregante  
 Eduardo Capristo  
 Perla Corral  
 Anthony DeAnda  
 Jennifer Diaz  
 Dee Eduarte  
 Janett Emery  
 Brenda Escoto Morales  
 Alicia Esparza  
 Andrea Fink  
 Julia Garcia  
 Miguel Garcia  
 Andrew Gonzales  
 Rigoberto Gutierrez  
 Miguel Hernandez  
 Antonia Hood  
 Jose Manuel Jauregui Cruz  
 Juan Lizalde  
 Matias Lopez Escareno  
 Christina Mathieu  
 Clarissa Montenegro Uhl  
 Jerry Morales  
 Tiffany Morten  
 Maximo Navarro  
 Matthew Nilsson  
 Stefan Ornelaz  
 Adriana Ortega  
 Leanna Pearson  
 Salvador Pereyra III  
 Jose Quezada  
 Janice Rodriguez  
 Magdalena Rodriguez  
 Vilma Rodriguez  
 Amado Rubio-Sanchez  
 Guadalupe Sanchez  
 Jennifer Schipa  
 Celia Solis  
 Tracey Taylor  
 Hector Torres  
 Beatriz Valenzuela  
 Heladio Vega  
 Angel Velasquez  
 Gerardo Velazquez  
 Alice Villarreal Redit  
 Timothy Waaler  
 Celia Wright



**“The test of our progress is not whether we add more to the abundance of those who have much; it is whether we provide enough for those who have too little.”**

– Franklin Delano Roosevelt

**T**his famous FDR quote has guided my chosen career. It is, thus, with a bit of sadness, lots of optimism and hope for a kinder and gentler nation and community that I write my last Annual Report letter for the Housing Authority. After 36 years at the helm, I am retiring at year-end.

For 2016, the median compensation for S&P 500 CEOs was \$10.8 million (up 4.5% from 2015), while a quarter of all jobs in the country paid less than the poverty line of \$24,300 a year for a family of four. Children living in poverty total 16.4 million (23%). While income disparities in our nation are now wider than at any point since the Great Depression, the importance of affordable housing for rebalancing this troublesome socio-economic scale is making headlines and being discussed. The need for affordable housing has never been greater...and communities are responding. A quick survey of six California counties and cities shows November 2016 ballot measures totaling over \$3.4 billion for affordable housing.

The Housing Authority has successfully served thousands of individuals and families over its 46 year history. Part of that success is consistency of purpose, resource and funding diversification, belief in mission and ability to challenge and overcome the unexpected. If I have accomplished anything as its Executive Director, it's having assembled a team who share my passion for the work and seek excellence in all that we do...from customer and public service to the physical condition and upkeep of our properties. Our public housing enhances the neighborhoods where it is located. For a public agency that does NOT receive regular tax receipts for operations, the Housing Authority has much to be proud about. Its fiscal condition has never been better. That, in large measure, has to do with the entrepreneurial spirit of the Housing Authority—from its Board of Commissioners to the staff that carries out their vision.


Real estate development is not for the faint of heart—but when carried out strategically, with a watchful eye on costs as well as resulting revenues, positive results are achieved. With the advent of the Low Income Housing Tax Credit (LIHTC) program in 1986 (now our Nation's main vehicle for funding new affordable rental housing), the Housing Authority stepped-up its playbook. It now admirably competes (if not outcompetes) the private sector for developer fees. And if one knows anything about the LIHTC program, it is one of our country's more successful public/private partnerships. Both players are needed, but in our case we are also the developer, earning critical revenue for the public purse. With the loss of redevelopment agencies in California in 2011, the State and every California community lost a critical funding source for new affordable housing development. The LIHTC developer fees the Housing Authority is now earning have helped replace that lost funding source and is being strategically deployed for the acquisition of properties suitable for affordable housing development.

Another success story needing to be told was completed this year. The Housing Authority finished the transfer of all of its former

HUD Assisted Public Housing units (496 units spread over 33 distinct properties) to its non-profit instrumentality, the Santa Barbara Affordable Housing Group (SBAHG). This was done under HUD's Rental Assistance Demonstration (RAD) program. This portfolio transfer places all of the Authority's heretofore HUD Public Housing units on a far more sustainable funding platform. While still serving the same population (and still controlled by the Commissioners of the Housing Authority), RAD removes its operational and capital funding from the historically underfunded federal program known as Public Housing. Support now comes from HUD's Section 8 rental assistance program—one that enjoys great private sector advocacy in the Halls of Congress. It also allows housing authorities access to traditional private sector resources for capital improvements. With much of the Authority's Public Housing inventory now over 40 years in age, funding to address needed capital improvements was a major concern. RAD has not only freed the Housing Authority from draconian funding decisions, but has also freed it from a regulatory quagmire that most private property managers would never survive.

I also want to acknowledge the Housing Authority's rich history of being the “can-do” real estate advisor and partner to many local non-profits serving low income citizens of Santa Barbara. From turn-key developer of Sarah House, to construction consultant and manager for the Mental Wellness Center, Transition House and others, to financier for projects by Peoples' Self-Help Housing and the Santa Barbara Community Housing Corporation, to developer and landlord for WillBridge and the Council on Alcohol and Drug Abuse—the Housing Authority is always willing to help, sharing its many talents and capabilities.

It is these examples of hard work, perseverance and success that tell me I have helped meet FDR's challenge. It has been an honor and privilege to serve the Santa Barbara community, several City Councils and Commissioners of the Housing Authority these past 36 years in shaping and leading this respected organization. It represents much of my life's work and I am proud of what we have accomplished—together. The staff that I leave behind are now walking in front of me—as it should be. The Housing Authority is comprised of people who come to work every day with sound purpose and who uphold the values set forth in the Housing Authority's Vision and Mission statements, with the ultimate goal of thriving...not just surviving. That is my biggest honor and gift to Santa Barbara—a staff that will continue our rich tradition of “can do public service”...and to them I say THANK YOU!



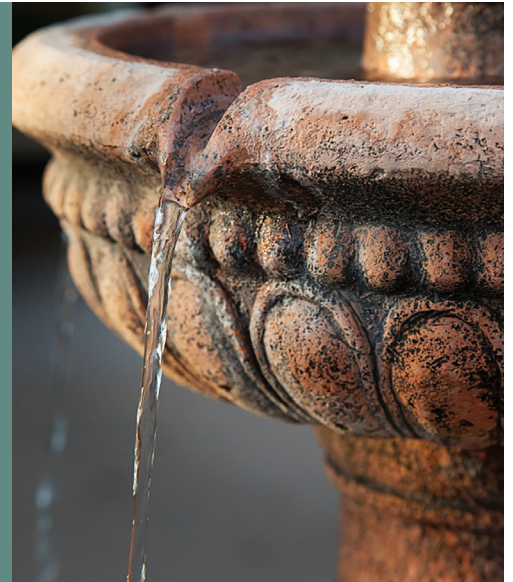
ROB PEARSON, Executive Director/CEO



“Rob is simply one of the best housing directors the country has ever had – passionate, caring, professional, expert. As a leader he brings out the best in everyone. Santa Barbara and its residents are the lasting beneficiaries of Rob’s tremendous talent and heart.”

– CAROL GALANTE

L. Donald Turner Distinguished Professor in Affordable Housing  
and Urban Policy





## Combined Statement of Net Position

As of March 31, 2016

### ASSETS

#### Current Assets:

Cash & Cash Equivalents	\$ 9,219,201
Restricted Cash & Cash Equivalents	3,210,291
Investments	11,161,308
Restricted Investments	298,754
Accounts & Notes Receivable, Current	1,132,398
Prepaid Expenses	129,153
Inventory	89,950

**Total Current Assets** **\$ 25,241,055**

#### Non-Current Assets:

Capital Assets, Net of Depreciation	\$ 53,361,310
Accounts & Notes Receivable, Non-Current	28,099,647

**Total Non-Current Assets** **\$ 81,460,957**

**TOTAL ASSETS** **\$ 106,702,012**

### LIABILITIES & NET ASSETS

#### Current Liabilities:

Accounts Payable & Accrued Liabilities	\$ 668,102
Tenant Security Deposits	540,150
Notes Payable, Current Portion	736,479
Other Current Liabilities	360,243

**Total Current Liabilities** **\$ 2,304,974**

#### Non-Current Liabilities:

Notes Payable, Long-term Portion	\$ 28,672,111
Accrued Other Post-Employment Benefit Liabilities	2,612,230
Other Non-Current Liabilities	2,334,862

**Total Non-Current Liabilities** **\$ 33,619,203**

**TOTAL LIABILITIES** **\$ 35,924,177**

#### Net Assets:

Invested in Capital Assets, Net of Related Debt	\$ 23,952,720
Restricted Net Position	2,283,083
Unrestricted Net Position	44,542,032

**Total Net Assets** **\$ 70,777,835**

**TOTAL LIABILITIES & NET ASSETS** **\$ 106,702,012**

## Combined Statement of Revenue, Expenses & Change in Net Position

For the fiscal year ended March 31, 2016

### REVENUE

#### Operating Revenue:

Tenant Rent	\$ 6,612,619
HUD Operating Grants	28,306,158
HUD CFP Operating Grants	306,872
Other Operating Income	1,604,875

**Total Operating Revenue** **\$ 36,830,524**

#### Operating Expenses:

Administration	\$ 5,053,284
Tenant Services	1,382,588
Utilities	953,106
Maintenance & Operations	2,950,393
General Expense	1,912,819
Depreciation	2,017,980
Housing Assistance Payments	20,446,469

**Total Operating Expenditures:** **\$ 34,716,639**

**NET OPERATING INCOME** **\$ 2,113,885**

#### Non-Operating Revenue (Expense):

Investment Income	\$ 43,660
Gain on Disposition of Assets	7,454,449
HUD Capital Grants	730,430
Interest Expense	(763,731)

**Non-Operating Revenue (Expense)** **\$ 7,464,808**

**Net Income** **\$ 9,578,693**

**NET POSITION, BEGINNING OF YEAR** **\$ 61,199,142**

**Prior period adjustments** **\$ 0**

**NET POSITION, END OF YEAR** **\$ 70,777,835**



## HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA PORTFOLIO

### Locally Owned or Managed / Non-HUD

ADDRESS	NAME	TYPE	UNITS PER ADDRESS
922 CASTILLO ST.	CASA DE LAS FUENTES	DOWNTOWN WKR	42
509-515 W. VICTORIA ST.	N/A	FAMILY	11
633 DE LA VINA ST.	N/A	FAMILY	8
2941 STATE ST.	N/A	FAMILY	6
2904 STATE ST.	N/A	FAMILY	8
425-431 E. ORTEGA ST.	N/A	FAMILY	3
705 OLIVE ST.	N/A	FAMILY	3
801-835 OLIVE ST.	N/A	FAMILY	18
630 W. ARRELLAGA ST.	N/A	FAMILY	4
309-319 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	FAMILY	18
1027 E. ORTEGA ST.	N/A	ELDERLY	6
224 W. ORTEGA ST.	N/A	ELDERLY	6
816 VINE AVE.	N/A	ELDERLY	6
817 OLIVE ST.	N/A	ELDERLY	1
1831 DE LA VINA ST.	N/A	ELDERLY	4
518 E. CANON PERDIDO ST.	ELEANOR APARTMENTS	FAMILY/ELDERLY	8 UNITS
821 E. FIGUEROA ST.	N/A	FAMILY/ELDERLY	6
1012-1024 E. DE LA GUERRA ST.	CASITAS DE LA GUERRA	FAMILY/ELDERLY	15
2525 DE LA VINA ST.	N/A	FAMILY/ELDERLY	6
616 W. MISSION ST.	N/A	FAMILY/ELDERLY	6
1910 SAN PASCUAL ST.	N/A	FAMILY/ELDERLY	12
1022 GARDEN ST.	N/A	FAMILY/ELDERLY	6
100 N. LA CUMBRE	N/A	FAMILY/ELDERLY	19
<b>TOTAL NON-HUD UNITS</b>			<b>222</b>

### Santa Barbara Affordable Housing Group

2721 MIRADERO DR.	ARROYO MIRADERO	ELDERLY	10
175 S. LA CUMBRE LN.	VISTA LA CUMBRE	ELDERLY	36
401-404 TRANSFER AVE.	CASTILLO COURT	ELDERLY	8
721 LAGUNA ST.	PRESIDIO SPRINGS	ELDERLY	122
716 N. SALSIPUEDES ST.	N/A	FAMILY	2
602 PICO AVE.	N/A	FAMILY	2
217-227 S. SALINAS ST.	N/A	FAMILY	10
221-223 W. VICTORIA ST.	N/A	FAMILY	12
125 S. VOLUNTARIO ST.	N/A	FAMILY	3
519-521 N. ALISOS ST.	N/A	FAMILY	4
602 EUCALYPTUS AVE.	N/A	FAMILY	4
422 OLD COAST HWY.	OLD COAST TOWNHOUSES	FAMILY	5
902 OLIVE ST.	OLIVE TOWNHOUSES	FAMILY	6
3931-3937 VIA DIEGO	N/A	FAMILY	24
82 N. LA CUMBRE RD.	N/A	FAMILY	11
305 RANCHERIA ST.	MONTERIA VILLAGE	FAMILY	4
512-524 W. MONTECITO ST.	MONTERIA VILLAGE	FAMILY	24
630 BATH ST.	N/A	FAMILY	2
231-233 W. ORTEGA ST.	N/A	FAMILY	4
323-327 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	FAMILY	9
606 W. MICHELTORENA ST.	N/A	FAMILY	1
1507 SAN PASCUAL ST.	N/A	FAMILY	2
219-231 MEIGS RD.	N/A	FAMILY	18
810 VINE ST.	N/A	FAMILY	1
809-811 OLIVE ST.	N/A	FAMILY	3



1934-1938 ELISE WAY	N/A	FAMILY	16
818-826 LAGUNA ST.	PRESIDIO GARDENS	FAMILY	8
821 VINE AVE.	PRESIDIO GARDENS	FAMILY	6
820-824 VINE AVE.	PRESIDIO GARDENS	FAMILY	4
825 OLIVE ST.	PRESIDIO GARDENS	FAMILY	4
511-515 E. ORTEGA ST.	PRESIDIO GARDENS	FAMILY	12
714-720 OLIVE ST.	PRESIDIO GARDENS	FAMILY	12
1913 SAN PASCUAL ST.	N/A	FAMILY	10
610-616 W. CARRILLO ST.	CASA CARRILLO	FAMILY	7
1203-1215 CASTILLO ST.	WILSON COTTAGES	FAMILY	16
416-422 W. ANAPAMU ST.	WILSON COTTAGES	FAMILY	8
28-38 N. VOLUNTARIO ST.	HOIT GARDENS	FAMILY	6
1112-1120 E. MASON ST.	HOIT GARDENS	FAMILY	4
620-652 CASTILLO ST.	LA CASA CASTILLO	FAMILY	17

#### TOTAL SBAHG UNITS

457

### Low Income Housing Tax Credit

422 E. COTA ST.	ARTISAN COURT	HOMELESS*	56
315 W. CARRILLO ST.	EL CARRILLO	HOMELESS*	62
512 BATH ST.	BRADLEY STUDIOS	HOMELESS*	54
227 W. DE LA GUERRA ST.	COTTAGE GARDENS	ELDERLY	17
1116 DE LA VINA ST.	GARDEN COURT	ELDERLY	98
401-419 SANTA FE PLACE	VILLA SANTA FE I	ELDERLY	107
1433-1443 LA VISTA DEL OCEANO	VILLA SANTA FE I	ELDERLY	N/A
1420-1430 CLIFF DR.	VILLA SANTA FE I	ELDERLY	N/A
521 N. LA CUMBRE RD.	VILLA SANTA FE II	ELDERLY	60
13-21 S. SOLEDAD ST.	PEARL GARDENS	FAMILY	15
211-221 SYCAMORE LN.	SYCAMORE GARDENS	FAMILY	20
251 S. HOPE AVENUE	GARDENS ON HOPE	VACANT LAND**	N/A
813 E. CARRILLO ST.	JOHNSON COURT	SINGLE FAMILY HOME**	SFR
3869 STATE ST.	GRACE VILLAGE	VACANT LAND**	N/A

#### TOTAL LIHTC/LEASED UNITS

489

\* Downtown WKR \*\* Future Development

### Community Based Supportive Housing

3030 DE LA VINA ST.	FIREHOUSE	TRANSIT	16 BED
2612 MODOC RD.	SARAH HOUSE	HM/FAM	11 GROUP
1020 PLACIDO AVE.	N/A	DETOX	12 BED

#### TOTAL COMMUNITY BASED UNITS

39

### Housing Choice Voucher/Shelter Plus Care

DISPERSED THROUGHOUT THE CITY	SECTION 8 RENTAL ASSISTANCE	FAMILY/ELDERLY	2366
DISPERSED THROUGHOUT THE CITY	SHELTER PLUS CARE	FAMILY/ELDERLY	55

#### TOTAL HCV/SPC

2421

#### TOTAL HOUSING UNITS

3628







# 2016 HIGHLIGHTS

- Out of 90 entries nominated across the Nation, the Housing Authority was one of 20 agencies selected as a recipient of a prestigious National Excellence Award from the National Association of Housing Redevelopment Officials (NAHRO) for its innovative “Electronic Point-in-Time Homeless Count Survey”. Every other year, hundreds of communities across the nation must perform a Point-In-Time (PIT) Count of the homeless. The Housing Authority developed the use of this cross platform electronic survey (instead of paper) that allowed volunteers to easily operate on their phones or tablets and transmit the information to a secure database, creating improved efficiency and efficacy in their efforts to house the homeless. This system has been adopted by the Central Coast Collaborative on Ending Homelessness (C3H) as a means of collecting vital information to house the most vulnerable homeless populations throughout Santa Barbara County.

- The Housing Authority completed the multi-year, arduous process of transferring its entire HUD-assisted public housing inventory, 496 units, into more stable funding platforms (Santa Barbara Affordable Housing Group and a limited partnership, see below) through HUD’s Rental Assistance Demonstration (RAD) disposition process. Converting public housing subsidies received from HUD into long-term Project-Based Section 8 rental assistance subsidy will allow for the sustainability and long-term affordability of the Housing Authority’s senior and family housing.

- The Santa Barbara Affordable Housing Group (SBAHG) is a subsidiary entity (an “instrumentality”) of the Housing Authority created to take ownership of the Housing Authority’s former public housing units. SBAHG was created on July 15th, 2013 when the “disposition” of the 180 units of the Authority’s senior public housing was completed. Since that time, additional HUD-assisted Public Housing units have been transferred to SBAHG through the Rental Assistance Demonstration (RAD) disposition process.

- Pearl Gardens, 13-21 South Soledad Street, and Sycamore Gardens, 211-221 Sycamore Lane, were two properties included in the RAD disposition badly in need of rehabilitation. In order to accomplish the major renovation financing of these properties developed in the 1970’s, HACSB conveyed the land and improvements of both properties to a new single purpose entity, SB Housing Partnership IV, L.P. Through Low Income Housing Tax Credit and other funding, these 3 and 4-bedroom units are receiving new energy efficiency appliances, new windows, roofing, siding, flooring, cabinets, tank-less water heaters, balconies and photovoltaic solar panels.

- To prevent possible displacement of special needs clients of the Mental Wellness Center, the Housing Authority purchased 518 E. Cannon Perdido Street (Eleanor Apartments). Comprised of eight 2-Bedroom/2-Bathroom apartments, this property will continue to serve the needs of this vulnerable population through a long term master lease arrangement with the Mental Wellness center.

- This year, the Housing Authority’s Family Self Sufficiency Program celebrated 11 “graduates”, individuals and families who have reached their employment/financial/education goals as well as ended their dependence on government support.

- The Housing Authority Scholarship Fund was created in 1998 to provide eligible youth with the financial support essential for the pursuit of a higher education. Since 2001, this fund has awarded seventy-six scholarships through the Scholarship Foundation of Santa Barbara on behalf of the Housing Authority. For the most recent academic year, the Scholarship Foundation of Santa Barbara provided five Housing Authority youth with scholarships averaging \$2,333 per award.

## ON THE HORIZON

- In bidding farewell to Rob Pearson as their Executive Director/Chief Executive Officer at the end of this year, Housing Authority staff will be welcoming Rob Fredericks as their new leader. Rob has been part of the Housing Authority team since 1996, in various positions, most recently as the Deputy Executive Director/Chief Administrative Officer. He and the management team hold the same passion for the Housing Authority’s Mission and respect for its dedicated staff, as Rob Pearson. The community of Santa Barbara will continue to be in great hands!

- Rob Pearson was instrumental in the effort to fill one of the most critical housing and service gaps in our community through the creation of Garden Court on De La Vina in 2000, an affordable service-enhanced living facility for low income seniors. In partnership with Garden Court, Inc., the Housing Authority received development entitlements to replicate this success with Gardens on Hope, a 90 studio unit complex to be developed at 251 S. Hope Avenue.

- Low Income Housing Tax Credit funding was awarded to the Housing Authority for the development of “Grace Village”, the site of the former Grace Lutheran Church, and will be the future home for 58 low-income seniors. Construction is expected to begin in January 2017.

- The Housing Authority is deep in the planning process for 813 E. Carrillo Street. The current site of a single-family home will become 15-unit affordable housing development, “Johnson Court”, with on-site supportive services, for homeless veterans in our community. Final development approvals and construction is expected to begin in 2017.







# JANUARY 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
NEW YEAR'S DAY 1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	MARTIN LUTHER KING DAY 16	17	18	19	INAUGURATION DAY 20	21
22	23	24	25	26	27	28
29	30	31				
<b>DECEMBER</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	<b>FEBRUARY</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28					







# FEBRUARY 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8	9	10	11
LINCOLN'S BIRTHDAY 12	13	VALENTINE'S DAY 14	15	16	17	18
19	PRESIDENTS' DAY 20	21	22	23	24	25
26	27	28				
<b>JANUARY</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	<b>MARCH</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31					





Sarah Hotel



# MARCH 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8	9	10	11
DAYLIGHT SAVINGS TIME STARTS 12	13	14	15	16	SAINT PATRICK'S DAY 17	18
19	SPRING BEGINS 20	21	22	23	24	25
26	27	28	29	30	31	
<b>FEBRUARY</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	<b>APRIL</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30					







# APRIL 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																																				
						APRIL FOOLS' DAY 1																																																																																				
2	3	4	5	6	7	8																																																																																				
9	PASSOVER 10	11	12	13	14	15																																																																																				
EASTER SUNDAY 16	17	TAX DAY 18	19	20	21	EARTH DAY 22																																																																																				
23	24	25	26	27	28	29																																																																																				
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# MAY 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	CINCO DE MAYO 5	6
7	8	9	10	11	12	13
MOTHER'S DAY 14	15	16	17	18	19	20
21	22	23	24	25	RAMADAN 26	27
28	MEMORIAL DAY 29	30	31			
<b>APRIL</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	<b>JUNE</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30					



A photograph of a white stucco house with a large agave plant in the foreground and a vine-covered archway leading to a courtyard. The house has a balcony with a wooden railing and a small window with a green frame. A warm light fixture is visible on the left side of the archway. The address "922 Castillo" is written on the wall to the right of the archway.

922  
Castillo



# JUNE 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7	8	9	10
11	12	13	14 FLAG DAY	15	16	17
18 FATHER'S DAY	19	20	21 SUMMER BEGINS	22	23	24
25	26	27	28	29	30	
<b>MAY</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	<b>JULY</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31					





1020



# JULY 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																																				
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2	3	INDEPENDENCE DAY	4	5	6	7																																																																																				
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# AUGUST 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		
<div><div>JULY</div><div><div>S</div><div>M</div><div>T</div><div>W</div><div>T</div><div>F</div><div>S</div></div><div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div><div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div><div>22</div><div>23</div><div>24</div><div>25</div><div>26</div><div>27</div><div>28</div><div>29</div><div>30</div><div>31</div></div></div> <td><div><div>SEPTEMBER</div><div><div>S</div><div>M</div><div>T</div><div>W</div><div>T</div><div>F</div><div>S</div></div><div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div><div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div><div>22</div><div>23</div><div>24</div><div>25</div><div>26</div><div>27</div><div>28</div><div>29</div><div>30</div></div></div><td></td><td></td><td></td><td></td><td></td></td>	<div><div>SEPTEMBER</div><div><div>S</div><div>M</div><div>T</div><div>W</div><div>T</div><div>F</div><div>S</div></div><div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div><div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div><div>22</div><div>23</div><div>24</div><div>25</div><div>26</div><div>27</div><div>28</div><div>29</div><div>30</div></div></div> <td></td> <td></td> <td></td> <td></td> <td></td>					







# SEPTEMBER 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4 LABOR DAY	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20 ROSH HASHANAH	21	22 AUTUMN BEGINS	23
24	25	26	27	28	29 YOM KIPPUR	30
<b>AUGUST</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	<b>OCTOBER</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31					







# OCTOBER 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	COLUMBUS DAY 9	10	11	12	13	14
15	16	17	18	19	20	21
HACSB FOUNDED 22	23	24	25	26	27	28
29	30	HALLOWEEN 31				
<b>SEPTEMBER</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	<b>NOVEMBER</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30					





1120



1118



# NOVEMBER 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
DAYLIGHT SAVING TIME ENDS 5	6	ELECTION DAY 7	8	9	10	VETERANS DAY 11
12	13	14	15	16	17	18
19	20	21	22	THANKSGIVING DAY 23	24	25
26	27	28	29	30		
<b>OCTOBER</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	<b>DECEMBER</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31					







# DECEMBER 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8	9
10	11	HANUKKAH BEGINS	12	13	14	15
17	18	19	20	WINTER BEGINS	21	22
24	CHRISTMAS DAY	25	KWANZAA BEGINS	26	27	28
31					29	30
NEW YEAR'S DAY					<b>NOVEMBER</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	<b>JANUARY 2018</b> S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31





# HOUSING AUTHORITY

OF THE CITY OF SANTA BARBARA

808 Laguna Street, Santa Barbara, CA 93101

**T** 805.965.1071 / **F** 805.564.7041

info@hacsb **www.hacsb.org**



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PRINTING: V3