

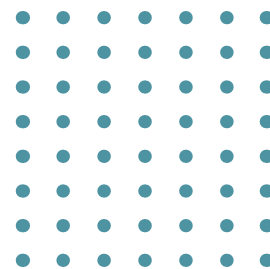
50 YEARS



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

2019 ANNUAL REPORT
2020 CALENDAR





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WELCOME

.....

2019 MARKED THE 50TH ANNIVERSARY of the Housing Authority of the City of Santa Barbara. In 1969, the Santa Barbara City Council created the Housing Authority of the City of Santa Barbara and appointed its first Commission. Over the ensuing decades, the Housing Authority has grown to become the City's largest provider of affordable housing. Since 1969, our agency has developed and/or secured over 4,000 units of affordable rental housing for Santa Barbara.

We have seen firsthand how critical housing is to families and to communities. The common denominator for any one of us is the need for a safe, decent and affordable place to live. This is a most basic

human right. We realized from the beginning that when we provide housing, we are also providing dignity, hope and opportunity. We hope the timeline highlighting our acquisition and construction of properties over the last 50 years demonstrates our commitment to this cause. This year, our Annual Report highlights this history, as well as some of our most important programs demonstrating "we are more than housing".

Despite our efforts, Santa Barbara, and the nation, continue to face an affordable housing crisis today. Moreover, the lack of affordable housing is not only a problem for low-income residents and for those with special needs, but also for moderate-income working families and young professionals. Much has been accomplished and so much more is to be done, especially to end homelessness. We believe the most important strategy for ending chronic homelessness is as simple as it is effective: provide permanent housing with supportive services to those most in need.

The Housing Authority is both a provider and developer of affordable housing; and in the age of continued cutbacks to Federal Housing programs and increased polarization over the provision of essential safety net programs, the Housing

Authority continues to thrive in crafting and implementing solutions to our community's affordable housing needs. This year we purchased 200 N. La Cumbre, a 1.34 acre parcel, which will be our next affordable housing development endeavor, after we complete the Gardens on Hope project, an 89 unit senior housing development, and Johnson Court, a 17 unit veteran housing development serving homeless Veterans. Both are expected to be completed in early 2020.

One of our biggest accomplishments this past year is completion of a new 5-Year Action Plan for the Housing Authority. We are committed to long range planning that must take place to ensure affordable housing is available to a broad cross-

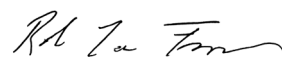
section of the community, including the homeless. We invite you to read the Plan and our goals at our website.

These 50 years of housing success would not have been possible without the dedication of generations of employees, board members, property owners and the support of the City Council and community members. Looking toward Santa Barbara's next half century, there will be complex housing policy issues for our community to address while preserving the beauty and unique charm of Santa Barbara. Your Housing Authority is committed to being an integral part of implementing these important housing solutions through these policies, so that we continue to have a diverse, inclusive and thriving community.



Patricia Wheatley

Chair, Housing Authority Board of Commissioners



Rob L. Fredericks

Executive Director/CEO

**THE COMMON DENOMINATOR
FOR ANY ONE OF US IS THE
NEED FOR A SAFE, DECENT AND
AFFORDABLE PLACE TO LIVE. THIS
IS A MOST BASIC HUMAN RIGHT.**

50 YEARS

RESOLUTION NO. 6882

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA EMPOWERING THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA TO TRANSACT BUSINESS AND EXERCISE ITS POWERS.

1969

In November 1968, City Council sponsored a measure entitled Proposition C, which the voters approved, asking for authority to develop low-income housing units. One year later, Santa Barbara City Council created and appointed the first Housing Authority Commission.

1973

231-233 W. ORTEGA ST.

New construction – 4 family units – PH

1507 SAN PASCUAL

606 W. MICHELTORENA ST.

New construction – 3 units – PH

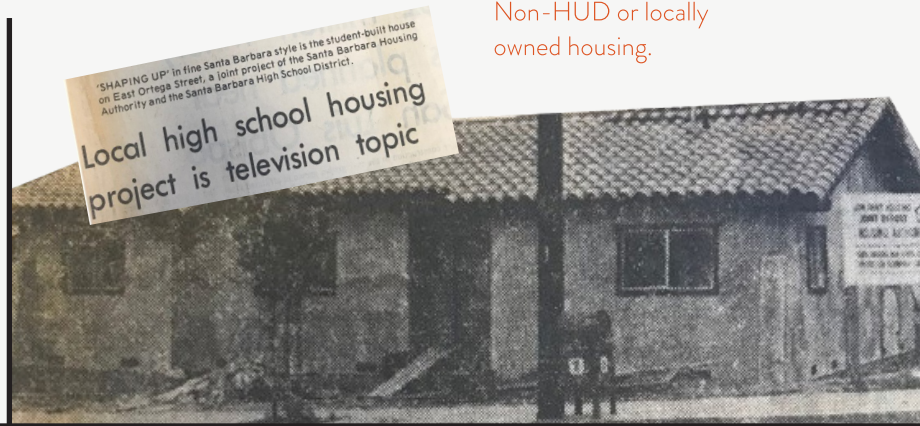
323-327 S. VOLUNTARIO ST.

New construction – 9 units – PH

630 BATH ST.

New construction – 2 units – PH

Joint project between the Housing Authority and the Santa Barbara High School's Construction Technology class to build a house to provide low-income housing, the Housing Authority's first Non-HUD or locally owned housing.



1970

In early 1970, the Housing Authority Commission and staff took the necessary steps to obtain federal funds from the U.S. Department of Housing and Urban Development (HUD) for the Housing Authority's first public housing development. Monteria Village, located at 512-524 W. Montecito St., was built in 1973 and included 28 family townhouses.



1974

Groundbreaking of 15 townhouse-style family units, in collaboration with the firm Lang and Lang, the City Housing Authority, City Redevelopment Agency and HUD. Nelson and Pearl Young realize lifelong dream to develop the townhouse project on South Soledad Street, called "Pearl Gardens" in honor of Pearl Young.

PEARL GARDENS

13-21 S. SOLEDAD ST.

Acquisition – 15 family units – PH

510-521 N. ALISOS ST.

Acquisition – 4 family units – PH

219-231 MEIGS RD.

Acquisition –
18 units – PH



NH | Non-HUD Program, locally owned & financed

PH | Public Housing Program

LIHTC | Low Income Housing Tax Credit Program



1981

1831 DE LA VINA ST.
Acquisition – 4 units – PH

602 EUCALYPTUS
Acquisition – 4 units – PH

1913 SAN PASCUAL
Acquisition – 10 units – PH



1988-1989

SHIFCO
Acquisition – 107 units – Rent Supplement 221(d3) HUD insured project/LIHTC

509-511-515 W. VICTORIA ST.
New construction – 10 units – Rehab of historic city water pumphouse – NH

1027 E. ORTEGA ST.
New construction – 6 senior units – NH

217-227 S. SALINAS ST.
Acquisition – 10 units – PH

221-223 W. VICTORIA ST.
Acquisition – 12 units – PH

125 S. VOLUNTARIO ST.
Acquisition – 3 units – PH

3931-3937 VIA DIEGO
New construction – 24 units – PH

1975

809-811 OLIVE ST.
Acquisition – 3 units – PH

810 VINE AVE
Acquisition – 1 unit – PH

1934-1938 ELISE WAY
New construction – 6 family units – PH

1983

OLIVE TOWNHOMES
New construction – 6 units – PH

CASTILLO COURT
New construction – 8 units – PH

OLD COAST TOWNHOUSES
New construction – 5 townhouses – PH

1985-1987

LA CASA CASTILLO
New construction – 17 units – PH

CASITAS DE LA GUERRA
Acquisition – 15 units – NH

817 OLIVE ST. & 816 VINE AVE.
Acquisition – 6 units – Rehab of older house and new construction – NH

1982

PRESIDIO GARDENS
New construction – 46 units – PH

VISTA LA CUMBRE
New construction – 36 senior units – PH

MIRADERO
New construction – 10 one-bedroom units – PH

CASA CARRILLO
New construction – 7 units – PH

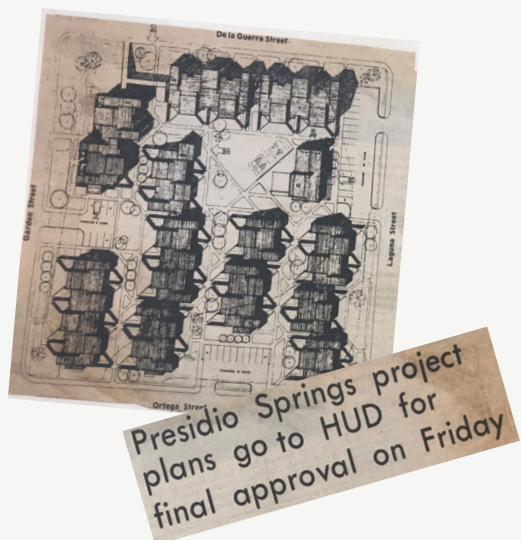
WILSON COTTAGES
New construction – 24 units – PH

1976-1977

HOIT GARDENS
Acquisition – 10 units – PH

425-431 E. ORTEGA ST.
Acquisition – 3 units – NH

PRESIDIO SPRINGS
New construction – 122 senior units – PH





1988

3030 DE LA VINA ST

Former City fire station purchased by the Housing Authority to become transitional housing for families through partnership with Transition House.

1994

SARAH HOUSE

Originally opened as residential care facility for persons with AIDS, developed by the Housing Authority and gifted to Central Coast Congregate Care.

630 W. ARRELLAGA

Acquisition – 4 units – NH



1995

EL PATIO GARDENS

Senior complex with 48 one-bedroom LIHTC apartments master leased by the Housing Authority – LIHTC

616 W. MISSION ST.

Acquisition – 6 one-bedroom units – NH

82 N. LA CUMBRE RD.

New construction – 11 three-bedroom units – PH

1996

The Family Self Sufficiency Program, a voluntary five year program offered to Housing Choice Voucher families to help them in becoming more self-sufficient, celebrates its first graduate of the program.

224 W. ORTEGA

Acquisition – 6 units – NH

1990-1993

Housing Authority establishes scholarship fund for public housing residents attending college or trade school.

801-813-835 OLIVE ST.

Acquisition – 18 units – NH

2525 DE LA VINA ST.

Acquisition – 6 units – NH

CASITAS DE LA GUERRA

New construction – 10 units – NH

COTTAGE GARDENS

New construction – 17 units – first Low Income Housing Tax Credit project for the Housing Authority

PICO/SALSIPUEDES

Acquisition – 4 units – PH



EL PATIO



2003

CASA DE LAS FUENTES

New construction – 42 units – first housing for Santa Barbara’s downtown workforce – NH



2007

HACSB’s non-profit affiliate, 2nd Story Associates, created for the purpose of funding and developing affordable housing and related social services for the benefit of low-income families, seniors and disabled members of the Santa Barbara community.

633 DE LA VINA ST.

Acquisition – 8 units – NH

1999

HOMELESS SHELTER

Assisted the City of Santa Barbara and the Homeless Coalition in creating Santa Barbara’s first permanent Day Center and Emergency Winter Shelter for the homeless.

1910 SAN PASCUAL ST.

New construction – 12 units – NH



2006

EL CARRILLO

New construction – 61 units – first housing for homeless with supportive services in City of Santa Barbara

2010

2941 STATE ST.

Acquisition – 6 units – NH



1997

Creation of non-profit, Garden Court, Inc. (Originally Coast Congregate Care), for developing new affordable housing opportunities with limited support services for frail low-income seniors in the County of Santa Barbara.

2001

821 E. FIGUEROA ST.

Acquisition – 6 units – NH

2011

1020 PLACIDO AVE

Acquisition – 1 unit (SFH) leased to CADA for detox – NH

2004

**PHASE I OF PASEO VOLUNTARIO
309-311 S. VOLUNTARIO**

New construction – 20 units – NH

ARTISAN COURT

New construction – 56 units – LIHTC

2904 STATE ST.

Acquisition – 8 units – former motel leased to Willbridge for transitional housing for homeless – NH

2000

**GARDEN COURT
ON DE LA VINA**

New construction – 98 senior units with services – LIHTC

521 N LA CUMBRE RD.

Acquisition – 60 units – NH/LIHTC

1910 SAN PASCUAL ST.

New construction – 12 units – NH



2012

1022 GARDEN ST.

Acquisition – 6 units – NH

BRADLEY STUDIOS

New construction – 54 units
– LIHTC



2013

Santa Barbara Affordable Housing Group (SBAHG), an instrumentality of the Housing Authority, was created to take ownership of former public housing units and future developments.

2016

ELEANOR APARTMENTS (518 E. CANON PERDIDO ST.)

Acquisition – Eight 2-bedroom apartments serving Mental Welless Center clients – LIHTC

RENTAL ASSISTANCE DEMONSTRATION (RAD)

Completed multi-year transfer of entire HUD-assisted public housing inventory 496 units into more stable funding platforms through HUD's RAD disposition process.

2017-2018

1616-1618 CASTILLO ST.

Acquisition – 9 units – NH

2120-2124 OAK PARK LN.

Acquisition – 9 units – NH

GRACE VILLAGE

New construction – 58 units
– LIHTC



2014

Multi-million dollar rehab and financial repositioning of two senior complexes, SHIFCO and Villa La Cumbre (now known as Villa Santa Fe Apartments I & II, respectively), totaling 167 units.

GRAD Growth Readiness and Development initiative introduced by the Housing Authority's Resident Services Department to provide low-income youth the skills and support to increase their likelihood of graduating from high school and attending college.

2015

100 N. LA CUMBRE RD.

Acquisition – 19 units – NH



2019

421 N. ALISOS

Acquisition – 4 single family homes – NH

200 N LA CUMBRE

Office building/future affordable housing

Acquisition – NH



2020

JOHNSON COURT

New construction – 17 units for homeless Veterans – LIHTC

THE GARDENS ON HOPE

New construction – 89 units with services for frail seniors – LIHTC





HOUSING OUR WORKFORCE

509-515 W. VICTORIA ST.

Santa Barbara is suffering from a severe shortage of housing for our workforce, including hospitality professionals, nurses and other medical support personnel, restaurant and office workers, teachers, police officers, firefighters, and public safety professionals—all the moderate-income workers essential to a strong functioning economy. To find affordable places to live, many are forced to commute long distances to and from work.

The Housing Authority's innovative Workforce Housing Program is designed to address the affordable housing needs of our community's low to moderate-income workforce who are increasingly caught in the gap between skyrocketing rents and ineligibility for other assistance.

This year, the Housing Authority expanded its Workforce Housing Program to assist families who make up to 160% of the Area Median Income. For a family of four, this amounts to \$160,480 annually.

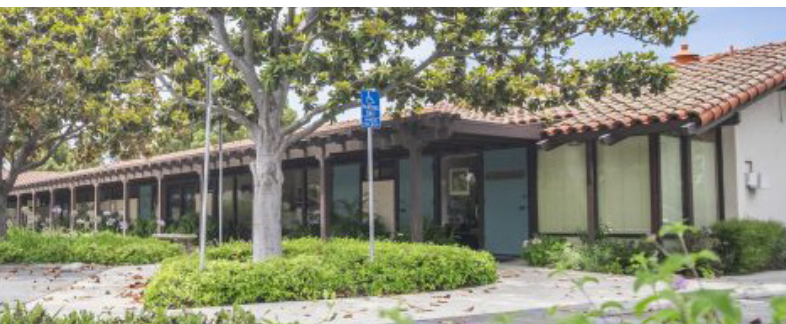
**THIS YEAR
THE HOUSING
AUTHORITY
EXPANDED ITS
WORKFORCE
HOUSING
PROGRAM TO
ASSIST FAMILIES
WHO MAKE UP
TO 160% AMI**



on the horizon

THE GARDENS ON HOPE

The Gardens on Hope is modeled after the Housing Authority's highly successful Garden Court on De La Vina, a service enhanced development serving low-income frail seniors with three-meals a day, housekeeping, transportation as well as a host of social programs. It will consist of 89 studio units, one-bedroom manager unit, library, common dining room, community rooms and a host of social programs. The vacant lot was purchased in 2014, we broke ground in August 2018 and expect The Gardens on Hope to be completed in early 2020.



JOHNSON COURT

The Housing Authority purchased 813 E. Carrillo Street in 2017 in hopes of turning the single family home into affordable housing for low-income homeless veterans. The project provides 16 studio units, a two-bedroom manager unit, and common area and office space to accommodate the provision of services and activities on-site. Construction began in the fall of 2018 with completion expected in early 2020.

200 N LA CUMBRE ROAD

The Housing Authority purchased 200 N. La Cumbre Rd. in 2019. The 3.14 acre property includes four professional offices leased to primarily medical tenants. The Housing Authority intends to operate the property as is for the near-term, with the long-term goal of redeveloping the property for affordable housing.

RESIDENT SERVICES YEAR IN REVIEW

FAMILY STRENGTHENING

Family strengthening is at the core of HACSB's programs. We are dedicated to developing client-centered services through community partnerships that foster resilience, self-sufficiency, and educational and career advancement in effort to break the cycle of poverty.

FAMILY SELF-SUFFICIENCY PROGRAM (FSS)

145

PARTICIPANTS

8

GRADUATES

.....

The average increase in annual income by FSS families is \$4,667. Graduating families have increased their income by an average of \$362,307 over the course of five years!

HEALTHY FOOD PANTRY

270 pounds of food provided to **26** households in need.

HOME ENERGY ASSISTANCE PROGRAM

30 families secured over **\$8,000** in utility credits.

COLLABORATION WITH UNITY SHOPPE

148 individuals and **54** families were provided with year-round assistance.

ADVOCATE HEALTH PROGRAM

300 total clients were able to access basic necessities, public benefits, and other vital resources.

SENIORS

SENIOR SERVICES

Our Senior Services programs provide critical resources to elderly clients that connect them with local providers and enable them to safely age in place.

YOUNG AT HEART SENIOR FAIR

250 seniors were connected to **27** community providers, offering vital linkages to resources & programs in the community.

FURNITURE CLOSET

66 households were provided with needed furniture and **50** community donations were received.

NEW BED PURCHASE PROGRAM

25 beds were donated to seniors and disabled residents in need. **4** beds were donated to displaced families.

WELCOME HOME KITS

15 kits distributed to individuals transitioning from homelessness, and **57** Welcome to the Neighborhood kits provided to new residents of Grace Village!

TEEN ACADEMY

COLLEGE READINESS

18 students and their families were provided with college preparatory information, workshops, college tours, and application assistance.

EARN & LEARN - YOUTH EMPLOYMENT

15 students participated in this summer program. They learned about the job application process and were connected to potential employers.

SUMMER CAREER EXPLORATION PROGRAM

120 volunteer hours were performed by Teen Academy students. **10** students worked in teams to complete hands-on STEM projects with *The Four Ingenious Foundation*. **14** students participated in the Aviation Program with *A Different Point of View* and flew over **30** flight hours while also learning about various careers in aviation.

THE GRAD INITIATIVE

GROWTH, READINESS AND DEVELOPMENT

Innovative programs such as GRAD ensure that Housing Authority youth are well supported academically through tutoring, online learning, STEM activities, and college readiness programs.

FOCUS ON LITERACY

810 minutes spent reading aloud to GRAD students.

400+ minutes of book discussion with students.

54 story books read aloud to students.

HOMEWORK HELP

300+ tutoring hours available to students throughout the year.

AFTER-SCHOOL PROGRAM

25 HACSB children were enrolled and regularly attended the GRAD Academy. 120 total GRAD after-school program days for HACSB students.

K-6 SUMMER LITERACY PROGRAM

137 HACSB children were connected to the SB Public Library through the Library on the Go! program.

18 students participated in the Literacy program.

53 books provided through the Little Tree Bookshop.

TOOLS FOR SCHOOL EVENT

450

BACKPACKS
distributed to
HACSB children.

20 **COMMUNITY
PARTNERS**

provided resources & info
to HACSB families.

180 **SCHOOL
SUPPLY KITS**

distributed to 7-12th graders.

100

vision screenings
& fluoride varnishes
provided to children.

220

**SCHOOL
SUPPLY KITS**
distributed to
K-6th graders.



At sixteen years old, Michelle Alba is already an accomplished young woman with a bright future ahead. A dedicated student, she has participated in the Housing Authority's youth program for seven years.

Michelle started attending the programs for youth in the 4th grade soon after moving into one of the Housing Authority's developments. She attended faithfully and benefitted from tutoring and other programs including Girl Scouts and "Everybody Dance Now".

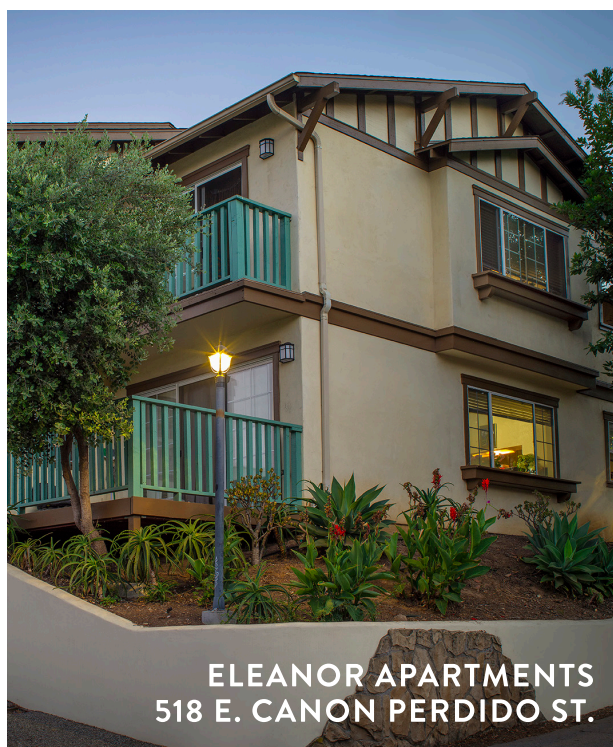
As a teen, Michelle has participated in every program available to her through the Teen Academy and regularly volunteers at Housing Authority events. She observed, "What I like about the teen programs is the variety. I have learned how to get a job, build things and do things that I never thought I would have been able to do! For instance, I was able to learn how to fly an airplane - it's crazy to be able to say that!"

Now a junior at Santa Barbara High School, Michelle is an AVID student. She challenges herself by taking Advanced Placement classes and Dual Enrollment courses at SBCC to earn college credit. She regularly maintains a 4.0 GPA and as for her "next big thing," she plans to attend a 4-year university after she graduates.

Michelle shares "Thanks to Teen Academy, I'm getting to participate in experiences that aren't necessarily available to everyone my age and I'm charting a course for taking flight."

COLLABORATIVE HOUSING

Everyone needs safe, decent, stable housing. For some of the most vulnerable—people with mental illness, chronic health conditions, histories of trauma, and other struggles—a home helps them to get adequate treatment and start on the path toward recovery. But some conditions make it difficult for people to maintain a stable home without additional help. Supportive housing, a highly effective strategy that combines affordable housing with intensive coordinated services, can provide that needed assistance. In recognition of this, the Housing Authority has collaborated with several local agencies to provide supported living situations utilizing Authority developments in a range of bedroom sizes for men, women and children.



2019 HIGHLIGHTS

WORKFORCE HOUSING

The Housing Authority's Commission approved an increase of the income limit for the Workforce Housing Program to 160% Area Median Income, in order to serve the "middle income" workforce.

HOUSING SANTA BARBARA DAY

With a generous donation from Santa Barbara Foundation, the Housing Authority's non-profit, 2nd Story Associates, hosted the 2nd annual Housing Santa Barbara Day to advocate for affordable housing for the community. In addition to the participation of over 30 local agencies, food, music and a visit from the Santa Barbara Fire Department for the kids, new additions this year included trolley tours of affordable housing developments and workshops on Accessory Dwelling Unit Ordinance, Homeownership Programs and Tenant Rights and Responsibilities.

FAMILY RESOURCE FAIR

The Housing Authority hosted its first family-themed fair appropriately named "Healthy Families, Thriving Communities". 40 families attended, 23 community agencies offered family-centered resources, 81 bags of food distributed, and 56 individuals received vision screenings.

VASH VOUCHERS

HACSB was awarded 30 VASH Vouchers this year. The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

HIGHER EDUCATION SCHOLARSHIPS

Each year since 1998, the Housing Authority has provided financial aid to affordable housing residents to pursue higher education. For the 2019-2020 school year, scholarships were awarded to students attending colleges including UC Irvine, UC Santa Barbara and CSU Northridge, and all are first-generation college students.

TOOLS FOR SCHOOL

Once again, our local Union Bank made the Tools for School event possible this year. Through their generous gift, over 400 backpacks and school supply kits were distributed to K-12th graders. Many community partners were present to provide resources and information to families, including free vision screenings & fluoride varnishes.

HEALTHY FOOD DISTRIBUTION

The Housing Authority was approved to be a Mobile Food Pantry Site for Foodbank and started hosting monthly distributions this year for Housing Authority clients, most of whom often face food insecurity. It is also an opportunity to connect families with resident services and partnering agencies like the Public Library and Family Services Agency.

PROPERTY ACQUISITION

The Housing Authority purchased an office building on 1.34 acres at 200 N. La Cumbre, the future site of affordable housing, as well as 4 single family homes at 421 N. Alisos St.

SELF-SUFFICIENT FAMILIES

Our Family Self Sufficiency program, which currently has 145 participants, saw eight families graduate this year. They increased their income by a total of \$362,307 over the course of 5 years!

BRING THE VOTE HOME

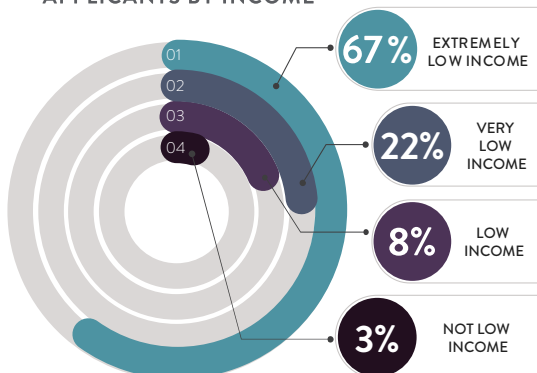
Our 2nd time partnering with League of Women Voters gathered 16 additional new or re-registered voters on Voter Registration Day.

WHO WE SERVE

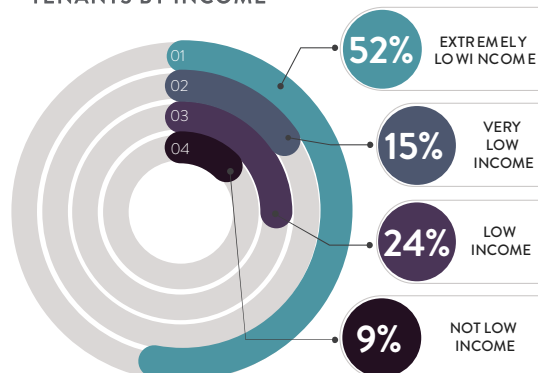
■ Extremely Low Income 30% AMI
 ■ Very Low Income 50% AMI
 ■ Low Income 80% AMI
 ■ Not Low Income >80% AMI

For 2019, Median Family Income (100% AMI) for a family of four in Santa Barbara County is \$79,300

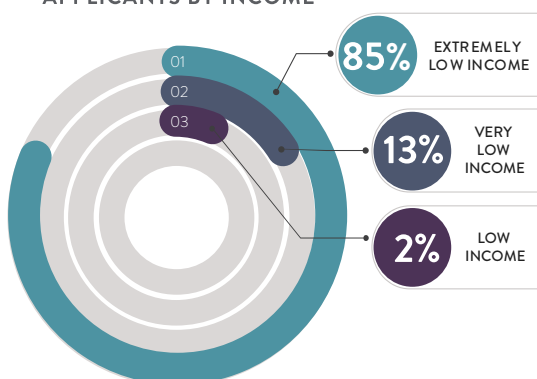
OWNED/MANAGED HOUSING APPLICANTS BY INCOME



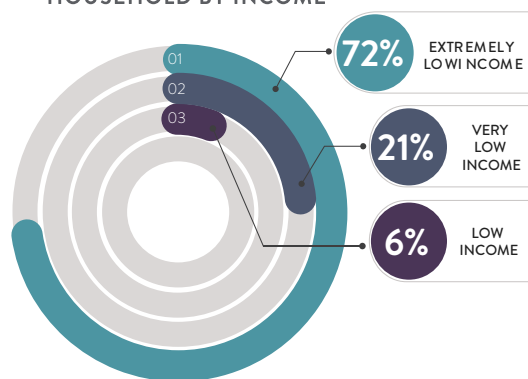
OWNED/MANAGED HOUSING TENANTS BY INCOME



HOUSING CHOICE VOUCHER PROGRAM APPLICANTS BY INCOME



HOUSING CHOICE VOUCHER PROGRAM HOUSEHOLD BY INCOME



SECTION 8 HOUSEHOLDS

Including RAD Households – formerly Public Housing Program

SECTION 8 TOTALS

2,685 HOUSEHOLDS

5,042 PEOPLE

\$22,260 AVERAGE INCOME

AVERAGE HOUSEHOLD SIZE: 1

PERCENTAGE OF HOUSEHOLDS WHO EARN 30% AMI OR LESS: 72%

HOUSEHOLDS WITH CHILDREN

639 HOUSEHOLDS WITH YOUTH AGES 0-17

1,320 TOTAL YOUTH

PERCENTAGE OF HOUSEHOLDS WHO EARN 30% AMI OR LESS: 80%

SENIORS

HEAD OF HOUSEHOLD – AGE 62+

1,316 HOUSEHOLDS

\$16,557 AVERAGE INCOME

AVERAGE HOUSEHOLD SIZE: 1

PEOPLE WITH DISABILITIES

1,188 HOUSEHOLDS

\$16,328 AVERAGE INCOME

COMBINED STATEMENT OF NET POSITION

AS OF MARCH 31, 2019

ASSETS

CURRENT ASSETS

Cash & Cash Equivalents	\$ 5,813,124
Restricted Cash & Cash Equivalents	2,542,581
Investments	20,701,729
Accounts & Notes Receivable, Current Portion	529,030
Prepaid Expenses	99,855
Inventory	68,845

Total Current Assets \$ 29,755,164

NON-CURRENT ASSETS

Capital Assets, Net of Depreciation	\$ 61,030,586
Accounts & Notes Receivable, Non-Current Portion	42,758,433

Total Non-Current Assets \$ 103,789,019

Deferred Outflows of Resources \$ 116,225

TOTAL ASSETS \$ 133,660,408

LIABILITIES & NET ASSETS

CURRENT LIABILITIES

Accounts Payable	\$ 462,193
Accrued Liabilities	282,840
Unearned Revenue	158,984
Compensated Absences, Current Portion	108,761
Tenant Security Deposits	614,594
Notes Payable, Current Portion	741,572

Total Current Liabilities \$ 2,368,944

NON-CURRENT LIABILITIES

Accrued Liabilities	\$ 2,000,667
Compensated Absences, Non-Current Portion	353,048
Notes Payable, Long-Term Portion	36,247,450
Accrued Other Post-Employment Benefits	4,458,642

Total Non-Current Liabilities \$ 43,059,807

TOTAL LIABILITIES \$ 45,428,751

NET POSITION

Net Investment in Capital Assets	\$ 24,702,649
Restricted Net Position	5,151,425
Unrestricted Net Position	58,377,583

Total Net Assets \$ 88,231,657

TOTAL LIABILITIES & NET ASSETS \$ 133,660,408

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

FOR THE FISCAL YEAR ENDED MARCH 31, 2019

REVENUE

OPERATING REVENUE

Dwelling Rent	\$ 7,712,144
Government Grants	33,965,796
Other Operating Income	2,041,333

Total Operating Revenue \$ 43,719,273

OPERATING EXPENSES

Administration	\$ 5,570,112
Tenant Services	1,571,502
Utilities	1,095,645
Maintenance & Operations	3,331,683
General Expense	1,360,229
Depreciation	2,193,749
Housing Assistance Payments	24,738,095

Total Operating Expenditures \$ 39,861,015

NET OPERATING INCOME \$ 3,858,258

NON-OPERATING REVENUE (EXPENSE)

Investment Income	\$ 1,557,847
Interest Expense	(1,091,788)
Debt Forgiveness	5,245,017
Gain on Disposition of Assets	2,806,947

Non-Operating Revenue (Expense) \$ 8,518,023

Change in Net Position \$ 12,376,281

Net position, beginning of year	\$ 77,131,532
Prior period adjustments	(1,276,156)

NET POSITION, END OF YEAR \$ 88,231,657

2019 PORTFOLIO

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

COMMUNITY-BASED SUPPORTIVE HOUSING			
ADDRESS	NAME	UNITS	TYPE
3030 DE LA VINA ST.	FIREHOUSE	1	16 BED TRANSITIONAL
2612 MODOC RD.	SARAH HOUSE	11	GROUP HOME
1020 PLACIDO AVE.	N/A	1	12 BED DETOX
2904 STATE ST.	N/A	8	GROUP HOME
421 N ALISOS ST.	N/A	4	8 BED GROUP HOME
657 SAN FELIPE DRIVE	N/A	1	5 BED GROUP HOME
TOTAL COMMUNITY-BASED UNITS		26	

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

LOW INCOME HOUSING TAX CREDIT			
ADDRESS	NAME	UNITS	TYPE
422 E. COTA ST.	ARTISAN COURT	56	HOMELESS/WORKFORCE
512 BATH ST.	BRADLEY STUDIOS	54	HOMELESS/WORKFORCE
315 W. CARRILLO ST.	EL CARRILLO	62	HOMELESS
813 E. CARRILLO ST.	JOHNSON COURT	17	HOMELESS VETERANS
227 W. DE LA GUERRA ST.	COTTAGE GARDENS	17	SENIOR
1116 DE LA VINA ST.	GARDEN COURT	98	SENIOR
418 SANTA FE PLACE	VILLA SANTA FE I	107	SENIOR
521 N. LA CUMBRE RD.	VILLA SANTA FE II	60	SENIOR
251 S. HOPE AVENUE	THE GARDENS ON HOPE	90	SENIOR
3869 STATE ST.	GRACE VILLAGE	58	SENIOR
13-21 S. SOLEDAD ST.	PEARL GARDENS	15	FAMILY
211-221 SYCAMORE LN.	SYCAMORE GARDENS	20	FAMILY
518 E. CANON PERDIDO ST.	ELEANOR APARTMENTS	8	FAMILY
TOTAL TAX CREDIT UNITS		662	

SECTION 8 HOUSING CHOICE VOUCHER / CONTINUUM OF CARE			
ADDRESS	NAME	UNITS	TYPE
DISPERSED THROUGHOUT THE CITY	SECTION 8 RENTAL ASSISTANCE	2733	FAMILY/SENIOR/DISABLED
DISPERSED THROUGHOUT THE CITY	CONTINUUM OF CARE	61	FAMILY/SENIOR/DISABLED
TOTAL SECTION 8 HCV/COC		2,784	
TOTAL HOUSING UNITS		4,163	

OUR MISSION

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

OUR VISION

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

BOARD OF COMMISSIONERS

Patricia Wheatley | CHAIR
Dave Gustafson | VICE-CHAIR
Lucille Boss
Geoff Green
Lawrence Larsson
David Rowell
Victor Suhr

MANAGEMENT

Rob Fredericks
EXECUTIVE DIRECTOR
CHIEF EXECUTIVE OFFICER

Alexander Szymanski
DEPUTY EXECUTIVE DIRECTOR
CHIEF OPERATING OFFICER

Tiffany Carter
HUMAN RESOURCES MANAGER

Dale Fathe-Aazam
DIRECTOR OF PROPERTY,
DEVELOPMENT & ADMINISTRATION

Veronica Loza
DIRECTOR OF HOUSING PROGRAMS

Robert Peirson
DIRECTOR OF FINANCE

STAFF

Cesar Alcala	Maximo Navarro
Derek Aleksander	Stefan Ornelaz
Martha Angel	Adriana Ortega
Octavio Botello	Leanna Pearson
Charla Bregante	Salvador Pereyra III
Eduardo Capristo	Jose Quezada
Jennifer Diaz	Vanessa Ramirez
Dee Eduarte	Janice Rodriguez
Janett Emery	Magdalena Rodriguez
Brenda Escoto Morales	Vilma Rodriguez
Alicia Esparza	Amado Rubio-Sanchez
Ina Fernandez De La Hoz	Dianna Rush-Guillen
Andrea Fink	Guadalupe Sanchez
Julia Garcia	Jennifer Schipa
Miguel Garcia	Celia Solis
Andrew Gonzales	Tracey Taylor
Kevin Guerra	Hector Torres
Rigoberto Gutierrez	Beatriz Valenzuela
Primitiva Hernandez	Brandon Vallin
Antonia Hood	Heladio Vega
Jose Manuel Jauregui Cruz	Perla Vega
Juan Lizalde	Angel Velasquez
Matias Lopez Escareno	Gerardo Velazquez
Christina Mathieu	Alice Villarreal Redit
Clarissa Montenegro-Uhl	Timothy Waaler
Jerry Morales	Dane Ward
Tiffany Morten	Celia Wright





2721

◀ AB

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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.



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JANUARY

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FEBRUARY

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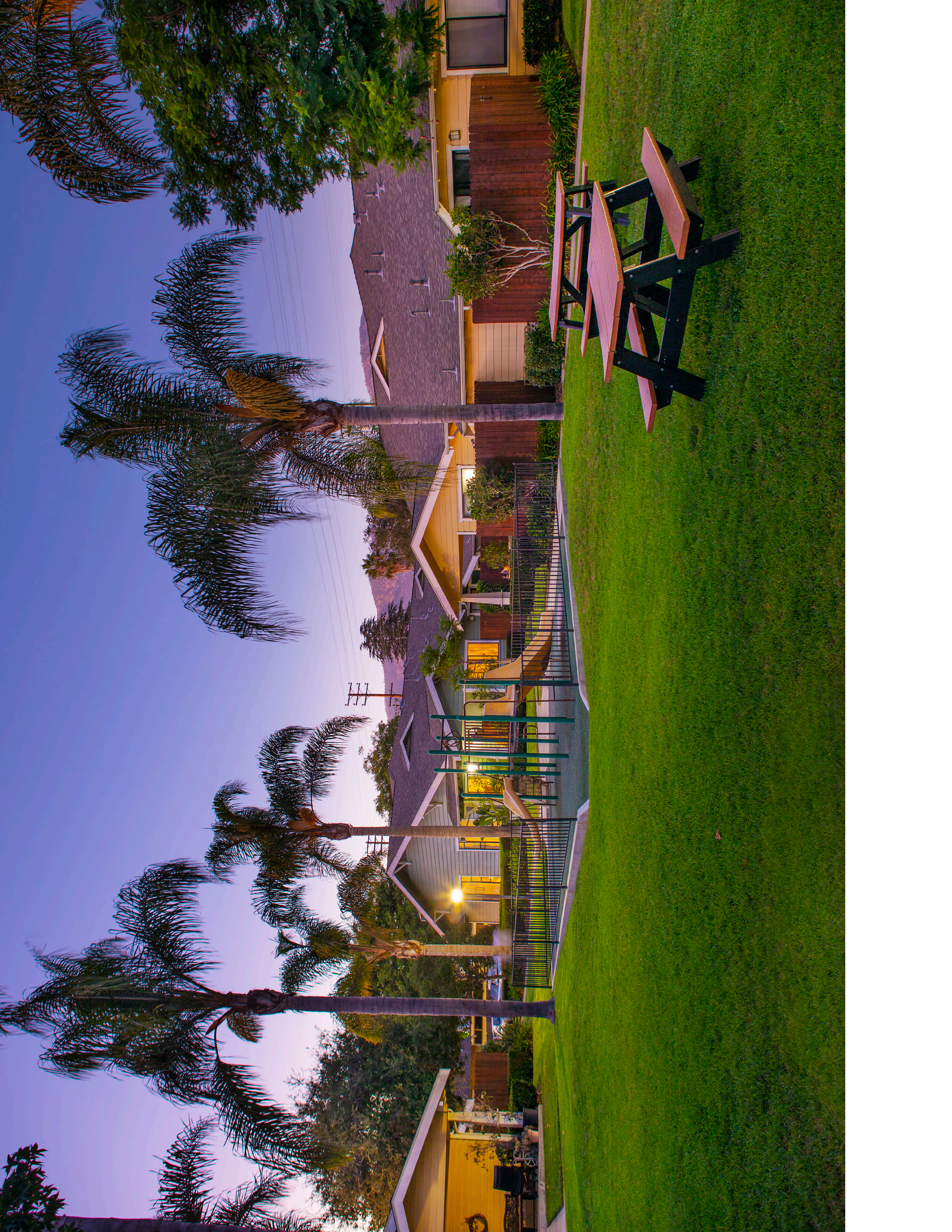


MARCH

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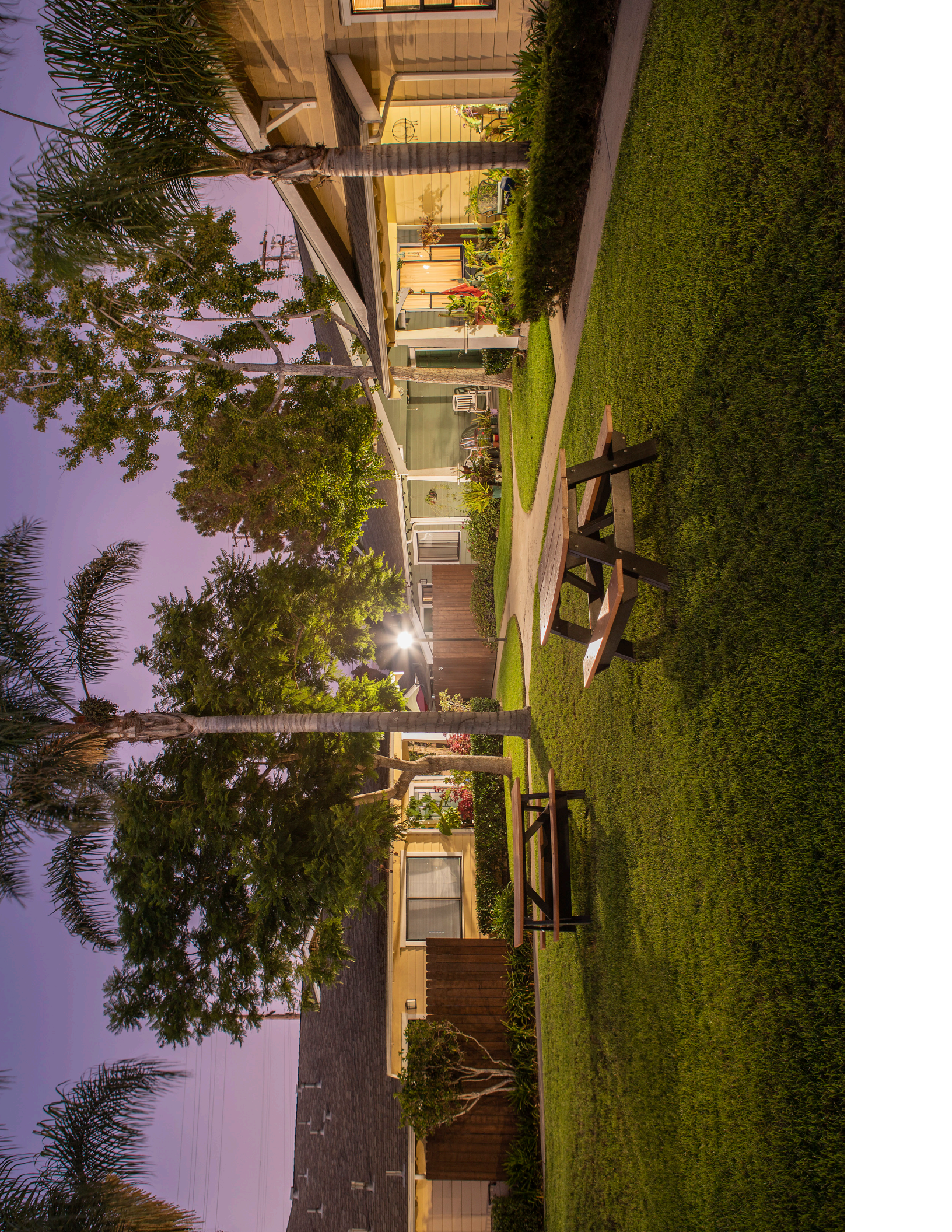


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HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

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T 805.965.1071 | F 805.564.7041

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