

Landlord Link

Housing Authority of the City of Santa Barbara

A busy 2012 for the Housing Authority

Like many others in our community, we have had to do more with less. Despite this, 2012 was a year of growth for the Housing Authority. A few of our highlights from 2012:

- Construction of Bradley Studios was completed--a 54 unit Low Income Housing Tax Credit development at 512 Bath St., now home to downtown workers and disabled individuals
- Purchased and remodeled a large single family home close to downtown for the purpose of securing a new location for Santa Barbara's only detox facility for those with little to no income
- Distributed over 300 backpacks filled with school supplies to low income children
- Purchased a 6-unit market rate building at 1022 Garden St. using retained earnings, and converted it to permanent affordable housing
- Provided thousands of dollars in scholarships for seniors to assist with their critical needs, in collaboration with Change a Life Foundation
- Launched the Furnishing Hope campaign with the goal of assuring that new low income residents of affordable housing have essential furnishings for their apartments.



New Payment Standards Take Effect

In an effort to stay in line with the current rental market the Housing Authority of the City of Santa Barbara received approval from the Department of Housing and Urban Development (HUD) to increase the payments standards for Single Room Occupancy, Studio and One (1) bedroom units. Effective February 1, 2013 the Housing Authority will be implementing the below new payment standards when calculating the rent portion and determining the initial approval of a rental unit.

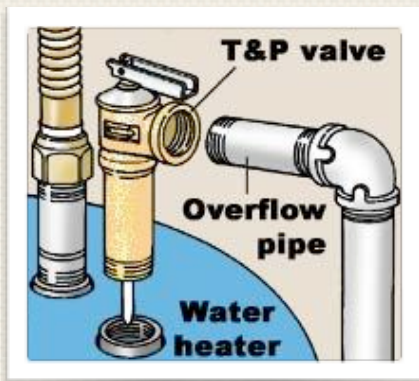
Bedroom Size	Single Room Occupancy	Studio	1 bedroom
Old Payment Standard	\$862	\$1150	\$1340
New Payment Standard	\$956	\$1275	\$1474

Please note that the rent for a unit still needs to be determined rent reasonable and these new payment standards do not indicate a rent at these amounts will be approved. For in-place tenants, the new payment standards will not take effect until the family's annual review date.

HQS REMINDERS

WATER HEATER SAFETY

In compliance with Housing Quality Standards, water heaters are inspected annually. Every water heater should have a temperature and pressure relief valve, commonly called a T&P valve. T&P valves are a critical safety feature. Water heaters are pressurized tanks, which require a way to release pressure. As water is heated, it expands, increasing pressure. To prevent rupture, the T&P valve monitors both water temperature (210 degrees maximum) and tank pressure (150 psi maximum), opening if either goes too high. A T&P valve is the only protection against both excessive pressure and high temperature. The overflow pipe (also referred to as the discharge pipe) must be galvanized pipe or copper, not PVC, to pass inspection.



OUTLET INSPECTIONS

Recently HUD changed the HQS guidelines for outlets. Three-pronged, grounded type outlets should not be substituted for ungrounded outlets unless (1) a ground is connected to the outlet, or (2) a Ground Fault Circuit Interrupter (GFCI) protects the outlet. A three-pronged outlet must meet one of the following three standards for the inspector to consider the outlet in "proper operating condition" as required by HQS:

1. The outlet is properly grounded.
2. A GFCI protects the three-pronged, ungrounded outlet.
3. The outlet complies with the applicable state or local building or inspection code.

Ungrounded, two-pronged outlets will pass inspection as long as they have not been altered.

New Laws

Carbon Monoxide Detectors

The Carbon Monoxide Poisoning Prevention Act of 2010 requires **all multi-family residential units be equipped with a detector on or before January 1, 2013**. It also requires that all single family homes in structures with 1-4 units (owner or tenant occupied) to be equipped with a detector on or before July 1, 2011. CO alarms must be installed **outside** each separate sleeping area in the immediate vicinity and on every level, and should not be mounted on the wall within 6 inches of the ceiling. They can be mounted on the ceiling. In most single level units, one CO detector is sufficient. The Housing Authority is now required to include Carbon Monoxide Detectors on its initial and annual inspections.

Tenants Entitled to 90-Day Notice to Terminate

Effective January 1, 2013, a tenant on a month-to-month residential lease in possession of a rental housing unit at the time the property is foreclosed on must be given a 90-day written notice to terminate under California law. For a fixed-term residential lease, the tenant can generally remain until the end of the lease term, and all rights and obligations under the lease shall survive foreclosure, including the tenant's obligation to pay rent. However, the landlord can give a 90-day written notice to terminate a fixed-term lease after foreclosure under any of the following four circumstances:

- (1) The purchaser or successor-in-interest will occupy the property as a primary residence;
- (2) The tenant is the borrower or the borrower's child, spouse, or parent;
- (3) The lease was not the result of an arms' length transaction; or
- (4) The lease requires rent that is substantially below fair market rent (except if under rent control or government subsidy).

Source: California State Assembly Bill 2610

Notice of Default

Starting January 1, 2013, every landlord who offers for rent a residential property containing one-to-four units must disclose in writing to any prospective tenant the receipt of a notice of default that has not been rescinded. This disclosure must be made before executing a lease agreement. If a landlord violates this law, the tenant can elect to void the lease and recover one month's rent or twice the amount of actual damages, whichever is greater, plus all prepaid rent. If the lease is not voided and the foreclosure sale has not occurred, the tenant may deduct one month's rent from future amount owed.

Source: California Senate Bill - 1191

Landlord May Dispose Abandoned Personal Property Less Than \$700

Starting on January 1, 2013, the total resale value of personal property left behind by a tenant after termination of a tenancy that the landlord must sell at a public auction (rather than dispose of or retain for his or her own use), has been increased from \$300 to \$700, if certain procedures are followed. This law, however, also prohibits a landlord from assessing any storage costs if the tenant reclaims personal property within 2 days of vacating the premises.

Source: California State Assembly Bill 2303

Hoarding

An often-misunderstood condition, hoarding isn't just a messy garage or packed closet. The American Psychiatric Association's (APA) diagnosis guide recently added hoarding as a disorder characterized by a "persistent difficulty discarding or parting with possessions, regardless of their actual value." A major feature of hoarding is the large amount of disorganized clutter that creates chaos in the home, such as:

Rooms can no longer be used as they were intended
Moving through the home is difficult
Exits are blocked

A Section 8 unit in this condition would not pass an inspection, not to mention be in violation of fire and safety codes. Hoarding is a complicated issue involving disabled individuals. If you are aware of a tenant living in these conditions in your unit, we may be able to assist you with a strategy to help your tenant—please contact Jerry Morales at 805-897-1049 or Alice Villarreal Redit at 805-897-1036.



Inspector's Corner

by Jerry Morales, Leasing Agent

Advertising and Locating Property Has Never Been Easier!



The Housing Authority has partnered with www.Gosection8.com, which provides an enhanced program to list rental properties on line. The site allows landlords to display detailed information about a property instead of a brief newspaper listing or online posting and provides full support to owners and tenants.

The process for landlords is very simple:

- Access GoSection8.com through a link on the Housing Authority's website (www.hacsb.org) or directly at www.GoSection8.com.
- Register to use the site and then list and showcase your property—upload photos, use the easy checklist to provide details of the property

Additional useful features include:

- comparing your rent price with other listings in the area
- creating a rental flyer using templates
- receiving instant emails from prospective tenants through the site
- finding tenants immediately - hundreds of registered Section 8 tenants looking for housing on GoSection8
- adding your rental listing to over 20 additional rental sites, including:



Listings are available to potential Housing Choice Voucher tenants seeking apartment units, duplexes, single-family homes or town-homes in the private market. Call 866-466-7328 if you have any questions or need help signing up!

Sequestration's Effects on the Section 8 Program

Sequestration constitutes \$1.2 trillion in automatic federal spending cuts over the next 10 years, with about \$85 billion of cuts slated for this federal fiscal year (FFY year ending 10-31-13). It is an across the board cut to all federal discretionary programs, including the Housing Choice Voucher program administered by the Housing Authority (HACSB). HACSB estimates that the cut will require serving 46 fewer families in its Housing Choice Voucher Program. **The Housing Authority does not expect to cancel any voucher contracts that are currently in place. The Housing Authority's**

intention is to reduce the number of voucher holder households served through a process of attrition—i.e. as participants leave the program over the next few months vouchers are returned to the Housing Authority and will not be re-issued. HACSB does not have the funding to continue to issue new vouchers for the foreseeable future and applicants will have a longer wait. Additionally, our ability to approve rent increases will be constrained. We will continue to carefully monitor the federal budget cuts and assess the actual impacts to our agency.



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

808 LAGUNA STREET
SANTA BARBARA, CA 93101

PHONE: 805.965.1071
FAX: 805.564.7041
WWW.HACSB.ORG

MISSION

The Housing Authority of the City of Santa Barbara is a local public agency created under state law for the purpose of providing safe, decent, and quality affordable housing and supportive services to eligible person with limited incomes, through a variety of federal, state, local and private resources.

VISION

HACSB does more than handle the day-to-day demands of providing affordable housing solutions to lower income families, seniors and the disabled. We strive to craft solutions to our Community's affordable housing dilemma in a holistic manner, and turn them into reality.

News Flash!



2012 ANNUAL REPORT / 2013 CALENDAR

HOUSING AUTHORITY
OF THE CITY OF SANTA BARBARA



Deceased Tenants

If a tenant passes away, please contact the Housing Authority promptly so that payments stop being sent on that tenant's behalf which might later have to be repaid. The deceased tenant's families sometimes do not report this information, or know that their relative had housing assistance to begin with.

Online Applications

The Housing Authority has moved its application process online effective March 1, 2013. All housing assistance applications are now streamlined through our website, www.hacsb.org, or through the direct link, www.hacsbwaitlist.org.

Who to Call...

For HAP payment questions: Alicia Esparza, 897-1095
For HAP contract/lease-up questions: Andrea Fink, 897-1034
For inspection questions: Jerry Morales, 897-1049
or Ronnie Anderson, 897-1045
Director of Housing Management: Veronica Loza, 897-1032

For a copy of our 2013 calendar/2012 annual report (see cover, left), please contact jschipa@hacsb.org. It is also available online at www.hacsb.org.