

Landlord Link

Housing Authority of the City of Santa Barbara

Welcome from our new Executive Director/CEO

It is an honor for me to provide this welcome message to all of you as the Housing Authority's new Executive Director/CEO. I have worked with many of you throughout the years, as I began my career at the Housing Authority in 1996 as an Inspector under the Section 8 Housing Choice Voucher program. As a former owner of rental properties, I understand the challenges operating your properties efficiently and profitably. I am thankful to each of you for your continued support and continued participation in the Section 8 program in helping to provide an affordable place to call home for our working families, seniors and disabled persons. My predecessor, Rob Pearson, instilled in me and my colleagues the culture of a "user friendly" public agency, one that puts you, the client, first and one that minimizes bureaucratic red tape. You have my promise that we will retain this culture as we continue to meet the affordable housing needs on the south coast of Santa Barbara County.

The affordable housing needs have never been greater. Nationally, only one in four households who are eligible, receive the assistance they need in order to have a stable affordable place to call home. In California, the shortage of available housing has reached crisis proportions with a deficit of 1.5 million homes needed and only about 14,000 units produced annually. This crisis is perhaps no more acute than here, on the South Coast. As established by the UCSB Economic Forecast Project published this month, the average rent for a two-bedroom apartment is

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PUBLIC HOUSING RENEWED & ITS RAD!

The Housing Authority successfully transitioned 100% of its HUD-assisted public housing inventory to flexible funding platforms to allow through the Rental Assistance Demonstration Program (RAD) for much needed repairs and rehabilitation. The HUD program was not able to provide the \$26 in repairs needed for the Nation's public housing. RAD is basically the voluntary, permanent conversion of public housing to the Section 8 housing program, with the same strong tenant protections. Pictured below is HACSB's, Sycamore Gardens, that underwent extensive rehabilitation in 2016. The beautiful 20-unit complex boasts the latest in energy efficiency, including photovoltaic panels, appliances, roofs, windows, and more. This would not have been possible without RAD!



Concerned about your senior tenant?

Do you have an elderly tenant that you suspect is no longer able to care for him/herself? Worse yet, do you suspect your tenant is being abused? These are concerns that most landlords must deal with at some time or another. What can you do?

First of all, if someone is in immediate danger, call 911 or the local police for immediate help.

If the danger is not immediate, but you suspect that abuse or self-neglect has occurred or is occurring, please contact Adult Protective Services (APS) at (844) 751-6729 (Mon-Fri, 8:00 am-4:30 pm) or online at www.reporttoaps.org. For HACSB Section 8 clients, please also call (or email) Jerry Morales directly at 805-897-1049 or jmorales@hacsb.org.

APS screens for potential seriousness, and it keeps the information it receives confidential. If the situation possibly violates state elder abuse laws, a caseworker conducts an investigation (in cases of an emergency, usually within 24 hours, otherwise 7-10 days).

APS agencies provide social services to insure the safety and well-being of elders and adults with disabilities who are in danger of being mistreated or neglected, are unable to take care of themselves or protect themselves from harm, and have no one to assist them.

The at-risk senior has the right to refuse services offered by APS, unless they have been declared incapacitated by the court and a guardian has been appointed.

HACSB contracts with New Beginnings Counseling Center to collaborate with APS, ensuring that Section 8 clients are connected to the right resources that will enable them to be stable and successful in their home.

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\$2,296 per month. To afford this rent, paying no more than the standard of 30% of income for housing costs, a family would have to earn \$91,840 per year. This leaves the available rentals out of reach for most without assistance like Section 8, when the Median Income on the South Coast is \$73,288.

While the demand is growing for affordable housing, resources to provide for the need is not commensurate. As was noted in a recent letter to the community from my office, the recently enacted 2017 federal budget funds the Section 8 program at 97.5 percent of what is needed to fully renew all existing utilized vouchers. To protect the existing participants leasing your units, and the rental assistance that we provide directly to you, we have ceased re-issuing of vouchers that are returned by families no longer needing assistance. Although your residents with Section 8 assistance will not be affected by this pause, we do ask for your assistance in moderating rent increases when possible.

Further exacerbating the issue of supply and demand of affordable housing in our community is the sales of multi-family developments to out of town investors. Investments that require a certain rate of return, and consequently a higher rent.

The Housing Authority would like to see your existing properties retained as affordable to as many local residents as possible, including Section 8 Voucher holders who comprise of our workforce and longtime members of the community. While we do not have an unlimited pool of acquisition funds, we ask that if you are considering selling your apartment complex that you consider talking to us prior to listing on the open market. In our last newsletter, we provided you with a detailed listing of potential purchase instruments:

- **Tax Exempt Mortgage Revenue Notes** – If you do not require a full cash out of equity on the sale of your property, we can provide you with a tax exempt mortgage revenue note.
- **Section 1033 Exchange** – In addition to the tax exempt loan instruments, we can facilitate a 1033 exchange, which is similar to a 1031 exchange.
- **Donation to HACSB** – In the past we have acquired inventory through outright donations from the local property owners, ensuring the units are held affordable in perpetuity.

We are available to examine any or all of these scenarios with you as we discuss the potential purchase of your property.

On behalf of the Housing Authority of the City of Santa Barbara and our Section 8 participants, I give my heartfelt thanks for your continued help in offering affordable housing solutions to those most in need. My office is open to any of you at any time. You may contact me directly at 805-897-1051 or via email at rfredericks@hacsb.org



Rob Fredericks, Executive Director and CEO

WHO TO CALL

Housing Assistance Payment questions:
Alicia Esparza
805-897-1095 or aesparza@hacsb.org

HAP contract/lease-up questions:
Julia Garcia
805-897-1082 or jgarcia@hacsb.org

Section 8 Policy questions:
Andrea Fink
805-897-1034 or afink@hacsb.org

Rent Increases, inspection questions:
Jerry Morales
805-897-1049 or jmorales@hacsb.org

Vacancies/move-in inspections:
Eddie Capristo
805-897-1039 or ecapristo@hacsb.org

Director of Housing Programs:
Veronica Loza
805-897-1032 or vloza@hacsb.org

HACSB Hires New Leasing Representative

Eddie Capristo joined the Housing Authority team in 2016 as our new Leasing Representative. This position entails assisting Section 8 applicants in finding permanent housing to meet their needs, conducting Section 8 move-in inspections, and negotiating rent increases and initial rent amounts.

Eddie is dedicated to serving our community and helping others and his background in international business in the private sector will help facilitate smooth transactions between the applicants, the landlord community and the Housing Authority.

If you have a vacancy, please contact Eddie as he will be able to provide landlords with income qualified Section 8 applicants to help streamline the eligibility process. Landlords can then conduct background checks to find applicants that meet their criteria.

Eddie can be reached at: ecapristo@hacsb.org or by phone at (805) 897-1039.

New HACSB Projects on the Horizon

