

# LANDLORD LINK

Housing Authority of the City of Santa Barbara

## The 2020 Census Helps Our Communities!

The Census Bureau plans to send a letter or a door knocker to every U.S. household as part of the once a decade tradition of counting every person living in the U.S. Most households can start participating around mid-March, when letters with instructions are scheduled to be sent to 95 percent of homes around the country. The Housing Authority is requesting your help in getting the word out to your tenants about the importance of everyone completing the survey. So, you might ask, why is the census so important?

The census, which began in 1790, is required by the Constitution. The 2020 population numbers will determine how political power and federal tax dollars are shared in the U.S. over the next 10 years. The number of congressional seats and Electoral College votes for each state are determined by census numbers as well as how federal funding is allocated to state and county programs, such as Medicaid, nutrition assistance, housing vouchers, free or reduced school meals, grants for community-driven projects, technical support for farmers, and funding for critical transportation projects. The demographic data are also used by emergency responders to locate injured people after natural disasters.

The 2020 count will be the first one to allow all U.S. households to respond online. Paper forms will still be available, and, for the first time, you can call 1-800 numbers to give responses over the phone. Households that do not respond by early April may start receiving visits from door knockers trained to conduct census interviews and collect responses using smartphones. It is important that you

communicate to your tenants the importance of the census and the fact that the *information is anonymous*. Under current federal law, the bureau cannot share census responses identifying individuals with the public or other federal agencies, including immigration authorities and other law enforcement, until 72 years after the information is collected.

The Census Bureau includes every person living in the U.S. — regardless of citizenship or immigration status. Residents are counted at the address where they usually live and sleep. Some of the questions asked are:

- The number of people living or staying in a home on April 1, 2020.
- Whether the home is owned with or without a mortgage, rented or occupied without rent.
- The name, sex, age, date of birth and race of each person in the home.
- Whether each person is of Hispanic, Latino or Spanish origin.
- The relationship of each person to the head of household or central person in the home.

Please help us spread the word on the importance of participating in the 2020 Census! If you have more questions, you can visit the following sites:  
[www.santabarbaracountycensus.org](http://www.santabarbaracountycensus.org) or  
[www.2020census.gov](http://www.2020census.gov)

### Census data are used to:

- Advocate for resources
- Ensure public safety
- Create jobs

By law, the USCB can't share your data with immigration or law enforcement agencies.



#Census2020 #CaliforniaForAll #BeCounted  
[census.ca.gov](http://census.ca.gov)



The Census  
 contributes to  
 a better  
 future for our  
 community!

#Census2020 #CaliforniaForAll #BeCounted  
[census.ca.gov](http://census.ca.gov)

Our 2020 Census  
 participation is  
 important for public  
 safety.



#Census2020 #CaliforniaForAll #BeCounted  
[census.ca.gov](http://census.ca.gov)



## LOCAL ATTORNEY LESSENS CONFUSION ON NEW TENANCY LAWS

The Housing Authority hosted a Legal Information Session on January 23rd, led by local attorney Cristi Michelin Vasquez, on the numerous new California tenancy laws which took effect on January 1, 2020.

The two hour presentation covered more familiar laws such as a local city ordinance that took effect June 2019 requiring the offer of a one year lease, Assembly Bill 1482 regarding just cause and rent caps and Senate Bill 329 concerning non-discrimination of income source. Ms. Michelin Vasquez also discussed lesser known laws:

- Assembly Bill 2343 – Excludes holidays and weekends from tenants response time to unlawful detainers
- Senate Bill 222 – Prohibits discrimination against active military personnel or veterans
- Senate Bill 644 – Security Deposits
- Assembly Bill 1188 – Authorizing tenants to temporarily permit occupancy of a person at risk of homelessness
- Senate Bill 652 – Prohibits a property owner from prohibiting displays of religious items on front/entry doors

Ms. Michelin Vasquez noted the importance of documenting any issues or warnings to tenants in the event of evictions and/or other litigation, and to keep the Housing Authority informed of such issues.

If you would like a copy of the presentation, please contact Jerry Morales at [jmorales@hacsb.org](mailto:jmorales@hacsb.org). As always, consult legal counsel when questions arise concerning landlord/tenant laws.

## Landlord Incentives & Improvements

As a reminder, the Housing Authority has in place many landlord incentives as part of the Section 8 Voucher Program for HACSB issued vouchers only:

**Vacancy loss** – Up to 10.5 days vacancy loss payments between HACSB voucher tenant moves.

**\$500 Signing bonus** - \$500 for new landlords on properties leasing up a Section 8 participant

**Referral bonus** - \$100 to an individual referring a new landlord who executes a HAP contract

**Section 8 Unit Damage Protection** - reimbursement to the owner of up to \$2,000.00 for unpaid unit damages, rent, and related court costs in excess of the tenant's security deposit.

**Friday move-in inspections** – Initial inspections on Fridays that HACSB is closed.

**Special inspections** - owner requested inspections initiated by health & safety concerns

**Home Care Program** – In the event a Section 8 tenant's housekeeping has deteriorated, a year-long program that includes six monthly inspections followed by two quarterly inspections.

**PAL (Payment Access for Landlords)** - Online landlord portal providing landlords and managers with access to HAP payment records at <https://www.hmsforweb.com/pal/login.php>.

**New! Electronic Signatures** – for easier and faster processing of HAP contracts! For questions, please contact Jerry Morales at 805-897-1049 or [jmorales@hacsb.org](mailto:jmorales@hacsb.org) or Eddie Capristo at 805-897-1039 or [ecapristo@hacsb.org](mailto:ecapristo@hacsb.org).



## LANDLORD LUNCHEON

Thursday, April 30<sup>th</sup>, 2020

12:00 PM — 2:00 PM

Gardens on Hope

251 South Hope Avenue

Take a  
Gardens on  
Hope Tour!

Please join us for information on new Section 8 landlord incentives, program updates, Q&A, and MORE! All property owners/managers are welcome!

To RSVP contact Janett Emery at (805) 897-1082 or [jemery@hacsb.org](mailto:jemery@hacsb.org)



## Concerned About The Health Or Safety Of Your Tenant?

One of the toughest issues a landlord can face is observing or hearing about physical or emotional hardships our tenants face. These can be issues such as suspecting elderly tenants can no longer take care of themselves or concerns about physical or emotional abuse that may be affecting the daily functioning of any individual. If you see or suspect these concerns, it is your duty to act and report any such incidents so that local professionals can assess and provide care and/or remedy the situation. Here are some quick guidelines on how to report various concerning incidents with your tenants.

### **URGENT ASSISTANCE - CALL FOR WELFARE CHECK**

If you have any immediate concerns about a resident and wish for a trained officer to determine whether a person requires medical or mental health services please **call 911** and request a **Welfare Check**. You can also make this call if you have reason to believe the resident has gone missing or is an immediate harm to others or themselves.

### **ADULT PROTECTIVE SERVICES (APS) or CHILD WELFARE SERVICES (CWS)**

less immediate danger, you may call Adult Protective Services to report any known incidents of neglect or abuse of someone who is disabled and or a senior. This can be self-neglect or neglect by someone else such as a family member or caretaker. Abuse can either be financial, physical, sexual, or psychological abuse by another. You may call the APS hotline **24 Hours a day at (844) 751-6729** and speak to Adult Protective Services social worker.

APS will work as necessary with other community agencies to obtain any social and health services that the individual may need. Additionally if HACSB is notified of the referral, we will work with our contracted supportive service partner, Family Service Agency to collaborate with APS to ensure Section 8 clients are connected to the right resources that will enable them to be stable and successful in their home.

Similarly, if you have any concerns about the safety and/or well-being of any child please contact **Child Welfare Services at (800) 367-0166**.

### **REFERRALS TO FSA/HACSB RESIDENT SERVICES**

As of September 1, 2018, HACSB contracted with Family Service Agency (FSA) as their supportive services provider. HACSB has been provided with multiple trained and dedicated FSA staff members to assist our mutual clients in collaboration with the HACSB Resident Services Department with issues such as meal delivery, utility assistance, lease violations jeopardized tenancy, substance abuse treatment, employment opportunities, medical or dental resources, parent/relationship education, transportation, adult day care/respite, health insurance/MediCal, counseling/mental health, child development concerns, child care, food, In-Home Supportive Services, adult education, clothing, financial counseling, and after school programs.

Please air on the side of caution and make referrals when needed. Supportive services referrals can be directed to HACSB Leasing Agent, **Jerry Morales at (805) 897-1039**.



On Friday, February 14<sup>th</sup>, the Housing Authority came together with the community to celebrate the grand opening of Johnson Court - the first housing development in Santa Barbara County specifically for veterans coming from homelessness.

The event kicked off with the National Anthem and followed with a Presentation of Colors by the Vandenberg Air Force Base Honor Guard. Moving speeches came from HACSB's CEO and Executive Director, Rob Fredericks, as well as from a daughter from the Johnson family, US Congressman Salud Carbajal and Donna Williams, whose late husband Ken Williams inspired the name of the on-site community room.

Johnson Court will have 16 studio units for low-income veterans, a two-bedroom manager unit, and common area and office space to accommodate the provision of services and activities on-site. Veterans will begin moving in by the end of February.



## WHO TO CALL

### *Housing Assistance Payment questions:*

Alicia Esparza  
805-897-1095 or [aesparza@hacsb.org](mailto:aesparza@hacsb.org)

### *HAP contract/lease-up questions:*

Janett Emery  
805-897-1082 or [jemery@hacsb.org](mailto:jemery@hacsb.org)

### *Section 8 Policy questions:*

Andrea Fink  
805-897-1034 or [afink@hacsb.org](mailto:afink@hacsb.org)

### *Rent Increases, inspection questions:*

Jerry Morales  
805-897-1049 or [jmorales@hacsb.org](mailto:jmorales@hacsb.org)

### *Vacancies/move-in inspections:*

Eddie Capristo  
805-897-1039 or [ecapristo@hacsb.org](mailto:ecapristo@hacsb.org)

### *Director of Housing Programs:*

Veronica Loza  
805-897-1032 or [vloza@hacsb.org](mailto:vloza@hacsb.org)

## Thinking of Selling your Property?

If you are thinking about selling your rental property, consider talking to us prior to listing on the open market. Potential purchase instruments include:

- **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. Please feel free to contact Deputy Executive Director/COO Skip Szymanski for more information at [sszymanski@hacsb.org](mailto:sszymanski@hacsb.org) or 805-897-1062.

## Coming Soon - The Gardens on Hope!



251 S. Hope Ave.  
89 studio units for seniors

The Housing Authority of the City of Santa Barbara's newest affordable housing development, The Gardens on Hope, is nearing completion and expected to open in April 2020.

The Gardens on Hope is located at 251 S. Hope Avenue, between La Cumbre Plaza and the YMCA, near shopping, recreation and medical facilities.

The new 89 studio unit development is a "sister community" to the Housing Authority's successful Garden Court on De La Vina, which has served frail, low-income seniors (62 years of age and older) since 2000.

Amenities of The Gardens on Hope include:

- 24 hours on-site management
- Service package - meals, transportation, housekeeping, cable and telephone
- Recreation areas and community rooms and library

For more information or to apply, contact the Housing Authority at (806)965-1071 or [www.hacsb.org](http://www.hacsb.org).