

LANDLORD LINK

Housing Authority of the City of Santa Barbara

HACSB SELECTED AS MOVING TO WORK AGENCY!

The Housing Authority of the City of Santa Barbara (HACSB) is one of 59 agencies nationwide selected as a Moving to Work (MTW) agency. MTW is a demonstration program for housing authorities that provides MTW agencies the opportunity to design and test innovative, locally designed strategies to use Federal dollars more efficiently, help residents find employment, become self-sufficient, and increase housing choices for low-income families. MTW allows housing authorities exemptions from many existing voucher rules and provides funding flexibility. This flexibility would allow HACSB to tailor its landlord incentives to make the Section 8 program more attractive to landlords.

Housing authorities in the MTW demonstration have established several innovative policies that have been proven to be successful at the local level, and subsequently rolled out to the rest of the country's housing authorities. With the recent selection of 59 MTW agencies there are now 139 MTW housing authorities nationwide.

HACSB was selected under cohort 4. The fourth cohort of the MTW Expansion will evaluate landlord incentives and their effect on landlord participation in the HCV/Section 8 program. Consequently, we must implement at least two MTW landlord incentive activities from a preapproved list of MTW landlord incentive activities.

HACSB already has many of the proposed landlord incentives in place; these include a \$500 bonus payment to first time landlords. And, a landlord protection program that provides a payment of up to \$2,000 to cover unpaid rent, damage to a unit and/or attorney fees that were not covered when a tenant vacated. We are looking to expand the current incentives and adopt additional ones to make the Section 8 program more attractive to landlords and make it easier for voucher holders to find units to rent. In the next couple of weeks, we will be sending a survey to you for your input and ideas.

Inspection Suggestions?

As you know, HACSB is constantly looking for ways to improve its processes while maintaining compliance with HUD's Section 8 regulations. Over the years, we increased verification of repairs via video, photo, and/or FaceTime. If you have any suggestions on how we can further improve our inspection and verification processes, please let us know!

Feel free to email Jerry Morales at jmorales@hacsb.org with your suggestions.

Section 8 Tenant Having Trouble Paying Rent?

We understand that many of our participating landlords endured heavy financial stress during the pandemic as a result of tenants not being able to pay their rent due to loss of income. While we understand that most were tenants that were non-subsidized, a few were Section 8 participants. If you ever have a tenant that is falling behind, it is best to notify the tenant immediately with a warning or notice and copy the Housing Authority. We will then reach out to see if a rent adjustment is needed due to a decrease in income or if they can be referred to an agency that can provide one-time financial assistance to get caught up.

If you don't know your tenant's case manager, please contact Jerry Morales at jmorales@hacsb.org.

COMING SOON!

New Affordable Housing Developments

The Housing Authority of the City of Santa Barbara is happy to share our newest affordable housing developments targeting a diverse demographic.



Vera Cruz Village

Located at 116 E. Cota Street, Vera Cruz Village is a new 28-studio unit complex designated to house low-income, special needs, and formerly homeless individuals.

On-site, supportive services to be offered by New Beginnings Counseling Center. Vera Cruz Village is estimated for completion in April 2023.

200 N. La Cumbre Road

This 48 unit, affordable housing development is targeted to house our low-income households with 15 one-bedroom, 21 two-bedroom, and 12 three-bedroom units. Expected completion of this development is between January - July 2024.

400 W. Carrillo (Corner of Carrillo and Castillo)

The opportunity to develop and manage this longtime commuter parking lot owned by the City of the Santa Barbara will help solve a challenging issue for our city; maintaining our Workforce in town.

Approximately 63 units will be developed with a mixture of studios, one-bedrooms, and two-bedrooms to help meet the growing demand of affordable housing for moderate/middle income families. Once permitted, the construction timeline is expected to take between fourteen - eighteen months.

RENT INCREASES

When issuing rent increases to your Section 8 tenants it is very important to remember the following:

- ▶ HUD requires a minimum 60 day written notice to be issued to the tenant and with the effective date of the first day of the month following the 60 day notice.
- ▶ The written notice must at a very minimum include the following:
 - ▷ Name of Tenant(s)
 - ▷ Date Notice Issued
 - ▷ Tenant Address
 - ▷ New Contract Rent
 - ▷ Effective date of rent increase
 - ▷ Owner or Property Manager Name
- ▶ Within sixty days of the effective date, we also ask that you send your original notice to the Housing Authority to rents@hacsb.org or by mailing/ dropping off the notice at our office located at 808 Laguna St., Santa Barbara, CA. 93101. If you email the notice, we will send you confirmation of receipt; we cannot guarantee receipt of mailed in notices.

The Housing Authority will review your notice and notify you of receipt as well as inform you if the rent increase amount is approved. Corresponding amendments will be sent to you and the tenant with the new rent portions paid by the Housing Authority and the tenant. Approval of a rent increase is based on the rent reasonableness of the unit, local and recent comparables of non-Section 8 units at your complex or the surrounding area, and adherence to local rent control ordinance or AB 1482 if applicable.

If you have any questions, please contact us at rents@hacsb.org or call Leasing Representative, Eddie Capristo at (805)897-1039.

WHO TO CALL

Housing Assistance Payment Questions:

Alicia Esparza, (805) 897-1095 or aesparza@hacsb.org

HAP Contract/Lease-Up Questions:

Janett Emery, (805) 897-1082 or jemery@hacsb.org

Section 8 Policy Questions:

Andrea Fink, (805) 897-1034 or afink@hacsb.org

HAP, Legal Notices & 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