

Issue 21

October 2019

LANDLORD LINK

Housing Authority of the City of Santa Barbara

2nd Annual Housing Santa Barbara Day!

The 2nd annual Housing Santa Barbara Day (HSBD) will take place on Saturday, October 19th from 10am – 2pm in De La Guerra Plaza! HSBD is a day of advocacy for the need for affordable housing for our homeless population and low income residents, as well as for the workforce that support our community -- education, emergency response, medical, technology, consulting, business services and sales.

This year's event will offer free workshops including how to work through the Accessory Dwelling Unit (ADU) permit process by City Planning Department staff; first time homeownership by the Housing Trust Fund; and tenant rights and responsibilities by Sierra Property Management's President, Michelle Roberson.

Over 25 agencies will be tabling at Housing Santa Barbara Day covering the wide spectrum of affordable housing for the homeless, low-income and senior housing, middle income workforce housing as well as affordable homeownership opportunities in our community. Supportive service agencies will provide information on their services for seniors, family and the disabled. There will also be information on disaster preparedness, tenant's rights and landlord support.

HSBD will again feature local live music this year by Spencer the Gardner, food trucks, Tiny Homes, and fun activities for all ages including face painting and a visit from the Santa Barbara Fire Department. This year's event will feature affordable housing tours - two trolleys taking visitors on an affordable housing tour of complexes in and around downtown. The family event will draw a large cross section of our community. A new and expanded Affordable Housing Resource Guide detailing the services offered by local housing providers as well as those providing supportive services will also be distributed free of charge to all attendees.

Primary sponsorship for the 2nd annual Housing Santa Barbara Day is provided by the Santa Barbara Foundation and is hosted by 2nd Story Associates. Contact Jerry Morales at jmorales@hacsb.org or 805-897-1049 for more information or to get involved!

BE PART OF
THE SOLUTION!

SATURDAY
OCTOBER 19

HOUSING
SANTA BARBARA
DAY

FAIR MARKET RENTS SURVEY

Fair Market Rents (FMRs) are used by the Department of Housing and Urban Development (HUD) to determine payment standard amounts for the Housing Choice Voucher program.

HACSB will be working together with the Housing Authority of the County of Santa Barbara on an updated countywide rental market survey with University of California, Santa Barbara.

We will submit data to HUD for re-evaluation of our county's Fair Market Rents for 2020, which will hopefully translate to an increase in funding to allow for issuing additional turnover vouchers beginning next year. The survey will be distributing to renters in the fall – we encourage non-section 8/non-subsidized renters to complete the survey to help us boost our Fair Market Rents.



Changes to the Section 8 Voucher Program

The Housing Authority has stopped issuing vouchers to new applicants based on available funding through 2020. There are no plans (or need) to cancel funding for existing Housing Assistance Payment Contracts nor do we expect to pull any vouchers from households currently assisted.

Applicants who have been issued vouchers will also be fully funded and will be allowed to continue searching for a unit in which to lease up.

It is unknown when we will resume issuing vouchers. This means that applicants on our Section 8 waiting list will have a longer wait.

Moves for program participants that will result in a higher Housing Assistance Payment will be denied. Unless considered necessary as a reasonable accommodation for a disabled voucher holder.

For moves that are approved, there will be no double subsidy paid by HACSB.

This means two units subsidized on the same day for a Section 8 household.

For questions, please contact Jerry Morales at 805-897-1049 or jmorales@hacsb.org or Eddie Capristo at 805-897-1039 or ecapristo@hacsb.org.

Legal Information Session

With the passing of AB 1482, many landlords have questions about rent increases and just cause evictions. In January of 2020, HACSB will be hosting a Legal Information Session conducted by local tenant law attorney Cristi Michelin. Ms. Michelin specializes in the areas of business, real estate, landlord-tenant, trust litigation, probate, conservatorships and general civil litigation and is a member of the State Bar of California, the Santa Barbara County Bar Association, Santa Barbara Women Lawyers and California Women Lawyers.

For more information, contact Eddie Capristo:
805-897-1039 or ecapristo@hacsb.org

New! Electronic Signatures

We are pleased to announce that the Housing Authority recently purchased and implemented the electronic signature platform, Adobe Sign for all your lease up needs. We are confident that offering an electronic signature option for signing HAP contracts, setup documents such as W-9's or direct deposit forms, and any page amendments will improve the processing time of our HAP rent payments and also will provide the convenience of not having to print, scan, and/or hand deliver timely documents to our office. Adobe Sign offers the highest levels of online security and a software that is simple to use.

We would like to remind you that we make ourselves readily available to answer of your questions or feedback via phone call, text, or email. Please make sure to update us with any new email addresses. We strive to provide you the best customer service experience.



For more information, contact Jerry Morales (jmorales@hacsb.org) or Eddie Capristo (ecapristo@hacsb.org).

Landlord Incentives

As a reminder, the Housing Authority has in place many landlord incentives as part of the Section 8 Voucher Program, in an effort to improve its customer service to participating property owners and managers.

Vacancy loss – All landlords/property managers are eligible for vacancy loss payment if leasing up an HACSB Section 8 tenant in a unit being vacated by another HACSB Section 8 participant. Participating landlords will be paid one full week of the prorated contract rent, and 50% of the prorated rent of the 2nd week to help compensate for some of the turnover costs landlords incur.

Signing bonus - \$500 for new landlords leasing up a Section 8 participant with a city issued voucher; “new landlord” refers to a landlord that has not signed up a new Section 8 participant since January 2015 at a particular property/complex.

Referral bonus - \$100 to an individual referring a new landlord who successfully executes a HAP contract on HACSB's Section 8 program. “New landlord” refers to a landlord that has not signed up a new Section 8 participant since January 2015 at a particular property/complex.

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>.

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

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

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 or 805-897-1062.

New HACSB Projects

