

Issue 20

September 2018

LANDLORD LINK

Housing Authority of the City of Santa Barbara

Housing Santa Barbara Day!

On October 13, 2018, the Housing Authority of the City of Santa Barbara and its non-profit affiliate, 2nd Story Associates, will host “Housing Santa Barbara Day”, a day of information and resources about affordable living options for South Coast residents.

The Housing Authority is collaborating with several local non-profit and government agencies in hosting this event to not only serve as a day of advocacy and education, but to engage our community in taking part in the process of advocating for increased affordable housing opportunities for all.

The vitality of our South Coast community depends on creating housing opportunities for workers in all of the industries that support our community - education, emergency response, medical, technology, consulting, business services and sales. It also means finding solutions to homelessness and affordable home purchase programs for our community’s “middle income” wage earners.

We invite you to attend and be a part of the process in finding solutions to Santa Barbara’s housing crisis. Volunteers from the Housing Authority, 2nd Story Associates, and other participating organizations will supply the man-power. This event is free to the general public.

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 13

HOUSING
SANTA BARBARA
DAY

LEASE IN-PLACE

In addition to issuing vouchers and opening for applications, we have implemented a new waitlist preference for families that are willing and able to lease in place. In other words, *if you currently have a tenant that is a Section 8 applicant, who you are willing to rent to under a Section 8 contract, the family may be eligible for this additional preference that could expedite their wait time.*

In order to qualify, the family:

- (1) has to have been living in the same unit, within HACSB's jurisdiction, for a minimum of three months; and
- (2) has to obtain verification from the property owner or landlord that they are willing to enter into a Section 8 HAP contract in that same unit for a period of no less than 12 months; and
- (3) must meet all other program requirements for eligibility.

So if you have a current tenant who could benefit from Section 8, please encourage them to apply to the Section 8 waitlist in October!

New Changes to the Voucher Program

Contrary to our prediction that we would be in a shortfall funding situation for 2018, the Housing Authority actually received enough funding to expand our Section 8 Voucher Program for this calendar year. The increased funding in turn means that there are a lot of positive changes in our Section 8 Program. What are these changes?

Rent increases are being approved. We have been able to loosen the rent increase restrictions that we placed last year. As long as the proposed rent increase is rent reasonable and to be effective after the initial lease term, it will be approved. Please remember that rent increases must be done with a 60-day notice of rent increase to the tenant with a copy to the Housing Authority.

Issuing Section 8 Vouchers. In response to the additional funding we began issuing Section 8 Vouchers to applicants in June, and we anticipate that this will continue at least until the end of the year. So we have voucher holders for your available units.

Section 8 Waitlist Opening. The Housing Authority will be opening for Section 8 applications during the month of October. This waitlist has been closed for over 4 years but beginning Oct. 1, 2018, applications will be available online at <https://hacsbwaitlist.org/landing>. Encourage your tenants to apply.

Landlord Luncheon

Wednesday, September 26, 2018
12 pm - 2 pm

Grace Village Apartments
3869 State St. - Santa Barbara

Information on new Section 8
landlord incentives, program updates,
Q & A, and MORE!

To RSVP contact Janice Rodriguez:
805-897-1046 or jrodriguez@hacsb.org

All property owners/managers welcome!

New Landlord Incentives!

The Housing Authority of the City of Santa Barbara announces additional landlord incentives to the Section 8 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.

Additionally, these incentives are currently in place:

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! Section 8 Inspection Protocol

The Housing Authority of the City of Santa Barbara has begun implementing a new inspection protocol developed by HUD called UPCS-V (Uniform Physical Condition Standards for Vouchers) on inspections conducted for newly signed HAP contracts (new tenancies). UPCS-V will be implemented on all Section 8 subsidized units beginning January 1, 2019.

UPCS-V establishes a set of standards and procedures to be followed when conducting inspections of Housing Choice Voucher units (HCV, better known as Section 8) to identify conditions that can adversely affect safety and habitability. These guidelines reduce subjectivity to create an objective approach for thorough and effective inspections. Overall, UPCS-V demands fewer requirements of the unit to be subsidized.

The most significant change is the requirement of a Ground Fault Circuit Interrupter (GFCI) within 6 feet of any water source where there is an outlet. GFCI protection can be provided either at the outlet by the now familiar outlet with the test and reset buttons, or at the distribution panel by way of a GFCI circuit breaker, which protects all outlets on the circuit it controls.

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

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 on the Horizon

