

Landlord Link

Housing Authority of the City of Santa Barbara

In Development - New Affordable Housing

In January, the Housing Authority broke ground on its newest affordable housing development, Bradley Studios. Located at 512 Bath Street, Bradley Studios will consist of 55 studio units for Santa Barbara's downtown workforce as well as those with supportive housing needs. Funding was acquired through the Low Income Housing Tax Credit Program as well as the City of Santa Barbara Redevelopment Agency and the Housing Authority's own equity. The design of Bradley Studios incorporates green features such as photovoltaic panels and will fit nicely into the neighborhood with its Craftsmen-style features. Construction is on schedule for its expected completion date of December 2012.



Facts about Bradley Studios

Owner: Bradley Studios, LP
Developer & Property Manager: Housing Authority of the City of Santa Barbara
Development Type: New construction, two & three story
Total Building: 27,688 sq. ft.
Site Area: 39,603 sq. ft. (.91 acre)
Density: 61 units/acre
Parking: 25 spaces (74 required)
Development Profile: 53 studios (320-445 sq. ft.)
 1 Two-Bedroom Managers unit (1,155 sq. ft.)
 54 Total (26,437 sq. ft.)

Amenities: Community room, on-site supportive services offices & program room, laundry, common decks, utilities & high speed internet included.

Income Targeting:

Units	Income Limits	Rent
16 units	30% AMI (\$15,960)	\$408
27 units	40% AMI (\$21,280)	\$545
10 units	60% AMI (31,920)	\$817

SB County Area Median Income (AM) for single person household is \$53,200

Architect: Peikert Group Architects, LLP

Contractor: McGillivray Construction

Fair Housing

LAWS OF FAIR HOUSING

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

Title VI prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.

FAIR HOUSING ACT

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

UNRUH CIVIL RIGHTS ACT - CA

The Unruh Civil Rights Act provides protection from discrimination by all business establishments in California, including housing and public accommodations, because of age, ancestry, color, disability, national origin, race, religion, sex and sexual orientation.

FAIR HOUSING AND EMPLOYMENT ACT - CA

Provides protection from harassment or discrimination in employment because of age (40 and over), ancestry, color, creed, denial of family and medical care leave, disability (mental and physical) including HIV and AIDS, marital status, medical condition (cancer and genetic characteristics), national origin, race, religion, sex, and sexual orientation. The Fair Employment and Housing Act also prohibits discrimination in all aspects of housing (rental, lease, terms and conditions, etc.) because of a person's disability.

In honor of Fair Housing Month we thought we'd share some of the most frequently asked fair housing questions according to the Housing Rights Center (www.hrc-la.org):

I have a policy of charging new tenants a security deposit equal to one month's rent. If a tenant has children, I add \$50 extra per child to the security deposit since kids usually cause more damage than normal. Is this legal?

No. A landlord cannot require a higher security deposit or damage deposit from people who have minor children than from people without minor children. According to the California Supreme Court in *Wolfson* and the Federal Fair Housing Law amended in 1988, it is unlawful to set deposits based on the stereotype that children as a class cause more damage to property than others.

I have a two-story apartment building and I don't rent apartments above the first floor to people with small children. I'm afraid that small children could fall off the balcony and I may get sued. Is this legal?

No. You cannot deny someone the opportunity to rent a unit just because they have children.

The apartment building I own is in an area where most people speak Spanish. Is it legal to place a "For Rent" sign in the front of the building that's only in Spanish?

No. If you advertise your vacancy in Spanish, you must also advertise in English.

I recently placed an ad for a vacant unit that read "A great building for single professionals." Was this legal?

It is illegal to advertise in a manner that states or suggests a preference. The ad you placed discourages families with children from applying to rent your vacant unit. It also discourages married couples and partnered couples from applying to your vacant unit.

I recently found out that the on-site manager of the building I own has been harassing the female tenants. Am I legally liable for this?

Yes. As the owner of the building, you are legally responsible for the actions of your management personnel, maintenance staff, and any other agents you employ. Under both federal and state fair housing laws, sexual harassment of tenants is illegal.

As always, information provided in the Landlord Link is not intended as legal advice—please consult your attorney.

Adding Household Members

Steps for adding adult members to Voucher-assisted households:

Tenant Screening (owner's responsibility): It's up to you to accept or deny the request of your tenant to add someone to their household. Permission from you must be in writing to the Housing Authority.

Tenant Submits Request to Housing Authority: Tenants request must be in writing to the Housing Authority.

Tenant and Housing Authority Next Steps: Once the owner's written approval is received, staff will meet with the tenant and prospective household member to

determine their eligibility/suitability for the Section 8 Program.

Response from Housing Authority: Owner will be mailed notification of approval to add additional member. If approved, the letter will indicate any changes in tenant rent portion.

Please note that the prospective household member cannot move into the assisted unit until approval has been granted by the Housing Authority. Even though the new member may meet your criteria, they may not be eligible or suitable by Section 8 regulations.

Inspector's Corner

by Jerry Morales

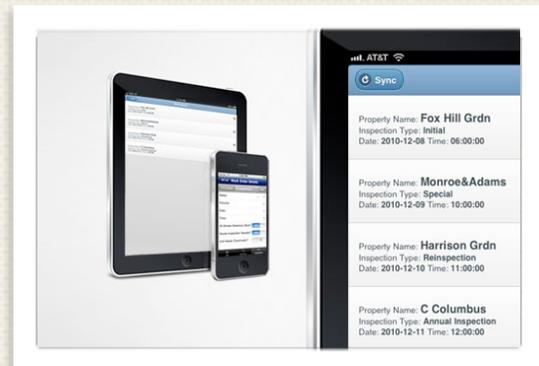
Technology is creeping into our lives more and more and the Housing Authority is no exception to this fact! Gone are the days of 7 page hard copy inspection reports, scanning and duplication. Housing Authority inspections are now paperless!

The Housing Authority was invited to participate in the beta testing of the newest mobile inspection software. Beta testing continued for several weeks and we are now using the final version of the software.

The beauty of the software is that it works with any device that can access the web without any special apps or programs. The inspector selects the room being inspected, makes comments and moves on to the next room. Once completed, the inspection is marked as having been completed. Any software user back at the office can then retrieve the inspections by simply logging into the software. Voila! All the

inspections are then downloaded into the system. No further entry is required.

Eventually inspectors will have the ability to email the report and pictures as soon as the inspection is completed. We see this as a great tool that will help inspectors and property managers alike. And just one way we're going green and reducing our carbon footprint at the Housing Authority!



Smoke Free Apartments

In 2009, the Housing Authority's Board of Commissioners approved a non-smoking policy for all of the Authority's owned and managed properties. This was precipitated by HUD issuing a notice recommending no smoking policies be implemented in multi-unit housing to protect residents from the hazards of second-hand smoke. Many private property owners and management

companies have been doing this all along because it makes good business sense. It significantly lowers the cost of turnover; reduces insurance premiums with some insurance companies for maintaining a smoke free property; and increases tenant occupancy--in California it is estimated that 86% of residents don't smoke and want to live in smoke free environments. Go smoke free!



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

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FAX: 805.564.7041

WWW.HACSB.ORG

MISSION

The Housing Authority of the City of Santa Barbara is a local public agency created under state law for the purpose of providing safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through a variety of federal, state, local and private resources.

VISION

HACSB does more than handle the day-to-day demands of providing affordable housing solutions to lower income families, seniors and the disabled. We strive to craft solutions to our Community's affordable housing dilemma in a holistic manner, and turn them into reality.

News Flash!

SAVE THE DATE!

Section 8 LANDLORD MEETING

July 19, 2012
11:30 am - 1:00 pm

Lunch served!
More information to come...

- * Updates on the Section 8 Program
- * FAQ's
- * Federal Budget & Section 8

Copy of Termination Notice to Housing Authority

When terminating a lease please remember to forward a copy of the notice to the Housing Authority on the same day the notice was served to your tenant. This is a requirement of the Section 8 HAP contract entered into by you and the Housing Authority.

Side Agreements

Side payments for additional rent, any items normally included in the rent of unassisted families, or for items not shown on the lease is prohibited. You must notify the Housing Authority of any separate agreements for special items or services.

Who to Call...

For HAP payment questions: Alicia Esparza, 897-1095

For HAP contract/lease-up questions:

Andrea Fink, 897-1034

For inspection questions:

Jerry Morales, 897-1049 or Ronnie Anderson, 897-1045

Director of Housing Management:

Veronica Loza, 897-1032