

2021 ANNUAL REPORT  
2022 CALENDAR



HOUSING AUTHORITY  
*of the* CITY of SANTA BARBARA



---

MESSAGE FROM THE CEO AND CHAIR	03
HIGHLIGHTS	04
DEVELOPMENTS ON THE HORIZON	06
MEET SAMANTHA	07
WHO WE SERVE	08
MEET VICKY AND ROSANNE	09
MEET JAMES	11
BOARD OF COMMISSIONERS AND STAFF	12
MEET EDWARD	13
CORE VALUES	14
HOUSING SANTA BARBARA DAY	15
RESIDENT SERVICES	16
PORTFOLIO	18
FINANCIAL STATEMENTS	20



# DEAR FRIENDS,

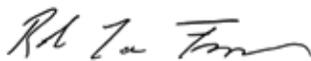
The challenges brought on by the ongoing pandemic have been described as unprecedented, historic and unforgettable. At the time of this writing, we are all still uncertain when this crisis will pass. The pandemic only magnifies the importance of stable, affordable homes and strong communities. Why does housing matter? Certainly, it fulfills a basic human need for shelter. The concept of “home” means many things to many people: protection from the elements, safety, security, a future. The impact of stable housing on children and youth is well documented, including that, without stable housing, young people are more vulnerable to mental health challenges, developmental delays, and poor cognitive outcomes. Affordable housing is important to the economic vitality of communities. It supports the local workforce so they can live close to their jobs, allowing workers to spend more time with their families while the community benefits from reduction in traffic congestion, air pollution, and expenditures on roads. Our Housing Authority team of servant leaders is resolute in our belief that safe, stable and affordable housing opens the doors to better lives for everyone.

Our 2021 Annual Report reflects on why housing matters and affirms that home is the foundation where everything begins. The stories shared by participants in our affordable housing programs demonstrate housing is an essential tool for upward mobility, giving individuals and families a strong foundation to move out of poverty, seek education and employment, and improve physical and mental health. Despite the unpredictability of 2021, we were able to accomplish much this year to further our mission of creating safe, affordable, and quality housing opportunities for families and individuals while promoting self-sufficiency and neighborhood revitalization. This included the acquisition of two properties (formerly market-rate and now affordable in perpetuity), a Low Income Housing Tax Credit award to fund a new housing development serving homeless, the green light to move forward with developing middle-income workforce housing at the City’s underutilized Carrillo/Castillo commuter lot, hundreds of community members supported through our Resident Services programs, and successful Tools for School and Housing Santa Barbara Day events, to name a few.

Nationally, the shortage of affordable housing and resulting homelessness has been growing since the early 1980’s, and the City of Santa Barbara, like almost all California jurisdictions, is behind in developing the amount of housing needed at all income levels. According to the 2020 Point in Time Count, Santa Barbara County has close to 1,900 individuals experiencing homelessness, of whom approximately 50% live in the City of Santa Barbara. Much of the City’s workforce lives out of town and commutes to work. There is a significant gap between renters’ wages and the cost of rental housing – according to the National Low Income Housing Coalition Out of Reach 2021 Report – a renter in Santa Barbara County must work 130 hours per week at minimum wage to afford a two-bedroom apartment at fair market rent. So, our work continues.

In this time of COVID, we have been challenged to come together like never before. We could not accomplish our job of providing stable, affordable homes without our partners in the community. Our collaborations with the City and County of Santa Barbara, Family Service Agency, City Net, The Women’s Fund, Union Bank, and many more have proved invaluable to keep residents safe and provide rent relief, food and emotional support.

We all need housing that is safe, decent, and affordable. It’s not something to dream about, it’s essential. This is why housing matters and why we remain committed to assuring all members of our community have access to quality affordable housing.



**Rob L. Fredericks**  
Executive Director/CEO



**Lucille Boss**  
Chair, Housing Authority of the City of Santa Barbara

*Safe, stable and affordable housing opens the doors to better lives for everyone.*

# 2021 HIGHLIGHTS

## *Property Acquisition*

The Housing Authority purchased 536 W. Pedregosa St. located on Santa Barbara's Westside with the help of a grant from the County of Santa Barbara, to provide affordable housing for extremely low-income families who are homeless or at risk of homelessness. Built in 1960, the two-story building contains three apartments: one 3 bedroom/1bath apartment and two 2 bedroom/1bathroom apartments.

## *Senior Supportive Services Program*

The Housing Authority's affiliate nonprofit, 2nd Story Associates, was awarded a \$100,000 grant by the Women's Fund of Santa Barbara to administer a Senior Supportive Services Program in partnership with Santa Barbara Neighborhood Clinics. The grant funds a dedicated senior services team who coordinates physical healthcare, including onsite medical assessments, health screenings and medical and mental health case management onsite at Garden Court, Gardens on Hope, Villa Santa Fe, Villa La Cumbre, Presidio Springs, and other senior sites. Services were provided to over 249 senior residents this year.

## *United Learning Center: GRAD Academy*

After operating an after-school learning center for youth for nearly 20 years, the Housing Authority has partnered with United Way of Santa Barbara County to administer its program, now called United Learning Center: GRAD Academy. This satellite classroom provides tutoring, homework support and literacy instruction to youth in grades K- 6 and has become particularly important at a time when students are facing substantial learning loss.

## *Family Self Sufficiency Graduates Honored*

The Housing Authority honored two Family Self Sufficiency Program graduates this year who used the stability of affordable housing to build the skills and assets needed to become financially independent. Anna Carranco and Iris Manzanarez have worked hard over the last five years to achieve the goals they set for themselves, completing the program this year despite the global pandemic. Anna, pictured, has a criminal justice degree and is currently serving as a Santa Barbara County Sherriff's Deputy.



## *Tools For School*

Thanks to a generous donation by Union Bank, over 400 low-income children living in affordable housing received backpacks filled with school supplies at the 8th annual Tools for School event, hosted by the Housing Authority. We were grateful to welcome our residents in person this year with COVID-19 safety protocols in place and partnered with Santa Barbara Neighborhood Clinics to host a COVID-19 vaccination clinic open to the community.



## *Healthy Family Food Distribution/Foodbank Partnership*

Over 165 households were served each month through the Healthy Families Food Distribution, in partnership with the Foodbank of Santa Barbara County. Strict COVID-19 guidelines were implemented to ensure the safety for all participants. Books, school supplies and children's clothing were available during the summer months in partnership with the Assistance League of Santa Barbara.



## *The Gardens on Hope Anniversary*

The Housing Authority, together with The Parsons Group, joined residents to mark the first-year anniversary of The Gardens on Hope. The affordable housing development, located at 251 S. Hope Ave., provided new homes for 98 seniors despite opening at the beginning of the COVID lockdown.



## *Housing for Workforce*

The Housing Authority purchased an eleven studio apartment property located at 4455 Hollister Avenue with the intention to provide affordable housing for our Essential Workforce program (i.e. moderate/middle income households up to 160% of area median income).



## *Housing for Homeless*

The Housing Authority was able to provide affordable housing for 34 individuals moving from homelessness this year, with the help of additional rental assistance provided by the Department of Housing and Urban Development.

# ON THE HORIZON

## **ADDRESS: 116 E. COTA STREET**

Lot size: .25 acres  
Purchased: 2020  
Planned use: Affordable rental housing for homeless individuals  
Planned profile: 28 studio units; 2-bedroom manager unit; on-site supportive services; no vehicles allowed  
Architect: DesignARC  
Planned financing: Awarded Low Income Housing Tax Credit funding (\$10,301,010) + Project-based Section 8 Vouchers (residents will pay 30% of income for rent)  
Timeline: Construction expected to begin late 2021, completed within 18 months



## **ADDRESS: 200 N. LA CUMBRE ROAD**

Lot size: 1.6 acres  
Purchased: 2019  
Planned use: Affordable rental housing for low-income families  
Planned profile: 48 units; 16 one-bedrooms, 20 two-bedrooms, 12 three-bedrooms  
Architect: Cearnal Collective  
Planned financing: Low Income Housing Tax Credit program + Project-based Section 8 Vouchers  
Current use: Professional office space



## **ADDRESS: 400 W. CARRILLO ST.**

Lot size: 1.1 acres  
Proposed use: Affordable rental housing for "missing middle" households (moderate-income workforce housing in the range of 80% to 120% Area Median Income)  
Current use: Commuter lot owned by the City of Santa Barbara  
Architect: Cearnal Collective



---

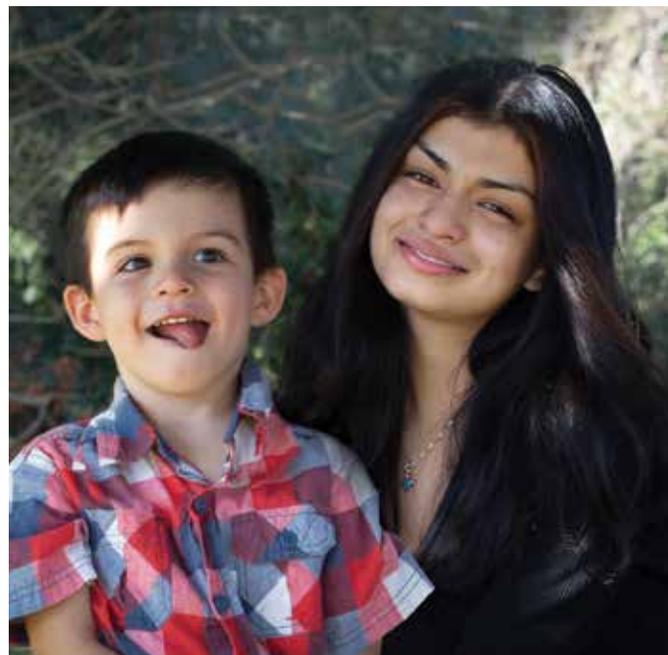
# MEET SAMANTHA

When Samantha Russo's name came up on the Section 8 Housing Choice Voucher list, she and her two children were renting a living room from a family friend, sharing the home along with nine other individuals. "I was worried. I have a teenage daughter and a toddler, and people had to walk through our room to get to the bathroom. It was a total invasion of privacy. You don't feel safe and you don't rest well either because people are coming in and out of your space."

Despite having excellent credit, many of Samantha's applications were rejected by landlords stating they didn't rent to voucher holders. As well, she was required to pay the full deposit and rent up front, something she couldn't pull off. Despite these obstacles, she was able to find a 2 bedroom in close proximity to her daughter's high school.

And then the pandemic hit. "I was furloughed without pay from Sansum Clinic for at least two months. The Housing Authority helped me by making up the portion of rent I couldn't pay. It was an amazing gift to have them there taking the burden of making rent off my shoulders."

Her plea to landlords: "I'd like to ask landlords to consider making their rental property available to this program. People who are Section 8 Voucher holders make great tenants. Just because we're getting help doesn't mean we aren't good people. We are as good and responsible as other people out there looking to rent."



*"The Voucher program gave me some control over our living situation. It will help you build a future."*

# WHO WE SERVE

## Workforce Housing

Units/households: 200

Total residents: 417

Average household size: 2

Average age of head of household: 47

Average income: \$39,329

Average rent: \$771

Percentage of extremely low income household: 60%

Percentage of households with children (aged 0-17): 33%

Total children: 105

Senior head of households: 29%

Disabled head of households: 9%

## Section 8 Housing Choice Voucher

Units/households: 2,869

Total residents: 5,256

Average household size: 2

Average age of head of household: 57

Average income: \$22,840

Average rent: \$356

Percentage of extremely low income household: 75%

Percentage of households with children (aged 0-17): 23%

Total children: 1292

Senior head of households: 51%

Disabled head of households: 46%

## Senior Housing

Units/households: 630

Total residents: 659

Average household size: 1

Average age of head of household: 74

Average income: \$17,951

Average rent: \$194

Percentage of extremely low income household: 63%

Disabled head of households: 22%

## Supportive Housing

Units/households: 189

Total residents: 195

Average household size: 1

Average age of head of household: 56

Average income: \$27,764

Average rent: \$384

Percentage of extremely low income household: 88%

Disabled head of households: 66%

# MEET VICKY & ROSEANNE

For Vicki Bee, who is in her early 70s, the path to finding safe, clean affordable housing she could afford with her Social Security income began with an unlawful eviction from the home she once owned. "There was no place I could move to: no hotels, no apartments, no storage units; there was no place to live in Santa Barbara."

During the COVID-19 virus outbreak, Vicki was issued a Housing Choice voucher. "Once I was approved and had a voucher, I put an ad on Craigslist's 'Housing Wanted' section. I advertised myself as a prospective tenant, hoping to attract the attention of a private landlord with a rental property who was seeking a tenant that matched their criteria. So, my landlord found me instead of the other way around." Roseanne Marquis, a local property owner, thought, "Wow this person is serious if they are advertising. They might be a good match."

Roseanne requested a meeting so she could learn more about Vicki's situation and acknowledged that, before she met Vicki, she harbored a negative impression of the Section 8 Voucher Program. "I really don't know how we come across this sort of bias; I don't know anybody in the program. But I think just the general idea... that there are people who maybe have mental illness or addiction issues and yet, I really didn't have any facts. Once I examined my own thought process, I realized that I really didn't have information. So, when I finally was in a situation where the subject came up, I did research and read about it. I talked with the Housing Authority and got educated."

Roseanne was also grateful the HACSB made the tenant qualification and move-in process during the pandemic a little bit easier for her. She knew that people were having financial difficulties and that paying rent could be a problem. She asked, "Will my tenant be able to afford my rent if they get laid off or sick with COVID? Would renting to a voucher holder be more secure in terms of getting that rental income? Nobody knew what was going to happen one week to the next, but the team was amazing and reassured me that my rental income would be protected, regardless of the tenant's ability to pay if they couldn't



*"Prospective tenants who are Voucher holders come from all walks of life. They're good, responsible people that just need help in this very expensive town."*

work and earn money due to the crisis. I thought, gosh, I should do this all the time!"

Roseanne is also pleased there is less turnover with a Section 8 tenant because their rent is subsidized. "They've been screened by me and the Housing Authority, so will be good tenants and hopefully stay longer."

Vicki and Roseanne hope that by sharing their story, more private property owners will get involved in the Housing Choice Voucher Program. Roseanne pointed out that, "It's not what you might first think it is on first impression. There are a lot of advantages that are definitely worthwhile. You can feel good doing it. It's making a difference while contributing to the community. My experience has been great, and I would do it again."



# MEET JAMES

James M. Cerda, 73, moved to Santa Barbara when he was 19, and by age 20 was drafted into the Vietnam War. After 6 years in the Army, James “wandered about like a gypsy,” which included attending UCSB and pursuing a master’s degree in public administration at Cal State Northridge. He was homeless for a number of years. “Being on the street at my age is very difficult. I was losing my ability to walk. I had vertigo. And finally, I was in a wheelchair,” James notes, adding “I had slept in about 100 different places in Santa Barbara and had really unpleasant times. Safety was always an issue.”

James was living on the street when he learned of the new development for homeless veterans, Johnson Court, from talking to social workers. He moved into a unit where he pays 30% of his income for rent (with Section 8 Project-Based Voucher) and receives any support needed to adjust to life off the streets.

James has big plans for the future, including substitute teaching at Santa Barbara High!

## **Supportive Housing Works**

*Many special needs individuals seeking housing assistance are also in need of supportive services, and in many cases, simply providing housing, without the social service component, is not enough. The services offered vary depending on the property but include case management, job skills assessment, and independent living skills. Although, the primary goal of the multidisciplinary services is to provide the residents the support and encouragement necessary to transition into, and maintain, permanent housing. In just four years, 129 homeless individuals have died on the streets of Santa Barbara County*

*The Housing Authority partners with several local agencies to provide on-site supportive services, including case management, workshops/classes, and additional services as needed. These developments are financed through the Low Income Housing Tax Credit program and therefore target very low-income individuals at 60% area median income, currently \$52,500 for a household size of one.*



*“There are other homeless veterans out there that want to get off the streets. They need to be sheltered. Getting a place like this gives you peace of mind.”*

## OUR VISION

HACSB envisions a community where families and individuals have access to affordable housing and pathways to self-sufficiency.

## OUR MISSION

To create safe, affordable, and quality housing opportunities for families and individuals while promoting self-sufficiency and neighborhood revitalization.

### BOARD OF COMMISSIONERS

Lucille Boss  
**Chair**

David Rowell  
**Vice Chair**

Steven Faulstich  
Mary Fenger  
Rose Muñoz  
Patricia Wheatley

### MANAGEMENT TEAM

Rob Fredericks  
**Executive Director/  
Chief Executive Officer**

Alexander Szymanski  
**Deputy Executive  
Director/Chief Operating  
Officer**

Tiffany Carter  
**Human Resources  
Manager**

Dale Fathe-Aazam  
**Director of Property,  
Development &  
Administration**

Veronica Loza  
**Director of Housing  
Programs**

Robert Peirson  
**Director of Finance**

### STAFF

Cesar Alcala  
Derek Aleksander  
Martha Angel  
Hector Avila  
Octavio Botello  
Miguel Bustos  
Eduardo Capristo  
Rodolfo Corrales  
Jennifer Diaz  
Janett Emery  
Brenda Escoto Morales  
Alicia Esparza  
Ina Fernandez  
Andrea Fink  
Julia Garcia  
Miguel Garcia  
Andrew Gonzales  
Kevin Guerra  
Rigoberto Gutierrez  
Primitiva Hernandez  
Antonia Hood  
Jose Manuel Jauregui Cruz  
Christina Mathieu  
Clarissa Montenegro Uhl  
Jerry Morales  
Tiffany Morten

Maximo Navarro  
Stefan Ornelaz  
Teresa Orozco  
Adriana Ortega  
Leanna Pearson  
Jose Quezada  
Vanessa Ramirez  
Meghan Robles  
Wilma Rodriguez  
Amado Rubio-Sanchez  
Dianna Rush-Guillen  
Guadalupe Sanchez  
Jennifer Schipa  
Celia Solis  
Tracey Taylor  
Hector Torres  
Beatriz Valenzuela  
Heladio Vega  
Perla Vega  
Angel Velasquez  
Gerardo Velazquez  
Alice Villarreal Redit  
Timothy Waaler  
Dane Ward  
Leticia Zuniga

# MEET EDWARD

At 76 years of age, Edward Gross considers his occupation to be that of a lifelong student in the pursuit of knowledge; a Renaissance man. Prior to the start of the pandemic, he was homeless. He received support from New Beginnings which orchestrated his moves between shelters. Santa Barbara County's Project Roomkey – a quarantine housing program for homeless people vulnerable to COVID-19 - stepped in and assisted Edward in relocating to a motel that was housing other vulnerable people. After funding for his room expired, Edward faced an uncertain future of life back on the streets.

Fortunately, additional government emergency funding was approved in Spring 2021 for people in Edward's situation. He was approved by the Housing Authority for a Project-Based Section 8 Voucher which afforded him the opportunity to find secure housing in a community-based environment at Garden Court, one of the Housing Authority's service-enhanced senior housing developments.

Now that Edward is settled, he can follow his daily routine. "I take a nice long walk, there's beautiful walking areas around here. After lunch I go out for a few hours. And at night, I sit outside on a nice patio out by the main lobby that has WiFi service." He likes that Garden Court is "convenient to downtown, located near Ralphs supermarket, the public bus terminal and the Santa Barbara library, where I go to pick up books so I can study in my room."

"Mr. Gross is an accomplished painter, musician, and teacher," says Mr. Tucker, Garden Court's Executive Director. "Although he is soft spoken, he is very well read and conversant in topics as far ranging as literature, physics, neuroscience, philosophy, and global politics. He speaks with a twinkle in his eye and always has humorous uplifting words for his neighbors who are fortunate to know him."



*"There are just so many positives.  
Sometimes I think I'm being  
rewarded for some reason."*

---

# CORE VALUES OF THE HOUSING AUTHORITY

## **COMMITMENT**

We are dedicated to our mission and values with an overall attitude of ownership. We act accountably and productively; we are efficient and responsible. We bring passion and enthusiasm to the work that we do.

## **COMPASSION**

We act in a friendly and respectful way. We practice the human virtues of kindness and forgiveness. We remain open and calm.

## **COMPETENCY**

We are knowledgeable and feel confident about the work that we do. We are creative and courageous, taking on new things and being self-motivated. Our positive and upbeat staff act honestly and morally – with integrity.

## **COOPERATION**

We work together as one team, showing respect and appreciation for each person. We are open and receptive to others' contributions and efforts, and we strive to create and achieve common goals. Humor and happiness are part of our work life.

## **COMMUNICATION**

We strive to understand each other, as well as to be understood. We recognize that effective and professional communication and good listening play an important role in the work that we do, and we endeavor to communicate in an open, direct and honest manner, with each other, and with our clients. We embrace an attitude of helpfulness.

# HOUSING SANTA BARBARA DAY

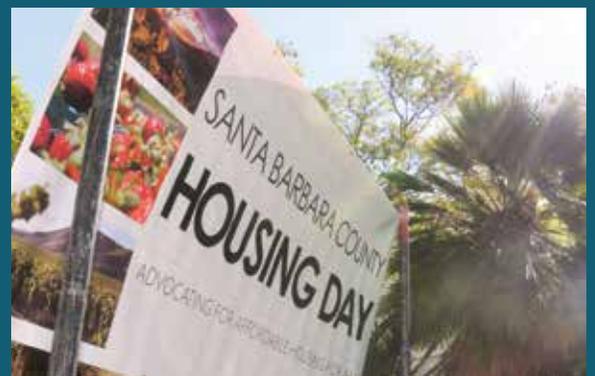
Like many other communities in California, Santa Barbara is facing an extreme housing crisis. Low to moderate income individuals and families continue to struggle to find affordable housing. Looking for a way to connect Santa Barbara residents with affordable housing resources and encourage them to take part in advocating for increased housing opportunities for their community, the Housing Authority, along with its affiliate non-profit, 2nd Story Associates, held its 4th annual Housing Santa Barbara Day on October 9, 2021. This year a second Housing Santa Barbara Day for North Santa Barbara County was added and held in Sant Maria on October 16, 2021.

The annual event is free and designed for community members to connect with local non-profit agencies and service providers, to participate in housing related workshops and bring to realization housing solutions. The day included:

- 40 Community Agencies & Service Providers
- COVID-19 Vaccination Clinic
- Informative Housing Workshops
- Tenant & Landlord Resources
- Elected officials
- ADU Resources
- Workforce Housing Information
- Affordable Housing Trolley Tours
- Music & Entertainment
- Local Food Vendors

Through the efforts of Housing Santa Barbara Day and the daily outreach through [HousingSantaBarbara.org](http://HousingSantaBarbara.org), the objective is to create housing opportunities for workers in all of the industries that support our community - education, emergency response, essential workers, 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.

Thank you to Santa Barbara Foundation for its generous donation that made Housing Santa Barbara Day possible, along with other funders, including Union Bank, Montecito Bank & Trust, The Fund for Santa Barbara, McCune Foundation, American Riviera Bank, Santa Barbara Community Housing Corporation and Santa Ynez Band of Chumash Indians.



# RESIDENT SERVICES

*As the national pandemic stretched into 2021, our community faced more challenges. The Housing Authority's Resident Services team responded once again by focusing on addressing the critical needs of our clients. Our community partnerships proved invaluable as we expanded our outreach efforts to more efficiently respond to the increased needs of Housing Authority families. Job loss, indebtedness, and food and medicine insecurity were among the many challenges faced by our families and seniors.*



## COVID-19 SPECIFIC RESOURCES

Entitlement Benefits Outreach Program – Outreach and remote assistance to qualifying households to apply for entitlement benefits with a focus on CalFresh.

COVID-19 Joint Response Grant – This grant was an important resource for families, particularly for families with mixed eligible immigration status who struggled to pay past due rent and utilities during the pandemic. **12 Housing Authority** families received financial assistance to help with their rent and utilities.

Emergency Assistance Fund Grants – These mini-grants provided clients with the support needed to address essential needs, such as medical insurance payments, dental work, one-time rental assistance, and gift cards for clothing and transportation.

Covid-19 Vaccination Clinics - in partnership with Doctors Without Walls and SB Neighborhood Clinics, the Housing Authority held two vaccination clinics – one at El Carrillo, our supportive housing development for formerly homeless individuals (**100 vaccines administered**), and the second at our Tools for School event (**42 vaccines administered**).

## FAMILY RESOURCE CENTER

Advocate of the Day – 233 interventions and referrals to a variety of essential programs and services including CalFresh, MediCal, CalWorks, and IHSS.

Who we served:

**45** Families

**56** Seniors

**16** Disabled individuals

**22** Single individuals

**53** Applicants

**5** Veterans

**8** Family Self Sufficiency Participants

## Outreach and Communication:

**1,900 households** received bilingual COVID-19 Newsletter containing vital information on new programs and community resources. Digital newsletters emailed monthly to over **1,900 households**.

Targeted outreach efforts to families, seniors, and disabled residents.

## FAMILY SELF-SUFFICIENCY PROGRAM

**166 families** participated in the FSS Program in 2021. On average, FSS households increased their yearly wages by \$11,729 and combined escrow (account that grows as the earnings of FSS participants increase) \$35,290/month.

**11 families** completed the FSS Program in 2021. Two graduate households moved off subsidized housing. Collectively, they accrued escrow amounts totaling \$205,297.

On average, graduates increased their annual earned income by \$42,136.



### BASIC NECESSITIES

Healthy Family Food Distribution/Foodbank Partnership – **Over 165 households** were served each month through the Healthy Families Food Distribution. Books, school supplies and children’s clothing were available during the summer months in partnership with the Assistance League of Santa Barbara.

 <b>BROWN BAG PROGRAM</b> <b>64</b> unduplicated seniors served	 <b>BROWN BAG PROGRAM</b> <b>768</b> deliveries	 <b>WELCOME HOME KITS</b> <b>100</b> kits created
 <b>NEW BEDS</b> <b>15</b> Delivered to seniors and disabled clients	 <b>UNITY SHOPPE COLLABORATION</b> <b>164</b> individuals referred	 <b>Home Energy Assistance Program (HEAP)</b> <b>122</b> residents assisted

### WEV PARTNERSHIP: FINANCIAL EDUCATION SUMMER SERIES

This Summer, the Housing Authority and Women’s Economic Venture (WEV) partnered to offer our first ever Financial Education series online, in English and Spanish. The focus of the weekly webinars was to empower participants to take control of their personal finances and increase their overall financial confidence and resiliency.

### ADVENTURES IN CARING

This year the Housing Authority partnered with Adventures in Caring to extend telephone support to vulnerable and isolated seniors. The Phone-a-Friend pilot program, an intergenerational initiative to build wellbeing and reduce loneliness among seniors, served **26 HA seniors** over the course of 16 weeks.

*“The Phone-a-Friend Program is a key component in our strategy to promote socialization and wellbeing among low-income seniors. It has reduced the impact of disconnectedness brought on by the pandemic in a unique and special way. We are so grateful for our collaboration with Adventures in Caring.”*

~ Alice Villarreal Redit, Resident Programs Supervisor

### SUPPORTIVE SERVICE PROGRAM

Family Service Agency partnership – Since August 2018, HACSB and FSA have collaborated to provide a Supportive Services Program to Housing Authority clients aimed at promoting resident stability and improving quality of life.

- 505** unduplicated Housing Authority clients received services.
- 136** residents received ongoing, intensive case management services.
- 369** households received Referral Linkage and follow up services.

FSA offered several Parent Education classes and support groups to our residents.

### SENIOR SUPPORTIVE SERVICES PROGRAM

Santa Barbara Neighborhood Clinics partnership – 2nd Story Associates, the Housing Authority’s affiliate non-profit, was awarded a \$100,000 grant by the Women’s Fund of Santa Barbara.

- 200+** residents at Housing Authority’s senior developments received services.
- 369** contacts with the Care Management and Behavioral Health teams.

Seniors successfully linked with community resources, including dental care, primary care, counseling services and food and in-home assistance. Nurse Care Manager coordinated critical in-person medical appointments for residents.



# 2021 INVENTORY

## SANTA BARBARA AFFORDABLE HOUSING GROUP

ADDRESS	NAME	UNITS	TYPE
175 S. LA CUMBRE LN.	VISTA LA CUMBRE	36	SENIOR
1831 DE LA VINA ST.	N/A	4	SENIOR
2721 MIRADERO DR.	ARROYO MIRADERO	10	SENIOR
401-404 TRANSFER AVE.	CASTILLO COURT	8	SENIOR
721 LAGUNA ST.	PRESIDIO SPRINGS	122	SENIOR
716 N. SALSIPUEDES ST.	N/A	2	FAMILY
602 PICO AVE.	N/A	2	FAMILY
217-227 S. SALINAS ST.	N/A	10	FAMILY
221-223 W. VICTORIA ST.	N/A	12	FAMILY
125 S. VOLUNTARIO ST.	N/A	3	FAMILY
519-521 N. ALISOS ST.	N/A	4	FAMILY
602 EUCALYPTUS AVE.	N/A	4	FAMILY
422 OLD COAST HWY.	OLD COAST TOWNHOUSES	5	FAMILY
902 OLIVE ST.	OLIVE TOWNHOUSES	6	FAMILY
3931-3937 VIA DIEGO	N/A	24	FAMILY
82 N. LA CUMBRE RD.	N/A	11	FAMILY
305 RANCHERIA ST.	MONTERIA VILLAGE	4	FAMILY
512-524 W. MONTECITO ST.	MONTERIA VILLAGE	24	FAMILY
630 BATH ST.	N/A	2	FAMILY
231-233 W. ORTEGA ST.	N/A	4	FAMILY
323-327 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	9	FAMILY
606 W. MICHELTORENA ST.	N/A	1	FAMILY
1507 SAN PASCUAL ST.	N/A	2	FAMILY
219-231 MEIGS RD.	N/A	18	FAMILY
1934-1938 ELISE WAY	N/A	16	FAMILY
818-826 LAGUNA ST.	PRESIDIO GARDENS	8	FAMILY
821 VINE AVE.	PRESIDIO GARDENS	6	FAMILY
820-824 VINE AVE.	PRESIDIO GARDENS	4	FAMILY
825 OLIVE ST.	PRESIDIO GARDENS	4	FAMILY
511-515 E. ORTEGA ST.	PRESIDIO GARDENS	12	FAMILY
714-720 OLIVE ST.	PRESIDIO GARDENS	12	FAMILY
1913 SAN PASCUAL ST.	N/A	10	FAMILY
610-616 W. CARRILLO ST.	CASA CARRILLO	7	FAMILY
1203-1215 CASTILLO ST.	WILSON COTTAGES	16	FAMILY
416-422 W. ANAPAMU ST.	WILSON COTTAGES	8	FAMILY
28-38 N. VOLUNTARIO ST.	HOIT GARDENS	6	FAMILY
1112-1120 E. MASON ST.	HOIT GARDENS	4	FAMILY
620-652 CASTILLO ST.	LA CASA CASTILLO	17	FAMILY

**TOTAL SBAHG UNITS** **457**

## COMMUNITY-BASED SUPPORTIVE HOUSING

ADDRESS	NAME	UNITS	TYPE
3030 DE LA VINA ST.	FIREHOUSE	1	16 BED TRANSITIONAL
2612 MODOC RD.	SARAH HOUSE	11	GROUP HOME
1020 PLACIDO AVE.	N/A	1	12 BED DETOX
2904 STATE ST.	N/A	8	GROUP HOME
421 N ALISOS ST.	N/A	4	8 BED GROUP HOME

**TOTAL COMMUNITY BASED UNITS** **25**

**LOCALLY OWNED/NON-HUD**

ADDRESS	NAME	UNITS	TYPE
922 CASTILLO ST.	CASA DE LAS FUENTES	42	DOWNTOWN WORKFORCE
1616 - 1618 CASTILLO ST.	N/A	9	WORKFORCE
2120 - 2124 OAK PARK LANE	N/A	9	WORKFORCE
509-515 W. VICTORIA ST.	N/A	11	WORKFORCE
633 DE LA VINA ST.	N/A	8	WORKFORCE
2941 STATE ST.	N/A	6	WORKFORCE
425-431 E. ORTEGA ST.	N/A	3	WORKFORCE
705 OLIVE ST.	N/A	3	WORKFORCE
801-835 OLIVE ST.	N/A	18	WORKFORCE
630 W. ARRELLAGA ST.	N/A	4	WORKFORCE
309-311 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	18	WORKFORCE
810 VINE ST.	N/A	1	WORKFORCE
809-811 OLIVE ST.	N/A	3	WORKFORCE
816 VINE AVE.	N/A	6	SENIOR
817 OLIVE ST.	N/A	1	SENIOR
1027 E. ORTEGA ST.	N/A	6	SENIOR
224 W. ORTEGA ST.	N/A	6	WORKFORCE
821 E. FIGUEROA ST.	N/A	6	WORKFORCE
1012-1024 E. DE LA GUERRA ST.	CASITAS DE LA GUERRA	15	SENIOR & WORKFORCE
2525 DE LA VINA ST.	N/A	6	WORKFORCE
616 W. MISSION ST.	N/A	6	WORKFORCE
1910 SAN PASCUAL ST.	N/A	12	WORKFORCE
1022 GARDEN ST.	N/A	6	WORKFORCE
100 N. LA CUMBRE	N/A	19	WORKFORCE
200 N. LA CUMBRE	N/A	48	FUTURE DEVELOPMENT/FAMILY
536 W. PEDREGOSA	N/A	3	HOMELESS FAMILIES
4455 HOLLISTER AVENUE	N/A	11	WORKFORCE
<b>TOTAL NON-HUD UNITS</b>		<b>286</b>	

**LOW INCOME HOUSING TAX CREDIT**

ADDRESS	NAME	UNITS	TYPE
422 E. COTA ST.	ARTISAN COURT	56	HOMELESS/DOWNTOWN WORKFORCE
512 BATH ST.	BRADLEY STUDIOS	54	HOMELESS/DOWNTOWN WORKFORCE
315 W. CARRILLO ST.	EL CARRILLO	62	HOMELESS
813 E. CARRILLO ST.	JOHNSON COURT	17	HOMELESS VETERANS
227 W. DE LA GUERRA ST.	COTTAGE GARDENS	17	SENIOR
1116 DE LA VINA ST.	GARDEN COURT	98	SENIOR
418 SANTA FE PLACE	VILLA SANTA FE I	107	SENIOR
521 N. LA CUMBRE RD.	VILLA SANTA FE II	60	SENIOR
3869 STATE ST.	GRACE VILLAGE	58	SENIOR
251 S. HOPE AVENUE	THE GARDENS ON HOPE	90	SENIOR
13-21 S. SOLEDAD ST.	PEARL GARDENS	15	FAMILY
211-221 SYCAMORE LN.	SYCAMORE GARDENS	20	FAMILY
116 E. COTA ST.	VERA CRUZ VILLAGE	29	FUTURE DEVELOPMENT/HOMELESS
<b>TOTAL LIHTC UNITS</b>		<b>683</b>	

**SECTION 8 HOUSING CHOICE VOUCHER /CONTINUUM OF CARE**

ADDRESS	NAME	UNITS	TYPE
DISPERSED THROUGHOUT THE CITY	SECTION 8 RENTAL ASSISTANCE	2,883	FAMILY/SENIOR/DISABLED
DISPERSED THROUGHOUT THE CITY	CONTINUUM OF CARE	8	FAMILY/SENIOR/DISABLED
<b>TOTAL SECTION 8 HCV/COC UNITS</b>		<b>2,891</b>	
<b>TOTAL HOUSING UNITS</b>		<b>4,342</b>	



# COMBINED STATEMENT OF NET POSITION

As of March 31, 2021

## ASSETS

### Current Assets

Cash & Cash Equivalents	\$ 3,292,416
Restricted Cash & Cash Equivalents	4,602,016
Investments, unrestricted	18,531,835
Investments, restricted	7,830,517
Accounts & Notes Receivable, Current Portion	1,427,063
Prepaid Expenses	101,433
Inventory	83,314

**Total Current Assets** **\$ 35,868,594**

### Non-Current Assets

Capital Assets, Net of Depreciation	\$ 64,452,609
Accounts & Notes Receivable, Non-Current Portion	43,714,455

**Total Non-Current Assets** **\$ 108,167,064**

**Deferred Outflows of Resources** **\$ 241,288**

**TOTAL ASSETS** **\$ 144,276,946**

## LIABILITIES & NET ASSETS

### Current Liabilities

Accounts Payable	\$ 561,979
Accrued Liabilities	210,858
Unearned Revenue	1,364,528
Compensated Absences, Current Portion	128,635
Funds Held in Trust	1,085,388
Notes Payable, Current Portion	801,409

**Total Current Liabilities** **\$ 4,152,797**

### Non-Current Liabilities

Accrued Liabilities	\$ 643,315
Compensated Absences, Non-Current Portion	385,912
Notes Payable, Long-term Portion	37,564,131
Accrued Other Post-Employment Benefits	3,881,629

**Total Non-Current Liabilities** **\$ 42,474,987**

**TOTAL LIABILITIES** **46,627,784**

**Deferred Inflows of Resources** **\$ 1,973,514**

### Net Position

Net Investment in Capital Assets	\$ 26,087,069
Restricted Net Position	9,971,730
Unrestricted Net Position	59,616,849

**Total Net Assets** **\$ 95,675,648**

**TOTAL LIABILITIES & NET ASSETS** **\$ 144,276,946**

# COMBINED STATEMENT OF REVENUE, EXPENSES & CHANGE IN FUND NET POSITION

Fiscal year ended March 31, 2021

## REVENUE

### Operating Revenue

Dwelling Rent	\$ 8,125,355
Government Grants	43,331,737
Other Operating Income	2,072,855

**Total Operating Revenue** **\$ 53,529,947**

### Operating Expenses

Administration	\$ 6,212,990
Tenant Services	1,557,236
Utilities	1,392,581
Maintenance & Operations	3,763,145
General Expense	1,625,159
Depreciation	3,634,947
Housing Assistance Payments	30,534,965

**Total Operating Expenditures:** **\$ 48,721,023**

**Net Operating Income** **\$ 4,808,924**

### Non-Operating Revenue (Expense)

Investment Income	\$ 1,238,442
Interest Expense	-1,260,678
Gain on Disposition of Assets	8,500

**Non-Operating Revenue (Expense)** **\$ -13,736**

**Change in Net Position** **\$ 4,795,188**

**Net position, beginning of year** **\$ 90,880,460**

**Net position, end of year** **\$ 95,675,648**





1024

---

# JANUARY

2022

S M T W T F S

						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

---

# FEBRUARY

2022

S M T W T F S

		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					



# MARCH

2022



		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

# APRIL

2022



					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30



# MAY

2022

S M T W T F S

1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

# JUNE

2022

S M T W T F S

			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		



---

# JULY

2022

S M T W T F S

					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

---

# AUGUST

2022

S M T W T F S

	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			



---

# SEPTEMBER

2022



				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

---

# OCTOBER

2022



						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					



---

# NOVEMBER

2022

S M T W T F S

		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

---

# DECEMBER

2022

S M T W T F S

				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



808 LAGUNA STREET, SANTA BARBARA, CA 93101

T 805.965.1071 | F 805.564.7041

info@hacb.org | www.hacsb.org

PRINTING: V3 | PHOTOGRAPHY: MEHOSH PHOTOGRAPHY, KEN PFEIFFER , PATRICK PRICE

VISTA LA CUMBRE | 175 S. LA CUMBRE LN.

