

P E R S P E C T I V E S



One of our most valuable assets is our employees. It is through their dedication, hard work, and unique perspective that we are able to provide quality affordable housing and services to those in need.

Ronnie Anderson	Karina Perfecto
Martha Angel	J. Trinidad Pizano
Bruno Bardini	Jose F. Quezada
Octavio Botello	Norma Quinonez
Inger Loken Budke	Magdalena Rodriguez
Sebastiano Capovilla	Vilma Rodriguez
Tiffany Carter	C.Ruano-Hernandez
Matias Escareno	Amado Rubio-Sanchez
Ramon Escobedo	Jesus Santana
Andrea Fink	Jennifer Schipa
Rob Fredericks	Celia Solis
Miguel Garcia	Alexander Szymanski
Andrew Gonzales	Guadalupe Tinajera
Antonia Hood	Nancy Jean Tobar
Aida Hughes	Hector Torres
Rita Lawrence	Margaret Trejo
Juan Lizalde	Beatriz Valenzuela
Maria Loza	Heladio Vega
Veronica Loza	Jose "Raul" Vega
Roberta Maccianti	Martha Velasco
Dorothy McIntosh	Angel Velasquez
Perla Medina	Gerardo Velazquez
Chris A. Moreno	Ruben Venegas
Tia Payne	Alice Villarreal-Redit
Robert G. Pearson	Timothy Waaler
Salvador Pereyra	Mike Wasilko
Enrique Perez	Scott Wexler

## Housing Authority of the City of Santa Barbara

### Combining Statement of Net Assets FOR THE YEAR ENDED MARCH 31, 2006

	Low Rent Public Housing	Housing Choice Vouchers	Shelter Plus Care	SHIFCO	Grant Programs	Non-HUD Local Programs	Property Management	Combined Totals
Cash & Cash Equivalents	669,670	2,284,999	121,283	350,739		2,439,727	1,854,380	7,720,798
Investments	986,361	669,513						1,655,874
Accounts Receivable	466,521	173,127	41,282	25,009	149,379	330,075	7,562	1,192,955
Other Current Assets	74,617	837		14,488		2,855	30,690	123,487
Capital Assets	15,243,395	68,779		1,842,478	1,324,912	27,521,883	5,671	46,007,118
Note Receivable						550,000		550,000
<b>Total Assets</b>	<b>17,440,564</b>	<b>3,197,255</b>	<b>162,565</b>	<b>2,232,714</b>	<b>1,474,291</b>	<b>30,844,540</b>	<b>1,898,303</b>	<b>57,250,232</b>
Accounts Payable	188,538	73,563	164,406	76,364	149,379	168,890	30,679	851,819
Tenant Security Deposits	218,553			32,600		141,881	65,117	458,151
Other Current Liabilities	198,080	396,273		10,456		121,889	111,366	838,064
Notes & Bonds Payable				1,344,760		22,292,576		23,637,336
Other Non-Current Liabilities	69,698			20,129		656,566		746,393
<b>Total Liabilities</b>	<b>674,869</b>	<b>469,836</b>	<b>164,406</b>	<b>1,484,309</b>	<b>149,379</b>	<b>23,381,802</b>	<b>207,162</b>	<b>26,531,763</b>
Invested in Capital Assets	15,243,395	68,779		497,718	1,324,912	5,229,307	5,671	22,369,782
Restricted Net Assets				241,158				241,158
Undesignated Fund Balance	1,522,300	2,658,640	(1,841)	9,529		2,233,431	1,685,470	8,107,529
<b>Total Net Assets</b>	<b>16,765,695</b>	<b>2,727,419</b>	<b>(1,841)</b>	<b>748,405</b>	<b>1,324,912</b>	<b>7,462,738</b>	<b>1,691,141</b>	<b>30,718,469</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>17,440,564</b>	<b>3,197,255</b>	<b>162,565</b>	<b>2,232,714</b>	<b>1,474,291</b>	<b>30,844,540</b>	<b>1,898,303</b>	<b>57,250,232</b>

## Housing Authority Commissioners

Dennis R. Elledge,  
Chair

Christine Silverstein,  
Vice-Chair

Richard Nelson

Mary Johnston-de Leon

Robert Niehaus

Barbara Allen

Cheryl Rogers

## Management Team

Robert G. Pearson,  
Executive Director /  
Chief Executive Officer

Skip Szymanski,  
Chief Operating Officer

Rob Fredericks,  
Director of Administrative Services

Veronica Loza,  
Director of Housing Management

Rita Lawrence,  
Director of Finance

Margaret Trejo,  
Director of Resident Services

Roberta Maccianti,  
Director of Property and Development

## Housing Authority of the City of Santa Barbara

### Combining Statement of Revenue, Expenses and Changes in Net Assets FOR THE YEAR ENDED MARCH 31, 2006

	Low Rent Public Housing	Housing Choice Vouchers	Shelter Plus Care	SHIFCO	Grant Programs	Non-HUD Local Programs	Property Management	Combined Totals
Grant Revenue	37,917	19,801,292	498,328	252,898	315,502			20,905,937
Tenant Revenue	2,698,359			398,071		2,190,880	1,722,261	7,009,571
Other Revenue	83,608	111,371	5,936	14,565		934,376	497,368	1,647,224
<b>Total Operating Revenue</b>	<b>2,819,884</b>	<b>19,912,663</b>	<b>504,264</b>	<b>665,534</b>	<b>315,502</b>	<b>3,125,256</b>	<b>2,219,629</b>	<b>29,562,732</b>
Administration	803,675	1,218,909	48,286	146,024	191,600	582,355	545,641	3,536,490
Tenant Services	253,774	217,075		1,076	100,323	23,075	450,644	1,045,967
Utilities	356,003			75,227		148,006	129,423	708,659
Ordinary Maintenance & Operations	1,010,787			193,185		428,234	219,184	1,851,390
General Expense	221,984	76,994	2,272	35,375	23,579	75,243	476,663	912,110
Financial Expense				62,827		911,128		973,955
Housing Assistance Payments		18,512,349	448,945					18,961,294
<b>Total Operating Expenses</b>	<b>2,646,223</b>	<b>20,025,327</b>	<b>499,503</b>	<b>513,714</b>	<b>315,502</b>	<b>2,168,041</b>	<b>1,821,555</b>	<b>27,989,865</b>
<b>Net Operating Income (Loss)</b>	<b>173,661</b>	<b>(112,664)</b>	<b>4,761</b>	<b>151,820</b>	<b>-</b>	<b>957,215</b>	<b>398,074</b>	<b>1,572,867</b>
Extraordinary Maintenance	(767)			(968)		(143,533)	(14,416)	(159,684)
Depreciation	(1,171,249)	(40,862)		(79,231)		(767,998)	(2,836)	(2,062,176)
Capital Grants					688,797			688,797
Transfers & Contributed Capital		2,337,105				600,000	(332,600)	2,604,505
<b>Change in Net Assets</b>	<b>(998,355)</b>	<b>2,183,579</b>	<b>4,761</b>	<b>71,621</b>	<b>688,797</b>	<b>645,684</b>	<b>48,222</b>	<b>2,644,309</b>





## Our 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 a reality.

## Our 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.

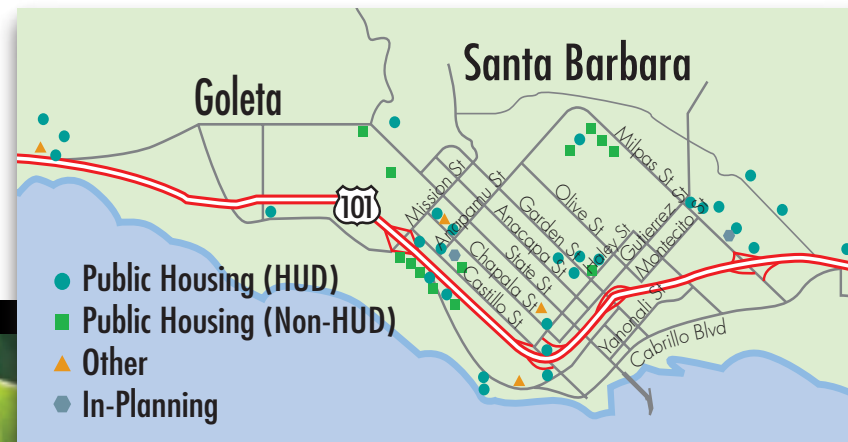
## HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA INVENTORY AS OF DECEMBER 2006

I.D. #	TOTAL NO. OF UNITS	UNITS PER ADDRESS	ADDRESS	NAME	TYPE		
76-02	44	4	305 RANCHERIA ST.	MONTERIA VILLAGE	FAMILY		
		24	512-524 W. MONTECITO ST.	MONTERIA VILLAGE	FAMILY		
		2	630 BATH ST.	N/A	FAMILY		
		9	323-327 S. VOLUNTARIO	N/A	FAMILY		
		1	606 W. MICHELTORENA	N/A	FAMILY		
		2	1507 SAN PASCUAL	N/A	FAMILY		
		2	233 W. ORTEGA	N/A	FAMILY		
		15	13-21 S. SOLEDAD	PEARL GARDENS	FAMILY		
		18	219-231 MEIGS ROAD	N/A	FAMILY		
76-04	18	1	810 VINE ST.	N/A	FAMILY		
		7	519-521 N. ALISOS	N/A	FAMILY		
76-05	8	3	809-811 OLIVE ST.	N/A	FAMILY		
		16	1934-1938 ELISE WAY	N/A	FAMILY		
76-06	16	16	721 LAGUNA ST.	PRESIDIO SPRINGS	ELDERLY		
76-07	122	122	818-826 LAGUNA ST.	PRESIDIO GARDENS	FAMILY		
76-10	46	8	821 VINE AV.	PRESIDIO GARDENS	FAMILY		
		4	820-824 VINE AV.	PRESIDIO GARDENS	FAMILY		
		4	825 OLIVE ST.	PRESIDIO GARDENS	FAMILY		
		6	511 E. ORTEGA	PRESIDIO GARDENS	FAMILY		
		6	515 E. ORTEGA	PRESIDIO GARDENS	FAMILY		
		6	720 OLIVE ST.	PRESIDIO GARDENS	FAMILY		
		6	714 OLIVE ST.	PRESIDIO GARDENS	FAMILY		
		10	2721 MIRADERO	ARROYO MIRADERO	ELDERLY		
		76-12	10	10	1913 SAN PASCUAL	N/A	FAMILY
				4	602 EUCALYPTUS	N/A	FAMILY
76-13	18	4	1831 DE LA VINA	N/A	FAMILY		
		36	175 S. LA CUMBRE	VISTA LA CUMBRE	ELDERLY		
76-14	78	5	422 OLD COAST HWY.	OLD COAST TOWNHOUSES	FAMILY		
		7	610-616 W. CARRILLO ST.	CASA CARRILLO	FAMILY		
		16	1203-1215 CASTILLO	WILSON COTTAGES	FAMILY		
		8	416-422 W. ANAPAMU	WILSON COTTAGES	FAMILY		
		6	902 OLIVE ST.	OLIVE TOWNHOUSES	FAMILY		
76-15	10	6	28-38 N. VOLUNTARIO	HOIT GARDENS	FAMILY		
		4	1112-1120 E. MASON ST.	HOIT GARDENS	FAMILY		
76-16	8	4	401-403 TRANSFER AVENUE	CASTILLO COURT	ELDERLY		
		4	402-404 TRANSFER AVENUE	CASTILLO COURT	ELDERLY		
76-17	17	17	620-652 CASTILLO ST.	LA CASA CASTILLO	FAMILY		
76-19	24	24	3931-3937 VIA DIEGO	N/A	FAMILY		
76-21	20	20	211-221 SYCAMORE LANE.	SYCAMORE GARDENS	FAMILY		
76-22	10	10	217-227 S. SALINAS ST.	N/A	FAMILY		
76-23	15	12	221-223 W. VICTORIA ST.	N/A	FAMILY		
		3	125 S. VOLUNTARIO ST.	N/A	FAMILY		
76-25	4	2	716 N. SALSIPUEDES ST.	N/A	FAMILY		
		2	602 PICO AVE	N/A	FAMILY		
76-27	11	11	82 N. LA CUMBRE ROAD	N/A	FAMILY		
<b>subtotal</b>	<b>494</b>	<b>494</b>					
NON-HUD	10	10	511-515 W. VICTORIA ST.	N/A	FAMILY		
NON-HUD	6	3	425-431 E. ORTEGA	N/A	FAMILY		
		3	705 OLIVE ST.	N/A	FAMILY		
NON-HUD	7	7	816 VINE AVE. & 817 OLIVE ST.	N/A	ELDERLY		

### HACSB Property Inventory by Category

Public Housing	494
Non-HUD	463
In Planning	48
SHIFCO	107
Housing Choice Voucher	1955
Shelter Plus Care	61
<b>TOTAL</b>	<b>3128</b>

NON-HUD	6	6	1027 E. ORTEGA ST.	N/A	ELDERLY
NON-HUD	15	15	1012-1024 E. DE LA GUERRA	CASITAS DE LA GUERRA	FAM/ELDERLY
NON-HUD	6	6	2525 DE LA VINA ST.	N/A	ELDERLY
CATH88-028	16	16	3030 DE LA VINA ST.	FIREHOUSE	16 BED TRANSIT
NON-HUD	18	6	801 OLIVE ST.	N/A	FAMILY
		6	813 OLIVE ST.	N/A	FAMILY
		6	835 OLIVE ST.	N/A	FAMILY
NON-HUD	4	4	630 W. ARRELLAGA	N/A	FAMILY
NON-HUD	6	6	616 W. MISSION STREET	N/A	ELDERLY
NON-HUD	6	6	224 W. ORTEGA STREET	N/A	ELDERLY
NON-HUD	42	42	922 CASTILLO STREET	CASA DE LAS FUENTES	DOWNTOWN WKR
TAX CREDIT	62	62	315 W. CARRILLO STREET	EL CARRILLO	HOMELESS/DWNT. WORKER
NON-HUD	12	12	1910 SAN PASCUAL STREET	N/A	FAM/ELDERLY
NON-HUD	60	60	521 NORTH LA CUMBRE ROAD	VILLA LA CUMBRE	ELDERLY
NON-HUD	6	6	821 E. FIGUEROA	N/A	ONE BEDROOM
NON-HUD	18	18	315-319 S. VOLUNTARIO	PASEO VOLUNTARIO	FAMILY
NON-HUD	IN PLANNING		535 E. MONTECITO STREET	LOS PORTALES	FAMILY - HOMEOWNERSHIP
LEASED / TAX CREDIT	17	17	227 W. DE LA GUERRA	COTTAGE GARDENS	ELDERLY
LEASED / TAX CREDIT	48	48	4007-4011 VIA LUCERO	EL PATIO	ELDERLY
LEASED / TAX CREDIT	98	98	1116 DE LA VINA	GARDEN COURT	ELDERLY
<b>subtotal</b>	<b>465</b>	<b>465</b>			
221(D)3	107	107	SANTA FE PLACE LA VISTA DEL OCEANO CLIFF DRIVE	SHIFCO SHIFCO SHIFCO	ELDERLY ELDERLY ELDERLY
<b>subtotal</b>	<b>107</b>	<b>107</b>			
VOUCHER	1955	1955	DISPERSED THROUGHOUT THE CITY	VOUCHERS-Rental Assistance	FAM/ELDERLY
S+C	61	61	DISPERSED THROUGHOUT THE CITY	Rental Assistance	FAM/ELDERLY
<b>subtotal</b>	<b>2016</b>	<b>2016</b>			
OTHER	11	11	2612 MODOC ROAD	SARAH HOUSE	GROUP HM/FAM
<b>TOTAL</b>	<b>3091</b>	<b>3091</b>	<b>DISPERSED THROUGHOUT THE CITY</b>	<b>MIXED</b>	





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