



Housing Authority of the  
City of Santa Barbara



*2008 Calendar • 2007 Annual Report*



*"In the end, it's not about judging the worthiness of others. It's about caring enough to reach out to one another. It's about believing in something bigger than ourselves. It's about accepting the humbleness of the human condition and knowing we're all in this journey of life together and together we discover our humanity. We all have something to give and we all have something to learn, and if we don't, then we all have something to lose."*

*— Ken Williams, Homeless Outreach Social Worker*



## Housing Authority of the City of Santa Barbara

### A Message from the Chair and the Executive Director/CEO

Dear Friends,

2007 was an incredible year for the Housing Authority. We accomplished a great deal on many fronts. Excellence in customer service continues to be a core value. And our "customers" includes many—from the Santa Barbara tax payer to the mentally ill homeless person. Serving both of them by ending homelessness through collaborative endeavors was our focus through much of 2007. This will continue in 2008.

During the past year, we made profound in-roads to solving one of our community's and nation's most difficult and protracted housing equations—housing with support services for disabled, homeless individuals. These individuals come from all walks of life. Many are veterans of our great nation. In structuring our response to the growing crisis of homelessness, the Housing Authority delivered much-needed housing and services to the chronically homeless through its development and opening of El Carrillo in late 2006. Over the past year, we have learned what it takes to provide quality housing with support services for this significant segment of our citizenry. We are proud to say that we have exceeded our wildest dreams. And this is not because El Carrillo's architectural beauty and underlying planning principles have earned us numerous state and national awards, but because El Carrillo has saved lives! This fact has been articulated by many—from residents who thought ending their life was their only option to life on the street; to relatives of residents who had given up all hope; to social workers who talk about client miracles occurring at El Carrillo every day.

The disabilities amongst the residents of El Carrillo are wide-ranging—from mental illness, physical handicaps, to substance abuse issues. For the person or family who has housing, dealing with a disability is tough enough. To be homeless and on the street with a disability is an impossible situation—not just for the person in crisis, but our society as a whole. Not only is it inhumane, it's very expensive. Our emergency rooms, courts, jails and other public infrastructure are severely impacted by homelessness. These institutions are ill-equipped to provide a proper response. A 2006 report on homelessness in Santa Barbara county revealed that it is costing local taxpayers over \$36 million per year to simply try and "manage" the problem of homelessness; not "solve" it.

The Housing Authority is committed to solving homelessness. We have learned that housing with supportive services like El Carrillo is the correct answer. And the housing need not be large or expensive. The units at El Carrillo are only 254 sq. ft. each. What is key to El Carrillo's success is its supportive services coupled with its overall design. Its design is non-institutional, inviting, attractive, and provides a sense of dignity to its residents. And its 62 units occupy a small 1/2 acre site. That equates to 124 units to the acre—a density that many would say is wrong for Santa Barbara. A visit to El Carrillo will tell you that it is not.

It is for these reasons we have decided to focus our 2007 Annual Report (done as a calendar for 2008) on El Carrillo. The pictures taken at El Carrillo, speak for themselves. They tell us that density is not a bad word. They tell us that when designing our built environment, we must look to the building's future inhabitants and design for them as opposed to the strict requirements of the zoning ordinance. They also say that small can be beautiful; and with diminishing natural resources and greenhouse gases, smaller dwelling units are environmentally responsible.

There are many to thank for El Carrillo's success. First and foremost is the dedicated staff of the Housing Authority. Their dedication to hard work, to customer service, and to crafting new approaches to community problems is what makes projects like El Carrillo possible. Add to this the talented Commissioners of the Authority, the policy-makers who guide where we are headed and decide on what is our next project, and you have a proud and powerful team in your local Housing Authority.

But as with any successful endeavor like El Carrillo, solid collaborative partners are required...and El Carrillo had many. They include our architect, Cearnal Andrulaitis, whose outstanding team approached our project with heart and amazing design skills. Our general contractor, McGillivray Construction, was also a star player bringing our project in ahead of schedule and under budget. Our construction lender, Santa Barbara Bank and Trust, our investors, Apollo Capital, and our financing consultant, Frank Thompson, were also key, working with us on the mountain of paperwork and financial details that accompany a development of this nature. Philanthropic support for the community rooms from St. Francis Foundation and Leslie Ridley-Tree must also be acknowledged.

El Carrillo also received invaluable support from the City of Santa Barbara. The Planning staff understood and supported the significant bonus density and zoning modifications that a project of this nature requires. The City Redevelopment Agency provided nearly \$2 million dollars for its creation. El Carrillo also brought together a very necessary collaboration of public and private funding so that needed services for its successful operation will be in-place for decades to come. County Alcohol, Drug and Mental Health Services and Work Training Programs are providing excellent on-site services to the residents. It is this type of collaboration we need if we are to "solve" the homeless equation. The answer is housing with support services!

El Carrillo is truly a masterpiece. Replicating it to one degree or another is a goal for the Housing Authority. During 2007, we hired architects and have begun schematic designs for our East Cota St. property which we purchased in late 2006. A portion of the development is slated for supportive housing. We are proud to say that we have a "relentless focus" on delivering innovations...and we will continue that focus in 2008.

Christine Silverstein, Chair

Robert G. Pearson, Executive Director/CEO



*"I am indeed a part of our community. That modest beginning of a genuine social life gives me a sense of hopefulness and an indescribable happiness." - Gary, El Carrillo Resident*

Photo by Elizabeth Pratt

## january - 2008

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*"Thank you so much for this wonderful year you have given to me to look out my window at a beautiful mountain." – Anonymous, El Carrillo Resident*

Photo by Zach Johnson

## february - 2008

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12 <i>Lincoln's Birthdate</i>
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14 <i>Valentine's Day</i>
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18 <i>Presidents' Day</i>  <i>HACSB Closed</i>
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22 <i>Washington's Birthdate</i>
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*" My stay here at the El Carrillo complex has been and is a blessing... I thank all the interesting and wonderful people that made this possible." - Calvin, El Carrillo Resident*

Photo by Zach Johnson

## march - 2008

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16		17 St. Patrick's Day		18		19		20		21 Good Friday		22	
23 Easter		24		25		26		27		28		29	
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*"Having a home again, I cannot put into mere words my feelings and thoughts."  
 - Joseph, El Carrillo Resident*

Photo by Elizabeth Pratt

## may - 2008

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25		26 Memorial Day  HACS Closed		27		28		29		30		31			



"I love residing here - when I enter the building I feel as if I am in Europe. I am so happy to sleep with the soothing sound of the trickling water." - Anonymous, El Carrillo Resident

Photo by Elizabeth Pratt

## June - 2008

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*"There is no place like home for my weary soul."  
 - Ti, El Carrillo Resident*

Photo by Zach Johnson

## july - 2008

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27	28	29	30 <i>Fiesta Begins</i>	31		



*"Upon learning that I was one of the lucky chosen ones to reside at El Carrillo, a spark of life returned." - Anonymous, El Carrillo Resident*

Photo by Zach Johnson

## august - 2008

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*"Prior to my moving in, I was just another homeless veteran living in my truck, eating and taking showers at shelters, and spending most of my time on the streets. I do plan to spend the better part of my life here at El Carrillo." - Rupert, El Carrillo Resident*

Photo by Andrew Gonzales

## September - 2008

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	1 <i>Labor Day</i>  HACS <i>Closed</i>	2 <i>Ramadan</i>	3	4	5	6
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*Living in the El Carrillo Studios offers many opportunities. Having these opportunities is a starting point to a new life. I feel privileged to be a part of this community." – Richard, El Carrillo Resident*

Photo by Mark Kuroda

## october - 2008

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*"When I first came here I thought I could be lonely, but what I found was there has been a strong sense of community, and I have been able to form healthy relationships." - Sandy, El Carrillo Resident*

Photo by Zach Johnson

## november - 2008

sunday	monday	tuesday	wednesday	thursday	friday	saturday																																																																																				
<p>october</p> <table border="1"> <tr><td>s</td><td>m</td><td>t</td><td>w</td><td>t</td><td>f</td><td>s</td></tr> <tr><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td></td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td></tr> </table>	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		<p>december</p> <table border="1"> <tr><td>s</td><td>m</td><td>t</td><td>w</td><td>t</td><td>f</td><td>s</td></tr> <tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> <tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr> <tr><td>28</td><td>29</td><td>30</td><td>31</td><td></td><td></td><td></td></tr> </table>	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								
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2 Daylight Savings Ends. Fall Back!	3	4 Election Day	5	6	7	8																																																																																				
9	10	11 Veterans' Day  HACSB Closed	12	13	14	15																																																																																				
16	17	18	19	20	21	22																																																																																				
23	24	25	26	27 Thanksgiving Day	28 Day After Thanksgiving Day	29																																																																																				
30				HACSB Closed	HACSB Closed																																																																																					



"I was fortunate enough to work for over twenty years with the department of Alcohol, Drug and Mental Health Services. The last ten years I was part of a homeless outreach team that assisted the disabled, near homeless, and homeless in securing desired services. When the possibility of becoming the Resident Manager of El Carrillo presented itself, I realized it was an opportunity of a lifetime for me. I am honored and privileged to be able to serve a population that I admire and respect, as we all work toward ending homelessness."

- Peter Dean, Manager - El Carrillo

Photo by Zach Johnson

## december - 2008

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Photo by Zach Johnson

*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  
Martha Angel  
Bruno Bardini  
Octavio Botello  
Inger Loken Budke  
Sebastiano Capovilla  
Tiffany Carter  
Peter Dean  
Anthony DeAnda  
Matias Escareno  
Ramon Escobedo  
Alicia Esparza

Andrea Fink  
Rob Fredericks  
Miguel Garcia  
Andrew Gonzales  
Tonie Hood  
Aida Hughes  
Rita Lawrence  
Juan Lizalde  
Marcus Lopez  
Maria Loza  
Veronica Loza  
Roberta Maccianti

Perla Medina  
Chris A. Moreno  
Adriana Ortega  
Tia Payne  
Leanna Pearson  
Rob Pearson  
Salvador Pereyra  
Enrique Perez  
Karina Perfecto  
J. Trinidad Pizano  
Jose F. Quezada  
Magdalena Rodriguez

Vilma Rodriguez  
Amado Rubio-Sanchez  
Christina Sanchez  
Jesus Santana  
Jennifer Schipa  
Celia Solis  
Skip Szymanski  
Guadalupe Tinajera  
Nancy Tobar  
Hector Torres  
Margaret Trejo  
Beatriz Valenzuela

Rosal Valenzuela  
Heladio Vega  
Jose "Raul" Vega  
Angel Velasquez  
Gerardo Velazquez  
Ruben Venegas  
Alice Villarreal Redit  
Timothy Waaler  
Mike Wasilko  
Scott Wexler

#### Housing Authority Commissioners

Christine Silverstein, Chair  
Robert D. Niehaus, Vice-Chair  
Richard Nelson  
Mary Johnston-de Leon  
Barbara Allen  
Cheryl Rogers  
David K. Hughes

#### Management Team

Robert G. Pearson  
Executive Director /  
Chief Executive Officer  
Skip Szymanski  
Deputy Executive Director /  
Chief Operating Officer  
Rob Fredericks  
Deputy Executive Director /  
Chief Administrative Officer

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

#### Statement of Revenues, Expenses, and Changes in Fund Net Assets (Audited) FOR THE YEAR ENDED MARCH 31, 2007

OPERATING REVENUES	
Tenant Revenue	\$8,009,555
Government operating grants	20,963,660
Other revenue	435,613
<b>Total operating revenues</b>	<b>29,408,828</b>
OPERATING EXPENSES	
Administrative	3,532,619
Tenant services	1,060,208
Utilities	782,169
Maintenance	2,317,188
General	946,010
Housing assistance payment	18,503,682
Depreciation	2,155,759
<b>Total operating expenses</b>	<b>29,297,635</b>
<b>Operating income (loss)</b>	<b>111,193</b>
NONOPERATING REVENUES (EXPENSES)	
Interest and investment revenue	408,788
Miscellaneous revenue	7,900
Interest expense	-1,071,431
<b>Total nonoperating revenues (expenses)</b>	<b>-654,743</b>
Income (loss) before contributions and transfers	-543,550
Capital grants	257,105
Change in net assets	-286,445
Total net assets - beginning	29,247,587
<b>Total net assets - ending</b>	<b>\$28,961,142</b>

### Housing Authority of the City of Santa Barbara

#### Combined Statement of Net Assets FOR THE YEAR ENDED MARCH 31, 2007

ASSETS	
<b>Current assets</b>	
Cash and cash equivalents	\$4,772,518
Investments	3,362,094
Receivables, net	601,055
Inventories, net	23,220
Prepaid expenses and other assets	79,584
Interprogram due from	688,601
<b>Total current assets</b>	<b>9,527,072</b>
<b>Noncurrent assets</b>	
Restricted cash and cash equivalents	531,968
Capital assets:	
Land	19,601,119
Building and equipment	61,269,458
Construction in Progress	1,717,084
Less accumulated depreciation	-33,560,560
Capital assets, net	49,027,101
Other noncurrent assets	550,000
<b>Total noncurrent assets</b>	<b>50,109,069</b>
<b>Total assets</b>	<b>59,636,141</b>
LIABILITIES	
<b>Current liabilities</b>	
Accounts payable	199,787
Accrued liabilities	464,357
Tenant security deposits	496,652
Deferred revenue	183,376
Bonds, notes, and loans payable	405,758
Interprogram due to	688,601
<b>Total current liabilities</b>	<b>2,438,531</b>
<b>Noncurrent liabilities</b>	
Bonds, notes, and loans payable	27,271,632
Accrued compensated absences non-current	200,505
Noncurrent liabilities - other	764,331
<b>Total noncurrent liabilities</b>	<b>28,236,468</b>
<b>Total liabilities</b>	<b>30,674,999</b>
NET ASSETS	
Invested in capital assets, net of related debt	20,585,380
Restricted net assets	875,431
Unrestricted net assets	7,500,331
<b>Total net assets</b>	<b>\$28,961,142</b>

**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 ST.	N/A	FAMILY
		1	606 W. MICHELTORONA ST.	N/A	FAMILY
		2	1507 SAN PASCUAL ST.	N/A	FAMILY
		2	233 W. ORTEGA ST.	N/A	FAMILY
76-03	15	15	13-21 S. SOLEDAD ST.	PEARL GARDENS	FAMILY
76-04	18	18	219-231 MEIGS RD.	N/A	FAMILY
76-05	8	1	810 VINE ST.	N/A	FAMILY
		4	519-521 N. ALISOS ST.	N/A	FAMILY
		3	809-811 OLIVE ST.	N/A	FAMILY
76-06	16	16	1934-1938 ELISE WAY	N/A	FAMILY
76-07	122	122	721 LAGUNA ST.	PRESIDIO SPRINGS	ELDERLY
76-10	46	8	818-826 LAGUNA ST.	PRESIDIO GARDENS	FAMILY
		6	821 VINE AVE.	PRESIDIO GARDENS	FAMILY
		4	820-824 VINE AVE.	PRESIDIO GARDENS	FAMILY
		4	825 OLIVE ST.	PRESIDIO GARDENS	FAMILY
		6	511 E. ORTEGA ST.	PRESIDIO GARDENS	FAMILY
		6	515 E. ORTEGA ST.	PRESIDIO GARDENS	FAMILY
		6	720 OLIVE ST.	PRESIDIO GARDENS	FAMILY
		6	714 OLIVE ST.	PRESIDIO GARDENS	FAMILY
76-12	10	10	2721 MIRADERO DR.	ARROYO MIRADERO	ELDERLY
76-13	18	10	1913 SAN PASCUAL ST.	N/A	FAMILY
		4	602 EUCALYPTUS AVE.	N/A	FAMILY
		4	1831 DE LA VINA ST.	N/A	FAMILY
76-14	78	36	175 S. LA CUMBRE LN.	VISTA LA CUMBRE	ELDERLY
		5	422 OLD COAST HWY.	OLD COAST TOWNHOUSES	FAMILY
		7	610-616 W. CARRILLO ST.	CASA CARRILLO	FAMILY
		16	1203-1215 CASTILLO ST.	WILSON COTTAGES	FAMILY
		8	416-422 W. ANAPAMU ST.	WILSON COTTAGES	FAMILY
		6	902 OLIVE ST.	OLIVE TOWNHOUSES	FAMILY
76-15	10	6	28-38 N. VOLUNTARIO ST.	HOIT GARDENS	FAMILY
		4	1112-1120 E. MASON ST.	HOIT GARDENS	FAMILY
76-16	8	4	401-403 TRANSFER AVE.	CASTILLO COURT	ELDERLY
		4	402-404 TRANSFER AVE.	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 LN.	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 RD.	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	8	8	633 DE LA VINA ST.	N/A	FAMILY
NON-HUD	6	3	425-431 E. ORTEGA ST.	N/A	FAMILY
		3	705 OLIVE ST.	N/A	FAMILY
NON-HUD	7	7	816 VINE AVE. & 817 OLIVE ST.	N/A	ELDERLY
NON-HUD	6	6	1027 E. ORTEGA ST.	N/A	ELDERLY
NON-HUD	15	15	1012-1024 E. DE LA GUERRA ST.	CASITAS DE LA GUERRA	FAMILY/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 ST.	N/A	FAMILY
NON-HUD	6	6	616 W. MISSION ST.	N/A	ELDERLY
NON-HUD	6	6	224 W. ORTEGA ST.	N/A	ELDERLY
NON-HUD	42	42	922 CASTILLO ST.	CASA DE LAS FUENTES	DOWNTOWN WKR
NON-HUD / TAX CREDIT	62	62	315 W. CARRILLO ST.	EL CARRILLO	HMLESS/DOWNTOWN WKR
NON-HUD	12	12	1910 SAN PASCUAL ST.	N/A	FAMILY/ELDERLY
NON-HUD	60	60	521 N. LA CUMBRE RD.	VILLA LA CUMBRE	ELDERLY
NON-HUD	6	6	821 E. FIGUEROA ST.	N/A	ONE BEDROOM
NON-HUD	18	18	309-319 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	FAMILY
NON-HUD		IN PLANNING	416-424 E. COTA STREET/517 OLIVE ST.	N/A	HMLESS/DOWNTOWN WKR
NON-HUD		IN PLANNING	535 E. MONTECITO ST.	LOS PORTALES	FAMILY - HOMEOWNERSHIP
LEASED / TAX CREDIT	17	17	227 W. DE LA GUERRA ST.	COTTAGE GARDENS	ELDERLY
LEASED / TAX CREDIT	48	48	4007-4011 VIA LUCERO	EL PATIO	ELDERLY
LEASED / TAX CREDIT	98	98	1116 DE LA VINA ST.	GARDEN COURT	ELDERLY
<b>subtotal</b>	<b>471</b>	<b>471</b>			
221(D)3	107	107	SANTA FE PLC. LA VISTA DEL OCEANO CLIFF DR.	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	FAMILY/ELDERLY
S+C	61	61	DISPERSED THROUGHOUT THE CITY	RENTAL ASSISTANCE	FAMILY/ELDERLY
<b>subtotal</b>	<b>2016</b>	<b>2016</b>			
OTHER	11	11	2612 MODOC RD.	SARAH HOUSE	GROUP HM/FAM
<b>TOTAL</b>	<b>3099</b>	<b>3099</b>	<b>DISPERSED THROUGHOUT THE CITY</b>		<b>MIXED</b>

**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.

**HACSB Property Inventory by Category**

Public Housing	494
Non-HUD	471
Sarah House	11
In Planning	98
SHIFCO	107
Housing Choice Voucher	1955
Shelter Plus Care	61
<b>TOTAL</b>	<b>3197</b>





Housing Authority  
of the City of  
Santa Barbara  
808 Laguna Street  
Santa Barbara, CA 93101  
805.965.1071  
fax: 805.564.7041  
info@hacsb.org  
www.hacsb.org



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*Some of the El Carrillo Residents*