

We are...



Housing Authority of the City of Santa Barbara

More than Just Housing

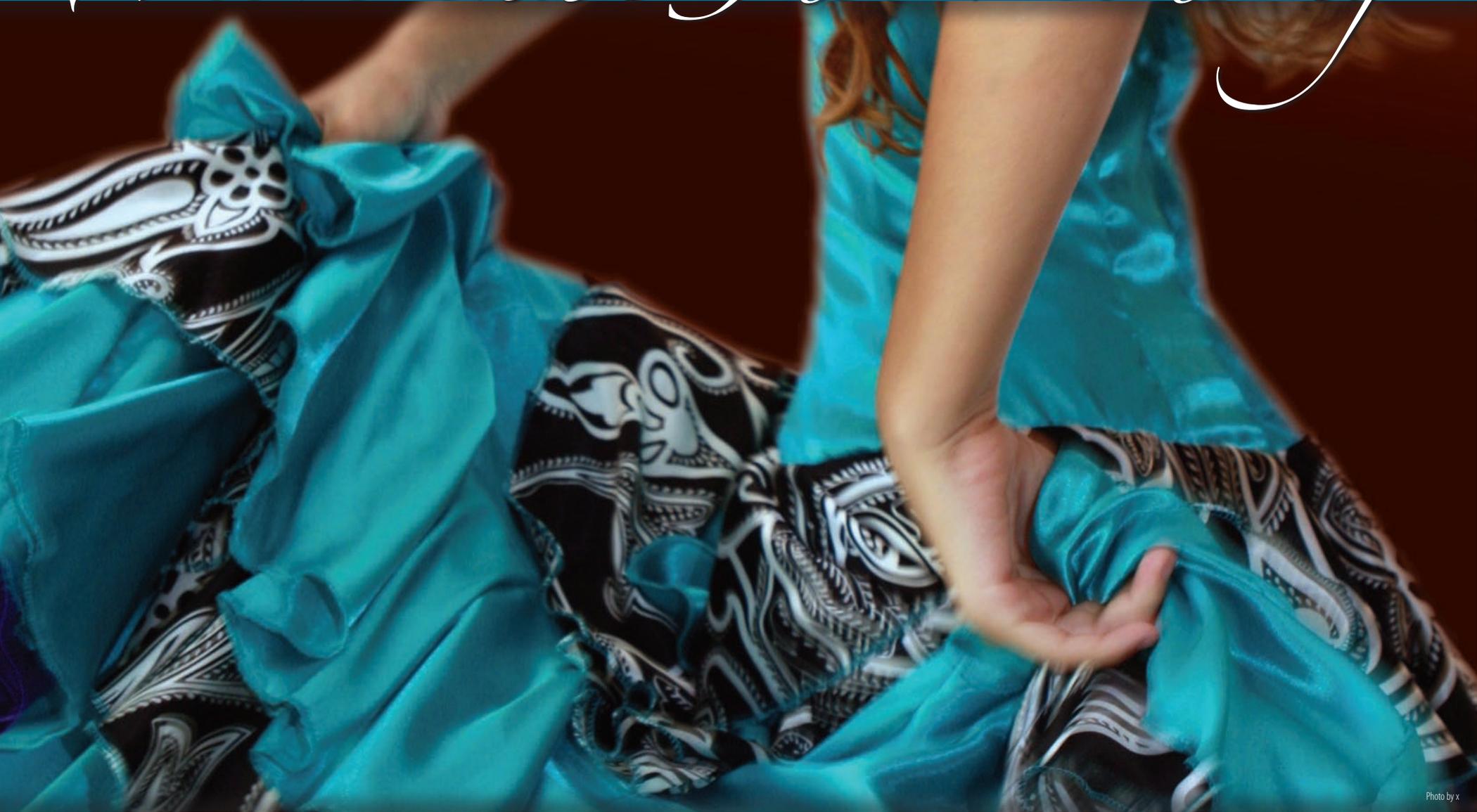


Photo by x

2009 Calendar ~ 2008 Annual Report

2009 will mark the Housing Authority's 40th anniversary...
40 years of building and operating award winning housing for Santa Barbara's low income residents and the community as a whole.

As we close 2008 and look forward to 2009, we reflect on our many accomplishments.

Over the past 40 years, we sought to provide the best possible housing for those in need. In doing so, we have always placed customer service at the core of our mission. Almost everyone, at some point in life, needs the assistance of someone else to navigate the path to personal and economic independence. This understanding underlies our success. We understand that to successfully end homelessness, change lives for the better, and foster hope, we must be more than just housing.



Housing Authority of the City of Santa Barbara

A Message from the Chair and the Executive Director/CEO

Dear Friends,

For our senior and disabled clients on fixed incomes, we provide a safe, secure, affordable and attractive home for as long they need it. For low income working households struggling to keep a roof over their family's head and move forward economically, we provide them with decent, affordable housing *and* a path to self-sufficiency and private market housing. Our work values the human spirit, builds on basic American values, helps our neighbors, seeks to end homelessness and improves our community's public and social health. It is an approach that makes us more than just "*housing.*"

Customer Service is at our core. We care about those with whom we interact, including neighboring property owners, the City Council, the Santa Barbara community, federal and state governments, and the tax paying public to name but a few. They are all Housing Authority customers. This makes us successful and, again, more than just "*housing.*"

For 2009 and forward, we will continue to dedicate ourselves to being more than just housing. We shall work to match the programs we operate and the projects we build to the identified needs of the community. Our past successes such as Garden Court for frail low income seniors, Casa de las Fuentes for downtown workers, and El Carrillo that successfully houses and reengages the chronically homeless, help guide our future endeavors. And our future is bright. It holds the opening of the Garden Street Apartments where we are assisting the Mental Health Association of Santa Barbara (MHA) with their project's financing and

construction and will serve as their property manager. The project provides MHA needed office space, a fellowship hall along with 51 new apartments for their clients and low income, downtown workers. Our future endeavors include Artisan Court, a 55 unit rental development on East Cota Street that is well into the development approval stage and a recent property acquisition at 512 Bath Street where we have selected an architect to help us design a new 50 to 60 unit apartment complex.

But with new real estate development, comes challenge. In the past year, we have all witnessed painful and costly adjustments to the local, state, and national housing markets. A sustained housing boom turned into a severe bust. Many people lost their home to foreclosure and the associated flood of sub-prime mortgages has severely slowed world-wide economic growth. This turbulence, while disturbing, underscores the importance of our core mission – the provision of high quality and affordable rental housing to people in need.

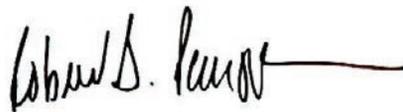
For the Housing Authority Commission and Staff, the words “community,” “family,” “opportunity,” “success,” “hope,” “change” are not simply idealistic catchphrases. We embrace their meaning and make sure they are integrated with our core values of competence, cooperation, commitment, communication and compassion. They are our “5-C’s.” These words define what we feel are necessary values for the operation of an organization such as ours...and where excellence in customer service to the community and the client is the foundation.

For our clients, the opportunity to have a safe, secure and affordable home is the needed foundation for pursuing life’s other activities that bring success and happiness. Things like education, career advancement, sending a child to college, or simply being healthy and warm with a safe place to call home. Without the foundation and security of a home, such goals are elusive and the path to self-sufficiency is difficult, if not impossible to find. The reality (let alone the idea) that there are homeless on our streets in a nation so great is one that the Housing Authority is determined to change.

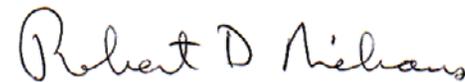
For those that have faced difficulty, improvement lies in the opportunity for a better life. At the Housing Authority, we believe in creating opportunities... opportunities that allow our clients to write a second story of their life if the first was difficult and lacked opportunity. To this end, we have launched a new non-profit to help us be more than just housing. It will secure funding and deliver needed services that foster success and self-sufficiency. The non-profit is named Second Story. Second Story will provide our clients coaching, education, hope, and inspiration – things that are key to success and independence. Through Second Story and our affordable housing developments, hope will no longer be an intangible for those struggling to survive day to day. Second Story will provide a path from trial and tribulation to opportunity and success.

As we celebrate this eve of our 40 years of successful service to Santa Barbara, we say thank you to all of our partners. Our work and success would not be possible without you. The help and encouragement we continually receive from the City Council and their talented staff are essential building blocks in our solid foundation...and “can do” reputation.

As we head into 2009, watch for our “Second Story.” In closing, we offer our heartfelt thanks for your support and encouragement this past year and wish you and yours the best for 2009!



Rob Pearson
Executive Director/CEO



Robert Niehaus
Chair

We are... Community



*A*s a service provider to the Santa Barbara community for nearly 40 years, the Housing Authority understands the many issues impacting our community's identity and its future. We respond to these issues by embracing the human spirit, promoting the socio-economic advancement of those less fortunate, and providing high quality affordable housing.

January 2009

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We are...Partners



The success of the Housing Authority and its clients is a result of community partnerships. Collaboration with others who share and embrace our commitment to dignity and respect for all is the hallmark of our success.

February 2009

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15	16 Presidents Day HACSB Closed	17	18	19	20	21
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We are...Family



The security of home is the key to strengthening family. Through the Housing Authority's Family Build program, families receive guidance and support along their individually designed path to self-sufficiency and independence.

March 2009

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We are... Hope

*H*ope offers new beginnings. Through opportunity and encouragement, the Housing Authority provides avenues where hope becomes reality.

April 2009

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march							may						
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We are... Change



*T*he Housing Authority believes that change comes through commitment and determination. Through our Resident Services Department, we offer programs and services that support and encourage our residents to achieve their goals.

We are... Home



*T*he Housing Authority's vision for the future embraces social equity and human dignity.

Since 2006, El Carrillo Studios has provided housing and supportive services for those in our community who were once homeless. One life at a time, those that have nothing are welcomed through our door and are given hope for the future and are offered a better tomorrow.

June 2009

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We are...Future



*T*he future is something we all create. Through programs for youth, and educational scholarships, the Housing Authority creates opportunities for our youth to realize and reach for a brighter future.

July 2009

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We are... Success



*T*he Housing Authority's Family Self-Sufficiency Program provides opportunities for families to map out their individual path towards economic independence. Through community collaborations and the tenacity of the participants, successes are realized each day.

Over 184 families have graduated from the FSS program and 35 have purchased their own homes.

August 2009

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We are... Opportunity



The Housing Authority recognizes that small opportunities help in the achievement of larger goals.

We have witnessed firsthand the success and progress our residents have achieved. They are offered a variety of volunteer jobs and internships, creating for them the opportunity and the chance to give back.

September 2009

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We are... Solutions



Progress requires the willingness to change. The Housing Authority pushes beyond what has already been done and achieved, seeking new and innovative approaches to designing and building affordable housing.

We are... Diversity



*D*iversity is the essence of a vital community. By honoring the diversity that exists within our community, we honor openness, dignity, respect and inclusion.

November 2009

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monday

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We are... "The Second Story"



Understanding the importance of progress and innovation, the Housing Authority has created a new non-profit affiliate to secure needed funding and expand client services. Our new non-profit, *Second Story*, will strengthen our community by offering opportunities, solutions, change, and hope that foster success for the client. The strength and vitality of our community in helping us achieve these goals is a huge part of our *Second Story*.

Photo by x



Our 5 Core Values

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 Authority Commissioners

Robert D. Niehaus, Chair
Barbara Allen, Vice-Chair
Mary Johnston-de Leon
Cheryl Rogers
David K. Hughes
Stan Eisele
Geoff Green

Management Team

Robert G. Pearson Executive Director / Chief Executive Officer	Veronica Loza Director of Housing Management
Skip Szymanski Deputy Executive Director / Chief Operating Officer	Rita Lawrence Director of Finance
Rob Fredericks Deputy Executive Director / Chief Administrative Officer	Margaret Trejo Director of Resident Services
	Roberta Maccianti Director of Property and Development

Jhudyana Aguirre
Teresa Alvaro
Ronnie Anderson
Martha Angel
Bruno Bardini
Octavio Botello
Inger Loken Budke
Sebastiano Capovilla
Tiffany Carter
Griselda Ceja Orozco
Anthony DeAnda
Helen Del Dosso
Matias Escareno

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

Perla Medina
Clarissa Montenegro
Chris A. Moreno
Adriana Ortega
Tia Payne
Leanna Pearson
Robert G. Pearson
Salvador Pereyra
Enrique Perez
Trino Pizano
Frank Quezada
Magdalena Rodriguez
Vilma Rodriguez

Amado Rubio-Sanchez
Christina Sanchez
Jesus Santana
Jennifer Schipa
Leah Searles
Celia Solis
Skip Szymanski
Guadalupe Tinajera
Hector Torres
Margaret Trejo
Beatriz Valenzuela
Rosal Valenzuela
Bill Varela

HeladioVega
Jose Raul Vega
Angel Velasquez
Gerardo Velazquez
RubenVenegas
Alice Villarreal Redit
Tim Waaler
Mike Wasilko
Scott Wexler



Housing Authority of the City of Santa Barbara

STATEMENT OF REVENUE, EXPENSES & CHANGE IN NET ASSETS

For the fiscal year ended March 31, 2008

OPERATING REVENUE:

Tenant Revenue Income	7,843,063
Grant Income	1,816,286
Section 8 Administrative Fees Earned	1,788,251
Housing Assistance Payment	\$20,342,361
Other Operating Income	2,064,047

TOTAL OPERATING REVENUE \$33,854,008

OPERATING EXPENDITURES:

Administration	3,975,319
Tenant Services	1,190,135
Utilities	788,154
Maintenance & Operations	2,804,005
General Expense	1,058,341
Housing Assistance Payments	18,395,904

TOTAL OPERATING EXPENDITURES: 28,211,858

NET OPERATING INCOME (LOSS) 5,642,150

NON-OPERATING REVENUE (EXPENSE)

Interest & Investment Income	507,097
Miscellaneous Revenue	(9,423)
Depreciation	(2,392,409)
Interest Expense	(1,122,978)
HUD Capital Fund Grants	426,344

NON-OPERATING REVENUE (EXPENSE) (2,591,369)

CHANGE IN NET ASSETS FOR THE CURRENT YEAR \$3,050,781

STATEMENT OF NET ASSETS

As of March 31, 2008

ASSETS

Current Assets:	
Cash & Cash Equivalents	\$3,877,718
Investments	5,049,328
Accounts Receivable, Net	1,748,855
Advances & Other Assets	129,480
Inventory	23,421
Total Current Assets	10,828,802

Non-Current Assets:	
Restricted Cash & Cash Equivalents	3,942,185
Capital Assets, Net of Depreciation	48,584,033
Other Non-Current Assets	550,000
Total Non-Current Assets	53,076,218

TOTAL ASSETS \$63,905,020

LIABILITIES & NET ASSETS

Current Liabilities:	
Accounts Payable	\$1,293,364
Other Liabilities & Accruals	494,580
Tenant Security Deposits	512,933
Notes Payable, Current Portion	3,959,696
Total Current Liabilities	6,260,573

Non-Current Liabilities:	
Notes Payable	24,237,920
Accruals & Other Non-Current Liabilities	1,194,274
Family Self-Sufficiency Escrow Accounts	185,918
Total Non-Current Liabilities	25,618,112

Net Assets:	
Invested in Capital Assets, Net of Related Debt	19,474,294
Restricted Net Assets	4,173,241
Unrestricted Net Assets	8,378,800
Total Net Assets	32,026,335

TOTAL LIABILITIES & NET ASSETS \$63,905,020



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. MICHELTORINA ST.	N/A	FAMILY		
		2	1507 SAN PASCUAL ST.	N/A	FAMILY		
		2	233 W. ORTEGA ST.	N/A	FAMILY		
		15	15	13-21 S. SOLEDAD ST.	PEARL GARDENS	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		
76-06	16	3	809-811 OLIVE ST.	N/A	FAMILY		
		16	1934-1938 ELISE WAY	N/A	FAMILY		
		122	721 LAGUNA ST.	PRESIDIO SPRINGS	ELDERLY		
76-07	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 EUCLYPTUS 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	10	28-38 N. VOLUNTARIO ST.	HOIT GARDENS	FAMILY
76-16	8	4	1112-1120 E. MASON ST.	HOIT GARDENS	FAMILY		
		4	401-403 TRANSFER AVE.	CASTILLO COURT	ELDERLY		
76-17	17	4	402-404 TRANSFER AVE.	CASTILLO COURT	ELDERLY		
		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		
subtotal	494	494					
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		

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	489
In Planning	48
SHIFCO	107
Housing Choice Voucher	1955
Shelter Plus Care	61
TOTAL	3154

NON-HUD	4	4	6	813 OLIVE ST.	N/A	FAMILY
NON-HUD	6	6	6	835 OLIVE ST.	N/A	FAMILY
NON-HUD	6	6	6	630 W. ARRELLAGA ST.	N/A	FAMILY
NON-HUD	42	42	6	616 W. MISSION ST.	N/A	ELDERLY
NON-HUD/TAX CREDIT	62	62	6	224 W. ORTEGA ST.	N/A	ELDERLY
NON-HUD	12	12	42	922 CASTILLO ST.	CASA DE LAS FUENTES	DOWNTOWN WKR
NON-HUD	60	60	62	315 W. CARRILLO ST.	EL CARRILLO	HMLESS/DOWNTOWN WKR
NON-HUD	6	6	12	1910 SAN PASCUAL ST.	N/A	FAMILY/ELDERLY
NON-HUD	18	18	60	521 N. LA CUMBRE RD.	VILLA LA CUMBRE	ELDERLY
NON-HUD	8	8	6	821 E. FIGUEROA ST.	N/A	ONE BEDROOM
NON-HUD	10	10	18	309-319 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	FAMILY
NON-HUD	17	17	8	633 DE LA VINA ST.	N/A	FAMILY
LEASED/TAX CREDIT	48	48	10	512 BATH ST.	N/A	FAMILY
LEASED/TAX CREDIT	98	98	IN PLANNING	416-424 E. COTA STREET/517 OLIVE ST.	N/A	HMLESS/DOWNTOWN WKR
			IN PLANNING	535 E. MONTECITO ST.	LOS PORTALES	FAMILY - HOMEOWNERSHIP
			IN PLANNING	512 BATH ST.	BRADLEY	HMLESS/DOWNTOWN WKR
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
subtotal	489	489				
221(D)3	107	107		SANTA FE PLC.	SHIFCO	ELDERLY
				LA VISTA DEL OCEANO	SHIFCO	ELDERLY
				CLIFF DR.	SHIFCO	ELDERLY
subtotal	107	107				
VOUCHER	1955	1955		DISPERSED THROUGHOUT THE CITY	VOUCHERS-Rental Assistance	FAMILY/ELDERLY
S+C	61	61		DISPERSED THROUGHOUT THE CITY	RENTAL ASSISTANCE	FAMILY/ELDERLY
subtotal	2016	2016				
OTHER	11	11		2612 MODOC RD.	SARAH HOUSE	GROUP HM/FAM
TOTAL	3117	3117		DISPERSED THROUGHOUT THE CITY		MIXED





Housing Authority of the City of Santa Barbara

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