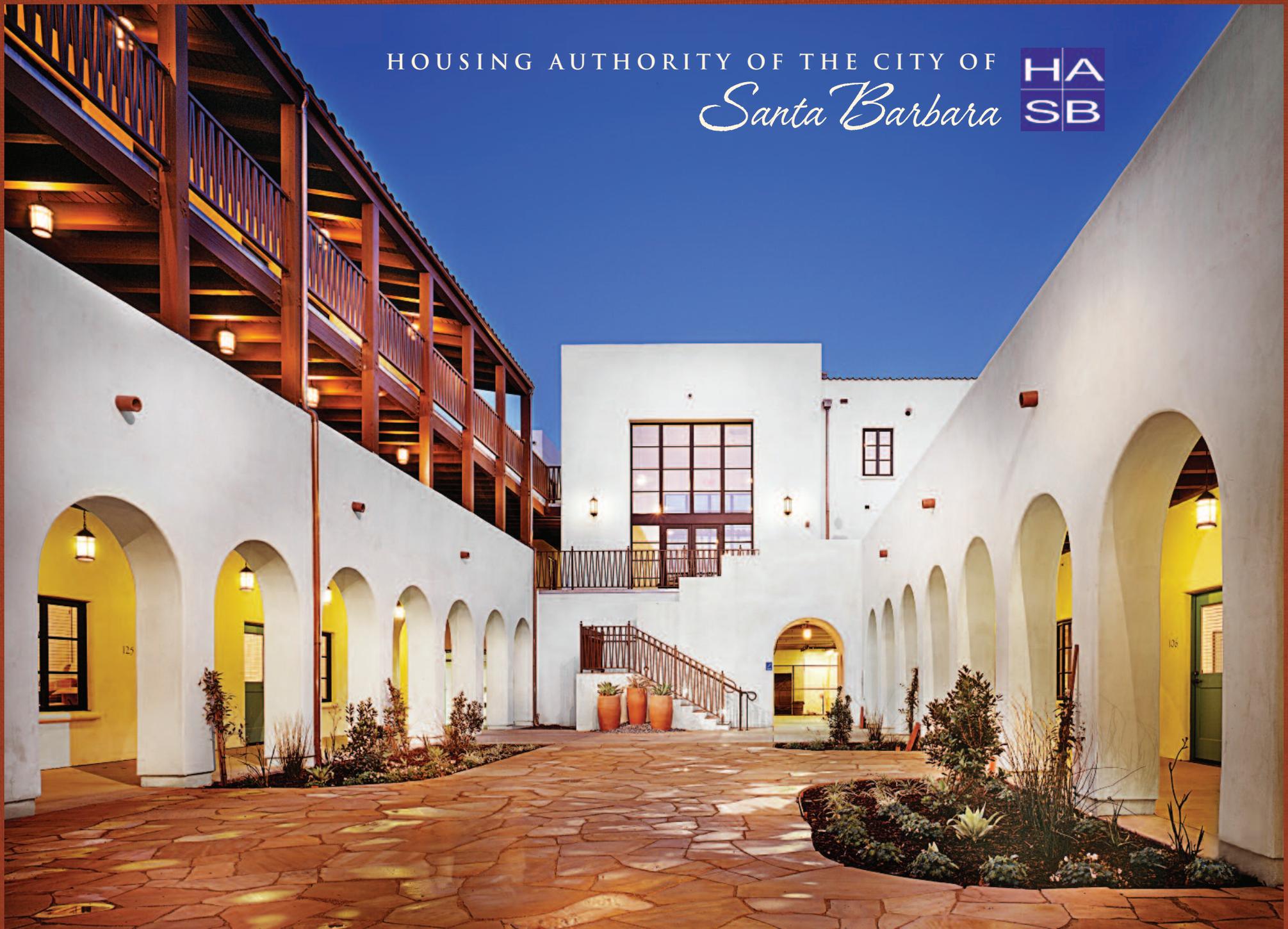
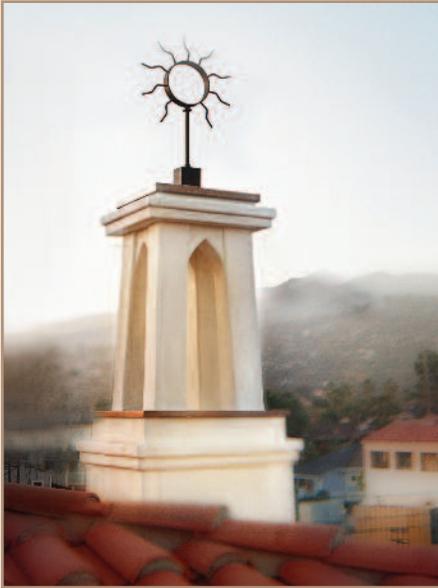


HOUSING AUTHORITY OF THE CITY OF
Santa Barbara





Artisan Court...Its design is innovative, environmentally responsible and provides a sense of community.



2011 AWARD WINNER



A MESSAGE FROM THE CHAIR AND THE EXECUTIVE DIRECTOR/CEO

Our 2011 Annual Report showcases the vision and beauty of the Housing Authority's most recent new construction effort—**Artisan Court**. Done as a calendar for 2012, the photographs that follow capture Artisan Court's architectural splendor and effective use of space. Artisan Court opened its doors in April of 2011. It is now home to 55 low-income Santa Barbara residents. It brought together chronically homeless individuals, youth aging out of foster care, disabled persons and downtown workers, all with one thing in common—the need for affordable housing.

We chose Artisan Court as the focus of this report and calendar not simply because it is proof that affordable housing is and can be beautiful, but because it exemplifies our vision for creating affordable housing. Its design is innovative, environmentally responsible and provides a sense of community. Its planning brought forth innovative, dedicated and resourceful partnerships. Its very existence saves lives and provides the needed security of a home to create a better life. Our successful partnerships with PathPoint and YMCA's Youth and Family Services Division to provide on-site services to the residents of Artisan Court are testimony to this vision. Receiving Santa Barbara Beautiful's 2011 Award for Multi-Family Housing is evidence to the fact that Artisan Court is a welcomed addition to our community's rich architectural history and built environment. Despite Santa Barbara's expensive real estate market and the nation's tumultuous economy, the Housing Authority continues to play a lead role in assembling difficult financing and providing development and management expertise necessary to make

affordable housing possible. In 2011, the Housing Authority was able to secure funding for the purchase and rehabilitation of two additional properties—2904 State Street and 1020 Placido Avenue. Each is serving a critical need in our community. The State Street property is transitional housing for chronically homeless individuals who are now putting their lives back together. The Placido property is a large house in downtown Santa Barbara, which, after rehabilitation, will address an acute need in south Santa Barbara County. It will offer free, inpatient, social model detox services for the poor.

We know through experience that supportive housing – housing paired with supportive services that include on-site mental health and life-skills counseling – is the most effective solution for reducing chronic homelessness. Our El Carrillo development and now Artisan Court are solid evidence of this reality. We are excited to share that our next development, Bradley Studios at 512 Bath Street, modeled after both of these successful endeavors, was recently awarded a reservation of Low Income Housing Tax Credits necessary to finance its construction. We will be breaking ground on Bradley Studios in early 2012. After food, shelter is the most basic human need; but it doesn't end there. A better life must be linked to housing-based support and opportunities—not only for society's most vulnerable but for low income families as well. Without such support, it is daunting – and sometimes impossible – to navigate life free from the struggle and despair that poverty brings. For this reason, the Housing Authority continues to maintain and

“...to pursue justice, we must share in one another’s fate.”

ARTISAN COURT DEVELOPMENT PROFILE

DEVELOPER, LAND OWNER & PROPERTY MANAGEMENT: Housing Authority of the City of Santa Barbara

OWNER: Artisan Court, L.P.

ARCHITECT: CP + MW:jv, Christine Pierron and Mark Wienke, Architects

CONTRACTOR: McGillivray Construction

SITE AREA: 39,603 sq. ft (.91 acre)

DENSITY: 61 units/acre

PARKING: 40 spaces

DEVELOPMENT PROFILE: 55 Studios (450 sq. ft. per unit), 1 Two Bedroom Managers Unit (1,155 sq. ft.), 56 Total (26,437 sq. ft.), Total Building 42,678 sq. ft.

SUPPORTIVE SERVICES PARTNERS: PathPoint & YMCA Youth & Family Services

FUNDING SOURCES:

City of Santa Barbara & Redevelopment Agency: \$5,200,000

Housing Authority Equity: \$700,000

Tax Credit Investor Equity: \$10,076,664

ARRA Grant: \$1,656,604

Artisan Court’s architectural splendor and effective use of space... is now home to 55 low-income Santa Barbara residents.



expand important programs for residents that focus on their socio-economic advancement. Our Family Self-Sufficiency program is key to that objective. The Housing Authority believes that homelessness can be solved. To that end, we will continue to play a major role in the fight to end homelessness. Our leadership efforts with Common Ground, a true collaborative effort by faith-based groups, public and private entities, as well as local businesses are testimony to this commitment. We will continue to work with Common Ground, putting a face to our homeless neighbors and working to find them a home.

The Housing Authority will continue to respond to our community’s affordable housing needs. As in this past year, we will pursue this noble goal with ambition, creativity, compassion and thoughtfulness. But we cannot do it alone. We believe that *“to pursue justice, we must share in one another’s fate.”* None of our accomplishments would be possible without this commonality of purpose. It is for this sharing of purpose that we say thank you to our dedicated staff, our steadfast Board of Commissioners and our strong and able partners that include, first and foremost, the City Council and City staff. They understand that a safe and affordable home is the first step to a brighter future!

Barbara B. Allen

Barbara B. Allen
Chair

Robert G. Pearson

Robert G. Pearson
Executive Director, Chief Executive Officer



January 2012



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 NEW YEAR'S DAY	2	3	4	5	6	7
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DECEMBER

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FEBRUARY

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February 2012



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
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12	13	14 VALENTINE'S DAY	15	16	17	18
19	20 PRESIDENT'S DAY	21	22	23	24	25
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JANUARY

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MARCH

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March 2012



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

FEBRUARY

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DAYLIGHT SAVING
TIME BEGINS

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ST. PATRICK'S DAY

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SPRING BEGINS

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April 2012



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May 2012



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

APRIL
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JUNE
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MOTHER'S DAY

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MEMORIAL DAY

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June 2012



SUNDAY

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TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

MAY

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FLAG DAY

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FATHER'S DAY

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SUMMER BEGINS

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SUMMER SOLSTICE
PARADE

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July 2012



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
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JUNE

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August 2012



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September 2012



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AUGUST

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MONDAY

OCTOBER

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TUESDAY

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LABOR DAY

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AUTUMN
BEGINS

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October 2012



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																																				
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November 2012



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WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

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 DAYLIGHT SAVING
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 VETERANS DAY

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 THANKSGIVING

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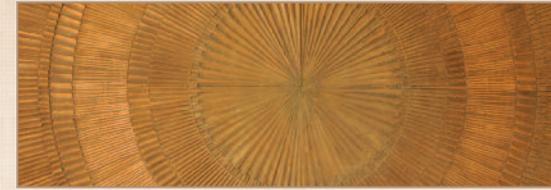
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December 2012



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

NOVEMBER

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JANUARY

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WINTER BEGINS

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CHRISTMAS

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KWANZAA

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NEW YEAR'S
EVE

*Housing Authority
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 OF THE CITY OF
Santa Barbara



**Housing Authority
Commissioners**

Barbara B. Allen
Chair

Mary Johnston
Vice-Chair

David K. Hughes

Geoff Green

Catherine Woodford

Donald Olson

Patrick Johnson

**Housing Authority
Staff**

Jhudyana Aguirre

Teresa Alvaro

Ronnie Anderson

Martha Angel

Nataly Arredondo

Bruno Bardini

Octavio Botello

Inger Loken Budke

Tiffany Carter

Celia Cheney

Anthony DeAnda

Helen Del Dosso

Matias Escareno

Alicia Esparza

Andrea Fink

Rob Fredericks

Julia Garcia

Miguel Garcia

Andrew Gonzales

**Housing Authority
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

Antonia Hood

Aida Hughes

Juan Lizalde

Marcus Lopez

Veronica Loza

Roberta Maccianti

Perla Medina

Clarissa Montenegro

Jerry Morales

Tiffany Morten

Maximo Navarro

Adriana Ortega

Tia Payne

Leanna Pearson

Robert G. Pearson

Robert Peirson

Salvador Pereyra

Enrique Perez

J. Trinidad Pizano

Jose F. Quezada

Mirna Ramos

Magdalena Rodriguez

Veronica Loza

Director of Housing Management

Margaret Trejo

Director of Resident Services

Roberta Maccianti

Director of Property and

Development

Bob Peirson

Director of Finance

Vilma Rodriguez

Amado Rubio-Sanchez

Christina Sanchez

Jesus Santana

Jennifer Schipa

Leah Searles

Celia Solis

Skip Szymanski

Guadalupe Tinajera

Hector Torres

Margaret Trejo

Rosal Valenzuela

Beatriz Valenzuela

Heladio Vega

Angel Velasquez

Gerardo Velazquez

Alice Villarreal Redit

Timothy Waaler

Mike Wasilko

Scott Wexler



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

The Housing Authority of the City of Santa Barbara 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.

As of March 31, 2011 Statement of Net Assets

ASSETS

Current Assets:

Cash & Cash Equivalents	\$	4,978,320
Restricted Cash & Cash Equivalents		1,724,182
Investments		3,495,683
Restricted Investments		1,333,125
Accounts & Notes Receivable - Current		3,778,433
Prepaid Expenses		94,202
Inventory		46,113

TOTAL CURRENT ASSETS \$ 15,450,058

Non-Current Assets:

Capital Assets, Net of Depreciation		50,184,520
Accounts & Notes Receivable - Non-Current		1,019,385

TOTAL NON-CURRENT ASSETS \$ 51,203,905

TOTAL ASSETS \$ 66,653,963

LIABILITIES & NET ASSETS

Current Liabilities:

Accounts Payable & Accrued Liabilities	\$	547,552
Tenant Security Deposits		552,410
Notes Payable, Current Portion		594,709
Other Current Liabilities		2,173,776

TOTAL CURRENT LIABILITIES \$ 3,868,447

Non-Current Liabilities:

Notes Payable, Long-term Portion		30,717,049
Accrued Other Post-Employment Benefit Liabilities		1,056,792
Other Non-Current Liabilities		330,982

TOTAL NON-CURRENT LIABILITIES \$ 32,104,823

TOTAL LIABILITIES \$ 35,973,270

Net Assets:

Invested in Capital Assets, Net of Related Debt	\$	18,872,760
Restricted Net Assets		1,642,275
Unrestricted Net Assets		10,165,658

TOTAL NET ASSETS \$ 30,680,693

TOTAL LIABILITIES & NET ASSETS \$ 66,653,963

For the fiscal year ended March 31, 2011 Statement of Revenue, Expenses & Change in Net Assets

OPERATING REVENUE

Tenant Revenue Income	\$	8,898,612
Grant Income		1,220,417
Section 8 Administrative Fees Earned		2,199,367
Section 8 Housing Assistance Payments		21,837,642
Other Operating Income		7,560,358

TOTAL OPERATING REVENUE \$ 41,716,396

OPERATING EXPENDITURES

Administration	\$	8,026,426
Tenant Services		1,699,177
Utilities		811,600
Maintenance & Operations		4,140,867
General Expense		1,132,068
Housing Assistance Payments		22,469,014

TOTAL OPERATING EXPENDITURES \$ 38,279,152

NET OPERATING INCOME \$ 3,437,244

NON-OPERATING REVENUE (EXPENSE)

Interest & Investment Income	\$	260,577
Loss on Disposition of Assets		(306,457)
Depreciation		(2,614,589)
Interest Expense		(1,063,282)
Transfers In/Out		105,066
HUD Capital Fund Grants		1,508,549

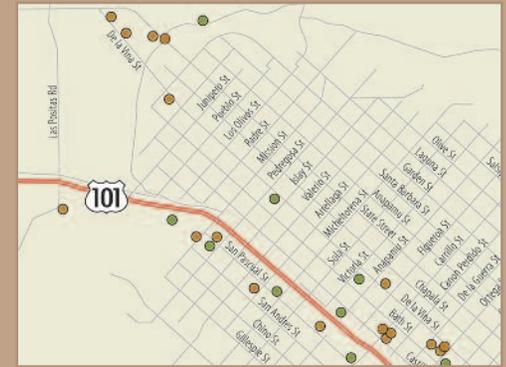
NON-OPERATING REVENUE (EXPENSE) \$ (2,110,136)

CHANGE IN NET ASSETS FOR THE CURRENT YEAR \$ 1,327,108

Statement of
Inventory as of November 2011

NO. OF UNITS	UNITS PER ADDRESS	ADDRESS	NAME	TYPE
PUBLIC HOUSING				
46	4	305 RANCHERIA ST.	MONTERIA VILLAGE	FAMILY
	24	512-524 W. MONTECITO ST.	MONTERIA VILLAGE	FAMILY
	2	630 BATH ST.	N/A	FAMILY
	4	231-233 W. ORTEGA ST.	N/A	FAMILY
	9	323-327 S. VOLUNTARIO ST.	N/A	FAMILY
	1	606 W. MICHELTORENA ST.	N/A	FAMILY
	2	1507 SAN PASCUAL ST.	N/A	FAMILY
15	15	13-21 S. SOLEDAD ST.	PEARL GARDENS	FAMILY
18	18	219-231 MEIGS RD.	N/A	FAMILY
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
16	16	1934-1938 ELISE WAY	N/A	FAMILY
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
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
	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
10	6	28-38 N. VOLUNTARIO ST.	HOIT GARDENS	FAMILY
	4	1112-1120 E. MASON ST.	HOIT GARDENS	FAMILY
17	17	620-652 CASTILLO ST.	LA CASA CASTILLO	FAMILY
24	24	3931-3937 VIA DIEGO	N/A	FAMILY
20	20	211-221 SYCAMORE LN.	SYCAMORE GARDENS	FAMILY
10	10	217-227 S. SALINAS ST.	N/A	FAMILY
15	12	221-223 W. VICTORIA ST.	N/A	FAMILY
	3	125 S. VOLUNTARIO ST.	N/A	FAMILY
4	2	716 N. SALSIPUEDES ST.	N/A	FAMILY
	2	602 PICO AVE.	N/A	FAMILY
11	11	82 N. LA CUMBRE RD.	N/A	FAMILY
10	10	2721 MIRADERO DR.	ARROYO MIRADERO	ELDERLY
78	36	175 S. LA CUMBRE LN.	VISTA LA CUMBRE	ELDERLY
8	4	401-403 TRANSFER AVE.	CASTILLO COURT	ELDERLY
	4	402-404 TRANSFER AVE.	CASTILLO COURT	ELDERLY
122	122	721 LAGUNA ST.	PRESIDIO SPRINGS	ELDERLY

TOTAL = 496



- Public Housing
- Non-HUD and other
- In-Planning

NO. OF UNITS	UNITS PER ADDRESS	ADDRESS	NAME	TYPE
LOCALLY OWNED OR MANAGED				
NON-HUD				
10	10	511-515 W. VICTORIA ST.	N/A	FAMILY
8	8	633 DE LA VINA ST.	N/A	FAMILY
6	6	2941 STATE ST.	N/A	FAMILY
8	8	2904 STATE ST.	N/A	FAMILY
6	3	425-431 E. ORTEGA ST.	N/A	FAMILY
	3	705 OLIVE ST.	N/A	FAMILY
18	6	801 OLIVE ST.	N/A	FAMILY
	6	813 OLIVE ST.	N/A	FAMILY
	6	835 OLIVE ST.	N/A	FAMILY
4	4	630 W. ARRELLAGA ST.	N/A	FAMILY
18	18	309-319 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	FAMILY
10	10	512 BATH ST.	N/A	FAMILY
6	6	1027 E. ORTEGA ST.	N/A	ELDERLY
6	6	224 W. ORTEGA ST.	N/A	ELDERLY
60	60	521 N. LA CUMBRE RD.	VILLA LA CUMBRE	ELDERLY
17	17	227 W. DE LA GUERRA ST.	COTTAGE GARDENS	ELDERLY - TAX CREDIT
6	6	821 E. FIGUEROA ST.	N/A	FAMILY/ELDERLY
15	15	1012-1024 E. DE LA GUERRA ST.	CASITAS DE LA GUERRA	FAMILY/ELDERLY
6	6	2525 DE LA VINA ST.	N/A	FAMILY/ELDERLY
6	6	616 W. MISSION ST.	N/A	FAMILY/ELDERLY
12	12	1910 SAN PASCUAL ST.	N/A	FAMILY/ELDERLY
7	7	816 VINE AVE. & 817 OLIVE ST.	N/A	FAMILY/ELDERLY
42	42	922 CASTILLO ST.	CASA DE LAS FUENTES	DOWNTOWN WORKER
LOW INCOME HOUSING TAX CREDIT/LEASED				
56	56	422 E. COTA STREET	ARTISAN COURT	HMLESS/DOWNTOWN WKR
62	62	315 W. CARRILLO ST.	EL CARRILLO	HMLESS/DOWNTOWN WKR
		IN PLANNING	512 BATH ST.	BRADLEY STUDIOS
48	48	4007-4011 VIA LUCERO	EL PATIO	ELDERLY
98	98	1116 DE LA VINA ST.	GARDEN COURT	ELDERLY
OTHER				
107	107	418 SANTE FE PLACE	SHIFCO	ELDERLY
16	16	3030 DE LA VINA ST.	FIREHOUSE	16 BED TRANSITIONAL
11	11	2612 MODOC RD.	SARAH HOUSE	GROUP HM/FAM
		IN PLANNING	1020 PLACIDO AVE.	HACSB/CADA
TOTAL = 669				
HOUSING CHOICE VOUCHER/SHELTER PLUS CARE				
2080	2080	DISPERSED THROUGHOUT THE CITY - SECTION 8 RENTAL ASST.		FAMILY/ELDERLY
90	90	DISPERSED THROUGHOUT THE CITY - SHELTER PLUS CARE		FAMILY/ELDERLY
TOTAL = 2170				
TOTAL DISPERSED THROUGHOUT THE CITY = 3335				



HACSB Property Inventory

By Category

Public Housing	496
Non-HUD/Locally owned/Managed	669
In Planning	66
Housing Choice Voucher	2080
Shelter Plus Care	90

HOUSING AUTHORITY OF THE CITY OF
Santa Barbara



808 LAGUNA STREET, SANTA BARBARA, CA 93101 · TEL (805) 965-1071 · FAX (805) 564-7041 · INFO@HACSB · WWW.HACSB.ORG



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