

HOUSING AUTHORITY
OF THE CITY OF SANTA BARBARA



A Message from the Chair and the Executive Director/CEO



Income disparities in our nation are now wider than at any point since the Great Depression. In 2010, the average compensation for CEOs on the S&P 500 was over \$11 million, while a quarter of all jobs in the country paid less than the poverty line of \$22,000 per year for a family of four. These low income families (along with millions of senior and disabled households on fixed incomes) turn to local housing authorities and non-profit housing providers for needed, affordable housing. With the average two-bedroom apartment in Santa Barbara renting for \$1,900 month, a family of four earning \$22,000/year with no housing assistance would have to spend over 100% of their income for rent—or be homeless, an event we are witnessing all too often.

While the affordable housing industry faces challenging times, the need for affordable housing has never been greater. Housing is a basic necessity we all share. Unfortunately, with deficit reduction being the current mantra in Washington, the “safety net” for our nation’s low income citizens is becoming quite frayed. At a time of rising poverty, the federal budget cuts known as Sequestration have immediate consequences for the nation’s poor when it comes to income, food and housing assistance. All related programs sustained substantial cuts this year. In addition, the elimination of redevelopment agencies in California has greatly reduced funding for new affordable housing.

The Housing Authority of the City of Santa Barbara (HACSB) has served thousands of individuals and families over the past 40 years, and despite the many challenges, has done so successfully. Part of our success is consistency of purpose, resource and funding diversification, belief in mission and ability to challenge and overcome the unexpected. The Housing Authority’s Board of Commissioners and staff work hard to uphold the values set forth in our Mission and Vision statements, with the ultimate goal of thriving...not just surviving.

Bradley Studios, the subject of this 2013 Annual Report/2014 Calendar, is the Housing Authority’s latest affordable housing development and is another prideful accomplishment in troubled times. It came to fruition following a series of obstacles - resistant neighbors, creek restoration requirements, delayed development and financing milestones, to name but a few. These obstacles took several years to overcome from the time the land was purchased in 2008 to housing its first residents in November of 2012. HACSB’s talented staff who managed the development and procured the needed financing, along with its partners (the City of Santa Barbara/ former Redevelopment Agency and Redstone Capital—two key partners) are the reason that Bradley Studios is now home to low-income downtown workers, disabled persons and formerly homeless individuals.

By far, our greatest asset continues to be our dedicated staff, our engaged Commissioners and our community partners. Without this collaboration and commitment, we would not have accomplished so much in these challenging times. A new and promising partnership is with our affiliate non-profit, 2nd Story Associates. As our “Highlights” show, true service to our community requires a holistic approach; one that goes beyond the “bricks and mortar” of affordable housing. It is an approach that addresses the needs of those who live in affordable housing such that their tenure in affordable housing is temporary when it comes to working families with low incomes. With this population, connecting them to education, training, employment and services that support their socio-economic advancement is crucial. This is where 2nd Story comes in. With 2nd Story, we are proving the value of innovative, collaborative services that are tied to affordable housing programs in our community - programs that not only provide shelter, but move residents up and out to a brighter and independent future!

Handwritten signature of Mary Johnston in black ink.

Mary Johnston
Chair, Board of Commissioners

Handwritten signature of Robert G. Pearson in black ink.

Robert G. Pearson
Executive Director, CEO

HIGHLIGHTS

Bradley Studios

Bradley Studios was designed specifically to address priority housing needs in the Santa Barbara community: the low income downtown workers who keep our city running and those in our community who otherwise would be living at the greatest risk, homeless and disabled individuals. An infill project that replaced dilapidated structures, the craftsman-style building improves and fits seamlessly into the neighborhood. As the Housing Authority's latest supportive housing development, Bradley Studios offers on-site support for the tenants, including job training and independent living assistance. Working with the City of Santa Barbara, the design and construction features key environmental elements appropriate to its proximity to the Lower Mission Creek Flood Control Project. Bradley Studios received a prestigious Gold Nugget Award for Best Affordable Project in the nation at the 2013 Pacific Coast Builders Conference for its innovative and environmentally responsible design.

Preserving/Sustaining Affordable Housing

While the rehabilitation needs of the Housing Authority's housing stock has increased, funding has decreased necessitating new approaches to financing and sustaining the inventory. This fiscal year, the Department of Housing and Urban Development (HUD) approved the Housing Authority's application to convert 180 senior HUD-funded Public Housing units into long-term Section 8 rental assistance contracts, relieving the Housing Authority of restrictive regulations and opening up new financing and partnership opportunities. Next year the Housing Authority's remaining HUD assisted Public Housing units will be repositioned through a similar conversion via HUD's Rental Assistance Demonstration program.

Expanding Affordable Housing

There remains a tremendous need for more affordable housing. With this in mind, the Housing Authority completed extensive groundwork in 2013 for the future. Through creative financing, including a HUD FHA insured Tax Credit loan, 167 senior units are being repositioned through the California Low Income Housing Tax Credit program, bringing in needed funding for rehabilitation and the future acquisition of properties for low income housing.

Commitment to Youth

In 2013, the Housing Authority continued to work with partner agencies to further youth programs in arts, sports, tutoring, and leadership. The goal of the youth programs is to provide experiences to low income children that broaden their exposure and knowledge of opportunities for success. We want them to have the foundation and freedom to set goals that were previously inconceivable. 191 youth ages 4 to 18 participated in the Housing Authority's youth programs in 2013.

Helping Families Become Self Sufficient

Linking affordable housing and supportive services delivers an improved quality of life for residents and, ultimately, the entire community. The Housing Authority's Family Self Sufficiency Program (FSS) is designed to help our residents achieve major life goals through higher education, job training, starting a business, or buying a home—and ultimately eliminate dependency on public assistance. Ten individuals reached their goals and graduated from the FSS program this year.

Solutions for Homelessness

The Housing Authority continued its advocacy for homeless individuals and families. This included a lead role in creating a new umbrella organization for addressing homelessness in Santa Barbara County. This new organization, the Central Coast Collaborative on Homelessness (C3H), is based on a collective impact model, creating efficiencies in delivering housing and services for those that are homeless. Through this collaboration and the Housing Authority's efforts, over 140 homeless individuals and families have found homes during the first six months of 2013.



“We work hard to uphold the values set forth in our Mission and Vision statements, with the ultimate goal of thriving...not just surviving.”

Bradley Studios Development Profile

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

OWNER: Bradley Studios, LP

ARCHITECT: Peikert + RRM Design Group

CONTRACTOR: McGillivray Construction, Inc.

SITE AREA: 39,603 sq. ft.

DENSITY: 61 units/acre

DEVELOPMENT PROFILE: 53 Studios (320 - 445 sq. ft. per unit), 1 Two Bedroom Managers Unit (1,155 sq. ft.), 54 Total (26,437 sq. ft.)

DEVELOPMENT TYPE: New construction, two and three story

FUNDING SOURCES:

City of Santa Barbara RDA Loans	\$8,400,000
Red Stone (Low Income Housing Tax Credits - Investor Equity)	\$5,379,632



Housing Authority
COMMISSIONERS

Mary Johnston
Chair

Geoff Green
Vice Chair

Barbara B. Allen

David K. Hughes

Catherine Woodford

Donald Olson

Victor Suhr

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*

Bob Peirson
Director of Finance


Veronica Loza
Director of Housing Programs

Dale Fathe-Aazam
*Director of Property and
Development*

Housing Authority
STAFF

Ronnie Anderson
Martha Angel
Bernie Baggarly
Octavio Botello
Inger Loken Budke
Tiffany Carter
Perla Corral
Anthony DeAnda
Matias Escareno
Brenda Escoto
Alicia Esparza
Andrea Fink
Julia Garcia
Miguel Garcia
Andrew Gonzales
Antonia Hood
Juan Lizalde
Marcus Lopez
Clarissa Montenegro Uhl
Jerry Morales
Tiffany Morten
Maximo Navarro
Adriana Ortega
Tia Payne
Leanna Pearson
Salvador Pereyra
Jose F. Quezada
Mirna Ramos
Magdalena Rodriguez
Vilma Rodriguez
Amado Rubio-Sanchez
Christina Matheiu
Jesus Santana
Jennifer Schipa
Leah Searles
Celia Solis
Teresa Snell
Guadalupe Tinajera
Hector Torres
Beatriz Valenzuela
Heladio Vega
Angel Velasquez
Gerardo Velazquez
Alice Villarreal Redit
Timothy Waaler
Scott Wexler
Celia Wright





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.

HOUSING AUTHORITY
OF THE CITY OF SANTA BARBARA



As of March 31, 2013
**COMBINED STATEMENT OF
 NET POSITION**

ASSETS	
Current Assets:	
Cash & Cash Equivalents	\$ 4,195,499
Restricted Cash & Cash Equivalents	2,436,522
Investments	4,824,394
Restricted Investments	454,136
Accounts & Notes Receivable - Current	2,284,743
Prepaid Expenses	97,218
Inventory	55,280
TOTAL CURRENT ASSETS	\$ 14,347,792
Non-Current Assets:	
Capital Assets, Net of Depreciation	48,836,987
Accounts & Notes Receivable - Non-Current	635,120
TOTAL NON-CURRENT ASSETS	\$ 49,472,107
TOTAL ASSETS	\$ 63,819,899
LIABILITIES & NET ASSETS	
Current Liabilities:	
Accounts Payable & Accrued Liabilities	\$ 781,039
Tenant Security Deposits	607,093
Notes Payable, Current Portion	452,815
Other Current Liabilities	1,074,993
TOTAL CURRENT LIABILITIES	\$ 2,915,940
Non-Current Liabilities:	
Notes Payable, Long-term Portion	29,613,477
Accrued Other Post-Employment Benefit Liabilities	1,874,921
Other Non-Current Liabilities	297,730
TOTAL NON-CURRENT LIABILITIES	\$ 31,786,128
TOTAL LIABILITIES	\$ 34,702,068
Net Assets:	
Invested in Capital Assets, Net of Related Debt	\$ 18,770,695
Restricted Net Position	1,495,063
Unrestricted Net Position	8,852,073
TOTAL NET ASSETS	\$ 29,117,831
TOTAL LIABILITIES & NET ASSETS	\$ 63,819,899

For The Fiscal Year Ended
 March 31, 2013
**COMBINED STATEMENT
 OF REVENUE, EXPENSES &
 CHANGE IN NET POSITION**

OPERATING REVENUE	
Tenant Rent	\$ 7,009,256
HUD Operating Grants	25,876,699
HUD CFP Operating Grant	285,756
Other Operating Income	1,792,532
TOTAL OPERATING REVENUE	\$ 34,964,243
OPERATING EXPENSES	
Administration	\$ 5,406,702
Tenant Services	1,457,546
Utilities	923,086
Maintenance & Operations	2,786,735
General Expense	1,474,736
Depreciation	2,437,818
Housing Assistance Payments	20,230,985
TOTAL OPERATING EXPENDITURES	\$ 34,357,608
NET OPERATING INCOME	606,635
NON-OPERATING REVENUE (EXPENSE)	
Investment Income	\$ 196,603
Gain on Disposition of Assets	10,949
HUD Capital Grants	380,014
Interest Expense	(1,063,394)
NON-OPERATING REVENUE (EXPENSE)	\$ (473,828)
NET INCOME	132,807
NET POSITION, BEGINNING OF YEAR	\$ 28,985,024
NET POSITION, END OF YEAR	\$ 29,117,831



STATEMENT OF INVENTORY

UNITS PER ADDRESS	ADDRESS	NAME	TYPE
PUBLIC HOUSING			
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	13-21 S. SOLEDAD ST.	PEARL GARDENS	FAMILY
18	219-231 MEIGS RD.	N/A	FAMILY
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	1934-1938 ELISE WAY	N/A	FAMILY
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
12	511-515 E. ORTEGA ST.	PRESIDIO GARDENS	FAMILY
12	714-720 OLIVE ST.	PRESIDIO GARDENS	FAMILY
10	1913 SAN PASCUAL ST.	N/A	FAMILY
4	602 EUCALYPTUS AVE.	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
6	28-38 N. VOLUNTARIO ST.	HOIT GARDENS	FAMILY
4	1112-1120 E. MASON ST.	HOIT GARDENS	FAMILY
17	620-652 CASTILLO ST.	LA CASA CASTILLO	FAMILY
24	3931-3937 VIA DIEGO	N/A	FAMILY
20	211-221 SYCAMORE LN.	SYCAMORE GARDENS	FAMILY
10	217-227 S. SALINAS ST.	N/A	FAMILY
12	221-223 W. VICTORIA ST.	N/A	FAMILY
3	125 S. VOLUNTARIO ST.	N/A	FAMILY
2	716 N. SALSIPUEDES ST.	N/A	FAMILY
2	602 PICO AVE.	N/A	FAMILY

TOTAL = 316



UNITS PER ADDRESS	ADDRESS	NAME	TYPE
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LOCALLY OWNED OR MANAGED

NON-HUD

11	509-515 W. VICTORIA ST.	N/A	FAMILY
8	633 DE LA VINA ST.	N/A	FAMILY
6	2941 STATE ST.	N/A	FAMILY
8	2904 STATE ST.	N/A	FAMILY
3	425-431 E. ORTEGA ST.	N/A	FAMILY
3	705 OLIVE ST.	N/A	FAMILY
18	801-835 OLIVE ST.	N/A	FAMILY
4	630 W. ARRELLAGA ST.	N/A	FAMILY
18	309-319 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	FAMILY
10	2721 MIRADERO DR.	ARROYO MIRADERO	ELDERLY
36	175 S. LA CUMBRE LN.	VISTA LA CUMBRE	ELDERLY
8	401-404 TRANSFER AVE.	CASTILLO COURT	ELDERLY
122	721 LAGUNA ST.	PRESIDIO SPRINGS	ELDERLY
6	1027 E. ORTEGA ST.	N/A	ELDERLY
6	224 W. ORTEGA ST.	N/A	ELDERLY
6	816 VINE AVE.	N/A	ELDERLY
1	817 OLIVE ST.	N/A	ELDERLY
4	1831 DE LA VINA ST.	N/A	ELDERLY
6	821 E. FIGUEROA ST.	N/A	FAMILY/ELDERLY
15	1012-1024 E. DE LA GUERRA ST.	CASITAS DE LA GUERRA	FAMILY/ELDERLY
6	2525 DE LA VINA ST.	N/A	FAMILY/ELDERLY
6	616 W. MISSION ST.	N/A	FAMILY/ELDERLY
12	1910 SAN PASCUAL ST.	N/A	FAMILY/ELDERLY
6	1022 GARDEN ST.	N/A	FAMILY/ELDERLY
42	922 CASTILLO ST.	CASA DE LAS FUENTES	DOWNTOWN WKR

LOW INCOME HOUSING TAX CREDIT/LEASED

56	422 E. COTA ST.	ARTISAN COURT	HMLESS/DOWNTOWN WKR
62	315 W. CARRILLO ST.	EL CARRILLO	HMLESS/DOWNTOWN WKR
54	512 BATH ST.	BRADLEY STUDIOS	HMLESS/DOWNTOWN WKR
17	227 W. DE LA GUERRA ST.	COTTAGE GARDENS	ELDERLY
48	4007-4011 VIA LUCERO	EL PATIO	ELDERLY
98	1116 DE LA VINA ST.	GARDEN COURT	ELDERLY
107	401-419 SANTA FE PLACE	SHIFCO	ELDERLY
	1433-1443 LA VISTA DEL OCEANO	SHIFCO	ELDERLY
	1420-1430 CLIFF DR.	SHIFCO	ELDERLY
60	521 N. LA CUMBRE RD.	VILLA LA CUMBRE	ELDERLY

COMMUNITY-BASED SUPPORTIVE HOUSING

16	3030 DE LA VINA ST.	FIREHOUSE	16 BED TRANSIT
11	2612 MODOC RD.	SARAH HOUSE	GROUP HM/FAM
12	1020 PLACIDO AVE.	N/A	12 BED DETOX

TOTAL = 912

HOUSING CHOICE VOUCHER/SHELTER PLUS CARE

2366	DISPERSED THROUGHOUT THE CITY	SECTION 8 RENTAL ASSISTANCE	FAMILY/ELDERLY
59	DISPERSED THROUGHOUT THE CITY	SHELTER PLUS CARE	FAMILY/ELDERLY

TOTAL = 2425

TOTAL HOUSING UNITS = 3653



HOUSING AUTHORITY
OF THE CITY OF SANTA BARBARA



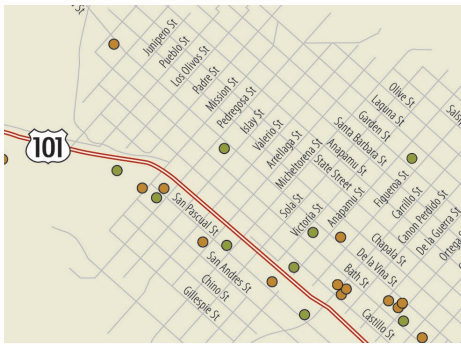
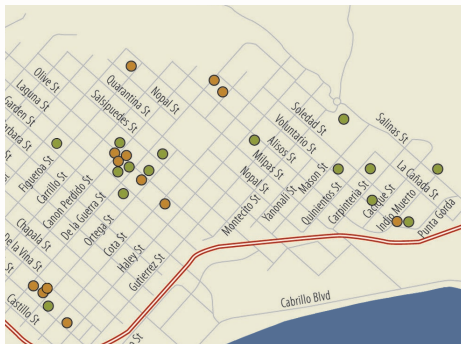
The Housing Authority of the City of Santa Barbara is a local public agency created under state law for the purpose of providing safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through a variety of federal, state, local and private resources.





SANTA BARBARA

- Public Housing
- Non-HUD and other



PROPERTY INVENTORY BY CATEGORY

- Public Housing: 316
- Shelter Plus Care: 59
- Non-HUD/Locally Owned/Managed: 912
- Housing Choice Voucher: 2,366



512

JANUARY 2014

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

DECEMBER
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New Year's Day 1

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Martin Luther
King, Jr. Day

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FEBRUARY 2014

SUNDAY

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TUESDAY

WEDNESDAY

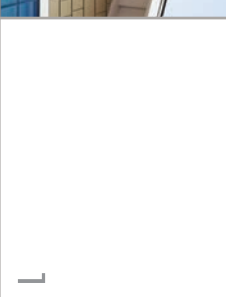
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FRIDAY

SATURDAY

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16	President's Day 17	18	19	20	21	22			
23	24	25	26	27	28				





512

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MARCH 2014

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

FEBRUARY

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Daylight Savings
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St. Patrick's Day 17

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Spring Begins 20

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MAY 2014

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

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Cinco de Mayo						

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Mother's Day						

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Memorial Day						



JUNE 2014

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Ramadan Begins 29	30	<p>MAY</p> <table border="0"> <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></td><td></td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr> <tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</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>JULY</p> <table border="0"> <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>5</td></tr> <tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td></tr> <tr><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td></tr> <tr><td>27</td><td>28</td><td>29</td><td>30</td><td>31</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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JULY 2014

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

JUNE
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AUGUST
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Ramadan Ends 27

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Fiesta Begins 30

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Independence Day 4

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AUGUST 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>JULY</p> <p>S M T W T F S</p> <p>1 2 3 4 5</p> <p>6 7 8 9 10 11 12</p> <p>13 14 15 16 17 18 19</p> <p>20 21 22 23 24 25 26</p> <p>27 28 29 30 31</p>	<p>SEPTEMBER</p> <p>S M T W T F S</p> <p>1 2 3 4 5 6</p> <p>7 8 9 10 11 12 13</p> <p>14 15 16 17 18 19 20</p> <p>21 22 23 24 25 26 27</p> <p>28 29 30</p>				Fiesta Parade 1	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24						
31	25	26	27	28	29	30

512



SEPTEMBER 2014

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY



1
Labor Day

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23
Autumn Begins

24

25
Rosh Hashanah

26

27

28

29

30



AUGUST
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

OCTOBER
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



OCTOBER 2014

SUNDAY

MONDAY


TUESDAY


WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

SEPTEMBER	SEPTEMBER	NOVEMBER	NOVEMBER
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	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		
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		

5	6	7	8	9	10	11
12	Columbus Day 13	14	15	16	17	18
19	20	21	HACSB Founded (1969) 22	23	24	25
26	27	28	29	30	Halloween 31	





DECEMBER 2014

SUNDAY

MONDAY

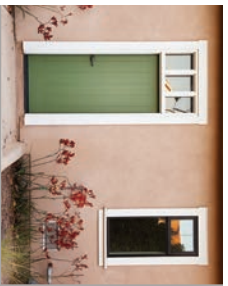
TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY



1

2

3

4

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10

11

12

13

14

15

16

Hanukkah 17

18

19

20

Winter Begins 21

22

23

24

Christmas 25

Kwanzaa 26

27

28

29

30

New Year's Eve 31

NOVEMBER

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						

JANUARY

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



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA



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