



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA



2020 ANNUAL REPORT
2021 CALENDAR

01	MESSAGE FROM THE CEO AND CHAIR
02	THE GARDENS ON HOPE
04	FINDING PEACE AT THE GARDENS ON HOPE
06	JOHNSON COURT
08	JOHNSON COURT: A LOVE MATCH
10	COPING WITH COVID-19
12	2020 HIGHLIGHTS
14	WHO WE SERVE
15	FINANCIAL STATEMENTS
16	PORTFOLIO
18	DEVELOPMENTS ON THE HORIZON
19	BOARD OF COMMISSIONERS AND STAFF



DEAR FRIENDS,

2020 WAS CERTAINLY A YEAR LIKE WE HAVE NEVER EXPERIENCED BEFORE.

Most notably, from our perspective, a national pandemic has uncovered the glaring social injustices among race and class in our country. The current public health crisis has laid bare system failures in the United States; and key among them is the country's housing affordability crisis. In Santa Barbara, 80% of extremely low-income households are paying more than half their income on housing costs and renters must earn \$37.21 per hour, which is 2.9 times the state minimum wage, just to afford the average monthly asking rent of \$1,935.

It is undeniable that the impact of COVID-19 has been immediate and severe on low-income residents and people of modest economic means. The number of people living in poverty has grown by eight million since May, according to researchers at Columbia University's Center on Poverty & Social Policy. These same families were already struggling before the onset of the pandemic.

During this time, our community's most vulnerable have also struggled with housing and food insecurity. Thankfully, due to our resources and those of the City and other local non-profits working together, Santa Barbara has provided for many of their basic needs including stable affordable housing and access to nutritious food.

Although 2020 was not an ordinary year, we continue to be focused on our core work of providing affordable housing. As an "essential service", housing authorities have had to adapt quickly amid the COVID-19 outbreak to keep providing necessary and critical services to residents. Our goal was and is to maintain the same level of service as before the pandemic.

We are proud of the fact that not one individual or family in our programs lost their housing due to any economic hardships because of the pandemic. The Housing Authority of the City of Santa Barbara (HACSB) represents 2,784 households on the Section 8 Housing Choice Voucher Program and 1,370 households in our own properties. Landlords who participate in the Section 8 Voucher Program were also protected in terms of the full rent they receive. The program alone brings \$36 million annually into our community.

With COVID-19, civil unrest, and natural disasters as a result of climate change, it may be difficult to see any silver linings. But sometimes, when we get to the other side of our most challenging periods, we can recognize some positive aspects. We've learned to do with less, communicate in new and more efficient ways, to become nimbler and more flexible in business and daily life. It has offered us a new perspective and sense of gratitude on things we may have taken for granted – our family, friends, home, community, work, leisure, health, and even how we live.

We have an unexpected window now to deal with climate change. The destructive impact of income inequality and disparities in health care and housing are now plainly visible. We have an opportunity to focus on the common good and build a more humane society.

The post-COVID world offers many possibilities, and the Housing Authority will continue to advocate for affordable housing, which is a basic human need.

We are deeply grateful for the support of the Housing Authority Commission, City Council, partnering organizations, and the community at large for our past and future endeavors to provide housing and services.

We hope that you enjoy this report which shares the efforts of our team in 2020.



Rob L. Fredericks
Executive Director/CEO



Patricia Wheatley
Chair, Housing Authority Board Of Commissioners

**“WE HAVE AN
OPPORTUNITY
TO FOCUS ON
THE COMMON
GOOD AND
BUILD A MORE
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SOCIETY.”**

THE GARDENS ON HOPE



The Housing Authority of the City of Santa Barbara purchased the vacant Hope Avenue lot in April 2014, with the intention of developing service-enriched, permanent housing for Santa Barbara's frail senior population, similar to the highly successful 98-unit Garden Court on De La Vina Street.

The Gardens on Hope consists of 89 studio units, a one-bedroom manager unit, and provides residents with three meals a day, housekeeping, transportation to medical appointments and a host of social programs.

All units are subsidized with Project Based Housing Choice Vouchers, making rent affordable at 30% of residents' income. This new 90-unit community will enable this financially vulnerable population to avoid premature placement in skilled nursing, often the only option for our frail, low-income seniors.

Parsons Group, Inc. provides 24/7 property management for The Gardens on Hope where they are replicating their over 20 year management model of Garden Court on De La Vina, continuing their mission of offering unconditional love, nurturing personal growth, celebrating life and honoring all that is part of the aging process.

On-site service providers include The Center for Successful Aging, providing resident advocacy and adult educational, health and wellness classes, and Montecito Bank and Trust offering educational classes focusing on financial literacy & avoiding senior scams.

The facility decor is appointed with original artwork donated by area artists as it strives to reflect the Santa Barbara community.

DEMAND FOR AFFORDABLE HOUSING FOR SANTA BARBARA'S SENIOR POPULATION IS GROWING EXPONENTIALLY.

- 1 in every 14 seniors in Santa Barbara County live in poverty.*
- Over 1,000 seniors are on our community's affordable housing waiting lists; 75% of whom have annual incomes below \$25,000.
- Service-enriched housing for low income, frail seniors benefits our entire community; it reduces demand on emergency service responders, the hospital and related social service agencies.
- Providing low income, frail seniors with on-site meals, transportation and socialization is morally and fiscally responsible as it avoids early placement in institutions such as skilled nursing paid by Medicare.

* A Snapshot of Poverty in Santa Barbara County

THE GARDENS ON HOPE DEVELOPMENT PROFILE

OWNER: 251 South Hope Associates, L.P.

LIMITED PARTNER TAX CREDIT EQUITY INVESTOR: Enterprise Community Investment, Inc.

CONSTRUCTION/PERMANENT LENDER: Citibank, N.A.

OTHER FUNDERS: HACSB, Women's Fund, Thompson Foundation

GENERAL PARTNERS: Garden Court, Inc., 2nd Story Associates, Hearthstone Housing Foundation

DEVELOPER: Santa Barbara Affordable Housing Group, the Housing Authority's instrumentality non-profit organization

ARCHITECT: RRM Design Group

CONTRACTOR: Frank Schipper Construction Co.

CONSTRUCTION COMPLETED: March 2020

PROPERTY MANAGEMENT: Parsons Group, Inc.

ON-SITE SERVICES: Center for Successful Aging, Montecito Bank & Trust

SITE AREA: 1.75 acres

ZONING: Multiple-Family Residence (R-3)/Average Unit-Size Density

PARKING PROVIDED: 28 spaces

DEVELOPMENT PROFILE:

89 studio units (332 sq. ft. average)
1 one-bedroom managers unit (820 sq. ft.)

AMENITIES: Around-the-clock on-site management, common dining area, commercial kitchen, community room, laundry facilities, elevators, beauty salon

GREEN PRINCIPLES: Energy efficient building, solar panels, drought tolerant landscape

INCOME TARGETING:

UNITS	INCOME LIMIT	RENT*
9 units	30% of AMI (\$24,990)	\$624
32 units	40% of AMI (\$33,320)	\$833
48 units	60% of AMI (\$49,980)	\$1,249

* 89 units will receive Project-based Section 8 Voucher assistance, paying 30% of their income towards rent



Frances Cowling finds happiness and peace at Gardens on Hope



"A SAFE PLACE IS PRICELESS. BEFORE, THERE WAS NO PLACE TO GO TO EXCEPT FOR MY CAR."

“Pinch me, I have a home at Gardens on Hope!” That was 75 year-old Frances Cowling’s first impression the day she moved into her brand new studio.



Her voice bubbles with enthusiasm when she talks about the fact that not too long ago, she used to gaze up at the building during construction, admiring the “beautiful architecture” from afar. She didn’t have a clue about the interior design or her chances for securing a unit in the Housing Authority’s new complex, but that didn’t deter her. Imagine her excitement when she was approved as a resident and handed the keys to her forever home, specifically designed for the needs of low income seniors.

For many of us, home is a place we take for granted. What makes Frances’ story so poignant is that for her, having a permanent place is more than a roof over one’s head and a safe place to sleep at night. The Gardens on Hope represents a hard-earned, life-changing transformation, ending years of homelessness and opening doors to opportunities. Frances is candid when she explains that, in her case, she didn’t choose to be homeless; it happened as the result of bad choices as well as the high cost of living in Santa Barbara. A former city resident, she says that six years ago she came back and lived in a local motel, while going to her job and searching for affordable housing. “I went to look at apartments that looked nice, but the sad part was the cost was horrible —\$1,500 - 2,000 for a 1-bedroom - and by the time I went to look at them, they were already taken. You get tired of looking and discouraged. I found a little place for \$1,400. The amount of money needed to secure a place is difficult, unreasonable. First, last, security deposit and a cleaning fee, all due up front. Landlords don’t understand how hard it is to put up that much money at one time. I lived there for a year and a half, but my savings and 401K went down so I had to move out.”

Frances had no choice other than to make do by living in her car. She participated in the city’s Safe Parking program, parking and sleeping overnight in designated lots. She says that the people running the program are great and other participants watched out for her safety. “I used my YMCA membership for exercising in the early morning and showering to get ready for work. I learned how to make do living in my car, keeping it clean, maintain a decent appearance to look presentable.

Frances is thrilled with her new studio apartment and the peace of mind it provides. “A safe place is priceless. Before, there was no place to go to except for my car, and you worry about someone breaking a window in the middle of the night. You have to anticipate things to feel safe. I worked in banking and I’ve experienced robberies, so I’m often thinking, I have to always look out for myself. You feel vulnerable. Now I’m on the 2nd floor, I love everything about my place. I have an adorable balcony with a table and chairs and a bit of a view of mountains. I finally had to sell my car, after owning it for 17 years - that car was a part of me. But the location is convenient, I can walk to Gelson’s for groceries or use the van transportation service, which also runs scenic trips for residents. It’s so great to come home, shut the door and know I am safe and comfortable. I am home. I have a base now, 80% of my stress is gone, my life is easier. I’m watching my budget, exercising, making plans, even thinking about a new part-time position at Bristol Farms.”

When asked about the staff, Frances is happy to sing the praises of Charlene Fletcher, a 5th generation Santa Barbaran and Executive Director at Gardens on Hope. “Charlene makes herself available for everybody. Some residents are lonely and want to talk. Charlene always has an open door.” Ms. Fletcher says that working at The Gardens on Hope is “one of the most challenging and rewarding things I’ve done in my life. To watch these people go from just existing to living is powerful. These are people that have backgrounds that nobody knows, builders, bankers, hotel owners. This generation built this city. To offer peace and security so that they can enjoy their life is priceless. They don’t have to worry, there is always someone to talk to and things to do and if you don’t want to socialize, you have your space and privacy, the best of both worlds. Residents are my parent’s age and I know that people can’t afford to live here. I want them to have the opportunity at the end of their life to stay in their life-long community. To keep people here to relive their happy memories from their life is huge. For so many, Gardens on Hope represents their first home. Your heart sinks to your feet and you think, ‘this is why we do this’.”

When asked to reflect on the new life she leads at Gardens on Hope, Frances says, “At 75, I’ve done everything I can do, and with what time I have left, I want to be independent, stay healthy, live fully. I’m very grateful, happy, at peace; I’m blessed.”

JOHNSON COURT



The Housing Authority purchased 813 E. Carrillo Street in October 2013 with the intention of developing a project to serve homeless veterans. The veteran target population is in keeping with the wishes of the former property owners, the Johnson family, whose father, Vernon Johnson, had served in the military.

The aptly named “Johnson Court” consists of 16 studio units for low-income veterans, a two-bedroom manager unit, and amenities including on-site supportive services. All units are subsidized with Project Based Housing Choice Vouchers, making rent affordable at 30% of residents’ income.

Johnson Court also honors local hero, Ken Williams. Ken Williams walked the streets of Santa Barbara for more than three decades, reaching out to the poor and the marginalized in our community. He was also a United States Marine and a Vietnam Veteran, whose life was marked by devotion to others and a fierce and passionate advocate who tirelessly fought to bring attention to Santa Barbara’s homeless community.

New Beginnings Counseling Center provides on-site supportive services with the goal of helping veterans attain housing stability through short-term case management and financial assistance.

As the city’s first project to be dedicated to housing homeless veterans, Johnson Court broke ground in December 2018 and opened for new residents in February of 2020 after a festive grand opening including a Presentation of Colors by the Vandenberg Air Force Base Honor Guard.

“Everyone that lives at Johnson Court is grateful to have a beautiful new home. There is a strong sense of community and mutuality here. The residents care about one another, and this shows in how people look out for one another.”

- ALICE VILLARREAL REDIT,
HACSB Resident Services Supervisor

JOHNSON COURT DEVELOPMENT PROFILE

OWNER: 813 East Carrillo Street, L.P.

LIMITED PARTNER TAX CREDIT EQUITY INVESTOR: Enterprise Community Investment, Inc.

CONSTRUCTION LENDER: MUFG Union Bank, N.A.

PERMANENT LENDER: California Community Reinvestment Corporation (CCRC)

OTHER LENDERS: City of Santa Barbara, California Lutheran Homes/Grace Housing, Inc.

GENERAL PARTNERS: Garden Court, Inc., 2nd Story Associates, Hearthstone Housing Foundation

DEVELOPER: Santa Barbara Affordable Housing Group, HACSB's 501(c)3 non-profit instrumentality

ARCHITECT: RRM Design Group

CONTRACTOR: McCarthy Companies, Inc.

CONSTRUCTION COMPLETION: February 2020

PROPERTY MANAGEMENT: HACSB

SITE AREA: .34 acres (15,000 sf)

ZONING: Multiple-Family Residence (R-3)/Average Unit-Size Density

PARKING PROVIDED: 7 spaces

DEVELOPMENT PROFILE:

16 studio units (320 sq. ft. average)
1 two-bedroom manager's unit
6,069 sf unit floor area

AMENITIES: On-site management, community room (589 sf), common courtyard (722 sf), laundry facilities, elevator

GREEN PRINCIPLES: Energy efficient building, solar panels, drought tolerant landscape

INCOME TARGETING:

UNITS	INCOME LIMIT**	RENT*
2 units 30% of AMI	(\$23,190)	\$579
6 units 40% of AMI	(\$30,920)	\$773
2 units 50% of AMI	(\$38,650)	\$996
6 units 60% of AMI	(\$46,380)	\$1,159

* All 16 units will receive Project-based Section 8 Voucher assistance, allowing residents to pay 30% of their income towards rent.

** Household size of 1



JOHNSON COURT DAY OF SERVICE

Thanks to a generous donation from the Santa Barbara Foundation, the Housing Authority was able to purchase over 400 household goods and items for the residents of Johnson Court who were coming from homelessness with limited means. Furnishings for the units included dining tables, dressers, mattress sets, comforters, and dish sets.

During a "Day of Service", volunteers, including City Council members, the Bucket Brigade, Housing Authority staff and members of the Johnson family were able to set up and furnish each of the 16 apartments in the complex with the donations to prepare for the resident's move in date.





Johnson Court: Family Affair Sparks “Love Match” with HACSB, Area Agencies, Offers New Housing for Homeless Vets

On Friday, February 14, 2020, Valentine’s Day—The Housing Authority held the grand opening celebration and dedication for Johnson Court. The idea for the new facility, located at 813 East Carrillo Street, was born through a “love match” between the Johnsons, a philanthropic family with a long tradition of providing shelter for those who served our country, HACSB, elected officials and partner agencies. The 16 studio apartments, which boast Spanish Colonial architecture, are specifically designed to meet the needs of low and very-low income homeless veterans. Anne and Vernon Johnson, parents of eight children, acquired the property in 1976 to house their brood. Acutely aware of the plight of those who served in the military but were homeless in Santa Barbara, they decided to take action. They devised a way to create housing by ingeniously stacking railroad box cars on their 1/3 acre. Their legacy continues through Johnson Court.

“The biggest improvements to my life are that I’m living safely in my own place, with a door that locks in a drug-free environment. I can sleep at night. It’s a blessing.”

- CRAIG JUDD, Johnson Court Resident

NOW THAT JOHNSON COURT IS AT FULL OCCUPANCY, THE FEEDBACK FROM RESIDENTS IS PROOF-POSITIVE THAT THE LOVE MATCH IS WORKING. HERE'S WHAT THEY HAVE TO SAY:

JEFF ROCK, RESIDENT

"I was homeless due to unexpected life circumstances. It was a dramatic change to go from living in cardboard boxes to Johnson Court. I was amazed and floored by how the Housing Authority understood and provided for the needs of homeless vets down to the smallest detail, from having personal grooming care items to outfitting the kitchenette — from dishes to a stocked pantry. I was in the Marine Corps and continue the lifestyle values that training instills in you—respect, keeping order, cleanliness, good personal hygiene. Now that I live here, the biggest change for me is reduction in anxiety and fear of the unknown. I lost weight on the street, and now I'm putting on healthy muscle weight. I can do normal activities because I don't have to guard my belongings. I couldn't be happier—I'm in bliss. I'm a different person than I used to be. I've slowed down, I enjoy the beauty of the day. I'm on the 3rd floor and I can see the ocean. I'm enjoying aspects of life that I never did before. Life at Johnson Court demonstrates that there's help if you ask but it won't land at your feet. You have to reach out. Now that I'm getting resources, I'm using them as a way to find my way back to the life I once had as a degreed professional. I will be starting school in the fall to study cyber security and build the second half of my life. Now I have everything I need to transition to get back to being productive and living in peace and tranquility.



Jeff Rock



CRAIG JUDD, RESIDENT

I've been homeless and living on the street for 20 years. I used to pack up and move all my things on my bike every day. I couldn't leave anything in one spot because there were other homeless stealing from homeless. I'm an outdoor guy, but it gets old camping every night and dealing with people that keep you awake, especially those on drugs who couldn't sleep so they would stay up all night. I was on the HA list for 8 years before I got my place at Johnson Court. I found out about the Housing Authority by going to the Vet building for coffee and donuts. There I met a woman from New Beginnings who encouraged me to get on the waiting list. Once I signed all the papers, they handed me the key to my own place. One minute I was homeless, doing my normal routine, the next minute, I got a place—it was amazing. Having a home base has helped me get the head space to brainstorm ideas to start a business. I plan on creating a hot dog cart to pull on an electric bike. The biggest improvements to my life are that I'm living safely in my own place, with a door that locks in a drug-free environment. I can sleep at night. It's a blessing.

WILLIAM E. ROBINSON, JR, RESIDENT

The Johnson Court builder did a great job. It's full of modern conveniences, I love that there is a laundry room, the size of the shower and the great location, it's convenient to everything. There is good security for residents and management is doing everything possible to make improvements since opening. The support staff are all doing a great job.

This experience has saved my life; I'd be dead now if I hadn't gotten this place.

HELPING RESIDENTS COPE WITH THE COVID-19 PANDEMIC



OUR RESIDENT SERVICES DEPARTMENT responded to the increased needs of Housing Authority families throughout the COVID-19 pandemic. Our residents include families struggling to pay rent, vulnerable seniors, and disabled persons requiring ongoing support. Our goal in serving all households during the public health crisis is to provide immediate access to resources that will ensure our families have the support they need.



RESIDENT SUPPORT

226 interventions
and/or referrals to essential programs and resources through the Family Resource Center

1,900+ households
received monthly bilingual, digital newsletters containing vital COVID-19 community resources

106 extremely low-income residents
received utility rebates and credits through the Home Energy Assistance Program

155 individuals + 46 families
connected to year-round assistance from the Unity Shoppe

563 seniors and disabled + 112 families
referred to Unity Shoppe's holiday remembrance gifts



FOOD SUPPORT

750 households
referred to the Pandemic EBT Food Benefit program for school age children

1,500 households
served through the monthly Healthy Families Food Distribution, in partnership with the Foodbank of Santa Barbara County

469 unduplicated seniors
received grocery deliveries twice a month through the Brown Bag Program in partnership with the FoodBank of Santa Barbara County



GRAD ACADEMY PROGRAMS

22 children
participated in a virtual literacy program throughout the summer

K-6th graders
receive virtual afterschool tutoring and enrichment programming in partnership with the Assistance League of Santa Barbara



TOOLS FOR SCHOOL

450 youth
K-12th graders received financial assistance to pay for school supplies and a 2020-2021 Resource Guide thanks to a grant from Union Bank



SUPPORTIVE SERVICES

705 unduplicated clients
received supportive services including case management and service coordination

250 face masks
and other essential supplies delivered to seniors and disabled clients

770 residents
received outreach materials delivered to their front doors on a weekly basis, since the onset of the COVID pandemic, including physical and mental wellness tips



2020 HIGHLIGHTS

Property Acquisition

In August 2020, the Housing Authority purchased a .25 acre vacant parcel of land at 116 E. Cota Street, the future site of 28 studio units for persons coming out of homelessness plus a two-bedroom manager's apartment. The goal is to have all discretionary approvals in time to apply for Low Income Housing Tax Credits in 2021.

Tools for School

Our annual Tools for School event looked different this year, but we still made it work! Once again, thanks to Union Bank's generous donation, 450 low-income children living in affordable housing received gift bags filled with a \$50 gift card, "school tools", and other goodies from community agencies.

COVID-19 Response Grant

The Housing Authority's affiliate non-profit, 2nd Story Associates, applied for and was awarded \$10,000 from United Way to provide emergency assistance in the form of rent and utilities to families struggling as a result of the pandemic. The grant targets families with undocumented members who are normally ineligible for assistance.

Healthy Food Pantry

The Housing Authority served over 1,500 families with fresh food through our Healthy Food Pantry in partnership with the Foodbank of Santa Barbara County. Since Covid-19 safety measures took effect, the Foodbank has tripled the amount of food it provides to community members facing hunger and food insecurity.

Higher Education Scholarships

Each year since 1998, the Housing Authority has provided financial aid to affordable housing residents to pursue higher education. For the 2020-2021 school year, scholarships were awarded to students attending undergraduate studies at UC Santa Barbara, UC Irvine and UC Santa Cruz and a graduate degree at California Lutheran University. All are first-generation college students.

Development Planning

We continued to work closely with our City of Santa Barbara partners to address the need for affordable housing targeted to moderate income households. With City Council's approval, the Housing Authority and City staff moved forward to determine the feasibility of developing rental housing on the underutilized commuter lot located at 400 W. Carrillo St., and in 2020, an MOU was executed to memorialize this intent. The Housing Authority will continue to work with City staff and hopefully in 2021 will reach the goal of obtaining funding and approved plans for an affordable housing development at this site.



Senior Supportive Services Program

The Housing Authority's affiliate nonprofit, 2nd Story Associates, was awarded a \$100,000 grant by the Women's Fund of Santa Barbara to administer a Senior Supportive Services Program in partnership with Santa Barbara Neighborhood Clinics. This grant funds a dedicated senior services team who coordinates physical healthcare, including onsite medical assessments, health screenings and medical and mental health case management onsite at Garden Court, Gardens on Hope, Villa Santa Fe, Villa La Cumbre, Presidio Springs, and other senior sites.

Census 2020

A \$30,379 reimbursement grant was awarded to the Housing Authority by the County of SB to promote Census 2020 participation to "hard to count" residents in Santa Barbara County. Events included an "Everyone Counts" campaign in January, to weekly social media and website posts, phone-banking, monthly email reminders, and PSAs on local Spanish radio stations, to a Census Caravan in June.

Housing Santa Barbara Day

The Housing Authority hosted a (virtual) "Housing Santa Barbara Day" to advocate for affordable housing for the community. This annual event included the participation of local agencies, and included workshops on Accessory Dwelling Unit Ordinance, Homeownership Programs and Tenant Rights and Responsibilities. This innovative event earned HACSB a National Association of Housing and Redevelopment Official's Award of Excellence this year.

Housing for Homeless

We were able to provide affordable housing to 50 individuals moving from homelessness with the help of additional rental assistance provided by the Department of Housing and Urban Development.

Bring the Vote Home Campaign

Housing Authority staff formed a committee to promote and implement voter registration activities. Low-income individuals vote about 20 percentage points lower than higher income voters due to lack of interest in the issues or feeling their vote will not matter. The goal of the "Bring the Vote Home Campaign" was to empower and encourage affordable housing residents to participate in the voting process.



SECTION 8 HOUSING CHOICE VOUCHER

Vouchers/Households: **2,816**
 Total Residents: **5,182**
 Average Household Size: **2**
 Average Age of Head of Household: **58**
 Average Income: **\$20,617**
 Average rent: **\$453**

*Percentage of extremely low income household: **85%**
 Percentage of households with children (aged 0-17): **23%**
 Total children: **1,244**
 Senior head of households: **1,408**
 Disabled head of households: **1,295**



SENIOR HOUSING

Units/households: **630**
 Total Residents: **654**
 Average Household Size: **1**
 Average Age of Head of Household: **70**
 Average Income: **\$17,240**
 Average rent: **\$382**

*Percentage of extremely low income household: **80%**
 Disabled head of household: **213**

WHO WE SERVE



WORKFORCE HOUSING

Units/households: **181**
 Total residents: **425**
 Average household size: **2**
 Average age of head of household: **46**
 Average income: **\$36,627**
 Average rent: **\$824**

*Percentage of extremely low income household: **37%**
 Percentage of households with children (aged 0-17): **37%**
 Total children: **113**
 Senior head of households: **53**
 Disabled head of households: **15**



SUPPORTIVE HOUSING

Units/households: **189**
 Total residents: **193**
 Average household size: **1**
 Average age of head of household: **57**
 Average income: **\$20,578**
 Average rent: **\$361**

*Percentage of extremely low income household: **86%**
 Disabled head of households: **86%**

* Extremely low income = 30% area median income or less

COMBINED STATEMENT OF NET POSITION *

As of March 31, 2020*

ASSETS

Current Assets:

Cash & Cash Equivalents	\$	1,345,317
Restricted Cash & Cash Equivalents		3,438,866
Investments (restricted & unrestricted)		23,121,203
Accounts & Notes Receivable, Current Portion		841,647
Prepaid Expenses		122,139
Inventory		86,022

Total Current Assets \$ **28,955,194**

Non-Current Assets:

Capital Assets, Net of Depreciation	\$	64,027,937
Accounts & Notes Receivable, Non-Current Portion		43,904,418

Total Non-Current Assets: \$ **107,932,355**

Deferred Outflows of Resources \$ **160,890**

TOTAL ASSETS \$ **137,048,439**

LIABILITIES & NET ASSETS

Current Liabilities

Accounts Payable	\$	490,108
Accrued Liabilities		240,149
Unearned Revenue		188,852
Compensated Absences, Current Portion		114,483
Tenant Security Deposits		775,680
Notes Payable, Current Portion		799,201

Total Current Liabilities \$ **2,608,473**

Non-Current Liabilities

Accrued Liabilities	\$	860,501
Compensated Absences, Non-Current Portion		343,444
Notes Payable, Long-term Portion		36,581,498
Accrued Other Post-Employment Benefits		3,665,044

Total Non-Current Liabilities \$ **41,450,487**

TOTAL LIABILITIES \$ **44,058,960**

Deferred Inflows of Resources \$ **2,109,019**

Net Position

Net Investment in Capital Assets	\$	26,648,262
Restricted Net Position		8,166,209
Unrestricted Net Position		56,065,989

Total Net Assets \$ **90,880,460**

TOTAL LIABILITIES & NET ASSETS \$ **137,048,439**

COMBINED STATEMENT OF REVENUE, EXPENSES & CHANGE IN FUND NET POSITION *

Fiscal year ended March 31, 2020*

REVENUE

Operating Revenue:

Dwelling Rent	\$	8,366,623
Government Grants		37,567,135
Other Operating Income		996,915

Total Operating Revenue \$ **46,930,673**

Operating Expenses:

Administration	\$	5,931,396
Tenant Services		1,622,787
Utilities		1,227,005
Maintenance & Operations		3,698,822
General Expense		1,588,857
Depreciation		3,661,638
Housing Assistance Payments		26,930,535

Total Operating Expenditures: \$ **44,661,040**

NET OPERATING INCOME \$ **2,269,633**

Non-Operating Revenue (Expense)

Investment Income	\$	1,573,574
Interest Expense		(1,205,404)
Gain on Disposition of Assets		11,000

Non-Operating Revenue (Expense) \$ **379,170**

Change in Net Position \$ **4,648,803**

NET POSITION (beginning of year) \$ **88,231,657**

NET POSITION (end of year) \$ **90,880,460**

* unaudited

HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA / 2020 INVENTORY

SANTA BARBARA AFFORDABLE HOUSING GROUP

ADDRESS	NAME	UNITS	TYPE
1831 DE LA VINA ST.	N/A	4	SENIOR
2721 MIRADERO DR.	ARROYO MIRADERO	10	SENIOR
175 S. LA CUMBRE LN.	VISTA LA CUMBRE	36	SENIOR
401-404 TRANSFER AVE.	CASTILLO COURT	8	SENIOR
721 LAGUNA ST.	PRESIDIO SPRINGS	122	SENIOR
716 N. SALSIPUEDES ST.	N/A	2	FAMILY
602 PICO AVE.	N/A	2	FAMILY
217-227 S. SALINAS ST.	N/A	10	FAMILY
221-223 W. VICTORIA ST.	N/A	12	FAMILY
125 S. VOLUNTARIO ST.	N/A	3	FAMILY
519-521 N. ALISOS ST.	N/A	4	FAMILY
602 EUCALYPTUS AVE.	N/A	4	FAMILY
422 OLD COAST HWY.	OLD COAST TOWNHOUSES	5	FAMILY
902 OLIVE ST.	OLIVE TOWNHOUSES	6	FAMILY
3931-3937 VIA DIEGO	N/A	24	FAMILY
82 N. LA CUMBRE RD.	N/A	11	FAMILY
305 RANCHERIA ST.	MONTERIA VILLAGE	4	FAMILY
512-524 W. MONTECITO ST.	MONTERIA VILLAGE	24	FAMILY
630 BATH ST.	N/A	2	FAMILY
231-233 W. ORTEGA ST.	N/A	4	FAMILY
323-327 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	9	FAMILY
606 W. MICHELTORONA ST.	N/A	1	FAMILY
1507 SAN PASCUAL ST.	N/A	2	FAMILY
219-231 MEIGS RD.	N/A	18	FAMILY
1934-1938 ELISE WAY	N/A	16	FAMILY
818-826 LAGUNA ST.	PRESIDIO GARDENS	8	FAMILY
821 VINE AVE.	PRESIDIO GARDENS	6	FAMILY
820-824 VINE AVE.	PRESIDIO GARDENS	4	FAMILY
825 OLIVE ST.	PRESIDIO GARDENS	4	FAMILY
511-515 E. ORTEGA ST.	PRESIDIO GARDENS	12	FAMILY
714-720 OLIVE ST.	PRESIDIO GARDENS	12	FAMILY
1913 SAN PASCUAL ST.	N/A	10	FAMILY
610-616 W. CARRILLO ST.	CASA CARRILLO	7	FAMILY
1203-1215 CASTILLO ST.	WILSON COTTAGES	16	FAMILY
416-422 W. ANAPAMU ST.	WILSON COTTAGES	8	FAMILY
28-38 N. VOLUNTARIO ST.	HOIT GARDENS	6	FAMILY
1112-1120 E. MASON ST.	HOIT GARDENS	4	FAMILY
620-652 CASTILLO ST.	LA CASA CASTILLO	17	FAMILY
TOTAL SBAHG UNITS		457	

COMMUNITY-BASED SUPPORTIVE HOUSING

ADDRESS	NAME	UNITS	TYPE
3030 DE LA VINA ST.	FIREHOUSE	1	16 BED TRANSITIONAL
2612 MODOC RD.	SARAH HOUSE	11	GROUP HOME
1020 PLACIDO AVE.	N/A	1	12 BED DETOX
2904 STATE ST.	N/A	8	GROUP HOME
421 N ALISOS ST.	N/A	4	8 BED GROUP HOME
TOTAL COMMUNITY BASED UNITS		25	

LOCALLY OWNED/NON-HUD

ADDRESS	NAME	UNITS	TYPE
922 CASTILLO ST.	CASA DE LAS FUENTES	42	DT WORKFORCE
1616 - 1618 CASTILLO ST.	N/A	9	WORKFORCE
2120 - 2124 OAK PARK LANE	N/A	9	WORKFORCE
509-515 W. VICTORIA ST.	N/A	11	WORKFORCE
633 DE LA VINA ST.	N/A	8	WORKFORCE
2941 STATE ST.	N/A	6	WORKFORCE
425-431 E. ORTEGA ST.	N/A	3	WORKFORCE
705 OLIVE ST.	N/A	3	WORKFORCE
801-835 OLIVE ST.	N/A	18	WORKFORCE
630 W. ARRELLAGA ST.	N/A	4	WORKFORCE
309-311 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	18	WORKFORCE
810 VINE ST.	N/A	1	WORKFORCE
809-811 OLIVE ST.	N/A	3	WORKFORCE
816 VINE AVE.	N/A	6	SENIOR
817 OLIVE ST.	N/A	1	SENIOR
1027 E. ORTEGA ST.	N/A	6	SENIOR
224 W. ORTEGA ST.	N/A	6	WORKFORCE
821 E. FIGUEROA ST.	N/A	6	WORKFORCE
1012-1024 E. DE LA GUERRA ST.	CASITAS DE LA GUERRA	15	SENIOR & WORKFORCE
2525 DE LA VINA ST.	N/A	6	WORKFORCE
616 W. MISSION ST.	N/A	6	WORKFORCE
1910 SAN PASCUAL ST.	N/A	12	WORKFORCE
1022 GARDEN ST.	N/A	6	WORKFORCE
100 N. LA CUMBRE	N/A	19	WORKFORCE
200 N. LA CUMBRE	N/A	OFFICE	FUTURE DEVELOPMENT
116 E. COTA ST.	N/A	LOT	FUTURE DEVELOPMENT
TOTAL NON-HUD UNITS		224	

LOW INCOME HOUSING TAX CREDIT

ADDRESS	NAME	UNITS	TYPE
422 E. COTA ST.	ARTISAN COURT	56	HMLESS/DT WORKFORCE
512 BATH ST.	BRADLEY STUDIOS	54	HMLESS/DT WORKFORCE
315 W. CARRILLO ST.	EL CARRILLO	62	HOMELESS
813 E. CARRILLO ST.	JOHNSON COURT	17	HOMELESS VETERANS
227 W. DE LA GUERRA ST.	COTTAGE GARDENS	17	SENIOR
1116 DE LA VINA ST.	GARDEN COURT	98	SENIOR
418 SANTA FE PLACE	VILLA SANTA FE I	107	SENIOR
521 N. LA CUMBRE RD.	VILLA SANTA FE II	60	SENIOR
3869 STATE ST.	GRACE VILLAGE	58	SENIOR
251 S. HOPE AVENUE	THE GARDENS ON HOPE	90	SENIOR
13-21 S. SOLEDAD ST.	PEARL GARDENS	15	FAMILY
211-221 SYCAMORE LN.	SYCAMORE GARDENS	20	FAMILY
518 E. CANON PERDIDO ST.	ELEANOR APARTMENTS	8	FAMILY
TOTAL LIHTC UNITS		662	

SECTION 8 HOUSING CHOICE VOUCHER /CONTINUUM OF CARE

ADDRESS	NAME	UNITS	TYPE
DISPERSED THROUGHOUT THE CITY	SECTION 8 RENTAL ASSISTANCE	2733	FAMILY/SENIOR/DISABLED
DISPERSED THROUGHOUT THE CITY	CONTINUUM OF CARE	61	FAMILY/SENIOR/DISABLED
TOTAL SECTION 8 HCV/COC UNITS		2794	
TOTAL HOUSING UNITS		4163	

Developments on the Horizon

VERA CRUZ VILLAGE

The Housing Authority purchased the vacant parcel of land located at 116 East Cota Street in August of 2020. The previously approved 15-unit architectural plan has been redesigned for persons coming out of homelessness. The inspiration for the development is the Housing Authority's El Carrillo housing complex located at 315 W. Carrillo St. which has successfully housed residents coming out of homelessness for more than 14 years. Plans include financing the construction of the building through the 9% Low Income Housing Tax Credit program and obtaining Project-Based Section 8 Vouchers for all resident units.



116 East Cota Street
.25 ACRES
28 STUDIO UNITS
2-BEDROOM MANAGER UNIT



400 WEST CARRILLO STREET
1.1 ACRES
MODERATE INCOME WORKFORCE HOUSING

CARRILLO/CASTILLO COMMUTER LOT

The City of Santa Barbara owns the 1.1-acre commuter parking lot located at 400 W. Carrillo St. Since 2018, the Housing Authority has been exploring developing rental housing on City-owned surface parking lots. In 2019, City Council provided approval for the Housing Authority and City staff to work together to determine the feasibility of developing this parcel with rental housing for "missing middle" households (i.e. moderate income workforce housing within the range of 80% to 120% Area Median Income). Staff continues to work with design professionals, the City and the community to determine exactly what will be built on this site.

200 NORTH LA CUMBRE

The Housing Authority purchased 200 N. La Cumbre Rd. in 2019. The 3.14 acre property currently houses professional offices leased to primarily medical tenants. The Housing Authority will continue to operate the property as is for the near-term, with the long-term goal of redeveloping the property for affordable housing. Initial plans are to build affordable housing for families, with financing through the Low Income Housing Tax Credit program.



3.14 ACRES, PROPOSED
AFFORDABLE HOUSING FOR
FAMILIES

OUR MISSION

To create safe, affordable, and quality housing opportunities for families and individuals while promoting self-sufficiency and neighborhood revitalization.

OUR VISION

HACSB envisions a community where families and individuals have access to affordable housing and pathways to self-sufficiency.

BOARD OF COMMISSIONERS

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Chair

Lucille Boss
Vice-Chair

Mary Fenger
Geoff Green
Dave Gustafson
Lawrence Larsson
David Rowell

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**Executive Director -
Chief Executive Officer**

Alexander Szymanski
**Deputy Executive Director -
Chief Operating Officer**

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Human Resources Manager

Dale Fathe-Aazam,
**Director of Property,
Development & Administration**

Veronica Loza,
Director of Housing Programs

Robert Peirson,
Director of Finance

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Jennifer Diaz
Janett Emery
Brenda Escoto Morales
Alicia Esparza
Ina Fernandez De La Hoz
Andrea Fink
Julia Garcia
Miguel Garcia
Andrew Gonzales
Kevin Guerra
Rigoberto Gutierrez
Primitiva Hernandez
Antonia Hood
Jose Manuel Jauregui Cruz
Juan Lizalde
Christina Mathieu
Jerry Morales
Tiffany Morten

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Stefan Ornelaz
Adriana Ortega
Leanna Pearson
Jose Quezada
Vanessa Ramirez
Janice Rodriguez
Vilma Rodriguez
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Dianna Rush-Guillen
Guadalupe Sanchez
Jennifer Schipa
Celia Solis
Tracey Taylor
Hector Torres
Beatriz Valenzuela
Heladio Vega
Perla Vega
Angel Velasquez
Gerardo Velazquez
Alice Villarreal Redit
Timothy Waaler
Dane Ward
Celia Wright
Leticia Zuniga



January

01/2021

S	M	T	W	T	F	S
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31						
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February

02/2021

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28						
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March

03/2021

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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

April

04/2021

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



May

05/2021

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

June

06/2021

S M T W T F S

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20 21 22 23 24 25 26

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THE GARDENS ON HILL

251 SOUTH HOPE AVE.

July

07/2021

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August

08/2021

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251 SOUTH HOPE AVE.



September

09/2021

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October

10/2021

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31



November

11/2021

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December

12/2021

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CORE VALUES

OF THE HOUSING AUTHORITY

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

808 LAGUNA STREET, SANTA BARBARA, CA 93101

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