



**HOUSING AUTHORITY
OF THE CITY OF SANTA BARBARA**

808 Laguna Street, Santa Barbara CA 93101

Phone (805) 965 – 1071 • Fax (805) 564 – 7041 • TTY English (866) 660 – 4288 • TTY Spanish (866) 288 – 1311 • info@hacsb.org • www.hacsb.org

March 18, 2025

RE: NOTICE OF CHANGES TO THE HOUSING AUTHORITY’S SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Dear Section 8 Housing Choice Voucher Participants, Applicants, Landlords, and Community Partners:

The purpose of this letter is to inform you of immediate changes to the administration of the Section 8 Housing Choice Voucher Program (“the Program”), and to outline how these changes will affect landlords, applicants, and participants.

As you may know, on March 14, 2025, Congress approved a Continuing Resolution that established funding of federal programs through September 30, 2025. While this Resolution increased the Section 8 Housing Assistance Payment Renewals by \$3.64 billion, many Housing Authorities, including our agency, continue to forecast a budget shortfall for the program during the 2025 calendar year due to increased per unit housing costs for the Housing Assistance Payments. ***Due to this budget shortfall issue, our agency will work to ensure all currently utilized vouchers remain funded by shrinking the program size through attrition. That is, we will not be reissuing allocated vouchers for the foreseeable future until such time as the agency brings the level of issued-leased vouchers in alignment with the funding allocated by Congress.***

Service and sustained rental assistance remain our first priority, but due to the projected funding shortfall we must implement cost-saving measures. Despite temporarily pausing the issuance of new vouchers, ***we do not anticipate canceling any existing Housing Assistance Payment Contracts, nor do we expect to pull any vouchers from households currently assisted.***

What this means to you as a landlord, participant, or applicant household:

Due to the above-mentioned budget issues, we are, as required by the Federal Department of Housing and Urban Development (HUD), making the following changes to the Program effective immediately:

- We have stopped issuing new vouchers, and it is unknown when we will be able to resume issuing vouchers. This means that applicants on our Section 8 waiting list will have a longer wait.
- Our ability to approve rent increases will be constrained. We are asking landlords to work with our agency in finding a rent that will hopefully be reasonable for both HACSB and the landlord.
- Moves for program participants that will result in a higher Housing Assistance Payment will be limited to only those required as a reasonable accommodation.
- For moves that are approved, there will be no double subsidy paid by HACSB for overlapping rentals. Participants will be fully responsible for any overlap in subsidy.

We understand the significant impact these measures will have on our community, especially for those families awaiting housing assistance. These decisions were not made lightly but are necessary to maintain housing stability for those families currently receiving assistance.

www.hacsb.org

Continued on reverse...

Your understanding and cooperation are appreciated during these challenging times. Our commitment to serving our community remains strong, and we will keep you informed about any developments regarding funding and policy changes affecting the Housing Choice Voucher program.

If you have questions about this notice, please contact your assigned HACSB case manager by telephone or email. Our main phone number is (805) 965-1071. You may also access staff email addresses from our staff roster on our website at www.hacsb.org.

Sincerely,

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA



ROB FREDERICKS
Executive Director/CEO

cc: Housing Authority Staff and Board of Commissioners