



Housing Authority of the City of Santa Barbara

LANDLORD LINK

Issue 24 • April 2025

NOTICE OF CHANGES:

to the Housing Authority's SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

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.

Dear Section 8 Housing Choice Voucher Landlords,

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.
- ▶ We must **strictly enforce rent reasonableness when approving rent increases**. We are asking landlords to work with our agency in finding a rent that will hopefully be reasonable for both HACSB and the landlord (see back for more information).
- ▶ 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.

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,

ROB FREDERICKS,
Executive Director/CEO
HOUSING AUTHORITY OF
THE CITY OF SANTA BARBARA

CONTACT INFORMATION

HAP Contract & Lease-Up Questions

Janett Emery, (805) 897-1082, jemery@hacsb.org

HAP, Legal Notices & Inspection Questions

Eddie Capristo, (805) 897-1039, ecapristo@hacsb.org

Housing Programs & Services Manager

Andrea Fink, (805) 897-1034, afink@hacsb.org

Jerry Morales to Retire in May 2025

"You don't stop having fun when you get old, you get old when you stop having fun!"

Esteemed Landlords,

After a little over fifteen years at the Housing at Authority of the City of Santa Barbara (HACSB), I have announced my retirement date of May 30, 2025. This may not be a surprise to many of you, since I have been planning this for a few years but the last fifteen years have been much more than a job. While I experienced success with my prior business, nothing has been as rewarding as working to connect clients to supportive services and quality stable housing. The HACSB team, especially those in the Housing Management and Resident Services departments have become a second family. All of the experiences and friendships gained will be part of my memories for many years to come.

Lastly but most importantly, is the trust that you, the owners and property managers have had in me. I have learned a great deal from you; I hope I have helped you just as much. Your level of contribution and cooperation is the highest compliment for our agency and housing programs. It is in part because of your participation and the competence of my colleagues that our agency is a "high performing" agency, respected all across the country.

I will send a follow-up message during my last week. Until then, my colleagues and friends Janett Emery, Eddie Capristo, and I along with the entire team will continue to be available to provide support and answer any questions.

With great appreciation,
Jerry Morales, Leasing Agent

RENT INCREASES

HACSB recently communicated the unfortunate news that many Housing Authorities, including our agency, have forecasted a budget shortfall for the end of the 2025 calendar year. The good news is that we do not anticipate having to cancel existing Housing Assistance Payment Contracts nor having to rescind vouchers for existing participating households.

HACSB will work diligently to ensure all currently utilized vouchers remain funded by implementing changes to the Section 8 program such as not reissuing vouchers as households leave the program, limiting moves for program participants that result in a higher Housing Assistance Payment, and no overlap in subsidy payments for movers.

During this shortfall period, we also ask our esteemed landlord community to assist in these efforts. We are asking landlords to work with our agency in finding a rent that will hopefully be reasonable for both HACSB and the landlord. Your continued partnership and support are appreciated now more than ever. Please reach out to us with any questions.

DO YOU HAVE A VACANCY?

HACSB has made it easier than ever to list your vacancy with us.

Simply visit www.hacsb.org/landlords/submit-rental-listing to submit your listing and we will connect you with voucher holders looking for your specific unit. *It's just one click away!*

New Smoke Alarm Regulation & Housing Legislation for 2025

There are a number of new regulations and laws that have taken effect or will take effect later in 2025. One new regulation is all smoke detectors in federally assisted housing must either be hardwired or have a sealed, 10-year non-replaceable battery, meaning they do not require battery changes for the duration of their lifespan.

For a summary of the new housing laws, visit www.hacsb.org/landlords/useful-landlord-forms

New Landlord Portal

Have you registered for the new Yardi Landlord Portal?

If not, you are missing out on a great deal of information including a complete list of your tenants with tenant rent portions, inspection scheduling and results, EFT setup, caseworker information and much more! To register, follow the steps below:

- ▶ Visit the Landlord Portal website: myaccount.hacsb.org
- ▶ Scroll down to the bottom and click on 'Click here to Register'
- ▶ Enter your registration code which is made up of our agency's code 17427-L together with your vendor code. For example, if your vendor code is v0009999, your registration code would be 17427-Lv0009999.

If you don't know your vendor code, please call us!