

LANDLORD LINK

Housing Authority of the City of Santa Barbara

GREETINGS!

On behalf of the HACSB team, I hope you are enjoying the changing weather and excited about the coming holiday season!

For those of you who could not attend the landlord luncheon last month, we'd like to share with you a recap of the luncheon and some resources. We had a big turnout held in our newest development, 821 State Street, for our luncheon featuring delicious barbecue chicken and tri-tip and sides an raffle for a one-year, free memberships to Santa Barbara Rental Property Association and a lot of great resources and information to share with all. *Below is a summary of the meeting.*

Vision & Development Update

HACSB's Director of Housing Programs & Operations, Veronica Loza and Deputy Executive Director, Skip Szymanski, delivered the agency's vision & development update highlighting the most recent & upcoming additions to the Housing Authority's inventory of units listed below:

- ▶ **Gardens On Hope** – 90 units for Seniors (62+) located at 251 South Hope Avenue that opened in April 2020.
- ▶ **Vera Cruz Village** - 29 units for Low-Income, Disabled, & Formerly Homeless Residents, located at 116 E. Cota Street that opened September 1, 2023.
- ▶ **821 State Street** – 14 Workforce units (unsubsidized, affordable) for middle income households working in Santa Barbara.
- ▶ **Jacaranda Court** – 63 Workforce units (unsubsidized, affordable) at the corner of Carrillo & Castillo for middle income households working in Santa Barbara; construction to begin June 2024; one, two and three bedroom units.
- ▶ **Bella Vista** – 48 units for low-income households, located at 220 N. La Cumbre Road consisting of one, two and three bedroom units with construction beginning in Fall 2024.
- ▶ **Monteria Village** – 62 units (previously 28 units) for low-income households, located at 522 W. Montecito Street with construction beginning in Summer 2024

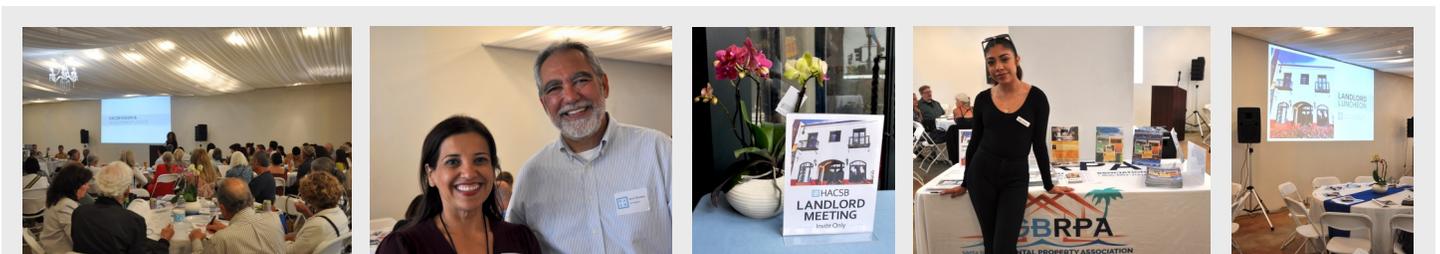
2nd Story Associates

Veronica Loza, who is also the 2nd Story Associates' President spoke about the Housing Authority's affiliate, nonprofit, created to support the development of affordable housing & promote social services for the benefit of low-income members of the Santa Barbara community. They host annual events and programs such as Housing Santa Barbara Day, Tools for School, Adopt-A-Room campaigns and more! 2nd Story Associates is instrumental in helping to improve the life & dignity of those we serve. The needs are great, and the opportunities are endless. It is time to rise to the challenge and help by volunteering time and money to see life changing results for Santa Barbara residents. *To support 2nd Story Associates, visit www.2nd-story.org/donate.*

Santa Barbara Rental Property Association Free One-Year Membership!

HACSB & SBRPA agreed to provide free memberships to all sole proprietor landlords participating in HACSB's Housing Choice Voucher (Section 8) Program! *To sign up, contact Jerry Morales at jmorales@hacsb.org or Eddie Capristo at ecapristo@hacsb.org. To find out more about SBRPA benefits, go to www.sbrpa.org, call (805) 687-7007 or email admin@sbrpa.org.*

- ▶ **Benefits of a SBRPA Membership** – State & Local Legal Forms, Educational Programs, Red Alerts regarding new housing laws, Magazine & Website Resources, Lobbying, and Credit Repost Services.





Yardi Conversion

The software conversion commenced in April of this year. We appreciate your patience & understanding during this time. We continue to learn about Yardi's potential & hope that you are satisfied with the new features available through the new platform.

Moving-To-Work

HACSB was selected as a Moving-To-Work (MTW) agency under Cohort, Landlord incentives, and began implementing the changes in October. MTW agencies can test innovative, locally designed housing and self-sufficiency strategies rather than administering a Housing Choice Voucher program under the current regulations which is a "one size fits all" approach. MTW allows housing authorities exemptions from many existing voucher rules and provides funding flexibility with how Federal funds may be used. HACSB already has many of the proposed landlord incentives in place; these include Damage Claims, Pre-Qualifying Unit Inspections and Vacancy Loss. The current incentives will be expanded on and additional incentives will be implemented to make the Housing Choice Voucher program more attractive to landlords and make it easier for voucher holders to find units to rent.

For more information, visit www.hacsb.org/housing/mtw

Moving-To-Work Landlord Incentives

- ▶ **Signing Bonus** – \$1,000 signing bonus for "new" landlords or properties not leased up within last 5 years.
- ▶ **Mitigation Funds** – Up to \$2,500 in mitigation funds for damages, unpaid rent, court costs or other expenses incurred as a direct result of an HACSB client/tenancy.
- ▶ **Repair Loan Program** – Loans of up to \$2,500 for repairs needed to bring a unit up to HQS standards.
- ▶ **Free Membership to Santa Barbara Rental Property Association (SBRPA)** – Free one-year membership to HACSB participating landlords.
- ▶ **Vacancy Loss** – up to 2 weeks vacancy loss when leasing up to an HACSB client immediately after another HACSB vacancy.
- ▶ **Legal Information Sessions** – Periodic legal information sessions lead by a local attorney.
- ▶ **Payment Standards** – Fair Market Rents based on market studies to approx. local rental market.
- ▶ **Free Smoke Detectors & GFCIs** – We are giving away free replacements for units that failed an inspection for these reasons. Just bring in your failed letter to the office.
- ▶ **Referral Bonus** – \$100 referral bonus to anyone referring a new landlord that leads to a new Housing Assistance Payment contract.
- ▶ **Pre-Inspections** – HACSB staff can conduct pre-inspections to minimize vacancy loss.

Resident Services

The Resident Services Team consists of in-house program coordinators as well as partnerships with local public & nonprofit agencies. Our Resident Services team offers support to any HACSB household (seniors, families, youth, and disabled individuals) in need of assistance. Services offered have a housing retention focus. For more information please contact Alice Villarreal Redit, Resident Programs Supervisor at aredit@hacsb.org or at (805) 897 – 1036.

- ▶ **Family Resource Center** - Services include addressing basic, short-term needs, such as utility assistance, access to food resources, and connecting families to entitlement programs.
- ▶ **Supportive Services** - For tenants that are in crisis, our Supportive Services Team meets face-to-face with clients to access needs and develop a plan of care.
- ▶ **Family Self-Sufficiency Program (FSS)** - FSS helps families increase their earned income while receiving coaching and support.

WHO TO CALL

Housing Assistance Payment Questions: Alicia Esparza, (805) 897-1095 or aesparza@hacsb.org

HAP Contract/Lease-Up Questions: Janett Emery, (805) 897-1082 or jemery@hacsb.org

Section 8 Policy Questions: Andrea Fink, (805) 897-1034 or afink@hacsb.org

HAP, Legal Notices & Inspection Questions: Jerry Morales, (805) 897-1049 or jmorales@hacsb.org

Vacancies/Move-in Inspections: Eddie Capristo, (805) 897-1039 or ecapristo@hacsb.org

Director of Housing Programs: Veronica Loza, (805) 897-1032 or vloza@hacsb.org