It takes a Community to build a Village

HACSB
Housing Authority of the County of Santa Barbara
REMEMBERING MARY JANE ROBERTS

In September 2003, when a young lady with rosy cheeks and a southern drawl stopped by the HACSB office to turn in a job application, no one could have imagined what an impact she would have on HACSB employees, business partners, vendors and all who came in contact with her.

Mary Jane Roberts began her career with the Housing Authority as a part-time Accounting Clerk in October 2003. It did not take long to realize what a gem she was, and within six months, we added Computer Technician to her job title. Over the next 10 years, she transitioned from that sweet young woman from “Bama” to a very strong and incredibly capable Information Systems Manager.

The complex, highly regulated processes we must administer can leave employees feeling overwhelmed. When working through a task with Mary Jane, fellow employees often expressed how much they appreciated her ability to explain technical issues in terms they could understand. What was even more impressive was that she was one of the most caring, compassionate individuals we would ever have the pleasure of working with.

The sudden loss of such a valuable co-worker and friend has left us with profound sadness, but we will honor her memory by remembering her smile that could light up the room and her giggle that often left us in stitches. She will be missed by all who had the good fortune of knowing her.
The Housing Authority of the County of Santa Barbara has been recognized by the U.S. Department of Housing and Urban Development (HUD) as a high performer in the Section 8 Housing Choice Voucher program for 14 consecutive years. Our agency was founded in 1941 to provide affordable housing to low-income families throughout Santa Barbara County. As we celebrate our 75th anniversary, we recognize that a committed Board, a dedicated staff, and community partners who work tirelessly to meet the housing needs of our community are the cornerstones of our success.

There are presently 13,614 families on our waiting lists for affordable housing. Seventy-five percent of these households fall under the extremely low income category. Extremely low income for a family of four in Santa Barbara County is $27,000 annually, or 30% of the median household income. As the gap between median household income and the income of our clientele widens, we continue to seek out new opportunities to serve Santa Barbara County’s most vulnerable populations.

Through the Rental Assistance Demonstration program, sponsored by HUD, we were able to attract millions of dollars in equity from the low-income housing tax credit program administered by the California Tax Credit Allocation Committee. These two programs combined have enabled us to perform major renovations, provide many construction jobs in the local economy, extend the useful life of our properties, increase energy efficiency, and most importantly, offer a better living environment for our tenants.

During 2016 we rehabilitated and converted public housing units to Section 8 contracts in the City of Lompoc—Lompoc Gardens (75 units), Stanley Horn Homes (44 senior units), and Miller Plaza (24 senior units). We also rehabilitated Positano Apartments (118 units) in South County.

This year we are pleased to highlight the work of one of our partners, the Rona Barrett Foundation. Through this partnership, new affordable housing was added to Santa Ynez Valley with the development of Golden Inn & Village, 60 senior units and 27 family units. This development was honored by the National Association of Housing and Redevelopment Officials with an Award of Merit. The Rona Barrett Foundation has been a tireless advocate for the needs of seniors in our community. What’s more, the foundation strives to provide exceptional services to our seniors. Their work has inspired legislation to replicate this “model” throughout California.

We also recognize the service of one of our commissioners, John Lizarraga. John has served on our Board for over 30 years and provides steady continuity in a rapidly changing industry. His years as a local business owner and active member of the community have made him an invaluable member of the Board. We deeply appreciate his counsel and support.

Finally, we're saddened to report the untimely death of a wonderful friend and colleague, Mary Jane Roberts. Mary Jane served as our Information Systems Manager. She was involved in every aspect of our business and touched the lives of so many. Her contributions behind the scenes are one of the reasons for our success. We dedicate a portion of this report in loving memory of her.

As we acknowledge those who have contributed to our success, we also look forward to opportunities yet to come, partnerships yet to cultivate, and families yet to serve.

Robert P. Havlicek Jr.
BREAKING GROUND ON APRIL 24, 2015

GOLDEN INN & VILLAGE, SANTA YNEZ, CALIFORNIA
Background

Rona Barrett, a pioneering entertainment reporter, commentator and producer with a career spanning more than 30 years, is the Founder and CEO of the Rona Barrett Foundation, the catalyst behind Santa Ynez Valley’s first affordable senior housing—the Golden Inn & Village.

In honor of her father, Rona used her entrepreneurial acumen to address a challenge close to her heart and an issue that affects us all: providing affordable, dignified housing and care for the fastest-growing population on the planet—seniors over 65 years old. The Golden Inn & Village, which began construction in 2015, is her answer to this new reality.

In early 2011, the Housing Authority’s former Executive Director, Fred Lamont, was reading an article in the newspaper about Rona, her foundation and her commitment to providing decent and affordable housing for “needy” seniors in the Santa Ynez Valley. Fred contacted Rona and asked her to phone the Housing Authority’s Director of Housing Development, John Polanskey. The initial meeting with Rona took place in June 2011, and both Rona and the Housing Authority committed to partnering with the goal of building affordable rental housing that would provide a safe and decent place for lower-income seniors to live.

(Continued)
The Santa Ynez Valley had little rental housing that was affordable to lower-income seniors. Through her foundation’s work, Rona was contacted by hundreds of low-income seniors and their families and friends about their desperate need for affordable rental housing that provided services to meet the needs of seniors. In addition, the Housing Authority maintained a waiting list of families and workers in the Valley also in need of affordable rental housing. Thus, it was determined by our team that both senior and family/worker affordable rental housing would be constructed adjacent to each other, so that multi-generational connections could be made.

**Purpose**

The Golden Inn & Village provides affordable housing to families and seniors in a campus-like setting that promotes outdoor recreation and social interaction. The grounds are designed with walking trails, drought resistant landscaping and preserved, historic oak trees. The senior development has an on-site activities director, beauty shop, card room, commercial kitchen, medical and dental services, and TV/movie parlor. Ongoing activities and services are provided free of charge by members of the community through the Rona Barrett Foundation’s fundraising and volunteer efforts.
Design
A beautiful western gateway into the Santa Ynez township, the 7.3 acre development preserves on-site oak trees and mountain views. The architecture has a refined rustic quality reminiscent of the Santa Ynez Valley. Gabled and hipped roofs echo the folding hills. Dormer roofs and balconies enhance the country character, while cupola and trellis details lend charm.

The family apartments are a 27-unit mix including 7 one-bedroom apartments, 10 two-bedroom apartments, and 10 three-bedroom apartments. The senior apartments are a 60-unit mix with 20 studio units and 40 one-bedroom units. Each unit is equipped with an independent kitchen, and there is a commercial kitchen adjacent to the dining facility in the community center. Throughout the

(Continued)

“Ms. Rona has built the most safe and beautiful forever home for me. Each day I wake up looking forward to the daily programs and activities that truly enrich my life. I am thankful to call the Golden Inn & Village my home.”
—Dave Barella, Resident
common area are intimate seating areas where residents can read a book, sip coffee, and form lasting friendships. There is a central courtyard with ample seating for seniors and visitors to take in the view of rolling hills and vineyards. The ambiance resembles a luxurious hotel, both in architecture and interior design.

**Sustainability**
Photovoltaic solar systems reduce the property’s energy use from the grid. High-efficiency HVAC units and single HVAC units for each space, including common areas, reduce power usage. Water on the property is conserved with irrigation design, drought-resistant plants, and water-efficient fixtures in the buildings. A dry creek runs throughout the property to capture rain water and allow absorption back into the soil. Five water retention basins were installed to capture on-site rain water to assist with replenishing the aquifers located below the development.

**Support**
The Santa Ynez Valley community has embraced the Golden Inn & Village from the start through financial support and volunteer services. Fundraising is ongoing for continued support services and the future implementation of Phase 2—“Harry’s House”—a home for Alzheimer’s and assisted living that will include memory care, adult day care and hospice. The footprint and infrastructure for Phase 2 were installed during Phase 1 in preparation for the future addition.

State senator Hannah-Beth Jackson (D-Santa Barbara), was inspired by the Golden Inn & Village and wanted to replicate it on a statewide level. She introduced Senate Bill 62, the Affordable Senior Housing Act of 2017, which aims to create an Affordable Senior Housing Program within the Governor’s office that will encourage the building of innovative, affordable housing for seniors. The initial vote passed 32-0.
Positano Apartments

Positano Apartments in Goleta, California, underwent extensive rehabilitation in 2017. The family-oriented 118-unit affordable rental housing development welcomes veterans, people experiencing homelessness, seniors, people with special needs, and others.
Background
Positano Apartments was built in 1997. The Housing Authority managed the property until 2015 when the original compliance period ended and the Housing Authority was able to purchase the property. While Positano was always well-maintained, after about 19 years of housing 118 households, including 200+ children, portions of the grounds and the units were showing their age. Being at the end of the water line in “sand country” had caused extra wear and tear on the dishwashers, water valves and water heaters. Re-syndicating the property with low-income housing tax credits provided the capital to fix up and improve the interior of the units, solve water-related issues, build new play areas, repave the parking lot, replace damaged landscaping, reduce landscaping water needs by more than 20%, and ensure that all ADA path of travel requirements inside and outside the units were met.

During the property rehabilitation, residents were temporarily relocated to alternative housing.
A ribbon cutting ceremony was held on April 25, 2017. Most of the units were filled at that time, and the remainder were leased within a couple of weeks.

**Purpose**
A family-oriented affordable rental housing development, Positano Apartments welcomes veterans, people experiencing homelessness, seniors, persons with developmental disabilities, persons with mental health challenges, and others. Project-based vouchers attached to a majority of the units make it possible for lower-income households to afford their portion of the rent, even if they cannot afford the reduced tax credit rents. Section 8 Housing Choice Vouchers are accepted in the remaining units.

**Sustainability**
The solar system at Positano Apartments is designed to provide 100% of electricity consumption for both residential units and common areas.

<table>
<thead>
<tr>
<th>OWNER:</th>
<th>Positano Apartments, LP</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION:</td>
<td>Goleta, California</td>
</tr>
<tr>
<td>SERVES:</td>
<td>Low-income veterans, formerly homeless, developmentally disabled, people with mental health challenges, families, others</td>
</tr>
<tr>
<td>INCOME:</td>
<td>46% of area median income and below (except manager units)</td>
</tr>
<tr>
<td>UNITS:</td>
<td>118 (including 2 manager units)</td>
</tr>
<tr>
<td>UNIT MIX:</td>
<td>30 one-bedroom, 41 two-bedroom, 45 three-bedroom, 2 manager units (1 two-bedroom &amp; 1 three-bedroom)</td>
</tr>
<tr>
<td>SQ. FEET:</td>
<td>99,947 square feet of building space</td>
</tr>
<tr>
<td>ENERGY:</td>
<td>100% solar powered</td>
</tr>
<tr>
<td>SERVICES:</td>
<td>Activities and services are provided free of charge by the HACSB and Community Partners (Americorp, Assurance Wireless Lifeline, and United Way)</td>
</tr>
</tbody>
</table>

**FACTS**

NEWLY REMODELED KITCHENS

**POSITANO APARTMENTS**
HACSB HOUSING INVENTORY 2017

MANAGEMENT AREA | PLAN | # OF UNITS
--- | --- | ---
**GOLETA AREA**
Aparicio Apartments I | Two Story | 14
Aparicio Apartments IV | Two Story | 11
Aparicio Apartments V (1 of 3) | Two Story | 10
Aparicio Apartments V (2 of 3) | Two Story | 7
Aparicio Apartments V (3 of 3) | Two Story | 12
Braddock House | Single Story | 4
L.C. Grossman Homes | Single Story | 14
Parkview Apartments | Two Story | 20
Pescadero Lofts | Three Story | 33
Positano Apartments | Two Story | 118
Lassen Place | Single Story | 4
Sandpiper Apartments | Two Story | 68
Villa Del Sol | Single Story | 4
**Goleta Area Units Subtotal** | | 319

**LOMPOC AREA**
Creekside Village | Three Story | 39
HomeBase on G | Three Story | 39
Lompoc Terrace | Single Story | 40
Lompoc Gardens I | Two Story Townhouse | 40
Lompoc Gardens II | Two Story Townhouse | 35
Miller Plaza | Single Story | 24
Lompoc | Single Story | 9
Palm Grove | Single Story | 40
Parkside Garden Apartments | Two Story | 48
Stanley Horn Homes | Single Story | 44
Vintage Walk | Two Story | 6
Valley Station | Two Story | 7
Santa Rita Village I | Two Story | 36
Santa Rita Village II | Two Story | 19
Cypress Court | Three Story | 60
Golden Inn & Village — Family | Two Story | 27
Golden Inn & Village — Senior | Two Story | 60
Thompson Park | Single Story & Two Story | 31
**Lompoc Area Units Subtotal** | | 604

**SANTA MARIA/GUADALUPE AREA**
Guadalupe Ranch Acres | Single Story | 56
Evans Park | Single Story | 150
Leland Park Apartments | Two Story | 16
Central Plaza | Two Story | 112
Ted Zenich Gardens | Three Story | 24
Rancho Hermosa | Two Story | 47
**Santa Maria/Guadalupe Area Units Subtotal** | | 405

**TOTAL HACSB UNITS** | | 1,328
**SECTION 8 — INCOME TARGETING**

- **EXTREMELY LOW INCOME**
  - 2,689
- **VERY LOW INCOME**
  - 710
- **LOW INCOME**
  - 178

**AFFORDABLE — INCOME TARGETING**

- **EXTREMELY LOW INCOME**
  - 612
- **VERY LOW INCOME**
  - 235
- **LOW INCOME**
  - 92

**SECTION 8 — WHO WE SERVE**

- **SENIORS**
  - 1,073
- **DISABLED**
  - 903
- **FAMILIES**
  - 1,601

**AFFORDABLE* — WHO WE SERVE**

- **SENIORS**
  - 256
- **DISABLED**
  - 176
- **FAMILIES**
  - 507

*AFFORDABLE UNITS WITH PROJECT BASED VOUCHERS ARE INCLUDED WITH THE SECTION 8 NUMBERS.
## 2016 Financial Statements (Based on HUD REAC Submission)

### Statement of Revenue, Expenses & Change in Net Position

#### Operating Revenue

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Revenue Income</td>
<td>$ 9,672,859</td>
</tr>
<tr>
<td>HUD Public Housing Operating Subsidy</td>
<td>$ 862,997</td>
</tr>
<tr>
<td>Other Government Grant Income</td>
<td>$ 841,838</td>
</tr>
<tr>
<td>Section 8 Administrative Fees Earned</td>
<td>$ 3,654,959</td>
</tr>
<tr>
<td>Housing Assistance Payments</td>
<td>$ 35,886,440</td>
</tr>
<tr>
<td>Other Operating Income</td>
<td>$ 24,231,724</td>
</tr>
</tbody>
</table>

**Total Operating Revenue**   
$ 75,150,817

#### Operating Expenditures

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td>$ 7,231,615</td>
</tr>
<tr>
<td>Tenant Services</td>
<td>$ 357,810</td>
</tr>
<tr>
<td>Utilities</td>
<td>$ 861,720</td>
</tr>
<tr>
<td>Maintenance &amp; Operations</td>
<td>$ 1,143,017</td>
</tr>
<tr>
<td>Other Operating Expenses</td>
<td>$ 2,747,058</td>
</tr>
<tr>
<td>Housing Assistance Payments</td>
<td>$ 36,135,418</td>
</tr>
</tbody>
</table>

**Total Operating Expenditures**   
$ 51,935,830

**Net Operating Income (Loss)**   
$ 23,214,987

#### Non-Operating Revenue (Expenses)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depreciation Expense</td>
<td>$(6,391,026)</td>
</tr>
<tr>
<td>Interest Expense</td>
<td>(3,311,354)</td>
</tr>
<tr>
<td>HUD Capital Fund Grants</td>
<td>$ 462,384</td>
</tr>
<tr>
<td>Gain/(Loss) on Sale of Fixed Assets</td>
<td>$ 9,754,057</td>
</tr>
<tr>
<td>Restricted Investment Income</td>
<td>$ 3,056</td>
</tr>
<tr>
<td>Unrestricted Investment Income</td>
<td>$ 559,042</td>
</tr>
</tbody>
</table>

**Total Non-Operating Revenue (Expenses)**   
$ 1,076,159

**Change in Net Position for Current Year**   
$ 24,291,146

### Statement of Net Position

#### Assets

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash &amp; Investments - Unrestricted</td>
<td>$ 8,254,333</td>
</tr>
<tr>
<td>Cash &amp; Investments - Restricted</td>
<td>$ 14,368,545</td>
</tr>
<tr>
<td>Accounts Receivable, Net</td>
<td>$ 9,478,623</td>
</tr>
<tr>
<td>Advances &amp; Other Assets</td>
<td>$ 382,707</td>
</tr>
</tbody>
</table>

**Total Current Assets**   
$ 32,484,208

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Assets, Net of Depreciation</td>
<td>$ 221,892,912</td>
</tr>
<tr>
<td>Other Non-Current Assets</td>
<td>$ 63,424,258</td>
</tr>
</tbody>
</table>

**Total Non-Current Assets**   
$ 285,317,170

#### Liabilities & Net Position

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts Payable</td>
<td>$ 983,336</td>
</tr>
<tr>
<td>Other Liabilities &amp; Accruals</td>
<td>$ 9,951,365</td>
</tr>
<tr>
<td>Tenant Security Deposits</td>
<td>$ 758,924</td>
</tr>
<tr>
<td>Notes Payable, Current Portion</td>
<td>$ 5,151,725</td>
</tr>
</tbody>
</table>

**Total Current Liabilities**   
$ 16,845,350

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notes &amp; Loans Payable</td>
<td>$ 151,902,093</td>
</tr>
<tr>
<td>Family Self-Sufficiency Escrow Accounts</td>
<td>$ 164,360</td>
</tr>
<tr>
<td>Accruals &amp; Other Non-Current Liabilities</td>
<td>$ 17,840,958</td>
</tr>
</tbody>
</table>

**Total Non-Current Liabilities**   
$ 169,907,411

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Invested in Capital Assets, Net of Related Debt</td>
<td>$ 64,952,361</td>
</tr>
<tr>
<td>Restricted Net Assets</td>
<td>$ 4,501,580</td>
</tr>
<tr>
<td>Unrestricted Net Assets</td>
<td>$ 61,594,676</td>
</tr>
</tbody>
</table>

**Total Net Position**   
$ 131,048,617

**Total Liabilities & Net Position**   
$ 317,801,378
HACSB BOARD OF COMMISSIONERS

JOHN P. LIZARRAGA (above left) has served on the HACSB Board of Commissioners since 1986. In celebration of our 75th anniversary, we asked him a few questions about his experience.

Why did you join the HACSB Board?
Terrill Cox, a personal friend and respected professional in the community, recommended that I apply for a position on the HACSB Board. I hoped to help maintain a good quality of life for citizens in the County of Santa Barbara.

What makes the HACSB mission meaningful to you?
The HACSB mission is meaningful to me because it provides housing for seniors, disabled individuals and people in less fortunate situations.

How have the challenges to developing affordable housing changed over the years?
There are additional funding sources available for the development of affordable housing. Our staff has worked diligently to forge positive community relationships that help affordable housing acceptance in local cities.

What do you think is the biggest accomplishment during your service?
The biggest accomplishment has been the quality construction of new affordable housing units along with favorable community relations.

If we had unlimited resources, what is the one thing you as a board member would like to do for the population we serve?
I would like to see more employment and training programs to help our clients be self-sufficient; this would allow us to assist more people.

MISSION

The Housing Authority of the County of Santa Barbara is founded on the belief that decent, safe and sanitary housing is central to the physical and emotional health, productivity and self-esteem of the people it serves.

Our mission is to provide affordable housing opportunities for low-income households in the County of Santa Barbara in an environment which preserves personal dignity, and in a manner which maintains the public trust. In carrying out our mission, we are committed to:

- Increasing housing choices.
- Respect for HACSB clients and employees.
- Excellence in management and operation.
- Dispersal of assisted housing throughout Santa Barbara County.
Goleta Housing Office
5575 Armitos Avenue
Goleta, CA 93117-3570
Phone: 805-967-3402
Fax: 805-964-0027

Santa Maria Housing Office
200 West Williams Street
Santa Maria, CA 93458-1704
Phone: 805-925-4393
Fax: 805-922-9608

Administrative Office
815 West Ocean Avenue
Lompoc, CA 93436-6526
Phone: 805-736-3423
Fax: 805-735-7672

Lompoc Housing Office
817 West Ocean Avenue
Lompoc, CA 93436-6526
Phone: 805-735-8351
Fax: 805-735-9263

HASBARCO.ORG
Housing Authority of the County of Santa Barbara