**HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA**
**EXECUTIVE DIRECTOR'S REPORT**

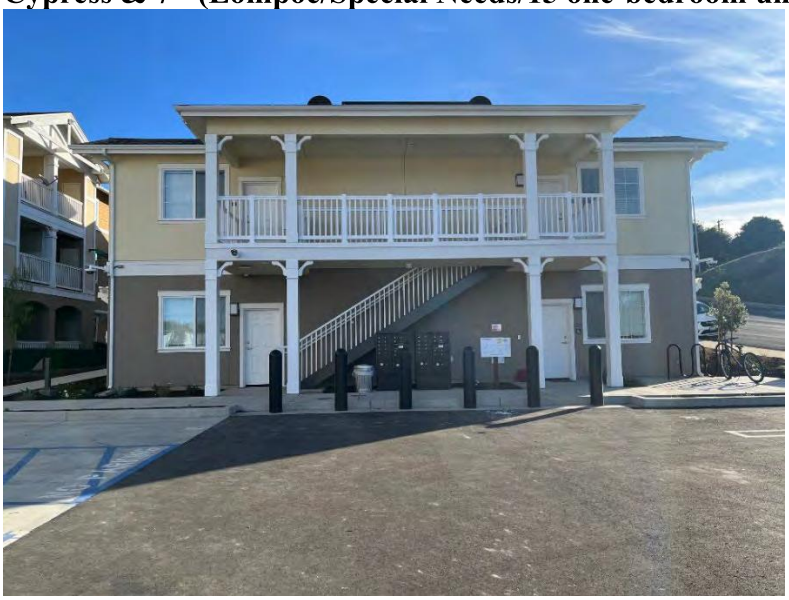
## DEVELOPMENT REPORT

**Escalante Meadows (Guadalupe/80 units)**



At the end of last month, we were able to officially lease up 100% of Escalante. As of now, the only outstanding construction item is the energy storage system which won't be completed for another few months.

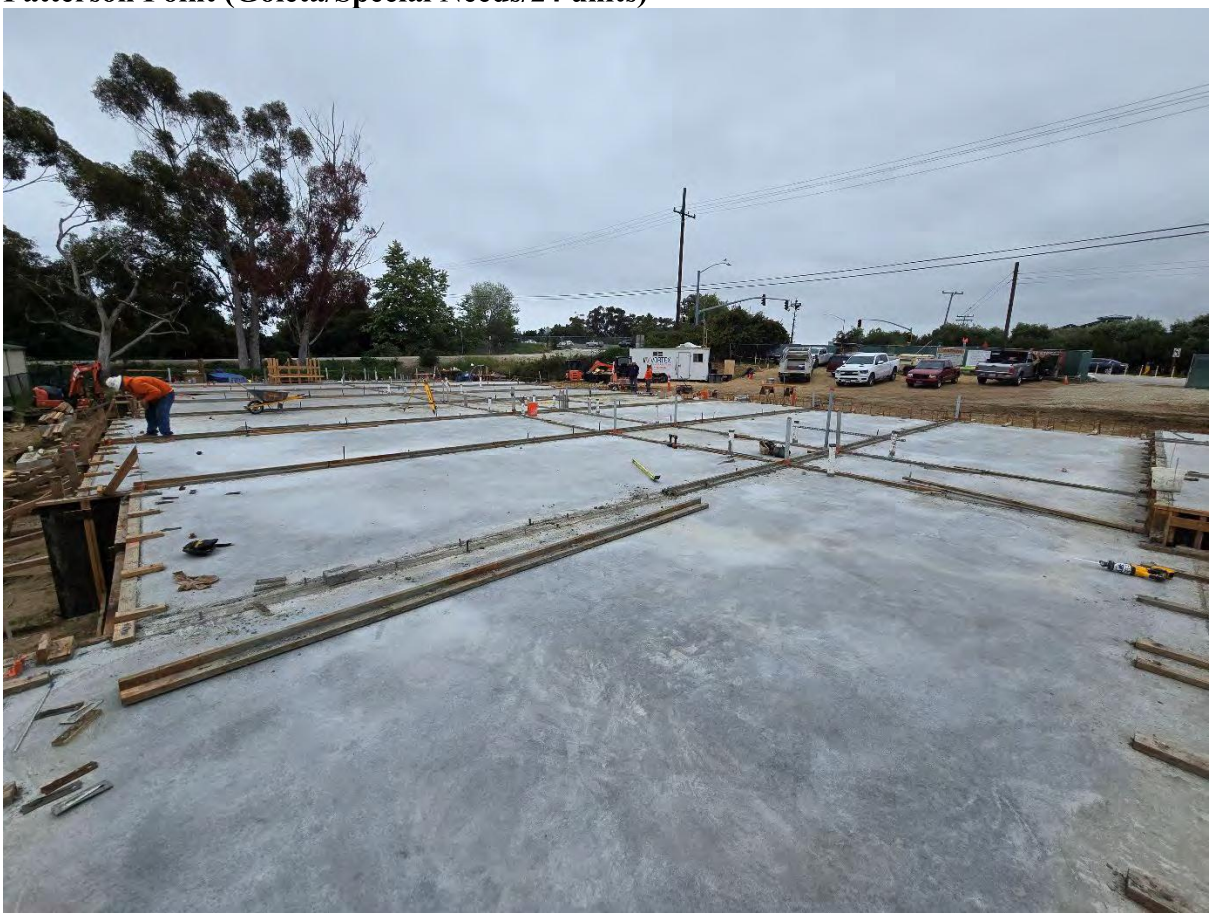
**Cypress & 7th (Lompoc/Special Needs/15 one-bedroom units)**



As previously mentioned, the City of Lompoc has reviewed our plans to add a small, prefabricated building on the back patio. Our goal is to have this delivered by the end of the month.

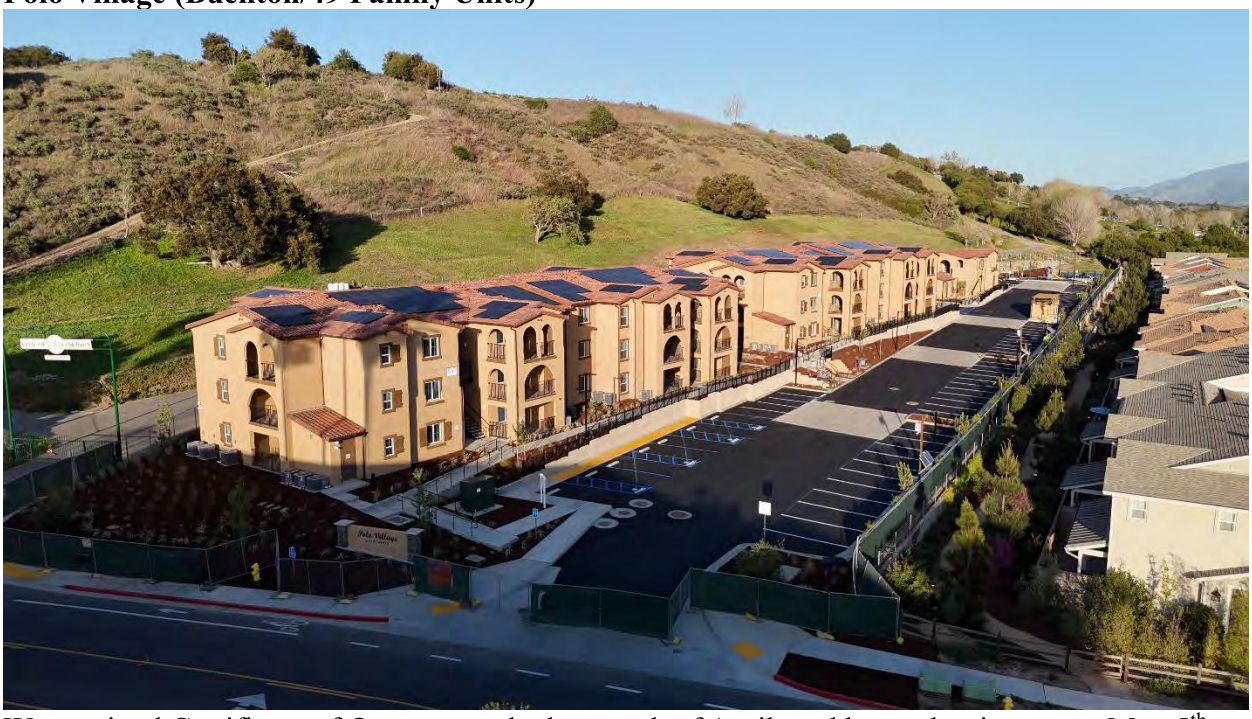
Our maintenance and development team are working together to add a fence around the property to help with safety and security.

**Patterson Point (Goleta/Special Needs/24 units)**



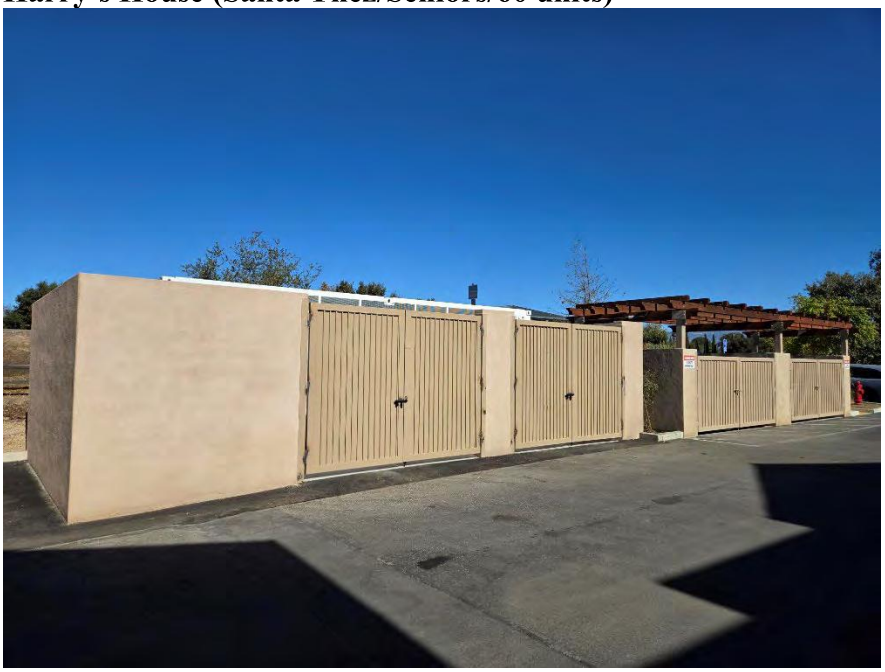
The foundation was poured the last week of April, and with a cure time of approximately two weeks, we should have the modular units placed towards the end of May.

**Polo Village (Buellton/49 Family Units)**



We received Certificate of Occupancy the last week of April, and began leasing up on May 5th. We met with the Mayor of Buellton and the City Manager. They are both very pleased with this development.

**Harry's House (Santa Ynez/Seniors/60 units)**



As mentioned last month, roughly 98% of the Telsa Battery Story System has been installed, we are now just waiting for key parts to complete the system. Once connected, it will be ready for Tesla to turn it on. The equipment delivery time frame is late July to early August, and the estimated completion is September 2025.

**Buena Tierra (Goleta/Super 8 Motel/60 units)**
As mentioned last month, we have finalized our cost certificate and are waiting on the final County funds. One of the offices was converted to a unit for on-site maintenance. We are working to determine the unit for an on-site supportive services dwelling unit. Property stabilization continues to be a high priority for Housing Management and Resident and Supportive Services. We have seen significant improvements in stabilization in recent months.

**Perkins Place (New Cuyama/33 units with a component of farmworker housing)**
We submitted our application for the Joe Serna Jr. (Farmworker Housing) funding administered by the California HCD on April 15th. If we are awarded these funds, we will be prepared to apply for an allocation of tax-exempt bonds and 4% LIHTC in the first round of 2026.

**Heritage Ridge (Goleta/63 Family Units/41 Senior Units)**
As mentioned last month, we submitted our Homekey+ application for both developments in February. The Homekey+ team has contacted us and asked for additional information which we provided. We hope to know more by the middle of this month.

**Hollister Lofts (Special Needs/35 units)**
We received a scoring letter from the Tax Credit Allocation Committee. There was a clerical error in our application and we have requested an appeal. If the appeal is successful, it appears we will be slated for an award.

**Depot Street (Santa Maria/Special Needs/80 units)**
We are scheduled to have a second round of mediation on June 16th.

**Carpinteria Unified School District (CUSD/Special Needs/52 units)**
We continue to work with the Coastal Commission and the County of Santa Barbara Planning and Development staff to prepare for the public hearing. We are bundled with three other properties, so the schedule has not been set yet.

**San Marcos Ranch (County of Santa Barbara/236 units)**
On April 8th, we were awarded an allocation of 4% LIHTC with tax exempt bonds for this 236 unit development. We are partnering with Caleb Roope from the Pacific Companies and Alexis Gevorgian from AMG. These organizations provided $10 million of soft funds financing in order to make the development feasible. These organizations are also providing the financial guarantees for the project. We have negotiated to participate in providing financing for a portion of the $10 million soft funds.

Surf Development will be the managing general partner, and the Housing Authority will provide construction management oversight.

**San Simeon Oaks Village (Previously Tatum Affordable (Unincorporated South County of Santa Barbara/Family/106 units))**
Tatum Affordable has been renamed to San Simeon Oaks Village. We are working with Red Tail to submit an application for 4% LIHTC on May 20th.

**Other Projects**
Please note we are actively working on other developments. They will be added to this report when we have a higher degree of certainty of acquiring the property and/or a timeline to begin the land use approval process.

**Potpourri**
**Public Housing**
As mentioned previously, we received word from HUD that our application as submitted to dispose of the two parcels of land could take a year to process. However, HUD suggested we dispose of the two parcels of land to a related entity. After discussing it internally, we decided to dispose of the properties to Affordable Housing Key Partners (AHKP) of which the Housing Authority is the sole member of that entity. For some reason, this will help expedite the processing of application. HUD recently agreed to process our revised application with AHKP, and we have not received any feedback to date.

There has been a significant change in staffing with the new administration. Many of HUD's senior staff have elected to retire. We think this is contributing to the delay in approval of our application.

**Non-Development Updates:**
To state the obvious, there has been a lot of discussion on tariffs. You may be wondering how this may impact our development work. The short answer is it's too soon to tell. However, we are concerned about potential supply chain disruptions. As such, for all developments that are awarded either tax credits or Homekey funding, we will coordinate with the general contractor to order and/or procure long lead time items including electrical switchgear in order to preserve pricing and reduce exposure to delays

**DEPARTMENT REPORTS**
***HOUSING OPERATIONS:***
**Training or Programs in Progress or Completed**
The Housing Management Department continues to work toward operational improvements and efficiencies. The following tasks are in progress:

- The restructuring of onsite management is ongoing in collaboration with the HR department continues. We have made changes in the mid-county and there are changes pending in the north county. Wherever possible, we are trying to recruit internally whereby current full-time employees have the opportunity to live on site as full -time property managers. This is a slow process, and it is anticipated that this will be finished by the end of the year.
- The Quality Control Department is doing a "Purge" or "Save my Spot" of the waiting list. This entails sending correspondence to people on the list advising them to update HASBARCO if they wish to stay on the list. It is a requirement to do this periodically.

**SAFETY AND SECURITY IMPROVEMENTS /CHANGES PLANNED OR IN PROGRESS**

- The Executive Director and the Director of Operations visited a building on Skid Row in Los Angeles. We invited the experts who crafted solutions for these LA skid row buildings to visit Buena Tierra, West Cox and Depot. They met with staff and viewed the sites and will return with a larger contingent of security experts. They are confident that we can improve our security profiles at these developments with some AI applications. This could maintain a high level of security and save money.

**HCV DEPARTMENT**

The HCV department continues to operate productively even though affected by shortfall. We continue to abide by HUD directives. The Assistant Manager has been promoted to manager on an acting basis to fill an approved budgeted spot.

**Significant Events at Housing Sites**

**HARRY'S HOUSE**

Members of the HASBARCO Executive team have been reviewing potential cost saving measures. The most notable include research into food savings. Discussions have taken place with Cal Poly and Hancock College. We have also researched various farms for produce donations. The goal is to significantly reduce raw food costs with a steady and reliable source of donated food. In addition, the Executive Director of Harry's House has been hired to be the site manager at Polo Village. This presents a further opportunity to evaluate the staffing and organization at Harry's House which is underway. The HASBARCO team is heavily engaged in the transition.

**BUENA TIERRA**

The site has not experienced any significant security issues since the last report. As previously noted, we had security experts visit the site. Even though they are slated to return, there were several suggestions to improve the security profile and perhaps reduce costs. These are being evaluated.

**WEST COX**

There have been no significant events since the last report. We have one resident who is responsible for most issues there. This resident is in the eviction process, and we are negotiating with her legal counsel.

**DEPOT**

There have been no significant issues to report.

**CYPRESS AND 7TH**

The development is running smoothly with minimal security issues. There was a bicycle theft by another resident. The onsite team is working collaboratively to resolve issues as they arise.

**ESCALANTE**
The development is fully leased up and the internal file review is taking place. There was one instance of criminal activity whereby people from outside of the development lured a resident into a vehicle in the parking area and threatened him with a knife. This was some type of dating/VAWA incident apparently attributable to non-residents. Law enforcement is investigating

**POLO VILLAGE**
As of this writing, the lease up is underway and is going smoothly. By the time of the Board meeting, the lease should be complete. This has been a collaborative effort between Housing Management, Maintenance, Finance and Resident Services. In addition, People Helping People (PHP) has been a great help insofar as helping to guide their local clients through the lease up process. Approximately 52% of residents are from the Santa Ynez Valley, and a portion lived in the motels on Avenue of the Flags, in Buellton.

Polo Village has garnered widespread community interest and HASBARCO staff have given presentations at the Buellton and Santa Ynez Valley Rotary Clubs. County Supervisor Joan Hartmann has visited the site as has the Buellton Mayor and City Manager.





***MAINTENANCE:***
On the 13th, we will begin renovating the Admin office board room to convert it into additional workspaces for future staffing positions. Moving forward, all board meetings will be held in the

upstairs conference room at the Lompoc Housing office. The maintenance department has recently hired two new maintenance workers for Santa Maria and we have an open position for a utility worker in Goleta.

***RESIDENT SERVICES:***

**Director's Summary**

In April, I had the opportunity to attend the CSH (Corporation for Supportive Housing) Summit in Chicago, where I connected with peers from across the country and deepened my understanding of best practices in supportive housing. I attended sessions focused on building effective service programs that prevent evictions, using Medicaid funding to support services, and supporting staff through communities of practice—especially those working in high-acuity PSH sites. Topics like harm reduction and motivational interviewing were central themes, and I also attended the premiere of *Returning Home: Prison, Homelessness or Housing?* —a powerful documentary on housing as an intervention for reentry. I returned energized and full of ideas I look forward to applying with our team.

Operationally, we had a particularly busy month at three key properties. At Escalante Meadows, we launched a new collaboration model, bringing together United Way, Resident Services, and Supportive Services team members for joint planning to avoid gaps or duplication in PSH services. We held our first resident meeting and fire drill, both of which had strong participation. We also advanced the final preparations for the childcare center, with plans to open in July, and began finalizing the schedule for onsite community partners, including Allan Hancock College, Family Services Agency, and United Way.

At Polo Village, we furnished all 23 PSH units with home goods and furniture, and began engaging new residents during lease-up, which started on April 5. We also celebrated the ribbon-cutting at Cypress & 7th, where the collaboration with Telecare and BeWell was highlighted as a model of successful supportive housing partnership.

We welcomed two new Supportive Services Specialists to our team: Jess, who will primarily support Escalante Meadows and nearby Santa Maria sites, and Celeste, who will cover a portion of our Goleta properties. Finally, we brought the entire team together for a half-day planning workshop to kick off a major summer outreach initiative including a resident need and interest survey and launch our department-wide focus on grounding adult education and wellness programming in the 8 Dimensions of Wellness framework.

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**RSS Goal #1: Strengthen Community Engagement and Service Delivery**

- Hosted the *Día del Niño Information Fair* at Santa Rita Village, engaging 186 attendees and 28 community partners, with a focus on children's and family services.
- Held Earth Day-themed resident events at Palm Grove, Lompoc Gardens, and Thompson Park, with seed planting, sustainability tips, and community trash walks.
- Organized Spring Refresh events at Evans Park and Creekside focused on hoarding awareness, spring cleaning, and maintenance-supported clean-ups using roll-off bins.
- Facilitated our first Resident Meeting and fire drill at Escalante Meadows, with strong resident participation.
- Conducted Financial Wellness workshops and a DIY cleaning product session at West Cox and Depot.

- Delivered fun, hands-on STEM Easter events at Central Plaza and Rancho Hermosa.
- Supported the setup and early resident connections at Polo Village during lease-up of 23 PSH units.
- Provided support at food distributions across multiple sites and registered 23 new families in Link2Feed.
- Participated in the Día del Niño event as part of FSS outreach and prepared for the upcoming May countywide FSS briefing.

**RSS Goal #2: Strengthen Data Integrity and Digital Efficiency**

- Redesigned department supply ordering spreadsheets with county-level tabs and color coding to reduce ordering errors and improve accessibility.
- Created and submitted grant tracking forms for the Escalante Meadows Transportation Pass Program, meeting the project deadline ahead of schedule.
- Continued use of Link2Feed to track food security access and expand resident participation.

**RSS Goal #3: Develop a High-Performing, Collaborative Team**

- Facilitated a half-day team workshop focused on planning a summer outreach initiative and embedding the 8 Dimensions of Wellness into adult education and health programming.
- Staff completed Neurocognitive Disorder Training to better support residents with memory or cognitive decline.
- Supported the furnishing and move-in preparation for Polo Village, collaborating with volunteers and property staff.
- Participated in the ribbon-cutting ceremony at Cypress & 7th, celebrating strong partnerships with Telecare and BeWell.
- Onboarded two new Supportive Services Specialists: Jess (Santa Maria) and Celeste (Goleta), strengthening regional support capacity.

**RSS Goal #4: Develop Mental Health Support Structures and Funding Strategies**

- Provided individualized resident support at Escalante Meadows, Stanley Miller, and Central Plaza, including referrals to APS, IHSS enrollment, VTS transportation, and medical discharge planning.
- Collaborated with Housing and external partners to address resident safety and health issues, including home visits and follow-up care.

**RSS Goal #5: Develop Community Resources at Escalante Meadows**

- Finalized and submitted tracking tools and forms for the transportation pass program, establishing the foundation for distribution and impact tracking.
- Conducted resident needs assessments, including for HHC and VASH populations.
- Hosted the first resident meeting and fire drill, and began final planning for childcare center launch and community room partner scheduling.
- Initiated biweekly collaboration meetings between United Way, Resident Services, and Supportive Services teams to improve PSH service coordination and eliminate duplication.

***INFORMATION TECHNOLOGY:***
Here is a snapshot of some of the current workload for the IT Department:

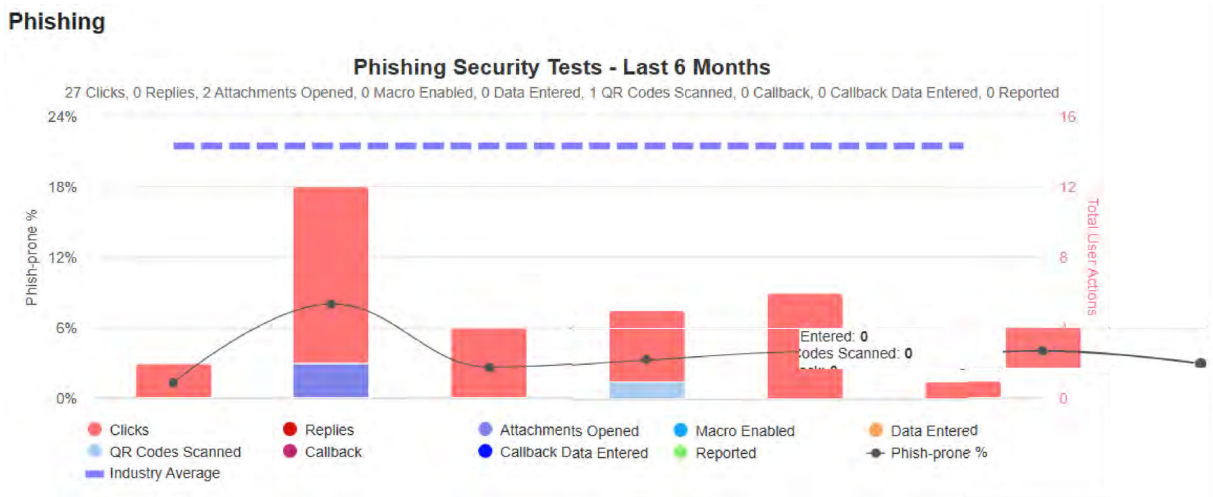
**Support** – HASBARCO IT continues to support all users both in the office or users working from home in troubleshooting issues as they arise. - Ongoing

**Other Projects**

- Continuing to work with Vendors and our Development team for the Network infrastructure design, installation at different phases throughout the multitude of active projects. – Still on ongoing
  - Active projects
    - Buena Tierra – Pending: Body cam and configuration of Talk Down speakers
    - Escalante Meadows - completed
    - Patterson Point - Process has started to review camera needs and low voltage as well as Wi-Fi coverage.
    - Polo Village - Completed

**Monthly Email Phishing Campaign**

- The software that we use to conduct the monthly phishing campaigns is called "knowbe4" which is the world's largest integrated platform for security awareness training combined with simulated phishing attacks.
- Most recent report shown below




**Other Items:**

- We are currently in the process of migrating file shares to TEAMS. This transition represents a significant step towards a modern office environment and will provide the agency with greater agility and flexibility. The move will enhance our collaboration efforts and streamline data sharing among agency members. - Still In process

Yardi:

- Yardi Document Management with Share Point
    - We are making great traction on the Yardi Document Management for SharePoint project. Abel has been working diligently on this project and is now in full swing with the product testing with all staff.
    - In summary, there are bi-weekly meetings that all managers, assistant managers, as well as Admin team are invited to in order to go over how the product works and how we can best create a workflow for our agency. Attendance is hit and miss dependent upon schedules, however we have had feedback from the staff invited. We have made great traction with the team and IT is now taking point on doing smaller testing meetings with individual departments. This strategy allows us to enhance the testing process and gain feedback from a myriad of staff members. - Still ongoing
- Yardi PHA Compliance Monitor
    - The collaboration between HASBARCO and Yardi on the Compliance Manager project marks a significant advancement in the management of Section 8 HCV and PBV programs. By engaging directly with Yardi, HASBARCO has a unique opportunity to influence the development of a product tailored to its operational needs. PHA Compliance Manager is designed to act as an intuitive workflow guide, leading users through each step of the process, thereby simplifying the complexities involved in managing Section 8 programs. The integration of Site Manager into this new platform is a strategic move that promises to consolidate data from both Yardi and Site Manager, offering a unified view of recertifications and other essential processes. This not only promises to enhance the efficiency of HASBARCO's operations but also positions the organization at the forefront of innovation in this sector. The proactive approach of Yardi in reaching out for collaboration underscores the potential of Compliance Manager to set a new standard in the industry, potentially revolutionizing the way agencies manage their housing programs. The excitement surrounding this project is well-founded, as it stands to transform the administrative landscape, making it more streamlined and user-friendly for staff members across various agencies. - Still ongoing

***STATE UPDATE:***

**Policy Update:**

- One of CHC's sponsored bills, AB 480 (Quirk-Silva), advanced this week out of the Assembly Revenue and Taxation Committee. The legislation would increase the value of state housing tax credits by allowing developers to opt-in to certificated state credits after receiving an award. ***"California's housing crisis forces too many families into impossible choices: between paying rent and buying groceries, between a long commute and overcrowded housing,"*** Asm. Quirk-Silva has said in support of the bill. ***"We cannot let bureaucratic restrictions stand in the way of solutions. AB 480 removes unnecessary restrictions, enabling developers to fully leverage housing credits, attract more private investment, and accelerate the construction of affordable homes. Every dollar left on the table is a missed opportunity for a family in need."*** The bill now moves to Assembly Appropriations.

**Top new stories:**

**Unprecedented vote shows Dems fractured over housing policy**
*CalMatters*
One of the most controversial housing bills of the year has lived for another day, but only by surviving the Legislative equivalent of two back-to-back prison breaks. Last week, SB 79, a bill by Sen. Scott Wiener (D-SF) to boost apartment and commercial construction around major public transportation hubs, passed the Senate Housing Committee over the objection of its chair, Sen. Aisha Wahab (D-Fremont). Fast forward to this week and it happened again. In the Senate Local Government Committee, Sen. María Elena Durazo, a Los Angeles Democrat, urged a no vote on Wiener's bill. The bill passed anyway with the backing of all the other Democrats on the committee. The latest legislative kerfuffle could be a sign of things to come. This year, Assembly Democrats have put forward a vast package of housing bills aimed at speeding up development, which may incite the same Dem-on-Dem infighting that broke out over Wiener's bill.

**Affordable housing developers say they need steady cash. Will California provide it?**
*KQED*
After years of California housing legislation aimed at streamlining and shortening the process to start building, affordable housing developers say they still face one major obstacle: money. On Wednesday, a constitutional amendment aimed at solving that problem—by setting aside 5% of state general fund revenue each year for affordable housing and homelessness programs—cleared its first legislative hurdle. The bill comes less than a year after two major housing bonds failed to make it to the November ballot and amidst a renewed push by lawmakers to solve the state's housing crisis. Asm. Buffy Wicks, D-Oakland, reintroduced a $10 billion housing bond earlier this year, while other proposed bills take stabs at the remaining red tape that can hold up construction.

**CEQA reform is only the first step**
*San Jose Mercury News – Letter to the Editor from Linda Mandolini, Eden Housing*
A recent *Mercury News* article on CEQA abuse blocking affordable housing could have included any number of Eden projects, which have faced NIMBY lawsuits all over the Bay Area. Our 130-unit downtown Livermore project may be the definitive example of how one wealthy resident can use CEQA to delay housing for years, even when projects have unanimous support from elected officials. Reforms are sorely needed, but after CEQA, there is another obstacle ahead: Our Livermore project, years after courts dismissed challenges against it as "almost utterly without merit," still hasn't broken ground. The reason: More lawsuits, brought by the same opponents, over whether these projects should also be required to go before voters. If policymakers want to build more affordable housing, it's time to fix CEQA—and then to ballot-proof these projects as well.

**California bill to expand rent control pulled for lack of support**
*San Jose Mercury News*
A state bill to tighten rent control won't become law this year after a Bay Area legislator pulled the measure for lack of support. AB 1157, dubbed the Affordable Rent Act, aimed to lower statewide rent caps already in place for most apartment buildings and expand the

restrictions to single-family rental homes. The bill advanced out of the state Assembly's housing committee last week. AB 1157's author, Assemblymember Ash Kalra, a San Jose Democrat, withdrew the legislation Tuesday after "robust debate" with fellow lawmakers "signaled more time is needed to work on the bill," he said in a statement. Kalra said he plans to reintroduce a version of the bill next year.

**Can L.A. stop homelessness before it starts? An experimental program wants to find out**

*Los Angeles Times*

When the unknown number popped up on her phone, Jocelyn Escanuela was in the checkout line at Walmart. She still can't explain why she picked up and then listened to a cold-caller's pitch that sounded a lot like a scam. She had been selected to receive a grant of $6,000, the caller told her. And she would have a personal assistant to help her get her through her "crisis." How did they even know she was in a crisis? It turned out the caller was legitimate. She was from the Homelessness Prevention Unit, an experimental Los Angeles County program that is testing whether it is feasible to stop homelessness before it starts—one person at a time—by picking them out of mountains of data.

# Community Connection

hasbarco
Housing Authority of the County of Santa Barbara
Caring for Community

## May 2025
## Santa Rita Village I & II
## Lompoc Terrace

### HASBARCO Team

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Ihaziry & Joey Maycotte:
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**Faith Bell**
Housing Specialist Lompoc Terrace
805-400-2457

**On site Manager at Lompoc Terrace**
Julio Garcia
805-266-0327

**Maintenance Work Order Number**
1-833-433-0333

## Cypress & 7th Ribbon Cutting Celebration

On April 10, the Housing Authority of the County of Santa Barbara proudly celebrated the grand opening of Cypress & 7th, our newest supportive housing community located in Lompoc.

This beautifully designed property offers 15 one-bedroom units dedicated to individuals with special needs. Residents have access to onsite supportive services, creating a safe and stable environment where they can thrive. The development also includes shared community spaces that encourage connection and belonging.

Cypress & 7th represents our continued commitment to expanding access to permanent supportive housing across Santa Barbara County. With thoughtful design, strong partnerships, and resident-centered services, we're creating more than housing—we're building opportunity, dignity, and stability.










# HASBARCO

## Día del Niño Family Resource Fair Brings Joy and Support to Santa Rita Village

On April 16, the Resident & Supportive Services team hosted a vibrant Día del Niño Family Resource Fair at Santa Rita Village in Lompoc. The event, led by Resident Services Manager Maria Ayala and Resident Services Specialist Elvira Bustos Martinez, was designed to bring community organizations together to support HASBARCO families in a fun and welcoming way.

## Feria de Recursos Familiares del Día del Niño en Santa Rita Village: Alegría y Apoyo para Nuestras Familias

El 16 de abril, el equipo de Servicios para Residentes y de Apoyo organizó una animada Feria de Recursos Familiares del Día del Niño en Santa Rita Village, en Lompoc. El evento fue liderado por la Gerente de Servicios para Residentes, Maria Ayala, y la Especialista en Servicios para Residentes, Elvira Bustos Martinez, con el objetivo de reunir a organizaciones comunitarias para apoyar a las familias de HASBARCO en un ambiente alegre y acogedor.





















# HASBARCO

## Día del Niño (continued)

The event was a great success, drawing nearly 200 attendees and featuring more than 28 participating community agencies. Each organization hosted a resource table with helpful information, giveaways, and family-friendly activities. Families received passport tickets to guide their visit and were entered into a toy raffle after completing a set number of stops.

## Día del Niño (continuación)

El evento fue un gran éxito, con casi 200 asistentes y más de 28 agencias comunitarias participantes. Cada organización ofreció una mesa de recursos con información útil, obsequios y actividades para toda la familia. Las familias recibieron un "pasaporte" para guiar su recorrido y participaron en una rifa de juguetes tras visitar un número determinado de mesas.













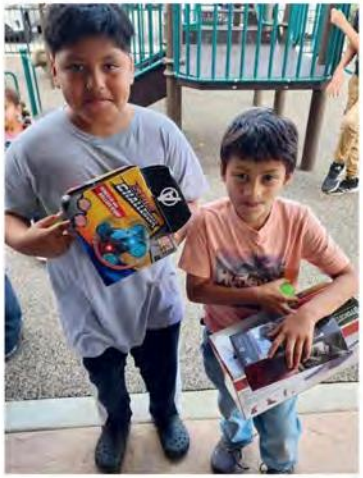

















# HASBARCO

## Día del Niño (continued)

Local nonprofit C4 of Lompoc helped elevate the experience by providing free tacos, face painting, arts and crafts, and a live DJ. The Resident Services team also hosted a toy giveaway, providing toys to 60 children in celebration of Día del Niño (Children's Day).

This joyful, collaborative event reflected our commitment to building strong, connected communities and ensuring families have access to the resources they need to thrive.

## Día del Niño (continuación)

La organización local C4 de Lompoc ayudó a elevar la diversión ofreciendo tacos gratis, pintura de caritas, manualidades y un DJ en vivo. El equipo de Servicios para Residentes también organizó una entrega de juguetes, beneficiando a 60 niños en honor al Día del Niño.

Este evento alegre y colaborativo refleja nuestro compromiso con la construcción de comunidades fuertes y conectadas, y con asegurar que las familias tengan acceso a los recursos que necesitan para prosperar.






















# HASBARCO

## Thank you to our Community Partners

Allan Hancock College Non-Credit Success Support Program
American GI Forum
American Red Cross
Behavioral Wellness
Boys and Girls Club
CalFresh Healthy Living
Casa Pacifica
Center for Employment and Training
Central Coast Literacy Council
Childrens Resource & Referral
CommUnify
Corazon Latino
Department of Rehabilitation
Domestic Violence Solutions
Every Women Counts
Family Service Agency - Family Support Services & Lompoc Community Changers
Fighting Back - Santa Maria Valley
Glo Face Painting
Goodwill/Mission Services
Lompoc Adult School & Career Center
Lompoc C4
Lompoc Public Library
Lompoc Solid Waste
Lompoc Valley Community Healthcare Organization - Healthy Lompoc Coalition
Promotoras
Santa Barbara County Public Health
YMCA
YouthWell




























# Thriving Together

## May is Mental Health Awareness Month – Let's Talk About It

### YOU MATTER. YOUR MENTAL HEALTH MATTERS.

May is **Mental Health Awareness Month**, a time to shine a light on the importance of caring for our emotional and mental well-being. Mental health is just as vital as physical health—it impacts how we think, feel, connect with others, and handle life's ups and downs.

This month, let's work together to:

- ✓ Break the stigma around mental health
- ✓ Encourage open, honest conversations
- ✓ Share helpful resources and support
- ✓ Remind each other: It's okay to not be okay

Whether you're managing stress, navigating anxiety, supporting a loved one, or simply seeking more balance—your mental health journey is valid and important.

**You're not alone.** Let's support one another, check in often, and make mental health a priority all year round.

## MENTAL HEALTH ACTIVITES

### YOU CAN DO IN UNDER 15 MINUTES

**TAKE A MINDFUL WALK**
Focus on your surroundings, your breath, and the rhythm of your steps.

**WRITE A GRATITUDE LIST**
Jot down 3 things you're thankful for today.

**TRY DEEP BREATHING**
Inhale for 4 seconds, hold for 7, and exhale for 8. Repeat 3 times.

**STRETCH IT OUT**
Do light stretches to release tension and improve circulation.

**LISTEN TO A FAVORITE SONG**
Music can uplift your mood in moments.

## What to Expect When You Call the Crisis and Access Line

**Your Call is Answered by a Trained Professional**

They'll listen to your concerns and ask a few quick questions to understand your needs.

**Depending on your situation:**

- If you meet the criteria for services, you'll be connected to the Assessment Team.
- If it's a crisis, the Mobile Crisis Team will step in.
- In emergencies, they'll connect you to 911 immediately
- No matter what, you'll be connected to resources that can help.

If you're struggling, know you're not alone.
Our Crisis and Access Line is here to help 24/7.

**(888) 868-1649**

SANTA BARBARA COUNTY DEPARTMENT OF Behavioral Wellness
A System of Care and Recovery

# Community Resources/Recursos en la Comunidad




🧠 **¡Terapia de salud mental gratuita!**

Sesiones disponibles: individuales, grupales y familiares

📍 Contenta Collaborative Therapy Center
✅ Gratuito para miembros de CenCal

📞 Llama, manda un mensaje de texto o consulta en línea
📲 805-369-1238
🌐 contentatherapy.org

¡Comienza tu camino hacia el bienestar hoy!

# Community Resources/Recursos en la Comunidad

LOMPOC
UNITY SHOPPE
DIGNITY. RESPECT. CHOICE.

## We are OPEN
## *Every Wednesday*
## *12PM - 5PM*

*Entrance behind*
*1009 North H Street Suite B, Lompoc, CA*

*Request a referral to receive all services provided by Unity Shoppe. Scan the QR code to see a listing of our referring agencies.*

*Located in the back of Goodwill Mission Services*
*For questions, please call 805-965-4122*

**Reach out to your HASBARCO Resident and Supportive Services Team Member for a Referral.**

🛍️ **La tienda comunitaria Unity Shoppe en Lompoc**

Abierta todos los miércoles
de 12:00 a 5:00 PM

Entrada por la parte trasera de
1009 North H Street, Suite B,
Lompoc, CA

**Habla con un miembro del equipo de Servicios de HASBARCO para solicitar una referencia.**

# Community Resources/Recursos en la Comunidad




**LEAGUE: Santa Maria**

AGENCY: City of Santa Maria

CONTACT: Veronica Cavazos

vcavazos@cityofsantamaria.org

Ages 5-13

Baseball Only

**LEAGUE: Lompoc**

AGENCY: Lompoc Parks & Recreation

CONTACT: Chad Dawson

c_dawson@ci.lompoc.ca.us

Ages 5-13

Baseball & Softball

**Liga de verano gratuita de béisbol y sóftbol para jóvenes**

Junio Giants ofrece una liga de verano gratuita en Santa Maria y Lompoc para niños y niñas de 5 a 13 años.

¡Inscríbete ahora en gojrgiants.org!

# Community Resources/Recursos en la Comunidad

Santa Barbara HUMANE

*The New*

## MOBILE VETERINARY CLINIC

IS OUT AND ABOUT IN OUR COMMUNITY

For a limited time only, Santa Barbara Humane is offering **FREE** spay & neuter surgeries for dogs and cats in our new mobile clinic!

Visit **sbhumane.org/mobile** or scan the QR code to schedule an appointment today.

We look forward to seeing you in Santa Maria, Lompoc, Guadalupe and surrounding areas!



Santa Barbara HUMANE

*La Nueva*

## CLÍNICA VETERINARIA MÓVIL

ESTÁ EN FUNCIONAMIENTO EN NUESTRA COMUNIDAD

¡Por tiempo limitado, Santa Barbara Humane esta ofreciendo cirugías de esterilización y castración **GRATUITAS** para perros y gatos en nuestra nueva clínica móvil!

Visite **sbhumane.org/mobile** o escanee el código QR para programar una cita hoy mismo.

¡Esperamos verlo en Santa Maria, Lompoc, Guadalupe y las áreas circunvecinas!



# Santa Rita Village I & II/Lompoc Terrace Spotlight

## Join us for an Informative Session!

Presented by the Center for Employment and Training (CET)

Discover Exciting Opportunities in:



- Medical Assisting Programs
- Business Office Administration
- Green Building Construction Skills
- Veterans Benefits

**Thursday, May 15, 2025**

**3:00-5:00 p.m.**

**Santa Rita Village I & II/Lompoc Terrace**
**Santa Rita Village Community Room**
**924 W Apricot, Lompoc**

Join us to have the opportunity to win a Prize!

CET will be sharing valuable information on what programs are available, financial aid assistance, and how you can register. They will be answering your questions.

For more information, please contact Resident Services:
Elvira Bustos Martinez at (805)391-4923
Elvirabustosmartinez@HASBARCO.org

## SERVICE COORDINATION HOURS SANTA RITA VILLAGE I & II/LOMPOC TERRACE STARTING THURSDAY JANUARY 2, 2025

SUPPORTIVE SERVICES COORDINATION AT YOUR COMMUNITY!

First two Thursdays of the month at Santa Rita Village Community Room/ Last two Thursdays of the Month at Lompoc Terrace Community Room
924 W Apricot Lompoc CA Thursdays 12:30pm-5:00pm

Meet 1-1 with your Resident Services Specialist. And come learn about Computer Literacy. We provide linkages and referrals to over 30 community partners.

- Computer Literacy
- Smartphone assistance
- Health & Wellness Resources
- Food Resources
- Education Referrals
- Mental Health Support Resources
- FSA Referrals (Family Service Agency)
- And more!

Santa Rita Village I & II/Lompoc Terrace Residents can walk-in during this time.



**Your Resident Services Specialist is Elvira Bustos Martinez**

CALL FOR ANY QUESTIONS:
(805) 391-4923
elvirabustosmartinez@hasbarco.org

# Santa Rita Village 924 W. Apricot Ave, Lompoc
# Lompoc Terrace 901 W Apricot, Lompoc

# MAY

2025

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|---|---|---|---|---|---|
| | | | | 1<br>SC at Santa Rita<br>12:30-5:00 pm | 2 | 3 |
| 4 | 5  | 6 | 7 | 8<br>SC at Santa Rita<br>12:30-5:00 pm | 9 | 10 ¡Feliz Dia De Las Madres!<br>Charlottes Web Bookmobile<br>11am-12pm  |
| 11  | 12 | 13 | 14 | 15 SC at Santa Rita<br>12:30-5:00 pm<br>Resident Mt 3-5pm | 16 | 17 |
| 18 | 19 | 20 | 21 | 22<br>SC at LMP Terrace<br>12:30-5:00 pm | 23<br>Books & Bubbles<br>Ryon Park 10:30am | 24  <br>Charlottes Web Bookmobile<br>11am-12pm |
| 25 | 26  | 27 | 28  <br>SRV-MFP<br>10:00 -11:30 am | 29<br>SC at LMP Terrace<br>12:30-5:00 pm | 30 | 31 hasbarco<br>Housing Authority of the County of Santa Barbara<br>Caring for Community |

**Residents from Santa Rita Village (SRV) and Lompoc Terrace (LT) are welcome to join events and services offered on both properties. Check the calendar for location.**

**SC = Service Coordination (SC) Hours with Elvira:** Thursdays 12:30-5:00 pm - SRV or LMP Terrace Community Room.
**FSA Meeting: 5/19/25** 5:30pm-7:00pm Santa Rita Village Community Room
**Charlotte's Web Bookmobile:** Santa Rita Village & Lompoc Terrace: May 10 & 24, from 11:00 a.m.-12:00 p.m.
**SRV-MFP**: Mobile food pantry at Santa Rita Village: Wednesday May 28, from 10:00 a.m.-11:30 a.m.
**CL: Corazon Latino Support Group in Spanish**: SRV Community Room Thursday, May 22 from 5:30 p.m - 7:00pm.

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

MAINTENANCE PROJECTS - IN PROGRESS / TENTATIVELY SCHEDULED FOR 2025
(May 7, 2025)

| **AMP 1 – Goleta/Isla Vista/Santa Barbara** | | | | |
|---|---|---|---|---|
| | **WORK ITEM** | **PROPERTY** | **FUNDING SOURCE** | **TENTATIVE CONSTRUCTION PERIOD** |
| (1) | Patterson Point Modular Units<br>(Vortex Construction) | Patterson Point<br>80 North Patterson Avenue<br>Goleta, CA | Patterson Point, L.P. | September 2024 – November 2025 |
| (2) | Unit Access Control System<br>(Futronix AV, Inc.) | Buena Tierra<br>6021 Hollister Avenue<br>Goleta, CA | HASBARCO | In Progress<br>March 2025 –<br>June 2025 |
| (3) | Security Camera Upgrade<br>(Futronix AV, Inc.) | Buena Tierra<br>6021 Hollister Avenue<br>Goleta, CA | HASBARCO | In Progress<br>July 2024 –<br>May 2025 |
| (4) | Water Heater Replacement<br>(Jerry's Mechanical, Inc.) | Positano Apartments<br>11 Camino de Vida<br>Santa Barbara, CA | Positano Apartments, L.P. | Planned<br>May 2025 –<br>July 2025 |
| (5) | Enclose 2nd and 3rd Floor Hallways | Pescadero Lofts<br>761 Camino Pescadero<br>Goleta, CA | Pescadero Lofts, L.P. | Planned<br>June 2025 –<br>August 2025 |
| (6) | Heritage Ridge Affordable Family Housing Project | Heritage Ridge<br>6610, 6620, 6630 Camino Vista<br>Goleta, CA | HASBARCO | Planned<br>November 2025 –<br>April 2027 |
| (7) | Heritage Ridge Affordable Senior Housing Project | Heritage Ridge<br>6635 Camino Vista<br>Goleta, CA | HASBARCO | Planned<br>November 2025 –<br>April 2027 |

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

MAINTENANCE PROJECTS - IN PROGRESS / TENTATIVELY SCHEDULED FOR 2025
(May 7, 2025)

| **AMP 4 – Lompoc/Buellton/Los Alamos/Santa Ynez** | | | | |
|---|---|---|---|---|
| | **WORK ITEM** | **ADDRESS** | **FUNDING SOURCE** | **TENTATIVE CONSTRUCTION PERIOD** |
| (1) | Construction of Polo Village<br>(Sunseri Construction, Inc.) | Polo Village Apartments<br>560 McMurry Road<br>Buellton, CA | Buellton Polo Village Partners, L.P. | In Progress<br>July 2023 –<br>May 2025 |
| (2) | Energy Storage System Installation<br>(Wicks Roofing, Inc.) | Harry's House<br>890 Refugio Road<br>Santa Ynez, CA | Harry's House, L.P. | In Progress<br>August 2024 –<br>July 2025 |
| (3) | Stucco Coat/Weep Screed Installation<br>(Vital Plastering, Inc.) | Thompson Park<br>513 North S Street<br>Lompoc, CA | HASBARCO | In Progress<br>February 2025 –<br>May 2025 |
| (4) | Ornamental Steel Fence/Gate Installation<br>(Central Coast Fence) | Cypress & 7th Apartments<br>1401 East Cypress Avenue<br>Lompoc, CA | Cypress & 7th, L.P. | Planned<br>June 2025 –<br>October 2025 |

| **AMP 3 - Santa Maria/Guadalupe/Orcutt** | | | | |
|---|---|---|---|---|
| | **WORK ITEM** | **ADDRESS** | **FUNDING SOURCE** | **TENTATIVE CONSTRUCTION PERIOD** |
| (1) | Trash Enclosure Replacement<br>(Vortex Construction) | Central Plaza Apartments<br>200 North McClelland<br>Santa Maria, CA | Central Plaza Apartments Resyndication, L.P. | In Progress<br>October 2024 –<br>May 2025 |
| (2) | Balcony Deck Coating System/Roof Repair –Phase 2<br>(Wicks Roofing and Solar, LLC) | Rancho Hermosa<br>235 East Inger Drive<br>Santa Maria, CA | McClelland Santa Maria, L.P. | Planned<br>June 2025 –<br>August 2025 |
| (3) | Deck Railing/Surface Tile Repair | Depot Street<br>201, 205 North Depot Street<br>Santa Maria, CA | The Residences at Depot Street, L.P. | Planned<br>July 2025 –<br>October 2025 |

Housing Authority of the County of Santa Barbara
Housing Development Department
Significant Recent Events, as of May 7, 2025

Projects with significant events since last report include:

DEVELOPMENTS CURRENTLY OPERATING

- Pescadero Lofts—We are still contemplating a celebration honoring Fr. Jon. We've had twelve evictions, and four deaths, during 125 months of operation.
- Harry's House—The installation of the Tesla battery storage unit is underway. However, controls and meter boxes are on back order. We now expect the work to be completed and connected in September.
- Buena Tierra—We are focused on security and ensuring that our residents receive the support services they need. Unfortunately, evictions have been a necessary part of this process. Four evictions are complete, five people mutually agreed to vacate, two more potential evictions are in process and we've had one death. We are scheduled to provide a status update to the Goleta City Council at their 5/20 meeting. We are working with City staff to add two residential units to beef up onsite staff.
- Videos—Sonder continues to be screened.

DEVELOPMENTS CURRENTLY UNDER CONSTRUCTION

- Escalante Meadows (80 units & community center)—We are fully leased! We had 10 returning residents. The battery back-up will be completed in September. The Ribbon Cutting/Grand Opening is set for 7/11 at 10am. Ashwood is our GC and did an excellent job. Enterprise is our tax credit investor/partner. PNC Bank is on the NMTC side. Banc of California is our construction and permanent lender.
- Cypress & 7th (15 units)---The Ribbon Cutting/Grand Opening was held on 4/10. It was well-attended and well-covered by the press. We are working on fencing, a gate and a new meeting space (shed). Abbott/Reed was our GC. Banc of California is our construction lender. Churchill Stateside is our permanent lender. Redstone is our tax credit investor/partner.
- Polo Village (49 units)---We have CofO! Move-ins have begun! On 4/28 we held a preliminary leasing update call with the Mayor and City Manager. They are very pleased. Our staff and partners worked hard to connect with the folks living in the motels on the Avenue of Flags. Palm Communities is our development partner. Sunseri is our GC and did an excellent job. Boston Financial is our investor/partner.
- Patterson Point (24 units)—Site work continues. Caissons (53) have been poured. Foundations are being poured. We expect to begin setting the units stored at SBA on the concrete pads later this month with construction complete by the end of this year. NPLH in the amount of $2.4 million and $4.4 million of HHC have been committed. Vortex is our GC.

DEVELOPMENTS IN PRE-DEVELOPMENT/ENTITLEMENTS

- Carpinteria Unified School District (CUSD/Bailard)—On the heels of our productive follow-up meeting with Coastal Commission staff, County P&D resubmitted the HEU rezone package to the Coastal Commission. CC Staff will prepare recommendations to be considered by the Coastal Commission. An LCP (Local Coastal Permit) amendment is the last discretionary approval we need. While we were led to believe that the property we purchased from CUSD was vacant, we recently learned that the farmer is still farming part of the site and has crops planted when he needed the water turned back on. We have prepared a limited time lease agreement in both English and Spanish that would allow the farmer to harvest his planted crop if he agrees to clear and vacate the property immediately after harvesting the crop. We plan to meet with him in the next couple weeks. We've reached out to Roy Lee and the City of Carpinteria to see if the City wants to re-engage with us on this project. Our entitlement application was resubmitted to County P&D under SB-330 "Builders Remedy" to protect that option. Our executed Option Agreement began on 1/1/20. We've been working on this a very long time. Our partner for the market rate rentals is Red Tail Multifamily.
- Perkins Place—This 33-unit proposed affordable housing development is located in New Cuyama. We plan to use modular units. Our development application is deemed complete. Entitlements will be processed using SB-330. NBAR has reviewed our proposed project. We are applying for Serna funding. Vortex is our GC.
- Hollister Lofts—We submitted an application for 9% tax credits by the 3/18 application deadline. On 3/11 the BOS approved the remaining documents related to our purchase and financing of the land. The BOS had previously approved the PSA and an extension of our County funding reservation to 4/30/26. We are approved for 35 units. We are working with the 2nd District on community outreach. We were processed under AB-2162 (State permanent supportive housing streamlining). State HCD has approved $4.8 million NPLH funding. We have $2.057 million of HOME funding committed.
- Heritage Ridge—Our Homekey+ applications continue to be reviewed by State HCD. It appears that staff will recommend that funding be awarded for both projects. Funding recommendations are expected to be considered in the next month. Rough grading of the site has begun. We're working to overcome potential questions regarding the soils report and the type of foundation that will be needed. We will be working with the City to update agreements. Goleta Water District has completed the new 20" water line. We've experienced an SCE capacity study delay. The final map has been approved. We have zoning clearance. We have a commitment of $6.9 million HHC funding for Family and $5.4 million for Senior. We have been awarded $4.1 million NHTF funding for Family. Red Tail is approved for 228 market-rate workforce-oriented rental units. We are approved for 104 affordable rental units. RRM is our architect.

- Valley of the Flowers Church/Constellation (Vandenberg Village)—We are, after several years, finally nearing completion of the lot split for this potential 32-unit project. The permit for a shed on the church's property needs to be cleaned up first. We will then have the new parcel appraised and purchase it from the church. We intend the project to have a veteran focus.
- San Marcos Ranch (unincorporated Goleta)—On 4/8 this project was awarded 4% LIHTC and a tax-exempt bond allocation from CDLAC/TCAC. This is a joint venture with Alexis and Caleb from AMG/TPC. We have met with Alexis several times at our Goleta Office to finalize deal terms, partner responsibilities and the timeline. We have been working on this HEU rezone project for some time. Our joint venture is proposing 236 affordable units. An additional 720 market-rate units are proposed immediately adjacent. We will continue meeting with County P&D to ensure that we can be ready to begin construction by this Fall now that we've been awarded credits.
- Tatum (unincorporated Goleta)—At its meeting on 5/6, the BOS approved a loan effectively deferring $1.1 million of the development impact fees for the affordable project. The vote was unanimous. This mixed income project is located on property owned by SBUSD (Santa Barbara Unified School District). We have developed a plan that allows us to prioritize income-qualified District employees. Our current proposal is 106 affordable units, 26 moderate income units and 385 market-rate units. We are working through terms with our joint venture partner. We will apply for 4% LIHTC/tax-exempt bonds by the 5/20 application deadline. This is also an HEU rezone project.

# HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA
## CONSOLIDATED SUMMARY OF OPERATING RECEIPTS AND EXPENDITURES
## FOR THE FOUR MONTHS ENDED APRIL 30, 2025

| DESCRIPTION | PUBLIC HOUSING | SECTION 8 PROGRAMS | HA OWNED PROPERTIES | AFFORDABLE HSG KEY PARTNERS | HA ADMIN | DEVELOPMENT | TOTAL ACTUAL | TOTAL BUDGET | TOTAL VARIANCE | |
|---|---|---|---|---|---|---|---|---|---|---|
| **REVENUE:** | | | | | | | | | | |
| Rental Income | - | - | 891,570 | 1,497,717 | - | - | 2,389,287 | 2,492,433 | (103,146) | |
| Other Tenant Revenue | - | - | 1,375 | 1,242 | - | - | 2,617 | 5,563 | (2,946) | |
| Management/Admin Fees | - | 2,317,682 | - | - | 1,325,627 | - | 3,643,309 | 3,703,200 | (59,891) | |
| Grant Revenue | 251,838 | 30,745,769 | 413,960 | - | 64,530 | - | 31,476,097 | 32,264,330 | (788,233) | |
| Inter-Office Rents | - | - | - | 10,500 | 30,000 | - | 40,500 | 40,500 | - | |
| Investment Revenue | - | 21,673 | 21,329 | 383 | 204,001 | - | 247,386 | 316,813 | (69,427) | |
| Other Revenue | - | 393,339 | - | - | 265,707 | 6,589 | 665,635 | 401,178 | 264,457 | |
| Funds Transferred From Other Programs | - | - | 44,691 | - | 235,045 | 145,559 | 425,295 | 240,797 | 184,498 | |
| **TOTAL REVENUE** | **251,838** | **33,478,463** | **1,372,925** | **1,509,842** | **2,124,910** | **152,148** | **38,890,126** | **39,464,814** | **(574,688)** | |
| **EXPENSES:** | | | | | | | | | | |
| Administrative Salaries | - | 745,716 | 34,432 | 11,883 | 1,868,587 | 401,741 | 3,062,359 | 3,465,260 | (402,901) | |
| Admin Benefits, PR Taxes, and W/C Insurance | - | 347,319 | 19,691 | 6,146 | 753,209 | 186,366 | 1,312,731 | 1,484,993 | (172,262) | |
| Legal | - | 12,009 | 26,598 | 4,565 | 53,147 | - | 96,319 | 105,030 | (8,711) | |
| Accounting & Auditing | - | 7,200 | 732 | 672 | 6,716 | - | 15,320 | 14,377 | 943 | |
| Management & Bookkeeping Fees | - | 576,307 | 8,577 | 55,978 | 19,031 | - | 659,893 | 677,110 | (17,217) | |
| Travel | - | 195 | 170 | - | 39,857 | 11,399 | 51,621 | 37,340 | 14,281 | |
| Office Rents | - | 40,500 | - | - | 16,851 | - | 57,351 | 56,860 | 491 | |
| Other Admin Expenses | 6,149 | 430,456 | 55,013 | 43,012 | 583,622 | 29,959 | 1,148,211 | 1,217,647 | (69,436) | |
| Other Tenant Services Expenses | - | 8,479 | 8,278 | 1,031 | 42,901 | 25,802 | 86,491 | 237,233 | (150,742) | |
| Utilities | 1,605 | 710 | 53,752 | 145,968 | 14,889 | - | 216,924 | 244,933 | (28,009) | |
| Maintenance Salaries | - | - | 58,808 | 123,640 | 49,195 | 2,444 | 234,087 | 241,900 | (7,813) | |
| Maintenance Benefits, PR Taxes, and W/C Insurance | - | - | 19,315 | 43,194 | 15,867 | 306 | 78,682 | 108,093 | (29,411) | |
| Maintenance Materials | - | - | 14,577 | 80,259 | 8,867 | - | 103,703 | 83,770 | 19,933 | |
| Maintenance Contracts | 3,637 | - | 43,699 | 58,783 | 10,783 | 975 | 117,877 | 122,237 | (4,360) | |
| Non-Routine Maintenance | - | - | - | - | 500 | - | 500 | 53,020 | (52,520) | |
| Insurance | - | 3,446 | 29,328 | 53,600 | 57,361 | 765 | 144,500 | 112,573 | 31,927 | |
| PILOT/Property Tax Expense | - | - | - | - | 2,984 | - | 2,984 | 1,667 | 1,317 | |
| Bad Debt | - | - | 4,075 | 15,431 | - | - | 19,506 | 14,493 | 5,013 | |
| Interest Expense | - | - | 10,323 | - | 66,975 | - | 77,298 | 54,523 | 22,775 | |
| Security and Law Enforcement | 5,402 | 146 | 302,741 | 24,614 | 23,512 | - | 356,415 | 352,880 | 3,535 | |
| Other Expenses | - | 338,199 | 53,829 | 33,403 | 9,155 | 175 | 434,761 | 480,603 | (45,842) | |
| Housing Assistance Payments | - | 30,745,769 | - | 9.00 | 70,109.00 | - | 30,815,887 | 31,594,000 | (778,113) | |
| Funds Transferred To Other Programs | 235,045 | - | 145,559.00 | - | - | 44,691 | 425,295 | 240,797 | 184,498 | |
| **TOTAL EXPENSES** | **251,838** | **33,256,451** | **889,497** | **702,188** | **3,714,118** | **704,623** | **39,518,715** | **41,001,339** | **(1,482,624)** | |
| **NET INCOME (BEFORE CASH FLOW ADJUSTMENTS)** | **-** | **222,012** | **483,428** | **807,654** | **(1,589,208)** | **(552,475)** | **(628,589)** | **(1,536,525)** | **907,936** | |
| **CASH FLOW ADJUSTMENTS** | | | | | | | | - | | |
| (-) (-) Debt Service (Principal Payments) | - | - | (51,825) | - | (6,668) | - | (58,493) | (52,223) | (6,270) | |
| (-) (-) Reserve Deposits | - | - | - | - | - | - | - | - | - | * |
| (+) (+) Prepaid Lease Payment - EMCC | - | - | - | - | - | - | - | - | - | * |
| (-) (-) Development Work In Progress - Surplus (Deficit) | - | - | - | - | - | (113,984) | (113,984) | (1,408,333) | 1,294,349 | |
| (+) (+) Cash Flow distribution Pymts from LP's | - | - | - | - | 3,052,135 | 2,073,160 | 5,125,295 | 4,694,420 | 430,875 | |
| (-) (-) Lease Payments (Vehicle / Building ) | - | - | - | - | (72,758) | - | (72,758) | (62,800) | (9,958) | |
| (-) (-) Accrued Interest Revenue (Non-Cash) | - | - | - | - | (59,676) | - | (59,676) | (59,087) | (589) | |
| **RESIDUAL RECEIPTS (DEFICIT)** | **-** | **222,012** | **431,603** | **807,654** | **1,323,825** | **1,406,701** | **4,191,795** | **1,575,452** | **2,616,343** | |
| **Budget By Program / Property** | **2,352** | **(153,508)** | **346,188** | **724,388** | **1,063,968** | **(407,936)** | | **1,575,452** | | |
| **Variance** | **(2,352)** | **375,520** | **85,415** | **83,266** | **259,857** | **1,814,637** | | | **2,616,343** | |

*** - Actual & Annual Budget will be reflected in month recorded**

# HACSB Pre-Development Costs

## As of 04/30/2025

| Project | Beginning Balance as of 01/01/2025 | Pre-Development Costs 2025 YTD | Ending Balance as of 04/30/2025 |
|---|---|---|---|
| **Admin Office** | 58,930 | (2,000) | 56,930 |
| **Bailard Ave** | 659,251 | 11,103 | 670,354 |
| **Constellation Rd** | 44,593 | 4,902 | 49,495 |
| **Heritage Ridge Family & Senior** | 2,098,794 | 211,051 | 2,309,845 |
| **Hollister Lofts** | 1,495,529 | 35,865 | 1,531,394 |
| **HUD Dispo-Evans Park** | 132,811 | (132,811) | - |
| **Perkins Place** | 456,061 | 9,825 | 465,886 |
| **Polo Village** | 28,039 | (28,039) | - |
| **San Marcos Growers** | 18,500 | - | 18,500 |
| **Tatum Property** | 20,109 | 4,088 | 24,197 |
| **Total** | **5,012,617** | **113,984** | **5,126,601** |
| | | **(Include transfer to capital assets & others)** | |

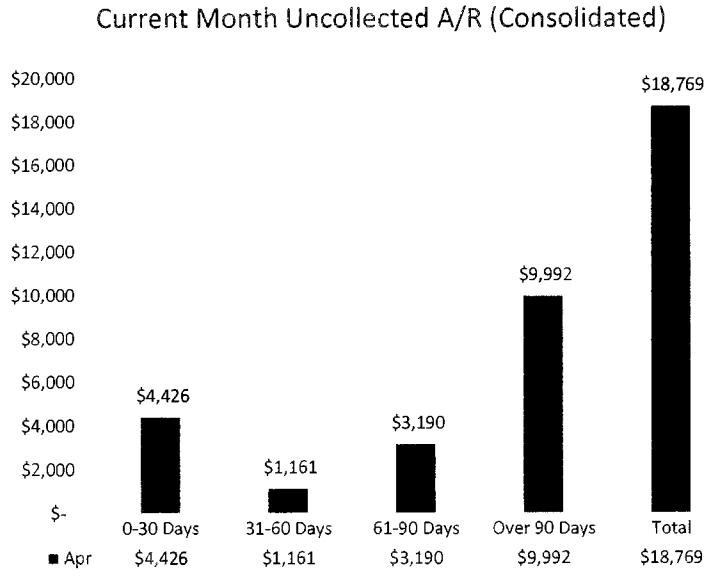
# Housing Authority of the County of Santa Barbara
## TENANTS ACCOUNTS RECEIVABLE - HOUSING AUTHORITY
## For the Month Ending April 30, 2025

***CURRENT MONTH CHARGES***

| Property | Occupied Units | Vacant Units | Tenant Rent | Retro Rent | Other Tenant Charges | Total |
|---|---|---|---|---|---|---|
| Villa Del Sol | 5 | 0 | $ 3,010 | $ - | $ - | $ 3,010 |
| Thompson Park (S&T) | 24 | 2 | $ 20,573 | $ - | $ 687 | $ 21,260 |
| Thompson Park (K St) | 2 | 0 | $ 3,500 | $ - | $ - | $ 3,500 |
| Thompson Park (Chestnut) | 3 | 0 | $ 3,545 | $ - | $ - | $ 3,545 |
| Total | 34 | 2 | $ 30,628 | $ - | $ 687 | $ 31,315 |

**CURRENT MONTH UNCOLLECTED A/R**

| Property | Tenant Status | Count | Tenant Rent | Retro Rent | Other Tenant Charges | Total |
|---|---|---|---|---|---|---|
| Villa Del Sol | Current | 0 | $ - | $ - | $ - | $ - |
| | Past | 0 | $ - | $ - | $ - | $ - |
| | Total | 0 | $ - | $ - | $ - | $ - |
| Thompson Park (S&T) | Current | 7 | $ 3,487 | $ 362 | $ 652 | $ 4,501 |
| | Past | 5 | $ 9,122 | $ 565 | $ 2,409 | $ 12,096 |
| | Total | 12 | $ 12,609 | $ 927 | $ 3,061 | $ 16,597 |
| Thompson Park (K St) | Current | 1 | $ 1,798 | $ - | $ 155 | $ 1,953 |
| | Past | 0 | $ - | $ - | $ - | $ - |
| | Total | 1 | $ 1,798 | $ - | $ 155 | $ 1,953 |
| Thompson Park (Chestnut) | Current | 1 | $ 219 | $ - | $ - | $ 219 |
| | Past | 1 | $ - | $ - | $ - | $ - |
| | Total | 2 | $ 219 | $ - | $ - | $ 219 |
| | Grand Total | 15 | $ 14,626 | $ 927 | $ 3,216 | $ 18,769 |



Tax Credit Properties

# DEBT COVERAGE RATIO
## Mar 2025

| | Homebase | Positano | Ted Zenich | Depot St | Cypress & 7th | Escalante | Harry's House | Parkview | Central Plaza | Aparicio | Creeksde | West Cox | Parkside LP | Ranch Hermosa |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **615** | **655** | **660** | **665** | **666** | **667** | **669** | **670** | **673** | **675** | **680** | **681** | **682** | **685** |
| OPERATING INCOME | | | | | | | | | | | | | | |
| TENANT INCOME | 75,639 | 331,932 | 78,643 | 211,607 | 27,000 | 174,919 | 127,964 | 50,081 | 288,356 | 142,762 | 105,131 | 72,539 | 100,819 | 133,032 |
| OTHER OPERATING INCOME | 1,223 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| GRANT INCOME | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TOTAL OPERATING INCOME | 76,862 | 331,932 | 78,643 | 211,607 | 27,000 | 174,919 | 127,964 | 50,081 | 288,356 | 142,762 | 105,131 | 72,539 | 100,819 | 133,032 |
| OPERATING EXPENSES | | | | | | | | | | | | | | |
| ADMINISTRATIVE | 25,881 | 49,175 | 11,730 | 34,392 | 7,485 | 33,122 | 13,769 | 11,527 | 35,809 | 19,363 | 15,832 | 12,632 | 16,025 | 31,568 |
| TENANT SERVICES | 212 | 2,051 | 959 | 3,365 | 699 | 1,322 | 3,239 | 119 | 1,843 | 1,915 | 1,407 | 3,986 | 1,099 | 1,237 |
| UTILITIES | 6,164 | 26,315 | 3,604 | 23,216 | 1,139 | 22,601 | 23,226 | 3,354 | 23,937 | 7,358 | 9,088 | 3,448 | 7,449 | 9,736 |
| MAINTENANCE AND OPERATIONS | 11,016 | 64,934 | 6,554 | 48,429 | 2,401 | 30,345 | 4,176 | 4,138 | 20,845 | 30,370 | 20,940 | 6,423 | 17,308 | 24,174 |
| GENERAL EXPENSES | 13,031 | 6,773 | 2,615 | 15,562 | 2,590 | 8,006 | 7,329 | 2,307 | 10,607 | 5,273 | 8,000 | 2,377 | 6,515 | 6,494 |
| TOTAL OPERATING EXPENSES | 56,304 | 149,247 | 25,461 | 124,962 | 14,314 | 95,397 | 51,738 | 21,444 | 93,042 | 64,280 | 55,267 | 28,866 | 48,396 | 73,210 |
| OPERATING NET INCOME | 20,557 | 182,684 | 53,182 | 86,645 | 12,686 | 79,522 | 76,226 | 28,637 | 195,314 | 78,481 | 49,864 | 43,673 | 52,423 | 59,822 |
| RESERVE DEPOSIT | 1,625 | 2,459 | 808 | 2,185 | 625 | 3,333 | 2,450 | 779 | 2,884 | 1,575 | 1,950 | 1,326 | 1,311 | 979 |
| **CASH AVAILABLE FOR DEBT SERVICE** | **18,932** | **180,225** | **52,374** | **84,459** | **12,061** | **76,189** | **73,776** | **27,858** | **192,430** | **76,906** | **47,914** | **42,347** | **51,111** | **58,843** |
| MONTHLY DEBT SERVICE | - | 73,287 | 6,586 | 57,875 | 8,079 | 86,460 | 23,040 | 5,743 | 85,226 | 29,122 | 10,469 | 18,808 | 21,851 | - |
| **DCR** | **-** | **2.46** | **7.95** | **1.46** | **1.49** | **0.88** | **3.20** | **4.85** | **2.26** | **2.64** | **4.58** | **2.25** | **2.34** | **-** |

*** Please note, this report is intended to illustrate general financial strength of property based on accrued income and expenses. Actual cash flow may vary from figures represented.
*** DCR figures may be adjusted as additional entries are recorded by the finance department.

*** Debt service under 1.15
*** No permanent debt on property

Tax Credit Properties

## DEBT COVERAGE RATIO
## Mar 2025

| | Cypress Court | Palm Grove | Pescadero | Lompoc Terrace | Santa Rita | Santa Rita II | LC Grossman | Sandpiper | Leland Park | Golden Inn Family | Golden Inn Senior | Miller Stanley | Lompoc Gardens | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **686** | **687** | **688** | **689** | **690** | **691** | **692** | **693** | **694** | **695** | **696** | **697** | **698** | **Total** |
| OPERATING INCOME | | | | | | | | | | | | | | |
| TENANT INCOME | 84,728 | 123,613 | 81,325 | 199,389 | 87,056 | 44,999 | 15,367 | 168,663 | 4,391 | 82,478 | 145,598 | 60,474 | 85,141 | 3,103,644 |
| OTHER OPERATING INCOME | - | - | - | - | - | - | - | - | - | - | - | - | - | 1,223 |
| GRANT INCOME | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TOTAL OPERATING INCOME | 84,728 | 123,613 | 81,325 | 199,389 | 87,056 | 44,999 | 15,367 | 168,663 | 4,391 | 82,478 | 145,598 | 60,474 | 85,141 | 3,104,867 |
| OPERATING EXPENSES | | | | | | | | | | | | | | |
| ADMINISTRATIVE | 17,116 | 16,215 | 16,794 | 11,158 | 13,624 | 8,795 | 7,049 | 31,184 | 4,908 | 13,884 | 24,410 | 11,170 | 16,784 | 511,399 |
| TENANT SERVICES | 877 | 1,181 | 864 | 680 | 919 | 666 | 29 | 1,362 | 326 | 628 | 1,137 | 1,368 | 1,467 | 34,955 |
| UTILITIES | 6,485 | 13,697 | 15,259 | 7,842 | 6,662 | 3,810 | 4,473 | 14,926 | 4,086 | 9,932 | 13,082 | 9,406 | 14,531 | 294,827 |
| MAINTENANCE AND OPERATIONS | 23,255 | 17,383 | 11,690 | 17,720 | 14,124 | 4,025 | 26,727 | 15,732 | 2,929 | 6,656 | 23,411 | 20,683 | 25,384 | 501,771 |
| GENERAL EXPENSES | 9,488 | 4,895 | 2,403 | 3,357 | 4,620 | 2,479 | 1,100 | 4,135 | 866 | 2,225 | 4,350 | 3,314 | 5,921 | 146,633 |
| TOTAL OPERATING EXPENSES | 57,220 | 53,370 | 47,010 | 40,757 | 39,949 | 19,775 | 39,379 | 67,340 | 13,115 | 33,325 | 66,390 | 45,941 | 64,086 | 1,489,585 |
| OPERATING NET INCOME | 27,508 | 70,243 | 34,315 | 158,632 | 47,107 | 25,224 | (24,012) | 101,323 | (8,724) | 49,153 | 79,208 | 14,533 | 21,055 | 1,615,282 |
| RESERVE DEPOSIT | 1,500 | 1,964 | 956 | 1,344 | 952 | 602 | 521 | 2,347 | 594 | 830 | 1,845 | 2,096 | 2,306 | 42,148 |
| **CASH AVAILABLE FOR DEBT SERVICE** | **26,008** | **68,279** | **33,358** | **157,288** | **46,155** | **24,622** | **(24,533)** | **98,976** | **(9,318)** | **48,322** | **77,363** | **12,437** | **18,749** | **1,573,133** |
| MONTHLY DEBT SERVICE | 10,312 | 23,115 | 13,107 | 10,096 | 12,205 | 10,071 | - | 23,475 | - | 15,749 | 25,483 | - | 12,387 | 582,545 |
| **DCR** | **2.52** | **2.95** | **2.55** | **15.58** | **3.78** | **2.44** | **-** | **4.22** | **-** | **3.07** | **3.04** | **-** | **1.51** | **2.70** |

*** Please note, this report is intended to illustrate general financial strength of property based on accrued income and expenses. Actual cash flow may vary from figures represented.
*** DCR figures may be adjusted as additional entries are recorded by the finance department.

*** Debt service under 1.15
*** No permanent debt on property

Tax Credit Properties

**DEBT COVERAGE RATIO**

**Jan 2025-Mar 2025**

| | Homebase | Positano | Ted Zenich | Depot St | Cypress & 7th | Escalante | Harry's House | Parkview | Central Plaza | Aparicio | Creeksde | West Cox | Parkside LP | Ranch Hermosa |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **615** | **655** | **660** | **665** | **666** | **667** | **669** | **670** | **673** | **675** | **680** | **681** | **682** | **685** |
| OPERATING INCOME | | | | | | | | | | | | | | |
| TENANT INCOME | 229,843 | 995,491 | 220,140 | 619,157 | 79,490 | 327,635 | 388,207 | 148,571 | 867,943 | 422,223 | 318,655 | 221,098 | 304,402 | 406,217 |
| OTHER OPERATING INCOME | 3,668 | - | - | 1 | - | - | - | - | - | - | - | - | - | - |
| GRANT INCOME | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TOTAL OPERATING INCOME | 233,511 | 995,491 | 220,140 | 619,158 | 79,490 | 327,635 | 388,207 | 148,571 | 867,943 | 422,223 | 318,655 | 221,098 | 304,402 | 406,217 |
| OPERATING EXPENSES | | | | | | | | | | | | | | |
| ADMINISTRATIVE | 74,145 | 139,381 | 32,574 | 87,248 | 16,846 | 75,783 | 71,842 | 30,188 | 97,683 | 51,512 | 45,401 | 33,717 | 45,156 | 85,567 |
| TENANT SERVICES | 452 | 5,914 | 2,772 | 8,968 | 1,785 | 3,895 | 18,752 | 358 | 5,434 | 5,580 | 4,277 | 6,572 | 3,156 | 3,767 |
| UTILITIES | 19,254 | 81,865 | 11,083 | 48,099 | 4,773 | 39,430 | 73,151 | 10,179 | 71,285 | 26,198 | 26,866 | 10,270 | 22,951 | 28,043 |
| MAINTENANCE AND OPERATIONS | 34,095 | 171,157 | 28,892 | 99,675 | 6,966 | 69,898 | 21,777 | 9,116 | 70,373 | 73,728 | 52,623 | 22,434 | 62,108 | 79,998 |
| GENERAL EXPENSES | 19,278 | 19,797 | 11,049 | 65,574 | 6,507 | 27,736 | 18,509 | 6,882 | 33,818 | 14,720 | 27,783 | 34,549 | 13,793 | 21,616 |
| TOTAL OPERATING EXPENSES | 147,224 | 418,114 | 86,370 | 309,564 | 36,877 | 216,742 | 204,032 | 56,723 | 278,593 | 171,739 | 156,950 | 107,542 | 147,165 | 218,989 |
| OPERATING NET INCOME | 86,287 | 577,377 | 133,770 | 309,594 | 42,613 | 110,893 | 184,175 | 91,849 | 589,350 | 250,484 | 161,705 | 113,556 | 157,236 | 187,228 |
| RESERVE DEPOSIT | 4,875 | 7,377 | 2,424 | 6,556 | 1,875 | 10,000 | 7,350 | 2,337 | 8,652 | 4,725 | 5,850 | 3,979 | 3,934 | 2,938 |
| **CASH AVAILABLE FOR DEBT SERVICE** | **81,412** | **570,000** | **131,346** | **303,037** | **40,738** | **100,893** | **176,825** | **89,512** | **580,698** | **245,759** | **155,855** | **109,578** | **153,303** | **184,290** |
| MONTHLY DEBT SERVICE | - | 219,862 | 19,758 | 173,625 | 24,237 | 259,379 | 69,120 | 17,229 | 255,678 | 87,366 | 31,406 | 56,423 | 65,553 | - |
| **DCR** | **-** | **2.59** | **6.65** | **1.75** | **1.68** | **0.39** | **2.56** | **5.20** | **2.27** | **2.81** | **4.96** | **1.94** | **2.34** | **-** |

*** Please note, this report is intended to illustrate general financial strength of property based on accrued income and expenses. Actual cash flow may vary from figures represented.

*** DCR figures may be adjusted as additional entries are recorded by the finance department.

*** Debt service under 1.15

*** No Permanent Debt on Property

Tax Credit Properties

## DEBT COVERAGE RATIO
## Jan 2025-Mar 2025

| | Cypress Court | Palm Grove | Pescadero | Lompoc Terrace | Santa Rita | Santa Rita II | LC Grossman | Sandpiper | Leland Park | Golden Inn Family | Golden Inn Senior | Miller Stanley | Lompoc Gardens | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **686** | **687** | **688** | **689** | **690** | **691** | **692** | **693** | **694** | **695** | **696** | **697** | **698** | **Total** |
| OPERATING INCOME | | | | | | | | | | | | | | |
| TENANT INCOME | 248,819 | 370,643 | 244,056 | 305,604 | 262,030 | 134,773 | 115,236 | 496,810 | 48,032 | 247,980 | 435,290 | 181,494 | 277,478 | 8,917,316 |
| OTHER OPERATING INCOME | - | - | - | - | - | - | - | - | - | - | - | - | 10 | 3,679 |
| GRANT INCOME | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TOTAL OPERATING INCOME | 248,819 | 370,643 | 244,056 | 305,604 | 262,030 | 134,773 | 115,236 | 496,810 | 48,032 | 247,980 | 435,290 | 181,494 | 277,488 | 8,920,995 |
| OPERATING EXPENSES | | | | | | | | | | | | | | |
| ADMINISTRATIVE | 56,669 | 45,998 | 42,499 | 30,444 | 36,964 | 24,655 | 17,929 | 82,455 | 14,943 | 37,212 | 60,428 | 34,541 | 51,445 | 1,423,228 |
| TENANT SERVICES | 2,393 | 3,678 | 2,505 | 2,066 | 4,786 | 2,125 | 75 | 4,759 | 912 | 1,917 | 3,237 | 3,903 | 4,236 | 108,274 |
| UTILITIES | 19,978 | 42,643 | 26,247 | 24,733 | 21,963 | 12,139 | 11,842 | 41,896 | 11,899 | 34,956 | 43,948 | 29,030 | 45,384 | 840,105 |
| MAINTENANCE AND OPERATIONS | 71,410 | 60,045 | 28,345 | 35,441 | 35,690 | 12,419 | 40,731 | 76,849 | 9,210 | 25,116 | 113,001 | 58,814 | 66,873 | 1,436,781 |
| GENERAL EXPENSES | 16,280 | 14,200 | 6,745 | 9,755 | 9,888 | 5,296 | 3,058 | 10,848 | 2,298 | 6,433 | 12,520 | 9,668 | 17,741 | 446,344 |
| TOTAL OPERATING EXPENSES | 166,731 | 166,565 | 106,342 | 102,439 | 109,291 | 56,634 | 73,634 | 216,807 | 39,261 | 105,634 | 233,136 | 135,955 | 185,678 | 4,254,731 |
| OPERATING NET INCOME | 82,089 | 204,078 | 137,714 | 203,165 | 152,739 | 78,139 | 41,602 | 280,003 | 8,771 | 142,346 | 202,154 | 45,539 | 91,810 | 4,666,264 |
| RESERVE DEPOSIT | 4,500 | 5,893 | 2,869 | 4,032 | 2,856 | 1,805 | 1,563 | 7,042 | 1,782 | 2,491 | 5,534 | 6,288 | 6,918 | 126,445 |
| **CASH AVAILABLE FOR DEBT SERVICE** | **77,589** | **198,185** | **134,845** | **199,133** | **149,883** | **76,334** | **40,038** | **272,961** | **6,989** | **139,855** | **196,620** | **39,250** | **84,892** | **4,539,819** |
| MONTHLY DEBT SERVICE | 30,937 | 69,344 | 39,322 | 30,289 | 36,615 | 30,212 | - | 70,426 | - | 47,247 | 76,448 | - | 37,162 | 1,747,636 |
| **DCR** | **2.51** | **2.86** | **3.43** | **6.57** | **4.09** | **2.53** | **-** | **3.88** | **-** | **2.96** | **2.57** | **-** | **2.28** | **2.60** |

*** Please note, this report is intended to illustrate general financial strength of property based on accrued income and expenses. Actual cash flow may vary from figures represented.
*** DCR figures may be adjusted as additional entries are recorded by the finance department.

*** Debt service under 1.15
*** No Permanent Debt on Property

RESOLUTION NO. 5001

Approval of Expenditure List as Submitted

WHEREAS the Board of Commissioners of the Housing Authority of the County of Santa Barbara has determined that the expenditures were justified in the normal course of operation of the agency; and

WHEREAS all funds expended were deemed appropriate and correct by the Executive Director and the Director of Finance and they do swear to that effect.

BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Santa Barbara does hereby approve the attached list of expenditures.

_____

James E. Pearson, Chair

_____

Robert P. Havlicek Jr., Secretary/Executive Director

May 15, 2025

Docusign Envelope ID: 05FD2068-DFA5-4492-BB22-6D473C90C0C0

Housing Authority of the County of Santa Barbara

# Vendor Check Register (PacWest) April 2025

## Aparicio

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 421 | Goleta Water District | $2,034.75 | Water |
| 422 | Southern Calif Edison Co | $4,420.80 | Electricity |
| 423 | Alexander's, Inc. | $11,025.00 | Solar Panel & Gutter Cleaning-Apa |
| 429 | Holthouse Carlin & Van Tright, LLP | $4,850.00 | Audit/Tax Prep Fees |
| 7207 | Marborg Disposal Co. | $2,680.50 | Refuse |
| 7308 | IOA Insurance Services, Inc. | $2,987.50 | Property/General Liability Insurance |
| 40125 | Wells Fargo | $37,564.43 | ACH Pymt - Perm Loan Payment |
| | ***Aparicio Total*** | ***$65,562.98*** | |

## Buena Tierra

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 416 | City of Santa Barbara | $7,691.12 | Parking Lot Lease-02/2025 |
| 417 | Raul V. Morales II | $72,000.00 | Security Guard Services-01/01/25-01/31/25-BT |
| 417 | Raul V. Morales II | $3,600.00 | Security Guard Services-Holiday-01/01/25-01/31/25-B |
| 418 | Futronix AV, Inc. | $96,964.24 | KFOB System Installation-Buena Tierra |
| 420 | Rich & Famous, Inc. | $1,098.00 | Janitorial |
| 422 | Goleta Water District | $2,292.60 | Water |
| 424 | Tradesmen International LLC | $4,021.92 | Maintenance-Temporary Labor |
| 427 | Southern Calif Edison Co | $4,138.13 | Electricity |
| 429 | Holcomb | $1,989.50 | Security Deposit Refund |
| 431 | Edward Allen Sonny Breen | $1,371.30 | Flooring-Unit 107-BT |
| 433 | Caughell Enterprises, Inc. | $1,115.00 | Hazmat Clean Up-Unit 102-BT |
| 435 | Tradesmen International LLC | $4,021.92 | Maintenance-Temporary Labor |
| 7207 | Marborg Disposal Co. | $1,186.09 | Refuse |
| | ***Buena Tierra Total*** | ***$201,489.82*** | |

## Central Office

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 7104 | Estrada | $2,827.00 | TBRA Housing Assistance Payments |
| 7105 | Homekey Studios | $8,353.00 | TBRA Housing Assistance Payments |
| 7106 | 1314 S Broadway LLC | $1,695.00 | TBRA Housing Assistance Payments |
| 7166 | Dunn | $22,400.00 | HERS Testing-Escalante |
| 7167 | Coastal Copy, LP | $5,115.26 | Office Equipment Maintenance Contracts |
| 7173 | Lompoc Excel Personnel Services, Inc. | $1,743.82 | Temporary Administrative Labor |
| 7174 | Raul V. Morales II | $5,400.00 | Security Guard Services-1-2-25 to 1-31-25 |
| 7174 | Raul V. Morales II | $3,224.00 | Security Guard Services-01/01/25-01/31/25-Admin |
| 7180 | Havlicek | $1,258.30 | Travel |

Docusign Envelope ID: 05FD2068-DFA5-4492-BB22-6D473C90C0C0



# Vendor Check Register (PacWest) April 2025

## Central Office

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 7183 | Industrial Truck Bodies | $7,417.04 | Lift Gate Install-Maint Truck LIC#1706308 |
| 7200 | Executive Janitorial, Inc. | $1,800.00 | Janitorial |
| 7213 | City of Lompoc | $1,666.67 | Set Aside Revolving Loan Payment |
| 7219 | Ashley & Vance Engineering Inc. | $4,631.25 | Engineering Fees-Heritage Ridge |
| 7221 | California Tax Credit Allocation Comm. | $2,500.00 | CTCAC 9% 2025 Application Fee |
| 7222 | Carahsoft Technology Corporation | $10,649.00 | Zoom Annual Licensing |
| 7224 | Carpinteria Valley Water District | $2,700.00 | Bailard Ave-Utilities (Water Meter) |
| 7226 | CIO Solutions, LP | $45,067.94 | CIO Agreement Monthly Billing February 2025 |
| 7229 | GeoSolutions, Inc. | $2,395.90 | Engineering Fees-Escalante |
| 7232 | Good Samaritan Shelter | $12,438.35 | Case Management-Depot St |
| 7233 | Iron Mountain Records-Management, Inc. | $1,164.53 | Contract Services-Shredding |
| 7235 | Price Postel & Parma LLP | $1,615.00 | Legal Fees-General Matters |
| 7236 | Price Postel & Parma LLP | $1,912.50 | Legal Fees-Heritage Ridge |
| 7237 | Price Postel & Parma LLP | $1,190.00 | Legal Fees-Tatum Property |
| 7239 | RRM Design Group | $3,213.75 | Architect Fees-Hollister Lofts |
| 7240 | Santa Ynez Valley People Helping People | $3,000.00 | Contract Services-Polo Village |
| 7242 | Enterprise Fleet Management, Inc | $28,485.94 | Enterprise Monthly Vehicle Leased Payment |
| 7243 | Business Card | $1,063.57 | Advertising & Marketing |
| 7244 | Business Card | $1,099.00 | ADP Conference Reg - A Flores |
| 7244 | Business Card | $1,532.37 | NAHRO Washington Conference - Flight - J Harms |
| 7244 | Business Card | $1,290.00 | NAHRO Conference Reg - M Guzman & J Harms |
| 7244 | Business Card | $2,700.00 | E3 HOTMA Training - J Naves, S DeLuna, A Amick, M |
| 7244 | Business Card | $1,099.00 | ADP Conference Reg - T Bigelow |
| 7244 | Business Card | $4,897.99 | Travel |
| 7244 | Business Card | $3,300.00 | E3 HOTMA Training - E Gonzalez, A Romero, K Lope |
| 7248 | Business Card | $1,790.76 | Vehicle Maintenance |
| 7254 | Business Card | $1,843.83 | Permit Review-Patterson Point |
| 7258 | Cardinal Consulting, Inc. | $1,100.00 | Construction Inspection-Escalante |
| 7271 | Office Depot, Inc. | $1,266.94 | Office Supplies |
| 7274 | 34 Strong, Inc. | $3,262.50 | Consulting Fees |
| 7275 | AFLAC | $6,535.54 | AFLAC Employee Benefits |
| 7278 | Brady | $2,014.13 | Travel |
| 7286 | Lompoc Excel Personnel Services, Inc. | $2,170.90 | Temporary Administrative Labor |
| 7290 | HD Supply Facilities | $1,354.59 | Shower Curtains-Polo Village |
| 7299 | Vega | $1,875.90 | Travel |
| 7304 | CIO Solutions, LP | $6,480.00 | Software License Fees |
| 7305 | Dauby O'Connor & Zaleski, LLC | $2,000.00 | General Partner Experience Certification-Hollister Loft |
| 7305 | Dauby O'Connor & Zaleski, LLC | $2,000.00 | Eligible Basis Certification-Hollister Lofts |
| 7306 | GeoSolutions, Inc. | $2,878.40 | Engineering Fees-Patterson Point |
| 7310 | Partner Engineering & Science Inc. | $2,440.00 | Engineering Fees-Patterson Point |
| 7312 | Revize LLC | $2,400.00 | IT Services |
| 7313 | Thompson Housing, LLC | $17,810.25 | Consulting Services-Heritage Ridge Family |

Docusign Envelope ID: 05FD2068-DFA5-4492-BB22-6D473C90C0C0



# Vendor Check Register (PacWest) April 2025

## Central Office

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 7313 | Thompson Housing, LLC | $10,968.75 | Consulting Services-Heritage Ridge Senior |
| 7313 | Thompson Housing, LLC | $1,267.50 | Consulting Services-Hollister Lofts |
| 7314 | Yardi Systems, Inc. | $332,943.72 | Yardi Software License Renewal 2025-2026 |
| 7318 | Baggarly | $1,435.99 | Travel Advance |
| 7319 | Blueshield of California | $185,232.10 | Medical Benefits |
| 7326 | The Guardian - Appleton | $20,314.46 | Life, LTD, Vision & Dental |
| 7327 | Havlicek | $4,034.18 | Travel |
| 7328 | Havlicek | $1,411.80 | Travel |
| 7329 | Industrial Truck Bodies | $9,081.69 | Lift Gate Install-Maint Truck LIC#1712487 |
| 7330 | Low | $1,671.74 | Travel |
| 7333 | Polanskey | $3,466.82 | Travel |
| 7334 | Polanskey | $1,203.64 | Travel |
| 7336 | Santa Ynez Valley Elite Even Party Rental | $2,493.95 | Cypress & 7th Ribbon Cutting Ceremony |
| 7342 | Santa Rita Village | $1,475.00 | TBRA Security Deposit Assistance |
| 7344 | Comcast | $1,582.35 | Telephone & Internet |
| 7363 | Arnall Golden Gregory, LLP | $15,000.00 | Legal Fees |
| 7365 | Baker, Donelson, Bearman, Caldwell & Be | $1,323.00 | Legal Consultant Services-Tatum Property |
| 7366 | Cardinal Consulting, Inc. | $1,500.00 | Construction Inspection-Escalante |
| 7369 | Dauby O'Connor & Zaleski, LLC | $2,370.00 | Tax Return Prep 2024-Patterson Point |
| 7370 | GTG Consultants, INC | $1,525.00 | Construction Inspection-Escalante |
| 7371 | GTG Consultants, INC | $1,525.00 | Construction Inspection-Escalante |
| 7372 | RJC Inc | $5,272.50 | Architect Fees-Services-Patterson Point |
| 7374 | RRM Design Group | $16,675.20 | Architect Fees-Heritage Ridge Senior |
| 7375 | RRM Design Group | $19,616.85 | Architect Fees-Heritage Ridge Family |
| 7376 | TW Land Planning & Development LLC | $4,443.56 | Permit Fees-Escalante |
| 7388 | Kaizen Auto Care, LLC | $7,555.12 | 2009 Ford F-150 Vehicle Repair-Lic #1335718 |
| 7389 | Amazon.com Sales, Inc | $1,280.43 | Computer Equipment |
| 7390 | City of Lompoc | $2,134.85 | Electricity |
| 7395 | Hillman Consulting LLC | $2,075.00 | Construction Inspection-Patterson Point |
| 7398 | CIO Solutions, LP | $16,436.16 | Adobe Acrobat Pro GOV Annual Renewal |
| 7400 | Gill Group Inc. | $3,000.00 | Updated Market Study Report-Perkins Place |
| 7419 | Lompoc Excel Personnel Services, Inc. | $4,347.48 | Temporary Administrative Labor |
| | ***Central Office Total*** | ***$944,733.76*** | |

## Central Plaza Resyndication

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 801 | The Gas Company | $4,923.69 | Gas |
| 803 | Pacific Gas & Electric | $9,478.70 | Electricity |
| 805 | City of Santa Maria | $3,979.16 | Water |

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# Vendor Check Register (PacWest) April 2025

## Central Plaza Resyndication

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 805 | City of Santa Maria | $2,968.85 | Refuse |
| 805 | City of Santa Maria | $2,703.68 | Sewer |
| 810 | Vortex Construction | $44,208.81 | Trash Enclosure Project-CP |
| 812 | The Gas Company | $5,128.38 | Gas |
| 813 | Holthouse Carlin & Van Tright, LLP | $4,250.00 | Audit/Tax Prep Fees |
| 7167 | Coastal Copy, LP | $1,064.29 | Office Equipment Maintenance Contracts |
| 7193 | Allweather Landscape Maintenance, Inc. | $1,495.00 | Landscape Central Plaza |
| 40125 | Bank of CA | $85,902.80 | ACH Pymt - Perm Loan Payment |
| | ***Central Plaza Resyndication Total*** | ***$166,103.36*** | |

## Creekside Village

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 578 | The Gas Company | $1,149.82 | Gas |
| 581 | Oliveira's Fashion Floor, Inc. | $2,288.50 | Carpet/Flooring Replacement |
| 584 | IOA Insurance Services, Inc. | $11,578.86 | Property/General Liability Insurance |
| 587 | Los Alamos Community Services Dist. | $2,600.29 | Sewer |
| 587 | Los Alamos Community Services Dist. | $2,625.19 | Water |
| 588 | Pacific Gas & Electric | $1,912.95 | Electricity |
| 590 | Garay | $1,150.00 | Unit Painting |
| 7207 | Marborg Disposal Co. | $3,413.60 | Refuse |
| 7208 | Miller | $1,972.30 | Landscaping |
| 7308 | IOA Insurance Services, Inc. | $2,768.50 | Property/General Liability Insurance |
| 40125 | US Bank | $12,418.80 | ACH Pymt - Perm Loan Payment |
| | ***Creekside Village Total*** | ***$43,878.81*** | |

## Cypress & 7th

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 126 | City of Lompoc | $1,110.51 | Engineering Fees-Cypress & 7th |
| 134 | CIO Solutions, LP | $1,896.25 | Onsite & Remote Network Support |
| | ***Cypress & 7th Total*** | ***$3,006.76*** | |

## Cypress Court

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 648 | The Gas Company | $1,517.25 | Gas |

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# Vendor Check Register (PacWest) April 2025

## Cypress Court

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 650 | Intermountain Lock and Security | $2,013.72 | Maintenance Materials |
| 652 | City of Lompoc | $2,963.59 | Electricity |
| 652 | City of Lompoc | $1,150.72 | Sewer |
| 652 | City of Lompoc | $1,036.08 | Refuse |
| 7174 | Raul V. Morales II | $5,400.00 | Security Guard Services-1-2-25 to 1-31-25 |
| 7200 | Executive Janitorial, Inc. | $2,300.00 | Janitorial |
| 40125 | Mechanics Bank | $10,312.19 | ACH Pymt - Perm Loan Payment |
| | ***Cypress Court Total*** | ***$26,693.55*** | |

## Depot Street

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 864 | The Gas Company | $2,918.26 | Gas |
| 869 | Alexander's, Inc. | $1,675.00 | Pressure Wash Building-Depot |
| 872 | Ge Appliances | $2,488.20 | (2) Refrigerators & (2) Ranges-Depot |
| 874 | Oliveira's Restoration | $10,293.75 | Flooding Clean Up-Depot |
| 875 | Pavletich Electric and Communications, In | $1,236.00 | Troubleshoot Kantech System-Depot |
| 878 | Jerry's Mechanical, Inc. | $1,625.00 | Plumbing Repair/Service |
| 879 | Oliveira's Restoration | $5,456.02 | Flooding Clean up-Depot |
| 880 | City of Santa Maria | $2,529.63 | Water |
| 880 | City of Santa Maria | $1,703.96 | Refuse |
| 883 | Consilio Inc | $2,961.75 | Construction Litigation Legal-Depot St |
| 884 | Pete Fowler Construction Services, Inc. | $11,847.50 | Construction Litigation Analysis-Depot St |
| 885 | Pacific Gas & Electric | $4,939.95 | Electricity |
| 7200 | Executive Janitorial, Inc. | $2,100.00 | Janitorial |
| 40125 | CCRC | $60,060.51 | ACH Pymt - Perm Loan Payment |
| | ***Depot Street Total*** | ***$111,835.53*** | |

## Escalante Meadows

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 109 | Health Sanitation Srvcs | $2,041.50 | 40-Yard Dumpster-EM |
| 110 | City of Guadalupe | $1,731.58 | Water |
| 111 | Pacific Gas & Electric | $14,416.64 | Electricity |
| 112 | Sunbelt Rentals, Inc. | $2,027.94 | Equipment Rental |
| 113 | National Credit Reporting | $1,464.90 | Background Checks |
| 7269 | Health Sanitation Srvcs | $6,437.98 | Refuse |
| 7290 | HD Supply Facilities | $2,925.16 | Maintenance Materials |

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# Vendor Check Register (PacWest) April 2025

## Escalante Meadows

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| | ***Escalante Meadows Total*** | ***$31,045.70*** | |

## Evans Park

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 587 | PPG Architectural Coatings | $1,135.75 | Maintenance Materials |
| 594 | Pacific Gas & Electric | $10,125.46 | Electricity |
| 600 | Ge Appliances | $2,375.10 | (2) Refrigerators & (2) Ranges-EP |
| 601 | HD Supply Facilities | $1,246.17 | Maintenance Materials |
| 602 | PPG Architectural Coatings | $1,484.12 | Maintenance Materials |
| 604 | Solutionz Videoconferencing Inc. | $12,719.22 | Replacement Cameras (Service 5 Cameras)-EP |
| 606 | Ferguson Ent. Inc., #1350 | $4,502.26 | Maintenance Materials |
| 609 | City of Santa Maria | $9,907.47 | Water |
| 609 | City of Santa Maria | $4,200.36 | Sewer |
| 609 | City of Santa Maria | $8,262.23 | Refuse |
| 613 | Ferguson Ent. Inc., #1350 | $1,857.86 | Maintenance Materials |
| 614 | HD Supply Facilities | $3,979.56 | Maintenance Materials |
| 618 | Project Resources Group, INC | $1,749.04 | Vehicle Accident Repair |
| 7193 | Allweather Landscape Maintenance, Inc. | $2,195.00 | Landscape Evans Park |
| 7249 | Business Card | $1,287.33 | Vehicle Maintenance |
| 7292 | Labor Finders International, Inc. and Subs | $1,049.99 | Maintenance-Temporary Labor |
| 7387 | Home Depot Credit Services. Dept. 32 - 2 | $4,174.65 | Maintenance Materials |
| | ***Evans Park Total*** | ***$72,251.57*** | |

## Golden Inn Family

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 489 | Pacific Gas & Electric | $1,643.87 | Electricity |
| 491 | Santa Ynez Community Srvs Dist. | $2,618.43 | Sewer |
| 496 | The Gas Company | $1,179.50 | Gas |
| 497 | Santa Ynez Water Conservation Dist ID # | $2,537.21 | Water |
| 7207 | Marborg Disposal Co. | $2,279.19 | Refuse |
| 7208 | Miller | $1,184.70 | Landscaping |
| 40125 | CCRC | $16,554.83 | ACH Pymt - Perm Loan Payment |
| | ***Golden Inn Family Total*** | ***$27,997.73*** | |

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# Vendor Check Register (PacWest) April 2025

## Golden Inn Senior

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 581 | Santa Ynez Community Srvs Dist. | $4,355.83 | Sewer |
| 582 | J.R. Barto Heating, Air-Conditioning, Shee | $2,872.00 | Furnace/HVAC Service |
| 587 | Whittle Fire Protection | $1,000.00 | Bed Bug Treatment-Unit 5210-GIS |
| 588 | Santa Ynez Water Conservation Dist ID # | $1,795.36 | Water |
| 590 | Pacific Gas & Electric | $4,612.59 | Electricity |
| 592 | AET Services Inc. | $1,700.00 | Pest Control |
| 593 | Photo-Scan of Los Angeles Inc | $1,154.76 | ADA Door Repairs-GIS |
| 7200 | Executive Janitorial, Inc. | $1,415.00 | Janitorial |
| 7207 | Marborg Disposal Co. | $2,024.83 | Refuse |
| 40125 | CCRC | $27,273.60 | ACH Pymt - Perm Loan Payment |
| | ***Golden Inn Senior Total*** | ***$48,203.97*** | |

## Harry's House

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 492 | County of Santa Barbara | $2,500.00 | Vintage Walk Loan Payment |
| 496 | Santa Ynez Community Srvs Dist. | $5,262.15 | Sewer |
| 500 | Comcast | $2,498.53 | Tenant Internet/Computer |
| 501 | Santa Ynez Water Conservation Dist ID # | $1,029.84 | Water |
| 503 | Pacific Gas & Electric | $5,176.39 | Electricity |
| 7207 | Marborg Disposal Co. | $3,176.80 | Refuse |
| 40125 | CCRC | $25,490.00 | ACH Pymt - Perm Loan Payment |
| | ***Harry's House Total*** | ***$45,133.71*** | |

## Home Base on G

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 682 | Raul V. Morales II | $3,224.00 | Security Guard Services-01/01/25-01/31/25-HB |
| 685 | City of Lompoc | $1,924.23 | Water |
| 685 | City of Lompoc | $2,345.02 | Electricity |
| 685 | City of Lompoc | $1,429.12 | Sewer |
| 693 | The Gas Company | $1,033.45 | Gas |
| 696 | Holthouse Carlin & Van Tright, LLP | $3,700.00 | Audit/Tax Prep Fees |
| 700 | Garay | $1,400.00 | Unit Painting |
| | ***Home Base on G Total*** | ***$15,055.82*** | |

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# Vendor Check Register (PacWest) April 2025

## Homekey Studios

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 300 | Raul V. Morales II | $2,976.00 | Security Guard Services-01/01/25-01/31/25-Homekey |
| 301 | City of Lompoc | $1,920.38 | Electricity |
| | ***Homekey Studios Total*** | ***$4,896.38*** | |

## LC Grossman

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 367 | Goleta Water District | $1,019.83 | Water |
| 368 | Tradesmen International LLC | $1,005.48 | Maintenance-Temporary Labor |
| 375 | Tradesmen International LLC | $4,021.92 | Maintenance-Temporary Labor |
| 7283 | Channel City Lumber | $1,418.20 | Maintenance Materials |
| 7387 | Home Depot Credit Services. Dept. 32 - 2 | $2,662.00 | Maintenance Materials |
| | ***LC Grossman Total*** | ***$10,127.43*** | |

## Leland Park

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 7207 | Marborg Disposal Co. | $1,002.92 | Refuse |
| | ***Leland Park Total*** | ***$1,002.92*** | |

## Lompoc Gardens

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 663 | Ferguson Ent. Inc., #1350 | $3,121.93 | Maintenance Materials |
| 671 | Ge Appliances | $1,631.26 | (1) Washer; (1) Dryer-Lpg |
| 7208 | Miller | $2,838.00 | Landscaping |
| 40125 | CCRC | $14,693.34 | ACH Pymt - Perm Loan Payment |
| | ***Lompoc Gardens Total*** | ***$22,284.53*** | |

## Lompoc Terrace

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 569 | City of Lompoc | $2,764.35 | Electricity |
| 569 | City of Lompoc | $2,160.40 | Refuse |
| 569 | City of Lompoc | $2,329.28 | Sewer |

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# Vendor Check Register (PacWest) April 2025

## Lompoc Terrace

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 569 | City of Lompoc | $1,783.81 | Water |
| 570 | Holthouse Carlin & Van Tright, LLP | $4,250.00 | Audit/Tax Prep Fees |
| 7208 | Miller | $1,135.20 | Landscaping |
| 40125 | CCRC | $11,401.27 | ACH Pymt - Perm Loan Payment |
| | ***Lompoc Terrace Total*** | ***$25,824.31*** | |

## Low Rent

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 7200 | Executive Janitorial, Inc. | $1,450.00 | Janitorial |
| | ***Low Rent Total*** | ***$1,450.00*** | |

## Miller Stanley

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 594 | FireAvert, LLC | $1,056.00 | FireAvert Pro Monitoring-MS |
| 601 | City of Lompoc | $3,281.20 | Electricity |
| 601 | City of Lompoc | $1,470.56 | Refuse |
| 604 | Abbey Carpet Of Santa Maria | $3,295.28 | Flooring-Unit 301-04-MS |
| 7208 | Miller | $2,184.60 | Landscaping |
| | ***Miller Stanley Total*** | ***$11,287.64*** | |

## Palm Grove

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 532 | The Gas Company | $3,672.44 | Gas |
| 535 | Boggeln & Company | $2,485.00 | Audit/Tax Prep Fees |
| 537 | City of Lompoc | $4,336.55 | Electricity |
| 537 | City of Lompoc | $2,449.92 | Sewer |
| 537 | City of Lompoc | $3,039.86 | Water |
| 539 | Holthouse Carlin & Van Tright, LLP | $4,650.00 | Audit/Tax Prep Fees |
| 541 | Ge Appliances | $3,300.57 | (3) Washers; (2) Dryers-PG |
| 7208 | Miller | $3,027.20 | Landscaping |
| 40125 | Lument | $24,252.47 | ACH Pymt - Perm Loan Payment |
| | ***Palm Grove Total*** | ***$51,214.01*** | |

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## Parkside Gardens

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 455 | Solutionz Videoconferencing Inc. | $2,655.25 | Wireless Radio Links-Prksd |
| 460 | City of Lompoc | $3,582.23 | Electricity |
| 460 | City of Lompoc | $1,856.00 | Sewer |
| 464 | TK Elevator Corporation (fka ThyssenKrup | $5,526.50 | Elevator Monitoring/Service |
| 7208 | Miller | $1,270.50 | Landscaping |
| 40125 | CCRC | $23,124.01 | ACH Pymt - Perm Loan Payment |
| | ***Parkside Gardens Total*** | ***$38,014.49*** | |

## Parkview

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 330 | Goleta Water District | $1,217.69 | Water |
| 334 | Alexander's, Inc. | $1,750.00 | Gutter Cleaning-Prkvw |
| 40125 | US Bank | $5,742.95 | ACH Pymt - Perm Loan Payment |
| | ***Parkview Total*** | ***$8,710.64*** | |

## Pescadero Lofts

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 598 | Rich & Famous, Inc. | $2,154.00 | Janitorial |
| 600 | Goleta Water District | $1,707.44 | Water |
| 603 | The Gas Company | $1,239.11 | Gas |
| 604 | Alexander's, Inc. | $1,825.00 | Solar Panel Cleaning-Pescadero |
| 607 | Otis Elevator Company | $1,620.81 | Elevator Monitoring/Service |
| 7207 | Marborg Disposal Co. | $1,114.22 | Refuse |
| 40125 | US Bank | $14,035.86 | ACH Pymt - Perm Loan Payment |
| | ***Pescadero Lofts Total*** | ***$23,696.44*** | |

## Positano Apartments

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 699 | The Gas Company | $3,025.86 | Gas |
| 700 | Goleta Water District | $7,824.10 | Water |
| 705 | Tradesmen International LLC | $3,016.44 | Maintenance-Temporary Labor |
| 706 | Whittle Fire Protection | $1,950.00 | Fire Protection Services-Pos |
| 709 | Southern Calif Edison Co | $8,198.91 | Electricity |
| 710 | Allweather Landscape Maintenance, Inc. | $1,697.00 | Sprinkler Repair-Positano |

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## Positano Apartments

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 711 | Edward Allen Sonny Breen | $6,727.73 | Flooring-Unit 272-Pos |
| 712 | Ferguson Ent. Inc., #1350 | $2,576.92 | Maintenance Materials |
| 7193 | Allweather Landscape Maintenance, Inc. | $3,995.00 | Landscape Positano |
| 7207 | Marborg Disposal Co. | $8,133.81 | Refuse |
| 7315 | Home Depot Credit Services. Dept. 32 - 2 | $1,158.73 | Maintenance Materials |
| 7387 | Home Depot Credit Services. Dept. 32 - 2 | $2,112.21 | Maintenance Materials |
| 42625 | Newmark | $85,686.87 | ACH Pymt - Perm Loan Payment |
| | ***Positano Apartments Total*** | ***$136,103.58*** | |

## Rancho Hermosa

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 791 | Otis Elevator Company | $8,246.52 | Elevator Monitoring/Service |
| 794 | City of Santa Maria | $4,870.74 | Water |
| 794 | City of Santa Maria | $1,578.59 | Refuse |
| 794 | City of Santa Maria | $1,791.80 | Sewer |
| 804 | Pacific Gas & Electric | $2,421.68 | Electricity |
| 7315 | Home Depot Credit Services. Dept. 32 - 2 | $1,398.16 | Maintenance Materials |
| | ***Rancho Hermosa Total*** | ***$20,307.49*** | |

## Sandpiper

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 565 | Goleta Water District | $2,385.77 | Water |
| 566 | Southern Calif Edison Co | $9,294.25 | Electricity |
| 7207 | Marborg Disposal Co. | $1,558.01 | Refuse |
| 7290 | HD Supply Facilities | $1,878.22 | (2) Ranges-Sp |
| 7315 | Home Depot Credit Services. Dept. 32 - 2 | $1,695.43 | Maintenance Materials |
| 40125 | CCRC | $25,822.81 | ACH Pymt - Perm Loan Payment |
| | ***Sandpiper Total*** | ***$42,634.49*** | |

## Santa Rita Village

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 407 | Wells Fargo Bank, N.A. | $4,656.96 | Permanent Loan Payment |
| 409 | Boggeln & Company | $2,335.00 | Audit/Tax Prep Fees |
| 410 | Holthouse Carlin & Van Tright, LLP | $5,600.00 | Audit/Tax Prep Fees |

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## Santa Rita Village

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 411 | Ge Appliances | $1,305.00 | (2) Refrigerators-SRV |
| 7174 | Raul V. Morales II | $2,095.60 | Security Guard Services-01/01/25-01/31/25-SRV I |
| 7208 | Miller | $1,289.20 | Landscaping |
| 7261 | City of Lompoc | $2,171.29 | Electricity |
| 7261 | City of Lompoc | $3,154.60 | Water |
| 7261 | City of Lompoc | $1,813.14 | Refuse |
| 7261 | City of Lompoc | $2,004.48 | Sewer |
| 7391 | City of Lompoc | $1,690.41 | Electricity |
| 7391 | City of Lompoc | $1,187.61 | Refuse |
| 7391 | City of Lompoc | $2,004.48 | Sewer |
| 7391 | City of Lompoc | $2,722.66 | Water |
| 40125 | Wells Fargo | $15,096.25 | ACH Pymt - Perm Loan Payment |
| | ***Santa Rita Village Total*** | ***$49,126.68*** | |

## Santa Rita Village II

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 261 | City of Lompoc | $1,420.95 | Water |
| 261 | City of Lompoc | $1,113.60 | Sewer |
| 7174 | Raul V. Morales II | $1,128.40 | Security Guard Services-01/01/25-01/31/25-SRV II |
| 40125 | CCRC | $10,654.89 | ACH Pymt - Perm Loan Payment |
| | ***Santa Rita Village II Total*** | ***$14,317.84*** | |

## Section 8 Operating

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 3136 | Lompoc Excel Personnel Services, Inc. | $1,106.56 | Temporary Administrative Labor |
| 3139 | Beacon Integrated Professional Resource | $25,939.90 | Consulting Fees |
| 3155 | Lompoc Excel Personnel Services, Inc. | $1,383.20 | Temporary Administrative Labor |
| 3156 | Beacon Integrated Professional Resource | $23,154.60 | Consulting Fees |
| 3260 | ASAP Movers, Inc | $3,436.19 | Tenant Relocation-Terry Wolfe |
| 3260 | ASAP Movers, Inc | $1,472.10 | Tenant Relocation-Jamie Rainer |
| 3260 | ASAP Movers, Inc | $1,575.00 | Tenant Relocation-Thomas Alexander |
| 3261 | Lompoc Excel Personnel Services, Inc. | $2,766.40 | Temporary Administrative Labor |
| 3262 | Toyota of Santa Maria | $2,518.91 | Vehicle Maintenance |
| 7167 | Coastal Copy, LP | $1,001.12 | Office Equipment Maintenance Contracts |
| 7225 | Central Courier, LLC | $1,469.50 | Courier Services |
| 7228 | Equifax Workforce Solutions LLC | $38,731.65 | Background Checks |
| 7401 | Poor Richard Press | $10,234.41 | Office Supplies/Printing |

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## Section 8 Operating

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| | ***Section 8 Operating Total*** | ***$114,789.54*** | |

## Senior Group Living Services

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 482 | Parsons Family Management LLC | $6,500.00 | Consulting Fees |
| 489 | Jordano's and Subsidiaries | $4,188.61 | Raw Food |
| 493 | Blueshield of California | $2,716.89 | Medical Benefits |
| 494 | Parsons Family Management LLC | $6,500.00 | Consulting Fees |
| | ***Senior Group Living Services Tota*** | ***$19,905.50*** | |

## Surf Development

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 1166 | Casa La Canada Owners Association | $1,908.00 | Homeowners Association Dues |
| 1168 | Valley Station Center Association | $2,821.00 | Association Dues-Mar 2025 |
| 1169 | Vintage Walk Owners Association | $1,620.96 | Association Dues-Mar 2025 |
| 1178 | Blueshield of California | $1,698.11 | Medical Benefits |
| 7308 | IOA Insurance Services, Inc. | $11,865.00 | Property/General Liability Insurance |
| 40125 | Five Star Bank | $3,648.34 | ACH Pymt - Perm Loan Payment |
| 40125 | Five Star Bank | $18,253.72 | ACH Pymt - Perm Loan Payment |
| | ***Surf Development Total*** | ***$41,815.13*** | |

## Surf Solar Enterprises

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 108 | Alexander's, Inc. | $1,150.00 | Solar Panel Cleaning-Prkvw |
| 108 | Alexander's, Inc. | $1,150.00 | Solar panel cleaning |
| | ***Surf Solar Enterprises Total*** | ***$2,300.00*** | |

## Ted Zenich Gardens

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 561 | City of Santa Maria | $1,026.96 | Refuse |
| 561 | City of Santa Maria | $2,177.70 | Water |

Docusign Envelope ID: 05FD2068-DFA5-4492-BB22-6D473C90C0C0



# Vendor Check Register (PacWest) April 2025

## Ted Zenich Gardens

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 40125 | Berkadia | $6,586.00 | ACH Pymt - Perm Loan Payment |
| | ***Ted Zenich Gardens Total*** | ***$9,790.66*** | |

## Thompson Park-S & T Street

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 375 | Raul V. Morales II | $3,224.00 | Security Guard Services-01/01/25-01/31/25-TP |
| 381 | City of Lompoc | $1,036.08 | Refuse |
| 40125 | Five Star Bank | $14,168.57 | ACH Pymt - Perm Loan Payment |
| | ***Thompson Park-S & T Street Total*** | ***$18,428.65*** | |

## Villa Del Sol Apts

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 271 | County of Santa Barbara | $1,370.22 | Villa Del Sol Loan Payment |
| | ***Villa Del Sol Apts Total*** | ***$1,370.22*** | |

## West Cox

| Ck No./ ACH Date | Vendor | Amount | Remarks |
|---|---|---|---|
| 520 | Pacific Gas & Electric | $3,907.86 | Electricity |
| 40125 | Bank of CA | $18,807.75 | ACH Pymt - Perm Loan Payment |
| | ***West Cox Total*** | ***$22,715.61*** | |

***Grand Total*** ***$2,495,107.25***

Docusign Envelope ID: 05FD2068-DFA5-4492-BB22-6D473C90C0C0

# Expense Breakdown for Business Card Services (Mastercard)

## April 2025

| Description | Amount |
|---|---|
| ADP Conference Reg - A Flores | $1,099.00 |
| ADP Conference Reg - T Bigelow | $1,099.00 |
| Advertising & Marketing | $1,063.57 |
| Amazon Web Services | $13.65 |
| Annual LastPass 02/20/25-02/19/26 | $722.40 |
| Background Checks | $20.40 |
| CAHA Registration - S Riggs | $395.00 |
| Capio Conference Reg - B Baggarly | $875.00 |
| Coffee | $128.04 |
| Cognito Forms-Monthly Subscription Fee | $99.00 |
| Conducting Workplace Investigations - T Bigelow & A Fl | $89.04 |
| E3 HOTMA Training - E Gonzalez, A Romero, K Lopez, S | $3,300.00 |
| E3 HOTMA Training - J Naves, S DeLuna, A Amick, M Me | $2,700.00 |
| E3 HOTMA Training - L Martinez | $150.00 |
| E3 HOTMA Training - M Miranda | $150.00 |
| E3 HOTMA Training-J Mora | $150.00 |
| E3 HOTMA Training-M Guzman | $150.00 |
| Escalante Meadows-Plan Review Fee | $322.00 |
| Evac Sign-Pictographix | $902.83 |
| FMLA & ADA Reg-A Flores | $545.00 |
| FMLA & ADA Reg-T Bigelow | $545.00 |
| Food for Manager Meeting | $284.69 |
| Guadalupe Vet Hall Reservation for EDMC meeting | $134.91 |
| Linked in Learning | ($245.68) |
| Lompoc Chambers Membership Dues | $45.00 |
| Lunch for RSS Staff | $275.04 |
| Maintenance Materials | $1,312.59 |
| Maintenance Travel/Training | $45.00 |
| NAHRO Conference Reg - E Baumann | $645.00 |
| NAHRO Conference Reg - M Guzman & J Harms | $1,290.00 |
| NAHRO Washington Conference - Flight - J Harms | $1,532.37 |
| NAHRO Washington Conference - Flight - M Guzman | $533.18 |

Docusign Envelope ID: 05FD2068-DFA5-4492-BB22-6D473C90C0C0

| Description | Amount |
|---|---|
| NAHRO Washington Conference - Flights - M Guzman | $793.48 |
| Network Solutions - seniorgrouplivingservices.org Doma | $5.00 |
| Office Furniture & Equipment | $53.32 |
| Office Supplies | $52.19 |
| Permit Review-Patterson Point | $1,843.83 |
| Refreshments-Yardi Meeting | $102.41 |
| Snack/Refreshments-Housing Meeting | $43.00 |
| Snack/Refreshments-New Employee Orientation | $10.00 |
| Software License Fees | $767.06 |
| Sound Machine Annual Subscription (Harry's House Mu | $814.80 |
| Staff Lunch-Polo Village Site Walk | $216.60 |
| Tenant Relocation-M Aguilar | $459.20 |
| Tenant Services | $405.84 |
| Travel | $4,908.65 |
| Vehicle Maintenance | $3,703.60 |
| WiseStamp - (Email Signature Platform) | $239.54 |
| Total | $34,789.55 |

Docusign Envelope ID: 05FD2068-DFA5-4492-BB22-6D473C90C0C0

Date 04/30/2025 H.A. – County of Santa Barbara

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Reviewed by DocuSigned by: Irene Melton 3053ABA252E7483...
Irene Melton, Director of Finance

Date 5/8/2025

Approved by DocuSigned by: Robert P. Havlicek, Jr. 304E7A127B314FE...
Robert P. Havlicek Jr., Executive Director

Date 5/8/2025

# Congress of the United States

Washington, DC 20515

April 17, 2025

The Honorable Scott Turner
Secretary
U.S. Department of Housing and Urban Development
451 7th St SW
Washington, DC 20410

Dear Secretary Turner:

We write to you in opposition to the weaponization of Department of Housing and Urban Development ("HUD") programs against immigrant families. This Administration's far-reaching anti-immigrant agenda goes against American values and threatens to unravel the fabric of our communities' small businesses, schools, places of worship, and now, through changes at HUD, our homes.

Decent, safe, and affordable housing is critical for a stable livelihood, and housing is widely recognized as a social determinant of health.[1] Maintaining employment, attending school, and staying in good physical and mental health all depend on finding and remaining in stable housing. We are gravely concerned by initiatives at HUD that directly attack immigrants' access to housing, including by rolling back fair housing enforcement, the signing of a recent Memorandum of Understanding ("MOU") between HUD and the Department of Homeland Security ("DHS"), limiting access to Federal Housing Administration ("FHA")-insured mortgages, and other cruel actions. These policies, designed to scare immigrant communities, will harm both U.S. citizens' and immigrants' access to housing.

In an Executive Order issued on February 19, President Trump misleadingly and redundantly mandated that federal agencies prevent persons who lack eligible immigration status from accessing federal benefits.[2] As you know, immigration status-related restrictions already exist in many of these programs, including federal rental assistance.[3] However, the Executive Order directs HUD and other agencies to utilize tactics, including onerous status verification requirements, designed to intimidate immigrants and their U.S. citizen loved ones into not accessing federal programs. Implementing this policy will skirt congressionally enacted eligibility requirements and waste time, labor, and taxpayer dollars to erect unnecessary and inhumane barriers. We urge you to not exceed your authority by imposing additional immigration status-related barriers to housing.

Further, we oppose the Administration's efforts to exploit sensitive HUD data that includes personally identifiable information protected under the Privacy Act and other relevant laws.[4] Specifically, the HUD-DHS MOU establishes interagency data sharing goals related to immigrants living in federally assisted housing.[5] It was signed under the guise of preventing undocumented immigrants from accessing public housing "at the expense of" American citizens.[6] To reiterate, existing law, including Section 214 of the Housing and

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[1] Rolfe, Steve, Lisa Garnham, Jon Godwin, Isobel Anderson, Pete Seaman, and Cam Donaldson. "Housing as a Social Determinant of Health and Wellbeing: Developing an Empirically-Informed Realist Theoretical Framework." *BMC Public Health* 20, no. 1 (July 20, 2020): 1138. https://doi.org/10.1186/s12889-020-09224-0.

[2] Executive Order No. 14218: "Ending the Taxpayer Subsidization of Open Borders." February 19, 2025. https://www.whitehouse.gov/presidential-actions/2025/02/ending-taxpayer-subsidization-of-open-borders/

[3] McCarty, Maggie and Kolker, Abigail. "Noncitizen Eligibility for Federal Housing Programs." Congressional Research Service. January 23, 2023. https://www.crs.gov/Reports/R46462?source=search

[4] The Privacy Act of 1974. 5 U.S.C. § 552a.

[5] MOU between Department of Homeland Security and Department of Housing and Urban Development. March 24, 2025. https://www.hud.gov/sites/default/files/PA/documents/DHS-HUD-MOU-032425.pdf

[6] Department of Housing and Urban Development. "HUD Secretary Scott Turner, DHS Secretary Kristi Noem Establish Partnership to End Illegal Alien Exploitation of Housing Programs," n.d. https://www.hud.gov/news/hud-no-25-046.

Community Development Act, already institutes immigration status-related eligibility requirements and ensures that only certain eligible immigrants can receive rental assistance.[7] Mixed-status families, meaning families with citizen and non-citizen members, only receive housing assistance based on the number of eligible individuals in the unit. This means that HUD decreases the household's subsidy relative to the number of family members with ineligible immigration status. Additionally, robust mechanisms already exist at DHS to enforce these immigration status-related restrictions.[8] In sum, this duplicative MOU will not reclaim what has been inaccurately described as the "misappropriation" of taxpayer funds because Congress has already determined who is eligible to receive them, and undocumented individuals never were eligible in the first place.[9]

Instead, the MOU is an overreach of DHS authority and inappropriately designed to facilitate the use of protected HUD data for immigration enforcement purposes. The text of the MOU states the goal of encouraging families to self-evict and self-deport, and the form of data-sharing it outlines is unprecedented between DHS and HUD.[10] Let us be clear: immigrant and mixed-status families have rights under the law and data protection laws do not include carveouts for non-citizen data. For these reasons, there are rightful concerns about sharing sensitive information, including place of residence, with DHS. These well-founded fears will deter mixed-status families, U.S. citizens, and other eligible individuals from pursuing housing assistance. We staunchly oppose the use of limited federal housing resources to stoke fear and facilitate deportations.

We are also deeply concerned by the elimination of the non-permanent resident category from FHA mortgages, barring immigrants without legal permanent resident status from accessing FHA-insured mortgages. In announcing the policy change, you insinuated that undocumented individuals accessed FHA programs and utilized taxpayer resources to do so.[11] However, undocumented individuals have never been eligible for FHA loans, and the FHA's Mutual Mortgage Insurance ("MMI") Fund, which insures private lenders, receives no taxpayer subsidies. In fact, it is largely funded through income generated by homeowner-paid mortgage insurance premiums, meaning that eligible immigrant homebuyers have supported the FHA's mission, not diverted resources from American citizens.[12] The FHA is also exceptionally well-funded: the MMI Fund carries five times more capital than required by Congress.[13] This change will not help more families access and afford homeownership. It will, however, exclude immigrants – including refugees, asylees, survivors of serious crimes granted U visa status, those on work visas, and DACA recipients – from achieving it. We oppose this effort to undercut pathways to integration and stability for the immigrants indispensable to our nation's economic success.

The rollback of critical regulations implementing the Fair Housing Act, as well as cuts at the Office of Fair and Equal Housing Opportunity ("FHEO"), further endanger immigrants. Under the Fair Housing Act, personnel at FHEO work to protect every U.S. resident from housing discrimination based on multiple protected categories, including race, religion, and national origin. According to a leaked internal memo, this Administration intends

[7] Housing and Community Development Act of 1980. § 214, 42 U.S.C. § 1436a.

[8] Department of Housing and Urban Development. "Public Housing Occupancy Guidebook: Eligibility Determination and Denial of Assistance." June 2022. PHOG_Eligibility_Det_Denial_Assistance.pdf

[9] HUD. "HUD Secretary Scott Turner, DHS Secretary Kristi Noem Establish Partnership to End Illegal Alien Exploitation of Housing Programs."

[10] MOU between Department of Homeland Security and Department of Housing and Urban Development. March 24, 2025. https://www.hud.gov/sites/default/files/PA/documents/DHS-HUD-MOU-032425.pdf

[11] Department of Housing and Urban Development. "HUD Cracks Down on Government-Backed Mortgages for Illegal Immigrants," n.d. https://www.hud.gov/news/hud-no-25-048.

[12] Jones, Katie. "FHA Single-Family Mortgage Insurance: Financial Status of the Mutual Mortgage Insurance Fund (MMI Fund)." Congressional Research Service. May 27, 2022. https://www.congress.gov/crs-product/R42875

[13] Federal Housing Administration, Department of Housing and Urban Development. "Report to Congress: Financial Status of the FHA Mutual Mortgage Insurance Fund Fiscal Year 2024." n.d. https://www.hud.gov/sites/dfiles/Housing/documents/2024FHAAnnualReportMMIFund.pdf

to terminate 77 percent of FHEO staff.[14] To undercut enforcement on every level, HUD has also rescinded funding for non-profits and other organizations engaged in fair housing work.[15] Dismantling fair housing enforcement will open immigrants, their families, and other vulnerable American citizens to more frequent and egregious discrimination. Immigrant families already pay disproportionately higher rents, struggle to access formal housing arrangements, and face discrimination and predatory practices in the homebuying process. Dulling the tools available to address housing discrimination will push immigrant families searching for safe, stable, and affordable housing further into the shadows, and it will constrain legally present families who are ready to purchase a home.

We share your disappointment that HUD can "only serve one out of [the] four Americans that [it] should be serving."[16] Yet immigrants aren't to blame; Congress's underfunding of the federal housing budget is. Your subsequent pledge to provide more U.S. citizens benefits rings hollow as you decimate staffing and funding for our nation's existing housing infrastructure.[17] Amid a national housing affordability crisis, there is so much work to be done to build more homes for all working families. Our nation needs more affordable units, more assistance for unhoused individuals, better legal services and tenant protections, and greener, more inclusive communities. Unfortunately, the aforementioned policies do not expand our housing safety net to families who need support. They instill fear in immigrant households instead.

As Members of Congress, we believe that immigrants have a place in our country, and that all families we represent deserve an affordable, secure, and healthy home. We urge you to immediately reverse these HUD directives and refrain from implementing future polices that obstruct immigrants' access to housing in accordance with relevant laws.

Sincerely,

Robert J. Menendez
Member of Congress

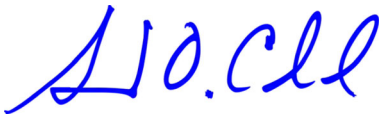
Nydia M. Velázquez
Member of Congress

[14] Siegel, Rachel. "DOGE HUD Cuts to Threaten Affordable Housing." Washington Post, February 23, 2025. https://www.washingtonpost.com/business/2025/02/23/hud-cuts-doge-housing/.

[15] Bedayn, Jesse. "Trump Administration to Slash Funding for Enforcement of Fair Housing Laws." Associated Press, February 28, 2025. https://apnews.com/article/trump-doge-housing-crisis-cuts-discrimination-d0c6e3b4b030787a1f60a7dc153153dd.

[16] Colton, Emma. "HUD Chief Puts Illegal Aliens Living in Government-Funded Housing on Notice: Americans Are 'Our Only Priority.'" Fox News, March 28, 2025. https://www.foxnews.com/politics/hud-chief-puts-illegal-aliens-living-government-funded-housing-notice-americans-our-only-priority.

[17] Ibid; Fischer, Will. "Doge-Driven HUD Cuts Will Make It Harder for People to Afford Housing, Exit Homelessness." Center for Budget and Policy Priorities, March 11, 2025. https://www.cbpp.org/blog/doge-driven-hud-cuts-will-make-it-harder-for-people-to-afford-housing-exit-homelessness .



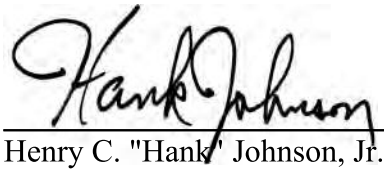
Salud Carbajal
Member of Congress



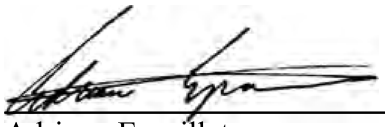
Darren Soto
Member of Congress



Eleanor Holmes Norton
Member of Congress



Henry C. "Hank" Johnson, Jr.
Member of Congress



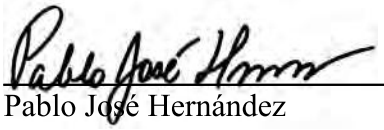
Adriano Espaillat
Member of Congress



Veronica Escobar
Member of Congress



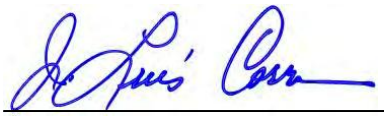
James P. McGovern
Member of Congress



Pablo José Hernández
Member of Congress



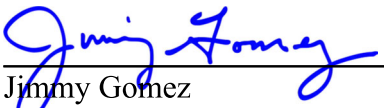
Maxine Dexter
Member of Congress



J. Luis Correa
Member of Congress



Delia C. Ramirez
Member of Congress



Jimmy Gomez
Member of Congress



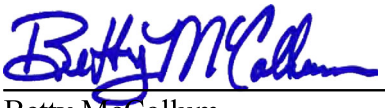
Rashida Tlaib
Member of Congress



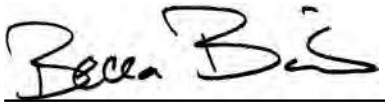
Paul D. Tonko
Member of Congress



Emanuel Cleaver, II
Member of Congress



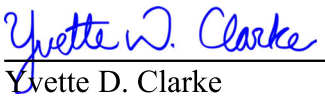
Betty McCollum
Member of Congress



Becca Balint
Member of Congress



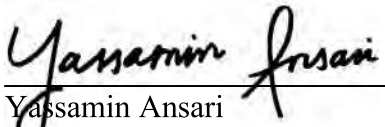
Jesús G. "Chuy" García
Member of Congress



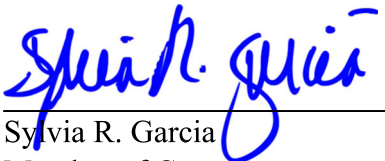
Yvette D. Clarke
Member of Congress



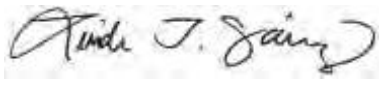
Joyce Beatty
Member of Congress



Yassamin Ansari
Member of Congress



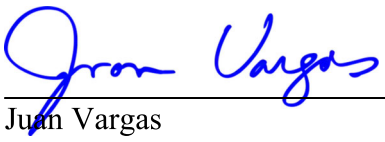
Sylvia R. Garcia
Member of Congress



Linda T. Sánchez
Member of Congress



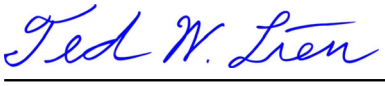
Raul Ruiz, M.D.
Member of Congress



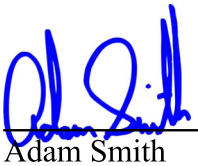
Juan Vargas
Member of Congress



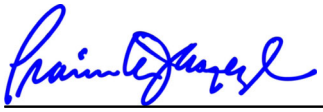
Dwight Evans
Member of Congress



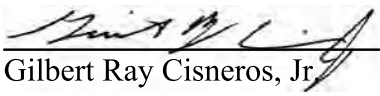
Ted W. Lieu
Member of Congress



Adam Smith
Member of Congress



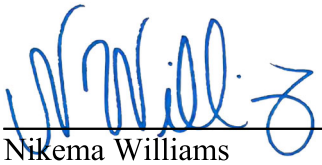
Pramila Jayapal
Member of Congress



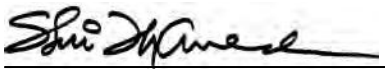
Gilbert Ray Cisneros, Jr.
Member of Congress



Sara Jacobs
Member of Congress



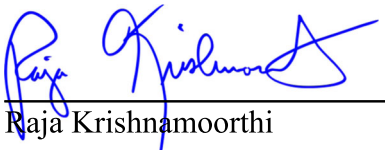
Nikema Williams
Member of Congress



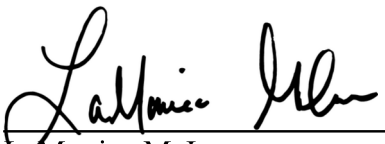
Shri Thanedar
Member of Congress



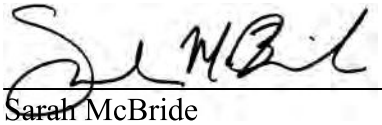
David Scott
Member of Congress



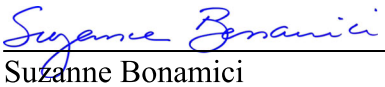
Raja Krishnamoorthi
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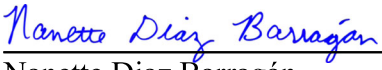
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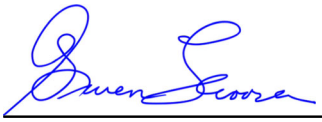
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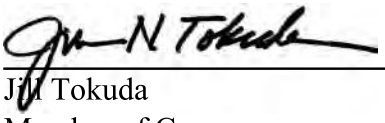
Nanette Diaz Barragán
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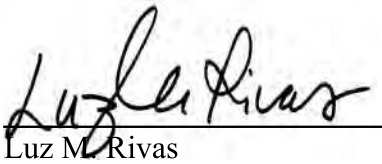
Diana DeGette
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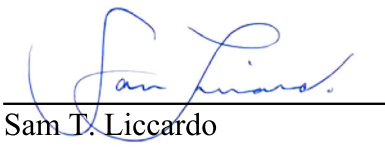
Gwen S. Moore
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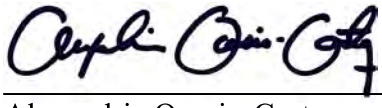
Jill Tokuda
Member of Congress



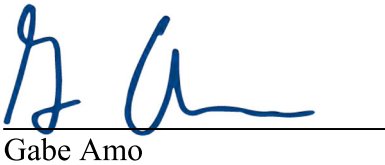
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Gabe Amo
Member of Congress



Debbie Wasserman Schultz
Member of Congress

# COMMITTEE FOR SOCIAL JUSTICE

**Mission Statement**

Empowering low income and un-housed neighbors of Santa Barbara County through advocacy, activism, education and legal actions to end the criminalization of poverty.

CSJSB.ORG

*Committee For Social Justice*

*PO Box 4294*

*Santa Barbara  CA 93140*

*March 19, 2025*

*Subject: Urgent Concerns Regarding Evictions at Buena Tierra and the Harmful Impact of Current Policies*

*Dear Bob Havlicek and Sylvia Barnard,*

*We are writing to express concern regarding the eviction of 21 individuals from Buena Tierra, a housing development that was meant to serve as a permanent housing solution for people exiting homelessness. This failure falls directly on HASBARCO and Good Samaritan as the service providers responsible for ensuring that residents have the stability, support, and dignity necessary to heal from life on the streets. Instead, Buena Tierra's punitive policies, prison-like design, and excessive policing have further traumatized its residents—compounding the very issues that made housing necessary in the first place.*

*The Department of Housing and Urban Development (HUD) guide lines for low income housing developments is to follow the Housing First model because of the long term success it has been proven to have.*

*Buena Tierra is not compliant with the Housing First model, and the amount of evictions that have taken place is the evidence to support that.*

***The Harmful Effects of Institutional Design and Punitive Oversight***

*Studies have shown that placing formerly homeless individuals in environments that resemble incarceration worsens trauma-related conditions, including PTSD, anxiety, and depression. According to the National Health Care for the Homeless Council, many people experiencing homelessness already suffer from hypervigilance to*

*prolonged exposure to violence and instability. Enforcing overly strict rules, using excessive surveillance, and policing their daily activities only replicates the very conditions they sought to escape (NHCHC, 2019).*

*Moreover, Housing First research has repeatedly demonstrated that punitive housing models increase rates of eviction and homelessness recidivism. A landmark study by Tsemberis, Gulcur, & Nakae (2004) found that supportive housing models that emphasize autonomy and flexibility have an 85% housing retention rate, whereas programs with rigid enforcement policies see*

*retention rates drop below 60%. By prioritizing control and punishment over stability and support, HASBARCO has created conditions that set residents up for failure rather than success.*

*Housing First: The Proven Alternative That Works*

*Rather than policing residents and evicting them back to homelessness, HASBARCO should fully embrace the evidence-based Housing First model, which has been proven to provide long-term stability and cost savings.*

*The At Home/Chez Soi study (2014), one of the largest randomized control trials of Housing First, found that for every $10 spent on Housing First, $9.60 was saved in emergency healthcare, shelters, and policing costs (Mental Health Commission of Canada, 2014). This directly contradicts the justification for punitive measures—supportive services, not punishment, lead to stability.*

*In Finland, where Housing First has been fully implemented, chronic homelessness has dropped by over 50% since 2008, and street homelessness has been virtually eliminated (Y-Foundation, 2020). Rather than evicting individuals for nonviolent infractions, Finland's program provides intensive case management and mental health support, ensuring long-term success.*

*A study by the Corporation for Supportive Housing (2021) found that supportive housing reduced jail stays by 38% and emergency room visits by 40% over five years. HASBARCO's decision to evict rather than provide support directly contradicts this body of research, leading to increased strain on shelters, hospitals, and law enforcement.*

*HASBARCO's Duty to Act Responsibly*

*The eviction of 21 individuals from Buena Tierra is a clear policy failure that requires immediate correction. Moving forward, we urge HASBARCO to take the following steps:*

1. *Immediately halt evictions and reassess punitive policies that are disproportionately harming residents.*
2. *Implement trauma-informed training for all staff and security personnel to ensure interactions with residents prioritize healing rather than punishment.*
3. *Replace surveillance-based oversight with peer support and case management services, which have been proven to increase housing retention rates.*

4. *Create a resident advisory board to provide direct input on policies, ensuring that rules are fair and supportive rather than punitive.*

5. *Follow the Housing First model by prioritizing stability over enforcement, recognizing that formerly homeless individuals need time to adjust to housing.*

*The research is clear: stable housing is the foundation of recovery, and punitive housing policies only perpetuate homelessness. By forcing individuals back onto the streets through heavy-handed*

*evictions, HASBARCO has failed its mission and the people it was meant to serve. This failure must be addressed immediately.*

*We are willing to discuss these concerns in more detail and assist in developing solutions that truly prioritize residents' well-being. However, if corrective actions are not taken, we will explore all avenues to hold HASBARCO accountable for its role in this preventable crisis.*

*Sincerely,*

*Nancy McCradie – Board Member/Secretary*

*Committee For Social Justice*

*Phone: (805) 699-3310*

*CC: Chuck Flacks – City of Goleta Homelessness Services Coordinator*

*Emily Allen – Santa Barbara County Continuum of Care*

*References (APA Format)*

*Corporation for Supportive Housing. (2021). Denver supportive housing social impact bond initiative: Final report. https://www.csh.org*

*Mental Health Commission of Canada. (2014). National final report: Cross-site at home/chez soi project. https://www.mentalhealthcommission.ca/English/at-home*

*National Health Care for the Homeless Council. (2019). Trauma and homelessness: Policy brief. https://nhchc.org*

*Tsemberis, S., Gulcur, L., & Nakae, M. (2004). Housing first, consumer choice, and harm reduction for homeless individuals with a dual diagnosis. American Journal of Public Health, 94(4), 651–656. https://doi.org/10.2105/AJPH.94.4.651*

*Y-Foundation. (2020). A home of your own: Housing First and ending homelessness in Finland. https://www.ysaatio.fi/en/housing-first-finland*

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hasbarco
Housing Authority of the County of Santa Barbara

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P.O. Box 397 • Lompoc, CA 93438-0397
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hasbarco.org

April 15, 2025

Committee for Social Justice
Attn: Nancy McCradie, Board Member, Secretary
P.O. Box 4294
Santa Barbara, Ca 93140

**RE: Response To Your 3/9/25 Letter - Buena Tierra "Evictions"**

Dear Ms. McCradie:

This is to acknowledge receipt of your letter which expresses concern about evictions, a failure to follow the Housing First model, and a prison-like atmosphere. At the outset, let me state that your letter mischaracterizes the facts of the Buena Tierra housing development, both in terms of actual numbers of evictions from the site and the basic operations of the development.

The Housing First model is one solution to homelessness that prioritizes permanent housing and client choice. It focuses on instantly connecting individuals and families experiencing homelessness to permanent housing without barriers to entry, such as sobriety or treatment requirements. Supportive services are offered to help with housing stability and prevent homelessness from recurring.

As an agency, when developing and operating permanent supportive housing where the Housing First model is required, we are committed to following the principles outlined in the model. All our staff are recently and professionally trained in Housing First. Our Regional Manager with overall responsibility for this site is a former professional social worker, being formerly employed with the County of Santa Barbara in such a capacity and in El Paso, Texas and Jaurez, Mexico, having set up novel food distribution centers there. Our onsite (24 hour) manager previously worked in a local homeless shelter and was employed in a similar capacity in an exclusive apartment complex in New York City. We also have a fulltime onsite maintenance staff member who is able to assist residents 24/7. The thoughtful staffing at this site allows us to deliver total quality customer service.

In addition to the above, our unique model stresses dignity and engagement. Upon lease up, residents move into a fully furnished apartment, providing a solid foundation for stability. From day one, they have access to professional support staff provided through a contract with Good Samaritan, which is overseen by mental health professionals in HASBARCO's Resident and Supportive Services Department. This ensures comprehensive support. This program offers a full-scale supportive services model that exceeds the requirement for the property. However, HASBARCO values the integration of supportive services at Housing First sites and has strategically ensured the highest level of care for residents.

It is important to clarify that only thirteen residents have moved from the site for various reasons. Of these, just four of these were conducted through a sheriff lockout (eviction). Two were due to repeated violent offenses, one resulted in an on-site arrest for the distribution of fentanyl and meth, and one was due to non-payment rent for 8 months. Additionally, we lost one resident to an off-site traffic

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accident. An additional five residents voluntarily worked with our team to vacate for personal reasons. Of those, four were in need of more intensive support services than we are equipped to provide upon exits and one utilized their HCV voucher to become housed with a private landlord. An additional three residents requested relocation and HASBARCO hired a professional housing navigator to help them. In addition, HASBARCO connected them with a non-profit to fully furnish their new units. Please see the table below which outlines the vacated units, as described above:

| ***Vacancies From Original Lease Up*** | |
|---|---|
| *Sheriff Lockout Evictions* | |
| Violence | 2 |
| Onsite Arrest – Distribution of Fentanyl/Meth | 1 |
| Non-Payment of Rent | 1 |
| **Total** | 4 |
| | |
| *Mutual Agreement to Vacate* | |
| In Jail | 1 |
| Rehoused – HCV – private LL | 1 |
| Hedges House of Hope | 2 |
| In Shelter w/ PD assistance | 1 |
| **Total** | 5 |
| | |
| *Deceased* | |
| Auto Accident Offsite, Pedestrian vs Auto near 7-11 store | 1 |
| **Total** | 1 |
| | |
| *Requested Relocation* | |
| HCV + Housing Navigator Assistance & New Furniture Provided | 2 |
| During Drug Rehab – retained HCV | 1 |
| **Total** | 3 |
| | |
| **Combined Total Vacancies** | 13 |

In closing, the Housing First model DOES NOT mean being a bad neighbor to the surrounding residents and businesses in Goleta. Moreover, it does not mean condoning violence or non-residents with ill intent coming on site to sell drugs to a highly vulnerable resident population, notably fentanyl and methamphetamine. To that end, Buena Tierra was designed with a fence which functions as a barrier to outside individuals intent on ill will towards the community. The dual purpose is protecting residents against bordering busy streets.

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I hope that this clears up your misconceptions about Buena Tierra. Please feel free to contact me or the Director of Operations, Sanford Riggs at Sanfordriggs@hasbarco.org should you like to set up a meeting with operational staff or if you would like a tour.

Sincerely,

DocuSigned by:
Robert P. Havlicek Jr.
304E7A127B314FE...

Robert Havlicek Jr.
Executive Director

CC:
Silvia Barnard, Executive Director, Good Samaritan
Sanford Riggs, Director of Operations
Stacey Murphy, Director of Resident and Supportive Services
Evan Baumann, Regional Manager, South County
Chuck Flacks, City of Goleta Homelessness Services Coordinator
Emily Allen, Santa Barbara County Continuum of Care

April 18, 2025

HASBARCO

Attn: Robert Havlicek Jr.

815 West Ocean Avenue

Lompoc, CA 93436

**Re: April 15 Response Regarding Buena Tierra Evictions**

Dear Mr. Havliceck,

We've reviewed your April 15 response to our March 9 letter. Frankly, it's not acceptable.

Your letter attempts to justify a pattern of resident removals at Buena Tierra—including four sheriff lockouts—by citing individual behavior. That misses the point entirely. A Housing First program that regularly evicts its residents is not functioning as a Housing First program. It's failing and it's time for HASBARCO to own up to their accountability on a number of evictions in a short period of time

**Let's Be Clear: Housing First Has Standards**

Housing First is not branding. It's a model grounded in decades of research and practice. It

requires:

- Immediate, low-barrier access to housing
- No preconditions for entry
- Voluntary participation in support services
- Ongoing, individualized case management
- A commitment to housing stability, not turnover

**The Data You Ignore**

- Real Housing First programs produce results:
- Hawai'i's program retained 97% of participants in year one.
- Denver's model cut arrests by 40% and kept 86% of residents housed.
- Cost-benefit analysis shows these programs pay for themselves.

The fact that 13 people have exited your program in a little over a one-year period—four through forcible removal—signals a breakdown in service, not a string of isolated incidents. Evictions are not outcomes to be rationalized. They are red flags.

**Your Framing Is Part of the Problem**

When you frame evictions as the fault of residents, you erase the core purpose of Housing First: to provide people with stability despite the challenges they face. If Buena Tierra can't do that, then either the services are inadequate, or the program is being misrepresented.

**The Cost of Failure**

And to be clear there is a financial and human cost to these evictions. Outreach teams, case managers, and service providers invest significant time and public resources moving people off the streets and into permanent housing.

When Buena Tierra ejects residents—especially through lockouts—it doesn't just fail them. It squanders the investment made to stabilize their lives and puts them right back into crisis. This is not just ineffective; it's irresponsible.

**Diversion**

The very service provider at Buena Tierra has contracted with the county as the service provider for Diversion program. Why wasn't Diversion offered to any of the residents who may have fallen behind in their rent? The goal of this program is housing retention to ensure an eviction doesn't happen in the first place.

**The write ups and cause for eviction**

We have copies of documents from the evicted residents and the reasons for their written violations and it is blatantly clear that they are being policed not permanently housed. They were left to feel that they are not to befriend one another which created division that resulted in a difference on what they would be allowed to gather together or neighborly with one another for fear of being written up and evicted.

**Correct Course Now**

This situation demands immediate corrective action. We expect:

1. A moratorium on all sheriff lockouts while support protocols are reviewed

2. Comprehensive retraining of all staff on Housing First principles and practice

3. Regular, public reporting of evictions, discharges, and retention rates

4. Independent oversight of Buena Tierra's operations moving forward.

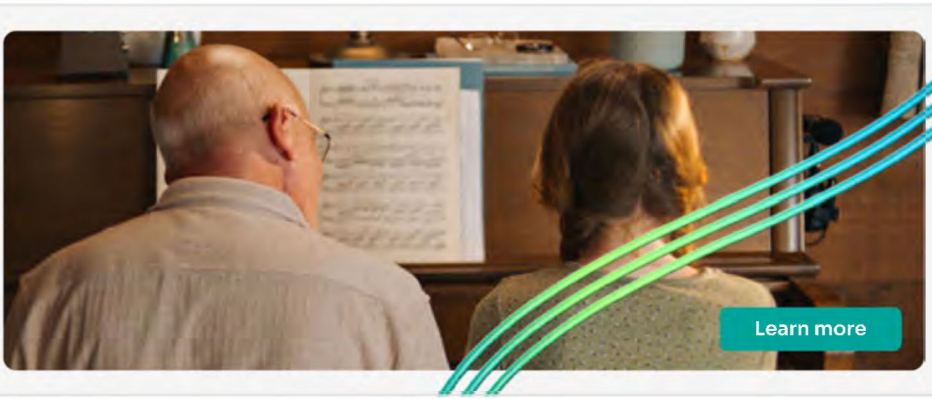
If HASBARCO cannot or will not implement these changes, it must stop using the Housing First label. We will not sit by while a model designed to protect the most vulnerable is distorted and misused. We are open to dialogue—but not deflection. We look forward to a concrete plan of action.

Sincerely,

Nancy McCradie

Board Member, Secretary

Committee for Social Justice



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# Santa Barbara County Board of Supervisors Approves Loan for Teacher Housing Development

## Construction for Santa Barbara Unified Staff Units at Goleta Property Is Expected to Begin Within Three Years

By **Callie Fausey**
Wed May 07, 2025 | 2:03pm




*Supervisor Laura Capps, a former Santa Barbara Unified school boardmember, noted that the project is "uniquely situated" because the affordable units are being dedicated to school district staff. | Credit: Ingrid Bostrom*

The Santa Barbara Unified School District is another step closer to building teacher housing.

On Tuesday, May 6, the Santa Barbara County Board of Supervisors approved a $1.1 million loan for "development impact fees" to developer Red Tail Multifamily Land Development, which the school district is partnering with to build 106 units at what is known as the Tatum property near San Marcos Growers.

The district plans to close escrow on the property — which it sold to Red Tail for $17 million — within the next two weeks. The school district and developer's agreement is to build 106 affordable units, including one-, two-, and three-bedroom units primarily for staff and their families.

The Tatum property encompasses four acres in the Eastern Goleta Valley. The district has eyed it for staff housing for years. It will be developed in addition to a separate staff housing project at the former Parma school site on the Eastside, which will offer 30 units.




*The affordable housing portion of the Tatum Property is outlined here in red, including 106 units for unhoused veterans and non-management employees of the Santa Barbara Unified School District. Credit: Courtesy*

Affordable units at Tatum will be run by the Santa Barbara County Housing Authority, and eight will be set aside for unhoused U.S. veterans. However, the rest would be designated for non-management employees of the district.

"We designed this project to cater to district employees' needs," said Ron Wu, Red Tail's director of development. "A lot of their employees are after larger units, so we've designed it to be large family units."

The county's loan will only be used for development fees related to the affordable housing component of the project. Next door, Red Tail plans to build 385 market-rate units and 26 moderate units for a total of 517 units, but they are not asking for financial assistance for those units.

The loan was approved by the board with an agreement that the loan will be repaid in 11 to 15 years, and the project must start construction within three years of receipt of tax credits.

"In exchange for the loan, it seems we are getting a guarantee that the project will be permitted, and construction will start within three years, so that makes it very attractive to me, for teachers and for affordable housing," said supervisor Joan Hartmann.

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Hartmann said they've never provided assistance like this for a housing project before, but the board felt compelled by it being an affordable housing project. "To have our own money invested in this project.... We care enough about affordable housing in our county," she said.

Supervisor Laura Capps, a former Santa Barbara Unified school boardmember, noted that the project is "uniquely situated" because the affordable units are being dedicated to school district staff, which is a "tricky" thing to accomplish. "I have a long history with this project, having been on the school board when we sold the Tatum property to Red Tail a long time ago," she said. "I wouldn't be supportive of it if it were market rate, of course, but it's the fact that it will help this come alive and house people who really direly need housing."

Staff housing has long been a priority for school boardmembers, who created an ad hoc housing committee to begin exploring options for staff housing around two years ago, responding to needs among teachers and staff who have spoken out about the exorbitant costs of living in Santa Barbara. In Santa Barbara Unified, about 57 percent of employees are considered very-low-income or low-income, according to a survey of district staff.

The Board of Supervisors voted unanimously to approve the loan, which will help jump-start the permitting and construction process.




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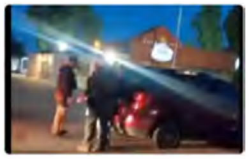
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