



Housing Authority of the County of Santa Barbara

P.O. Box 397 • Lompoc, CA 93438-0397
815 West Ocean Avenue • Lompoc, CA 93436-6526
(805) 736-3423 • FAX (805) 735-7672 • TDD (800) 545-1833 Ext. 594

June 5, 2007

The Honorable Judge Melville
Superior Court
312-M East Cook Street
Santa Maria, California 93455

Honorable Judge Melville:

At your request the Housing Authority of the County of Santa Barbara (HACSB) is responding to your letter of May 24, 2007 concerning the Santa Barbara County Grand Jury audit of affordable housing in Santa Barbara County.

We were asked to respond to audit report findings 3-9. We are in agreement with those findings as they attest to the need for more affordable housing throughout Santa Barbara County.

We were also asked to respond to all six of the audit report recommendations as to whether or not we had implemented these recommendations. It is somewhat awkward to respond to this request as none of the recommendations directly relate to our agency, rather all the recommendations either relate to the Cities within Santa Barbara County (jurisdictions) or SBCAG. Nevertheless, we offer the following comments concerning the need for more affordable housing throughout Santa Barbara County and what our agency is doing to remedy this problem.

The HACSB has been in existence since 1941 as a State chartered public corporation to provide housing to low income households throughout Santa Barbara County. For most of these years our housing programs existed exclusively through our relationship with the United States Department of Housing and Urban Development (HUD). Through these programs the HACSB currently owns and manages 525 units of public housing and administers 3,415 housing choice vouchers. But even with full utilization of these housing resources we still have extensive waiting lists for these programs, as noted in your report.

As a result the HACSB fully recognizes the need for more affordable housing in Santa Barbara County and therefore we are continually on the look out for opportunities to acquire and/or develop additional affordable housing utilizing our own local resources and ingenuity. Over the past decade the HACSB, in some cases in conjunction with our affiliate 501c3, Surf Development Company, has created a portfolio of non HUD housing for low income families as follows:

- . Central Plaza (Santa Maria) 112 units – owner/manager
- . La Paloma Group Home (Lompoc) 6 units for disabled – manager
- . Lassen Place (Goleta area) 4 units for disabled – owner/manager
- . Parkside Garden Apartments (Lompoc) 48 units – owner/manager
- . Positano Apartments (Goleta) 118 units – manager
- . Sandpiper Apartments (Goleta) 68 units – owner/manager
- . Villa del Sol (Isla Vista) 6 units for disabled – owner/manager

Prospectively we have a variety of development projects in process to further address the housing needs of low income families throughout Santa Barbara County. These projects are listed here in chronological order based on their expected date of completion:

- . Vintage Walk I (Buellton) 7 units – under construction
- . Parkview Apartments (Isla Vista) 20 units – acquisition in escrow
- . Ted Zenich Gardens (Santa Maria) 24 units – under construction
- . Braddock House (Goleta) 4 units for disabled – development plan submitted
- . St. Joseph Place (Los Alamos) 28 units – development plan submitted
- . Ocean Avenue (Lompoc) 20 units – in planning stage
- . Ocean Meadows (Goleta) 22 units – in planning stage
- . Hillside House (Goleta area) 125 units – development plan submitted
- . MTD site (Goleta area) 300 units – in negotiation with MTD owner

We would reemphasize that although affordable housing (somewhat of an oxymoron in Santa Barbara County) has different meanings to different people, *all* the housing owned and/or operated by the HACSB is *rental housing for low income families*.

In closing, we appreciate the opportunity to respond to your report and thank you for the time and attention you have taken to recognize the serious lack of affordable housing in Santa Barbara County.

Respectfully yours,

Frederick C. Lamont
Executive Director

Cc: Albert Mercado, Foreperson, Santa Barbara County Civil Grand Jury

Enclosure – CD ROM