



**TO:** Mayor and Councilmembers

**SUBMITTED BY:** Jaime A. Valdez, Assistant City Manager

**PREPARED BY:** Blake Markum, Management Analyst

**SUBJECT:** Housing Authority of Santa Barbara County Presentation on Current Activities and Projects

**RECOMMENDATION:**

Receive a presentation from the Housing Authority of Santa Barbara County (HASBARCO) on the current status of their activities and projects in the City of Goleta and the County of Santa Barbara.

**BACKGROUND:**

The Housing Authority of Santa Barbara County (HASBARCO) functions primarily to build, acquire, own, manage and maintain residential rental units for persons of very low and low income and to obtain rent payment assistance for similar households renting in the private market. Operating through a central Administrative Office in Lompoc and Housing Management and Maintenance offices in Goleta, Lompoc and Santa Maria, HASBARCO provides direct services to applicants, tenants and private property owners.

The City partners with HASBARCO for affordable housing monitoring and provides funding assistance to the Buena Tierra Permanent Supportive Housing located in Old Town Goleta. The City last received an update regarding the status of the Buena Tierra Permanent Supportive Housing residence from HASBARCO on May 20, 2025.

**DISCUSSION:**

This agenda item provides the City Council and community the opportunity to hear updates on HASBARCO's current activities and projects in the City of Goleta and the County of Santa Barbara.

**LEGAL REVIEW BY:** Isaac Rosen, City Attorney

**APPROVED BY:** Robert Nisbet, City Manager

**ATTACHMENTS:**

1. Presentation from the Housing Authority of the County of Santa Barbara to the City of Goleta

## **ATTACHMENT 1**

Presentation from the Housing Authority of the County of Santa Barbara  
to the City of Goleta

PRESENTATION  
TO THE CITY  
OF GOLETA

HOUSING  
AUTHORITY  
OF THE  
COUNTY OF  
SANTA  
BARBARA



August 19, 2025, City Council Meeting

# OUR MISSION STATEMENT

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

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

In carrying out our mission, we are committed to:

- Increasing housing choices
- Respect for HASBARCO clients and employees
- Excellence in management and operations
- Dispersal of assisted housing throughout Santa Barbara County
- Cooperative and respectful working relationships with the public, neighborhood and community organizations, and other units of government.

# GOLETA PROPERTIES



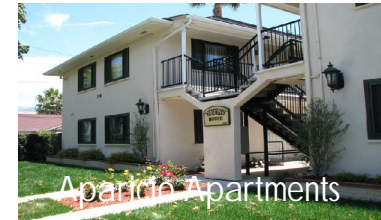
Parkview Apartments



Pescadero Lofts



Villa Del Sol



Aparito Apartments



The Braddock House



LC Grossman



Sandpiper Apartments



Lassen Place



Buena Terraz



Positano Apartments

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# HOUSED AS OF 12/2024

- We house roughly 665 people in 357 Households in Goleta.  
Of those 665 people:
  - 109 are Disabled Families Served
  - 135 are Elderly Families Served
  - 143 Head of Households that have lived in our developments for 10+ years



# WAITING LIST (AS OF JANUARY 2025)

- We have a total of 1,102 people on our Section 8 waiting list. There are 217 people on our Mainstream waiting list.
- Goleta Waiting Lists

	Total	4,793	
<u>Aparicio</u>	<u>Buena Tierra</u>	<u>Positano</u>	<u>Villa Del Sol</u>
1,269	42	1,336	3
<u>Parkview</u>	<u>Pescadero Lofts</u>	<u>Sandpiper</u>	<u>LC Grossman</u>
4,171	65	3,036	459

- Waiting List Closures
  - The Aparicio, LC Grossman, and Positano waiting lists were closed on January 31, 2022.
  - On April 30, 2022, the Section 8 Mainstream waiting list was closed.
  - The Parkview and Sandpiper waiting lists were closed on May 8, 2024.



# SERVICE PARTNERSHIPS

- Dignity Health
- Domestic Violent Solutions
- Family Services Agency
- Goodwill Workforce
- SER Jobs for Progress
- Ventura County Community Development Corporation
- Foodbank of Santa Barbara County
- United Way
- Federal Deposit Insurance Corporation



## LIVES CHANGED -

At the Buena Tierra Ribbon Cutting Ceremony in August, residents expressed their gratitude for the new opportunities Buena Tierra provides, with many sharing stories of how the development has already made a positive impact on their lives. “The best thing about being here is that I can go to places that have canned foods or vegetables, I can take them home and cook them, whereas before, I couldn’t take those things because I had no place to cook them,” said Buena Tierra resident Johnny Watkins, adding proudly, “Two weeks ago I sat down at my kitchen table and cooked some warm beef and cabbage,” a statement that received a thunderous round of applause from the crowd. “It sure felt good to eat a decent meal in my own place.”

# VIOLENT & PROPERTY CRIMES BY JURISDICTION IN 2023

Jurisdiction		Violent Crimes				
		Homicide	Rape	Robbery	Agg Assault	TOTAL
Goleta	All County Crime	1	6	12	37	56
	HASBARCO	0	0	0	4	4

Jurisdiction		Non-Violent Crimes				
		Burglary	Larceny-Theft	Motor Vehicle Theft	Arson	TOTAL
Goleta	All Crime	65	362	46	4	477
	HASBARCO	0	1	0	0	1

Properties & Addresses	Violent Crimes				Property Crimes			
	Homicide	Rape	Robbery	Agg Assault	Burglary	Larceny- Theft	Vehicle Theft	Arson
Aparicio Apartments 120 Magnolia Avenue; 127, 145 Orange Avenue; 301, 332 Ellwood Beach Drive				2				
Positano Apartments 13 Camino De Vida				2		1		

# CRIME STATISTICS BY PROPERTY

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# SECURITY FEATURES

At each of our developments we utilize the following security features:

- Robust Security Camera System – We utilize the ExacqVision Video Management System that offers the following features:
  - Suspect Tracking
  - Video Storage
  - Cross-Platform Access
  - Health Monitoring
  - Audio Capabilities
  - Security Permission
- Flock APLR – We currently have 36 of these in Lompoc at or near our housing developments that the Police Department have access to. Not only are these utilized in Lompoc, but they're connected with the police systems in neighboring cities.

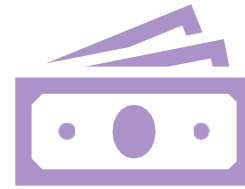
# SECURITY FEATURES CONTINUED

- Mobile Security Service
- Crime Prevention Through Environmental Design (CPTED) - Proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in quality of life. The principles of CPTED include Natural surveillance, Natural access control, Territorial reinforcement, Maintenance and Management. These principles aim to prevent crime by designing a physical environment that positively influences human behavior. CPTED should work in conjunction with other strategies.
- Background checks on all residents

# FINANCIAL IMPACT (AS OF 2023)



Housing Subsidy (Section 8  
Program)  
\$4,600,000+ Paid to Landlords  
84 Landlords  
338 Rental Units



\$140,000+ paid to local  
businesses

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## GOLETA STAFF (AS OF 2023)



6 EMPLOYEES



AVERAGE SALARY  
\$78,048

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# AGENCY FOCUS

- Our agency has many initiatives. Our highest priority is to improve customer service. Some of our customer service features are:
  - 24-hour on-call maintenance
  - 24-hour hotline for tenants and landlords
  - Online portal for applicants, tenants, and landlords



Please visit [www.hasbarco.org](http://www.hasbarco.org) for more information.