

RESOLUTION NO. 20-084

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA ESTABLISHING RELOCATION ASSISTANCE PAYMENT AMOUNTS FOR NO-FAULT JUST CAUSE EVICTIONS PURSUANT TO SANTA BARBARA MUNICIPAL CODE CHAPTER 26.50 AND RESCINDING RESOLUTION NO. 20-082

WHEREAS, the Tenant Protection Act of 2019 (Stats. 2019, ch. 597; "AB 1482") establishes statewide just cause eviction and relocation assistance protections for residential tenants, but also authorizes cities to enact more protective local regulations that supersede state law; and

WHEREAS, the City Council has adopted Chapter 26.50 of the Santa Barbara Municipal Code to enact more protective local regulations which include, among other things, higher relocation assistance amounts for the no-fault eviction of a tenant than are provided under state law; and

WHEREAS, the City retained Keyser Marston Associates, Inc. ("KMA") to prepare a study to determine the appropriate amounts of relocation assistance; and

WHEREAS, the KMA study establishes relocation assistance amounts that are reasonably related to the direct financial impact upon tenants caused by no-fault evictions; and

WHEREAS, the City Council has reviewed and considered the KMA study, as well as the supplemental testimony and evidence presented during the Ordinance Committee and City Council deliberations. Upon that basis, the City Council finds and determines that:

- Three months of relocation assistance represents a reasonable approximation of the lowest possible relocation expenses for a Santa Barbara tenant who is forced to relocate as a result of no-fault eviction; and
- The KMA study did not include a market study of the rent differentials between contract rents and actual market rents, however, numerous property owners, the Santa Barbara Rental Property Association and others credibly testified before the Ordinance Committee and City Council, and the City Council finds and determines, that typical contract rents in Santa Barbara are substantially below market rents, particularly as a result of so-

called “mom and pop” landlords who manage small rental properties which comprise the majority of rental units in Santa Barbara, and other landlords who offer below-market rents; and

- As a result of this differential, the City Council finds and determines that the KMA study substantially understates the full cost of forced relocation as a result of no-fault eviction, and that three months’ rent equivalent in relocation assistance represents a reasonable estimate of the lowest possible relocation expenses for qualified tenants in Santa Barbara; and
- The City Council finds and determines that it is in the public interest to direct an ongoing study of the effects of AB 1482 rent control upon the Santa Barbara rental market, focusing particularly upon the growth of differentials between contract rents and market rents in a regulated market.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT:

SECTION 1. The City Council accepts and adopts the City of Santa Barbara Relocation Assistance Study dated April 8, 2020, prepared Keyser Marston Associates, Inc., on file with the City Clerk.

SECTION 2. Based on the Relocation Assistance Study and the testimony and evidence presented to the Ordinance Committee and City Council, the City Council finds and determines that the relocation assistance amounts established by this Resolution are reasonably related to the direct financial impact upon tenants caused by no-fault evictions.

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SECTION 3. The following relocation payment assistance amounts are established for no-fault evictions pursuant to Santa Barbara Municipal Code Section 26.50.020.

<b>Relocation Assistance Payments</b>	
	<b>All Rental Unit Sizes</b>
<b>Qualified Tenant</b>	An amount equal to 3.0 months of the rent that was in effect when the owner issued the notice to terminate the tenancy

SECTION 4. The City Administrator and the City Attorney are directed to prepare and present an annual status report on the effects of AB 1482 rent control upon the Santa Barbara rental market, focusing particularly upon the growth of differentials between contract rents and market rents in a regulated market.

SECTION 5. Resolution No. 20-082 is rescinded.

**RESOLUTION NO. 20-084**

STATE OF CALIFORNIA            )  
  )  
COUNTY OF SANTA BARBARA    ) ss.  
  )  
CITY OF SANTA BARBARA         )

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on December 8, 2020, by the following roll call vote:

- AYES:                   Councilmembers Oscar Gutierrez, Meagan Harmon, Kristen W. Sneddon; Mayor Cathy Murillo
- NOES:                   Councilmembers Eric Friedman, Alejandra Gutierrez, Mike Jordan
- ABSENT:                None
- ABSTENTIONS:       None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on December 9, 2020.

  
\_\_\_\_\_  
Sarah P. Gorman, CMC  
City Clerk Services Manager



I HEREBY APPROVE the foregoing resolution on December 9, 2020.

  
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Cathy Murillo  
Mayor