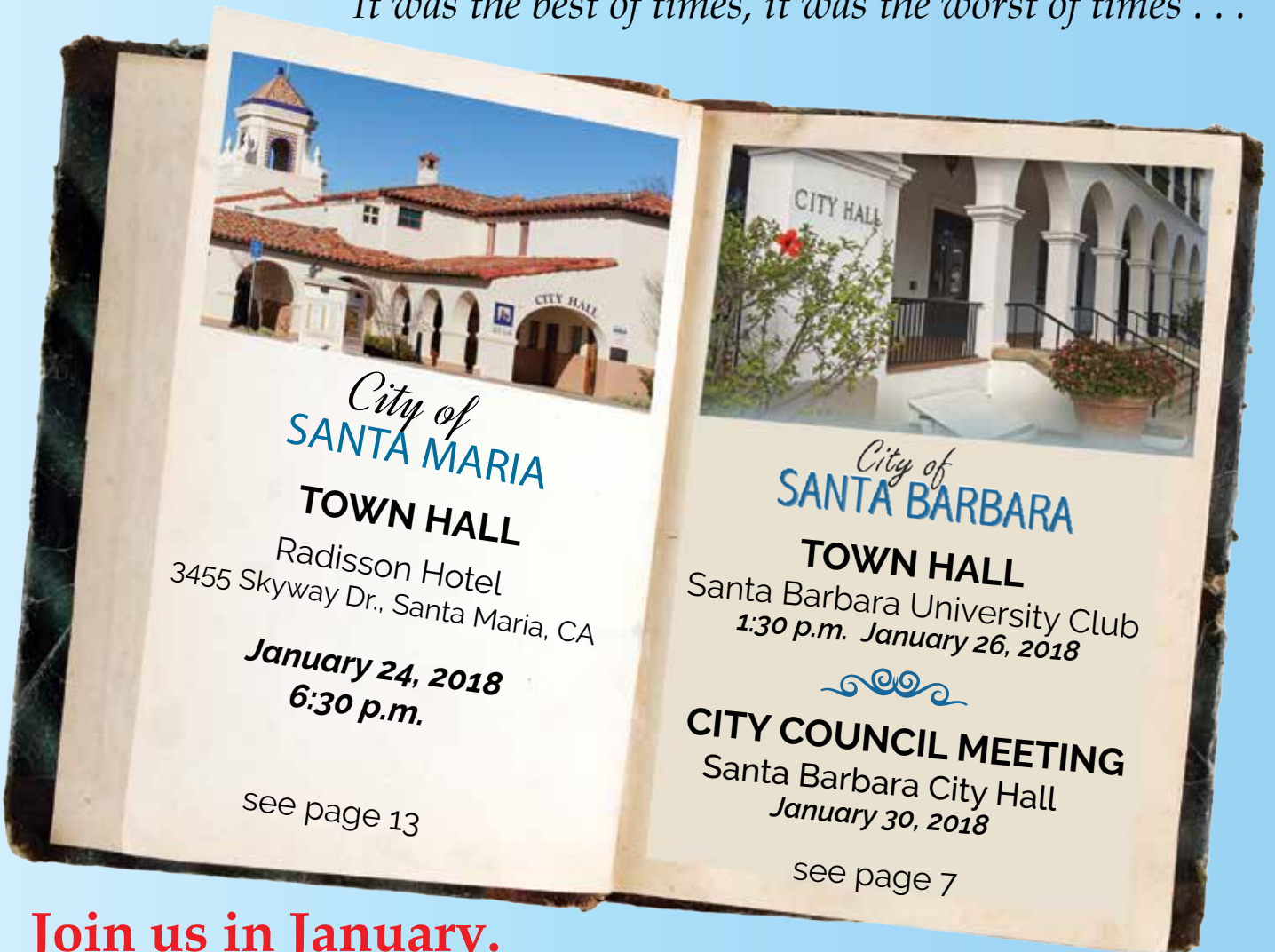


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# January 2018

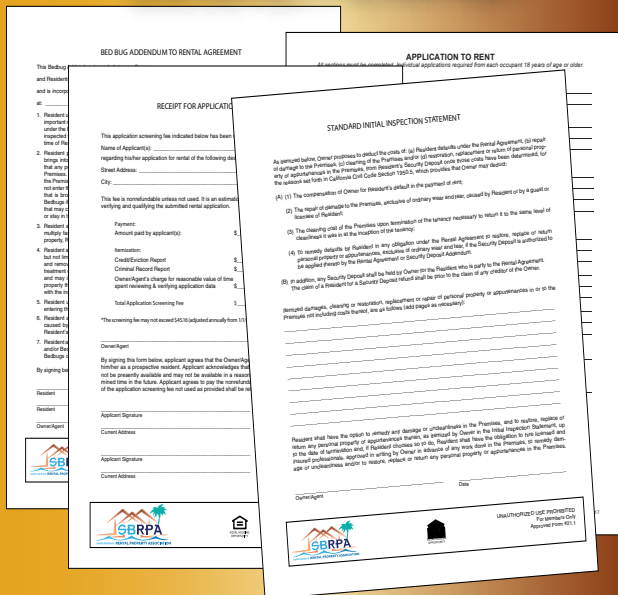
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# SBRPA President's Message

Robert V. Kooyman • CPM®, SBRPA President



Kudos and many thanks to the thousands of fire fighters who have worked so hard to manage the terrible Thomas fire—the largest in the state's history. Our hearts go out to those grieving the loss of the firefighter who died in the line of duty and the one civilian fatality (so far). We also send our kindest sympathy to those who lost homes, had damage to their homes, or had to be evacuated.

Words cannot express how grateful we are to the heroic efforts of the men and women who respond to structure fires and wildfires and put themselves in harm's way to protect lives and property. It's truly incredible.

What a way to start the new year.

It certainly puts things in perspective to have to decide what to take with you when evacuating and thinking about losing your home and possessions to a fire. You have to make choices that are both impossible and simple. Of course, nothing really matters except getting you and your loved ones to safety. It will make things easier to take important documents and information, but the stuff? Where do you even start?

In 2008, a friend of mine lost everything in the Tea Fire. He is again evacuated by the Thomas Fire, but so far, his home is safe. But how stressful is being evacuated? How stressful is it for your beloved animals to have to live in cages or strange surroundings during the crisis, not knowing what is going on or when it will end? I get a lump in my throat just thinking about the animals affected by fires.

At what seems to be the height of a housing shortage, it could not be a worse time for California to lose the thousands of homes lost in the Santa Rosa and Thomas fires of 2017. Not only were there not enough homes for everyone before, now there are even fewer. Those displaced by fires are now competing for expensive and scarce housing with those looking for homes already. It's crazy.

What can be done? Keep calm, carry on and rebuild. May those of you affected have enlightened and responsible insurance carriers who will help you through the long process of cleaning up and/or

rebuilding. One step at a time. We wish you all the best in this enormous endeavor.

Thank you also to the board members of this organization who served so ably last year at a time of intense trial for Santa Barbara property owners. And bravo to Executive Director Laura Bode for so capably representing all of our interests on the City's Landlord Tenant Task Force. The compromises reached were hard fought, and we hope that the incoming City Council will honor the decisions reached by the task force and not undo all of the hard work that went into that process.

And welcome new and returning board members, who will be installed this month. Your service is invaluable and much appreciated. It is looking to be a year of growth and expansion for SBRPA, and it is exciting to have as professional and experienced a leader as Jim Carrillo of the Towbes Group stepping into the role of president for 2018. Look for good things to come and hang onto your hat!

Happy New Year doesn't seem quite right, but the sentiment is the same now as it always is this time of year: Here's to new beginnings and rising to the inevitable challenges before us. Together we can do it and maybe stay sane and maintain a sense of humor as well.

For that journey and all your property management needs, we are here for you!

*Janet M. Eastman, CPM®, Editor & Past President (2013-2015) filling in for Rob Kooyman this month.*

An advertisement for Frederick Lang, a Real Estate Appraiser. On the left is a portrait of Frederick Lang, a man with short brown hair and a goatee, wearing a dark shirt. To the right of the portrait, the text reads: "Frederick Lang", "Real Estate Appraiser", and "License #AG003428". The background of the advertisement is a scenic view of a residential neighborhood with houses and trees, overlooking a body of water under a blue sky. At the bottom of the advertisement, the phone number "(805) 886-4146" is displayed in a white box.

# TOWN HALL MEETING

**FRIDAY, JANUARY 26, 2018**

**1:30-3:00pm at The University Club**

## Tenant Landlord Task Force Recommendations

The Santa Barbara City Council will be reviewing the Tenant Landlord Task Force Recommendations on January 30<sup>th</sup>. Come hear from the Landlord representatives who sat on the Task Force to find out what the recommendations are and what each organization is going to do about it.

RSVP to [programs@sbrpa.org](mailto:programs@sbrpa.org)

This is a private, invitation only meeting. You must RSVP.



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Friday, January 26, 2018  
1:30-3:00pm



## NOTICE TO ALL SBRPA MEMBERS:

A regular meeting of the members of the **Santa Barbara Rental Property Association** will be held on **January 26th, 2018** at **The University Club** located at **1332 Santa Barbara Street**, Santa Barbara, CA 93101 immediately following the Town Hall meeting which will take place on the same date, at the same place, **starting at 1:30 pm.**

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City Hall, Anacapa Street

on proposed new  
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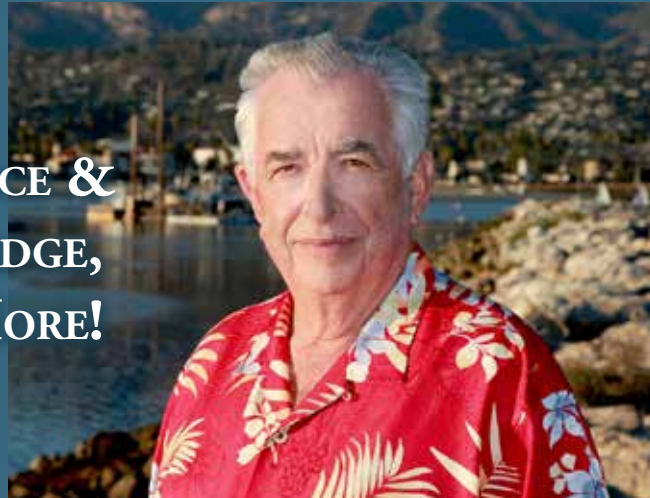


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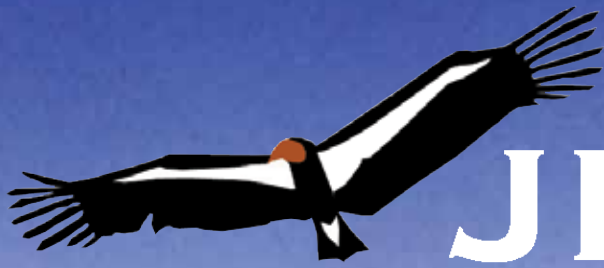


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# Central Coast News

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## Downtown Atascadero gets a New Mixed Use Development

An updated mixed-use project in heart of downtown Atascadero received approval from the planning commission in December 2017. The La Plaza project was resurrected by local developer Mike Zappas when he purchased two parcels totaling 1.83 acres back in February 2017, as part of 1031 exchanges triggered by his sales of hospitality properties in Austin and Houston.

La Plaza was originally designed back in 2013 by developer Larry Wysong as a mixed use development that was to include three 2-story buildings with 26,500 square feet of retail, restaurants, and office space. Prior to that, there was a 2010 plan to build a 10-screen movie theatre on the site, but neither plan went forward.

With the acquisition of the two parcels, Zappas expanded the La Plaza project by adding a third story and a residential component. The 1.83 acre site will now include two 3-story buildings with 40 apartment units, 9,700 square feet of office space, and 18,000 square feet of retail space. The apartment units will include a majority of 1-bedroom units with some 2-bedroom units.

Zappas has a history of development in Atascadero. He, along with his late business partner Gaylen Little, developed the 90-unit apartment complex Hidden Oaks Village back in 2001 and the 100-unit apartment complex Las Lomas Village in 2014. Phase 3 for Hidden Oaks Village is expected to be

completed in 2018.

The City of Atascadero and the business community are excited to see the La Plaza project move forward. The project is set to transform much of the downtown business district of Atascadero. The site is located on the west side of El Camino Real from East Mall to Entrada Avenue and sits directly across from the city's Sunken Gardens and City Hall and is just down from the Carlton Hotel. Zappas said that he is excited to contribute to the revitalization of downtown Atascadero.

With December's approval by the planning commission, Zappas is confident that he will be able to break ground by fall of 2018.

*Zappas chose to keep the La Plaza name for his project since it honors Atascadero founder E. G Lewis' original 1917 Mercantile/La Plaza building, which served as the community's first shopping center.*



Artist rendering of the La Plaza Project.

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SBRPA would like to recognize the following new and returning members.

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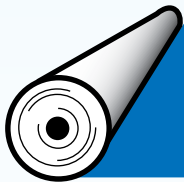
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# Town Hall III

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# Sacramento Report



Steve Carlson



Jonathan Arambel

With the New Year upon us, it's the beginning of a new legislative calendar. Everyone reported back to Sacramento on January 3rd and is ready to get back to work. What normally feels like an exciting, back-to-school type of environment is actually clouded with uncertainty and a new and uncomfortable focus. Sexual harassment is on everyone's mind. Two Assemblymembers have already resigned, there are allegations about a State Senator, and there will likely be more allegations coming out on sitting legislators.

It has not only proven to be a horrible problem that has infested the State Capitol, but it's also shown that the current process and protections for victims in the capitol community have failed. Victims haven't felt safe reporting incidents because of the fear of retaliation. This is an issue for staff, legislators, and lobbyists alike. Rightfully so, this is an issue that will take up most of the air in the room as we begin the 2018 legislative calendar.

There will be numerous bills introduced that focus on sexual harassment, and they won't just affect the capitol community. Most will extend to the private sector as well. Based on the last three months of news, it's clear to legislators that it's not just their house struggling with the issue. Protecting all victims of sexual harassment in California will be the top priority.

On the topic of housing, it's too early to predict what bills will be introduced that would affect the multi-family industry. But, there are definitely bills we expect to see introduced in the next few months. There will likely be bills focused on the Ellis Act, increasing tenant protections, inclusionary housing, section 8, and similar issues that we see every year. We are also hopeful that there will be proactive bills that focus on local governments not allowing enough housing units to be built and bills that build on the Governor's plan to streamline the permitting process.

Then there is AB 1506, the bill that would repeal Costa-Hawkins, that must pass the Assembly Housing Committee and the Assembly Floor by the

end of January. If they decide to take it up in the Assembly Housing Committee, it could pass. However, we believe we have the votes to defeat it on the Assembly Floor. By the end of January, AB 1506 may well be officially dead.

Before you take out the champagne and celebrate, we expect a new bill to repeal Costa-Hawkins to be introduced in the coming months, at least by the end of February. Similar to Ellis Act and inclusionary housing bills, defending Costa-Hawkins may be a yearly thing in the State Capitol. For some Legislators, it's a conversation they want to continue having. There will likely be two hearings on Costa-Hawkins this year. One on AB 1506 and the other on the ballot measure to repeal Costa-Hawkins. Unfortunately, this issue is not going away anytime soon.

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# CalRHA / NAA Update

CalRHA  
NAA



**James Carrillo, CPM® • SBRPA's NAA Delegate**

It is difficult to believe that 2017 has flown by and we now embark on a new year—with new promise and, undoubtedly, new challenges.

You are all aware of the tremendous work that Our Executive Director, Laura Bode, has done on the Santa Barbara Landlord / Tenant Task Force. Laura has done an incredible job representing our interests on the local level, while at the same time, keeping the National Apartment Association (NAA) involved in our efforts to squelch any type of rent control. In 2017, NAA utilized its Industry Mobilization Fund (IMF) and contributed \$25,000 to our efforts here in Santa Barbara. We are grateful for their support and encouragement.

So, what is on the horizon for 2018 nationally?

Let's start with evictions. Nicole Upano, Senior Manager / Government Affairs for NAA, notes in a recent article that the publication of Matthew Desmond's book, "Evicted: Poverty and Profit in the American City" has fueled much of the current focus of tenant rights groups on this subject. In the state of Washington, legal filings have challenged the ability of landlords to deny housing based on prior eviction proceedings of the applicant.

In New York, renters are now guaranteed legal representation in renters' court. Mayor Bill de Blasio signed this bill into law in August 2017. The belief is that guaranteed legal representation will help the resident better navigate the legal system.

Also in August, United States Senator Cory Booker introduced S. 1758, the Tenant Protection Act, which would impose severe limits on the information screening companies can access regarding potential residents. This legislation would amend the Fair Credit Reporting Act (FCRA), masking much of the information on prior eviction proceedings and making it unavailable to the public.

These are just some of the states that have introduced legislation contrary to the interests of owners and management companies. NAA expects this issue to remain at the forefront of multifamily challenges in 2018. For more information log on to [naahq.org](http://naahq.org).

One other topic that will be front and center for our industry in the coming year will be reputation

management. Les Shaver, Senior Content Writer/ Editor for NAA notes that reputation management is the new "curb appeal." In the old days we used to make sure our walkways were swept, our lights worked properly, the path to the office was clean and the landscaping manicured. All of that now takes a back seat to reputation management. Simply put, if you have bad reviews on the Internet, your prospects are not going to come anywhere near your property. Every company is different. Larger companies can rely on third party services to monitor their reviews while smaller companies will make that a part of the office staffs' responsibilities. Regardless of what size company you have, you must have a plan for managing this all important aspect of your marketing efforts.

The ability of anyone to go online and comment on his or her experience with your product or your people is not going to go away anytime soon. Think about how many times you have seen your kids or your kids' friends discussing where to go eat dinner or spend the evening with friends. It is likely that decisions were made on the spot all without any of the involved individuals ever having seen that establishment in person. They looked it up on their phone and BINGO! Decision made. That same process is in effect for apartments and even more so. Have a plan for responding to all appropriate reviews.

Don't forget that APARTMENTALIZE! Is coming to San Diego. Formerly known as the NAA Education Conference and Exposition, APARTMENTALIZE will take place in San Diego, June 13-16, 2018. Make your plans now and reserve your spot by going to [naahq.org](http://naahq.org) and clicking on Events.



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# The Attorney's Corner

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## ANNOUNCEMENT

We would like to take this opportunity to share some exciting news as we look forward to 2018 and beyond. GROKENBERGER & SMITH is proud to announce that it has merged with ROGERS, SHEFFIELD & CAMPBELL, LLP, effective January 1, 2018. ROGERS, SHEFFIELD & CAMPBELL, LLP is a full-service law firm with a distinguished reputation that has served businesses, public entities and individuals throughout California since 1973. The firm includes a wide array of skilled attorneys with impressive credentials and vast amounts of experience in estate planning, corporate and business taxation, real estate and business transactions, probate and trust administration, will and trust contests, family law, and civil litigation. The attorneys from GROKENBERGER & SMITH will continue to offer SBRPA members preferred rates for representation regarding landlord-tenant matters, and now you will have access to trusted and experienced attorneys in a diverse set of practice areas, all within the same firm. Our convenient downtown location at 152 East Carrillo Street. Direct telephone line and fax number remain the same. You can learn more about the services provided by our merged firms at [www.rogerssheffield.com](http://www.rogerssheffield.com).

## LEASE REVIEW CONSIDERATIONS

With the new year upon us, it is an opportune time for landlords to review their leases for key terms, and to consider whether revisions are necessary to reflect changed preferences. The lease you use should reflect in clear terms what is expected of both the landlord and tenant. The lease is the best method of communication for what is expected in a relationship that involves a significant income producing asset. The following are some important provisions and what you might consider when reviewing your existing leases.

- **Rent and Utilities:** Besides stating exactly how much is due, remember to include acceptable forms of payment, where payment should be made, and whether any grace period exists. Leases should include provisions for assessing late payments and costs for preparation and service of notices to perform. When reviewing provisions concerning payment or allocation of costs for utilities, consider applicable regulations that assign costs for increased water usage. Ensure that it is clear who is responsible for

paying utilities and costs associated with any applicable governmental regulations.

- **Define the Rental Obligation, Lease Term, and Method of Extension:** For term leases, landlords need to be specific as to the time period contemplated and make sure that the tenant understands that the lease is a contract obligating the payment of rent throughout the term, which expires unless there is further agreement in writing regarding an extension. The payment of rent should be stated as a joint and several obligation of all tenants to avoid confusion. Some tenants do not grasp the permanence of even a year lease and do not anticipate that they could be liable for the entire rent if the other tenants do not pay. It is important that if there is a term regarding extension of the lease that the term be clear as to when to extend and that it have a requirement that all parties agree in writing to the extension before it becomes effective.
- **Security Deposit:** Security deposits are one of the most commonly disputed items between landlord and tenant, so in addition to defining the amount, also include how the deposit can be used, and how the deposit will be returned after the tenant moves out. California Civil Code section 1950.5 discusses security deposits, including the maximum amount that may be charged, the charges to which it may be applied, and the procedure for returning unused portions of the deposit. Your lease should conform to the requirements of this section, and, where multiple tenants have signed the lease, you need to confirm to whom any refunds are to be made.
- **Specify a Right to Entry:** While California law permits a landlord to enter into a leased premises without notice in emergencies and with the tenants' permission, it is beneficial to set forth parameters regarding entry in the lease itself. California Civil Code section 1954 provides the situations where landlord entry is permissible and refers to a 24-hour notice as generally reasonable. Leases should include a reference to the landlord's right of entry and note that sometimes entry without notice, i.e. in time of emergency, will be made.

*Continued on page 27*



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- **Maintenance and Repairs:** Both the landlord and the tenant have responsibilities to maintain the premises, so spell out the obligations of both parties, including what notice should be provided by the tenant to the landlord should there be a maintenance issue or potential for damage to the premises. Tenants have a duty to keep the premises clean and use them in the manner of a reasonable person, are responsible for any damage caused by neglect or abuse, and if your lease so provides, for failure to provide required notices of any potential damage or repair matters. Landlords have a duty to maintain a habitable property (subject to the tenant's obligations to maintain and repair) and are responsible for necessary repairs not caused by the tenant or tenant's guests or invitees. Make sure the obligation of the tenant for guests' and invitees' conduct is spelled out in the lease. When creating an obligation for the tenant to contact you for repairs as soon as he or she becomes aware of a problem, make sure the tenant has contact information to ensure that repairs can be completed quickly and in a cost-effective manner. If you have a property management company managing your rental property, make sure that they have a 24-hour hotline for emergencies. If you do not have such a service, then consider to what extent you want the tenant to be responsible for contacting emergency services to deal with fire, water or other events that threaten the condition of the property. Some leases include provisions that allow termination by either landlord or tenant if a habitability issue arises, and these should be carefully reviewed so an unintended termination of a lease does not occur when a situation can be dealt with within a reasonable time.
- **Define Limits on Occupancy and Subletting or Assignment:** Ensure that your agreement specifies that only people who have signed the lease can live on the property and that any subletting or assignment of the premises requires prior written approval by the landlord. This prevents tenants from moving in their relatives and friends or subletting without your permission. It also gives you grounds to terminate the agreement if the tenant does not comply, provided you act timely when you first have notice of such violations. Remember that occupancy standards must be reasonably applied and are best put in writing so that there is no confusion—and make sure that they are compliant with applicable law. Minor children should not sign leases and, depending on age, may or may not be counted as part of an occupancy limitation.
- **Pets:** Specify whether you allow pets at all, and if you do, carefully spell out how many are allowed, and what kinds are allowed or prohibited. Consider provisions that clarify the tenant's responsibility to keep both the rental and surroundings clean. It is also useful to outline procedures for dealing with any other animal related issues, such as noise complaints from neighbors. There are regulations regarding acceptance of "Companion Animals," and you should consider these when reviewing your lease provisions concerning pets.
- **Restrictions on Disruptive and Illegal Behavior:** Consider restrictions on disruptive and illegal behavior that affects your other tenants and adjoining property owners. Consider providing in your lease that excessive noise and certain conduct, such as drug dealing, are prohibited and are grounds for terminating the lease.
- **Attorney Fees Clause:** Attorney fees clauses can be drafted to cover only claims related to enforcement of the lease, or more broadly to include all claims arising out of the lease. The extent to which you want to cover such claims should be considered as attorney fee provisions are made mutual by contract or law and give both landlord and tenant the opportunity to engage counsel on the prospect of recovering fees from the other side. You can consider putting a cap on the fees to be awarded in the event you decide to use an attorney fee clause, which could, if drafted properly, mitigate the risk of an unfavorable result in court.
- **Mold Issues:** California law requires landlords to provide tenants with a written disclosure, prior to signing a rental agreement, when they know, or have reason to know, that mold exceeds permissible exposure limits or poses a health threat (see California Health & Safety Code section 26147). Most properties in the seaside community of Santa Barbara are susceptible to moisture accumulation, which increases the risk of mold growth. To avoid claims by tenants, it is advisable to include with leases a mold addendum that shifts responsibility to tenants for keeping the premises free of damp materials, preventing moisture and dust accumulation, and notifying the landlord of any water intrusion (including malfunctioning appliances, leaky pipes, condensation, et cetera) immediately. When reviewing this disclosure, make sure you understand the extent of your disclosure obligations on historical issues in order to limit claims of non-disclosure of material facts.



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- **Bed Bug Disclosure:** A new law regarding bed bug disclosure was recently passed and requires notice of information about bed bugs to existing tenants as of January 1, 2018. California Civil Code section 1954.603 sets forth the disclosure requirement and provides a sample notice. California Civil Code sections 1954.604 and 1954.605 require notice to tenants after an inspection for bed bugs. In the event a landlord has a dwelling unit inspected by a pest control operator, the landlord must provide the tenants of the inspected units with notice of the pest control operator's findings, in writing, within two (2) business days of when the landlord receives the findings.

As always, it is important to seek independent legal counsel as to your specific objectives and circumstances. If you have questions on these topics and/or need legal advice on these subjects, please call (805) 965-7746 or email David Grokenberger at David@rogerssheffield.com; Michael Brelje at Mike@rogerssheffield.com, or Scott Soulages at Ssoulages@rogerssheffield.com. We look forward to the opportunity to provide legal services to you in the coming year.

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By: David M. Grokenberger, Of Counsel



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# Santa Barbara Happenings

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## **Jalama Beach Park Receives New Addition as Part of Remediation Measures agreed to by Cojo Jalama Ranch Owners and Coastal Commission**

Representatives of the Cojo Jalama Ranches (a.k.a. Bixby Ranch) have agreed to restore damaged wildlife habitat and to donate 35 acres of oceanfront ranchland to the County of Santa Barbara, in order to address violations cited by the California Coastal Commission. The donated land is a nearly mile-long stretch just south of Jalama Beach and will more than double the size of the existing Jalama Beach Park.

The Baupost Group, a Boston-based company, purchased the Ranch in 2007 from the Bixby family. In 2010, the California Coastal Commission began receiving complaints about the property. Aerial photography revealed that previously restored wildlife habitat was being agriculturally tilled.

Lawsuits from Gaviota Coast Conservancy and California Native Plant Society Gaviota soon followed. Once the dust settled, it was discovered that 37 water wells, a concrete culvert, a spillway, and over a dozen graded dirt roads had been developed. According to the California Coastal Commission, the unpermitted well-digging and road grading impacted sensitive coastal habitat.

About a year ago, the Baupost Group began working with the Coastal Commission on a possible remediation plan. The owners ended up agreeing to abandon 16 roads and most of the wells. They will restore 300 acres of beach and grassland habitat, as well as plant oak trees on 200 acres. Finally, they will pay \$500,000 to the California Coastal Commission's Violation Remediation Account.

## **Goleta Planning Commission to Regulate Accessory Dwelling Units**

In response to California's legislation regarding accessory dwelling units (ADUs), passed in 2016, and its mandate that local governments approve them subject to certain regulations the local governments may impose, the Goleta Planning Commission is preparing to set up its own regulations before it is too late.

According to the California Department of Housing

and Community Development, an ADU is a secondary dwelling unit with complete independent living facilities for one or more persons and generally takes one of three forms:

- Detached: The unit is separated from the primary structure.
- Attached: The unit is attached to the primary structure.
- Repurposed Existing Space: Space (e.g., master bedroom) within the primary residence is converted into an independent living unit.

The State passed the ADU legislation (SB 1069) in hopes of boosting available affordable housing. State law requires that the ADU approval process be over-the-counter and that the ADU be completed within 6 months of submitting the application. The ADU legislation was welcomed by many as a way to finally cut through the thick and expensive red tape imposed by many local governments. Goleta provides a prime example of this as no ADUs have been approved in Goleta since 2003, and currently the process costs over \$16,000.

However, Goleta residents have also voiced concern about neighborhood preservation and limiting the size of ADUs. The State allows up to 1,200 square feet or 50% of the lot size for ADUs. Local governments are able regulate the size of the ADUs and where they can be built.

The Goleta Planning Commission has not adopted an ordinance yet, and the City plans to hold several workshops regarding ADU issues, including setbacks, ADU height, and permit costs, before it does.

## **Santa Maria Won't Require Owner-Occupancy for Accessory Dwelling Units**

The Santa Maria Planning Commission decided by a 3-2 split vote not to require owner-occupancy of homes with ADUs.

As stated in the previous ADU article, the ADU legislation has prompted cities and counties to develop their own regulations. Santa Maria is developing an ADU Ordinance that will limit ADUs to one per property and require on-site replacement parking if necessary. As they did in Goleta, some

*Continued on page 33*



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Santa Maria residents have voiced concerns that if owners are not closely involved in the ADU process on their properties, there exists a potential for devolvement of neighborhoods and poor treatment of ADU tenants.

The owner-occupancy requirement would have to be attached to the land deed for properties with ADUs and would be enforced on a complaint basis. The Planning Commission's vote against requiring owner-occupancy for properties with ADUs will serve as a recommendation to the Santa Maria City Council, which will soon confront the topic of the ADU Ordinance.

### **Landlord-Tenant Task Force Reaches Deal on Renter Protections**

A special task force composed of Santa Barbara landlord and tenant representatives has negotiated a deal entitled the Joint Protection & Accountability Initiative.

The task force emerged after consideration of additional tenant protections, including rent control, mandatory paid inspections, and just cause evictions. City Councilmembers authorized creation of the task force and hired former Planning Commissioner and retired professional mediator John Jostes to facilitate the meetings.

When the meetings began last summer, tenant representatives were seeking just-cause evictions, mandatory inspections, a one-year lease requirement, and rent control. However, the then Councilmembers made it clear that rent control would not be up for discussion.

After seven meetings, both sides ended up conceding some points to bring the matter to a resolution. Now that a more liberal-leaning City Council has been elected, it remains to be seen whether the agreed to Initiative will satisfy the incoming Council or whether members will seek additional concessions from landlords.

The new City Council is scheduled to hear the proposed Initiative on January 30, 2018.

### **Oil Production Tax Revenue is down; Schools Suffer Negative Impacts**

Schools that once benefitted from Gaviota Coast oil production have seen a dramatic reduction in revenues, and it will be an important consideration as the Santa Barbara County Board of Supervisors prepares to vote on whether or not to allow Plains All American Pipeline to rebuild Line 901.

Three oil companies that used to utilize Line 901 had to stop production after the line ruptured in 2015, and production ceased at the seven oil

platforms off the Santa Barbara coast.

This cease in production severely affected the oil companies and caused at least one of them, Venoco, to go out of business. Venoco's departure, along with the cease in oil production of other companies, has been applauded by many as a success for the environment and the County as a whole. However, many schools in the County would beg to differ regarding the classification of the oil companies' departures as a success. This is because many County schools in the Santa Ynez Valley receive property tax revenue from oil companies, which makes up a significant portion of their budgets.

Not all school districts are affected proportionately, but several, like Vista del Mar Union School District, have been hit hard by the declining revenue. That specific District has been forced to cut six teaching positions, multiple bus routes, and extracurricular activities.

Another district feeling the impact of the oil revenue losses is Santa Ynez Valley Union High School District, which has had to increase class sizes and decrease the number of programs offered.

The Santa Barbara County Board of Supervisors plans to vote on Plains All American Pipeline's application to rebuild Line 901 in early 2018. If the Line is not approved, it is unclear if and how the County will make up for the lost revenue affecting these schools.

### **Voters Approved One-Percent Sales Tax Hike by Small Majority**

Certified election results from the November 7, 2017 election show that 56.2 percent of Santa Barbara voters were in favor of the City's sales tax increase from 7.75% to 8.75%, which will go into effect April 1, 2018. The tax increase is projected to bring in an additional \$22 million annually.

There are few legal limits on how the general tax may be used, and it technically could be spent on anything. However, the stated intention was that the tax revenues would be used to fund infrastructure and government services. City Councilmembers have said street maintenance and a new police station are priorities; however, with 3 new City Councilmembers joining the Council this month, it remains to be seen if these priorities will change.

Additionally, Measure C does not have a sunset clause. This means that unless it is repealed by voters through a ballot initiative, it will be in effect in perpetuity.

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