

# SANTA BARBARA RENTAL PROPERTY news

CALIFORNIA'S CENTRAL COAST RESOURCE FOR RENTAL PROPERTY OWNERS, MANAGERS & SUPPLIERS



# VOTE

**SOME CANDIDATES FOR SANTA BARBARA CITY ELECTION  
HAVE A STRONG INTEREST IN GOING BEYOND A RENT CAP TO -----**

## **RENT CONTROL**

**SO GET OUT TO VOTE FOR MAYOR, DISTRICT 4 AND DISTRICT 6!**

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 By Appointment Only

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## President's Message



Betty L. Jeppesen Esq. • Attorney at Law & Real Estate Broker

October 2021

### NEW LANDLORD/TENANT NOTICE REQUIREMENTS WHEN THE MORATORIUM ENDS

On September 15th SBRPRA presented a program with speakers Attorney Jim Cole and myself on changes that will impact you when the moratorium ends. It was recorded and is available on the SBRPA website. This program discussed the legal forms to use once the eviction moratorium is over in addition to describing the Rental Assistance brought by AB 832, the 100% of the rent coverage by this rental assistance instead of the 80%, etc. By the way, those of you who applied for rental assistance at the 80% level giving up the 20% do not have to do anything. You will automatically receive the additional 20% in assistance provided your tenant qualified for the 80%. The program also described what 80% AMI really means monetarily for our area. (Detailed AMI information is available on SBRPA website.)



**Important to Note:** If the moratorium ends on October 1, you CANNOT file a claim in court for unpaid rent UNLESS you or your tenant have already applied for rental assistance for the tenant's unpaid rent. The SBRPA website has details on how to apply. The new State Judicial Court forms to use for filing UDs after November 1, 2021 will be available on the SBRPA website as of October 15.

And, remember that you CANNOT file your Small Claims Court action until one month AFTER the eviction moratorium ends. That means that if the moratorium ends on September 30th, you CAN file

your Small Court case beginning November 1st. Please recall that the courts have waived the limit on actions for unpaid rent so that you can file in Small Claims Court for any amount. There is no longer the maximum \$10,000 limit and there is no limit on how many cases you can file

On September 20th, SBRPA presented a program on Rental Assistance featuring Santa Barbara County's Deputy Director of Housing and Community Development Division, Dinah Lockhart; the County's Senior Housing Specialist Ted Teyber; Jerry Morales of the Santa Barbara Housing Authority; and Kimberly Albers, Santa Barbara County Homelessness Assistance Manager. There are benefits to be obtained from Section 8 Housing now providing a \$1,500 sign up bonus for each Section 8 Lease a landlord signs. Section 8 will also cover up to \$2,000 for security deposit of a one-bedroom unit or the lesser of that or one month's rent. Section 8 tenancies follow state guidelines for relocation costs and the local one-year lease ordinance does not apply to Section 8 tenants.

Jerry Morales stated that there are special legal forms to use for Section 8 but that the SBRPA forms: "are perfect to use!" Be careful to include the Violence Against Women (aka VAWA)



form with any Section 8 Notice of Termination of Tenancy or your notice will be void. This program was also recorded and is available through the SBRPA website. Please take advantage of these informative lessons because the laws continue to be complex.

### NEW STATE LEGISLATION TO INCREASE CALIFORNIA HOUSING SUPPLY

From the Governor's Office (yes, Newsom's recall failed as you know), we have the report that he signed historic legislation to boost California's housing supply and to fight the housing crisis.

"The California Comeback Plan" ("The Plan") invests an unprecedented \$22 billion in housing and the

*Continued on page 7*



# BEACHSIDE PARTNERS MULTI-FAMILY ADVISORS

JUST SOLD | 610-618 CASTILLO STREET

## DEAL STORY



### PROPERTY FACTS

**610-618 CASTILLO STREET**  
Santa Barbara, CA 93101

**Type:** Multifamily

**Units:** 8 Units

**Price:** \$6,850,000

**COE:** 9/9/2021

### THE STORY

Beachside Partners is proud to announce that we have successfully sold 610-618 Castillo Street! Jon Standring & Lori Zahn represented the seller and broke a record by achieving a sale price of \$856K/Unit! This is the highest ever sale price achieved for a 5+ unit property that doesn't have a mixed use component in the city Santa Barbara! The property was listed for \$6,950,000 and sold for \$6,850,000.

This trophy asset consisted of two APN's with a total of 8 units and was constructed in 2020. One of the challenges that potential investors pushed back on was the "market" rental rates for these newly constructed units. The marketing package showed a pro-forma income of \$38,350 per month. Lori and Jon assisted the out of town agent and buyer by successfully helping lease and deliver the property fully occupied at \$39,000 per month. This is an example of how Beachside Partners goes above and beyond for our clients!



### JON STANDRING

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President's Message from page 5

prevention of homelessness which will lead to the creation of over 84,000 new affordable homes for Californians, including over 44,000 new housing units and treatment beds for people exiting homelessness. The Plan marks the most significant investment in housing in California's history with \$10.3 billion proposed for housing and over \$12 billion for the unhoused.

On Thursday, September 16, 2021, Governor Newsom signed into law SB 8, SB 9 and SB 10.



**SB 8** extends the Housing Crisis Act of 2019 to jump-start more housing production.

**SB 9** California State Senate President pro Tempore Toni G. Atkins' California Housing Opportunity and More Efficiency (HOME) Act, facilitates the process for homeowners to build a duplex or split their current residential lot, expanding housing options while protecting historic districts, fire-prone areas and environmental quality.

**SB 10** by Senator Scott Wiener (D-San Francisco) creates a voluntary process for local governments to access a streamlined zoning process for new multi-unit housing near transit or in urban infill areas, with up to 10 units per parcel. The legislation also simplifies the CEQA requirements for up-zoning, giving local leaders another tool to voluntarily increase density and provide affordable rental opportunities.

Governor Newsom also signed AB 1174 by Assemblymember Tim Grayson (D-Concord) which is an urgency measure that makes changes to the existing streamline, ministerial approval process for housing development in jurisdictions that have not yet made enough progress towards the allocation of their regional housing needs.

As we move into Fall, let's hope for better times ahead.

*Betty*  
Betty L. Jeppesen

Note: Check our website for recordings and presentation copies of September events.

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## New on the Market: 6 Units in Lompoc

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\$1,225,000

GRM: 13.1

CAP: 5.0%



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# SBRPA Calendar



## 2021 Upcoming Events & Webinars

### Apartmentalize Exhibitor Summit

October 13, 2021 3 p.m. - 5 p.m. ET

Join NAA and your fellow exhibit and marketing professionals in the rental housing industry to start planning for 2022 Apartmentalize! The supplier community will have access to valuable attendee insights from the 2021 event and event details for 2022. You'll also learn the ins and outs of exhibiting at Apartmentalize and hear from key NAA partners. This is an online event.

See <https://www.naahq.org/exhibitor-summit-2022>

### D&I Awareness Week

October 11-15, 2021

NAA's first annual D&I (Diversity and Inclusion) Awareness Week with daily education, storytelling and challenges. See page 17 for more details.

### Assembly of Delegates

November 2-4, 2021 • Cincinnati, OH

The Assembly of Delegates (AOD) is NAA's largest business meeting of the year, where all NAA and NAAEI Boards, Committees and Task Forces meet, and the new incoming volunteer leadership is installed.

The 2021 Assembly of Delegates meeting will take place in-person at the Hilton Cincinnati Netherlands Plaza Hotel. NAA is committed to the health and safety of our members and staff and will continue to monitor and follow guidance from health agencies as we look forward to seeing everyone in Cincinnati!

See <https://www.naahq.org/assembly-delegates>

Due to the rising numbers of COVID cases, the SBRPA office will be closed to all visitors.

If you need assistance, please reach us by email: [admin@sbrpa.org](mailto:admin@sbrpa.org) or by phone: 805-687-7007

# OCTOBER 2021

| SUN                          | MON                                                                                | TUE | WED                                      | THU | FRI              | SAT                         |
|------------------------------|------------------------------------------------------------------------------------|-----|------------------------------------------|-----|------------------|-----------------------------|
|                              |                                                                                    |     |                                          |     | 1                | 2                           |
| 3                            | 4                                                                                  | 5   | 6                                        | 7   | 8                | 9<br><i>SB Housing Day</i>  |
| 10                           | 11                                                                                 | 12  | <i>NAA D&amp;I week Exhibitor Summit</i> |     | 15               | 16<br><i>SB Housing Day</i> |
| 17                           | 18                                                                                 | 19  | 20                                       | 21  | 22               | 23                          |
| 24                           | 25                                                                                 | 26  | 27                                       | 28  | <i>Golf Tour</i> |                             |
| <i>Happy Halloween</i><br>31 |  |     |                                          |     |                  | 30                          |

### Annual Housing Santa Barbara Day

October 9, 2021 & October 16, 2021

*2nd Story Associates* and *Housing Authority City of Santa Barbara* are bringing free family fun to North and South Santa Barbara County. Join them at De la Guerra Plaza on 10/9 or at Towne Center West on 10/16. See page 15 for more details.

### 2021 Annual Charity Golf Tournament

Friday, October 29, 2021 • Glen Annie Golf Club  
Registration 9:30 AM • Shotgun 11:00AM  
2021's YardiStick Putting Contest 9:30-10:45AM

Last chance to get signed up as a sponsor for our Charity Golf Tournament. See page 19 for Sponsor opportunities and Registration.

Contact Chairperson Danielle Holzer for more Sponsor opportunities and registration info. PH: 805-331-3963 or email [DanielleHolzer@dmhproperties.net](mailto:DanielleHolzer@dmhproperties.net)

# HAPPY HALLOWEEN





## Santa Barbara City Elections • November 2, 2021

In October, all voters in the City of Santa Barbara will be receiving a ballot with pre-paid postage to vote on a Mayoral candidate. In addition to the City-wide Mayoral race, voters in Districts 4, 5, and 6 will also be electing a Council member to represent their respective District.

Why is your vote so important? In the last Mayoral election, approximately 25,000 votes were cast for Mayor. Cathy Murillo won with only 28% of the total vote. The Mayor's race was won with only 6,977 votes. City Council District races are determined by an even smaller number of votes. For example, in the last District 1 Election, Alejandra Gutierrez defeated Jason Dominguez by only 8 votes. (Gutierrez: 963 votes versus Dominguez: 955 votes.)

### 2017 Santa Barbara City Wide Mayoral Results

| Mayoral Candidates |              |              |              |              |              |              |              |               |       |
|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|-------|
|                    | District 1   | District 2   | District 3   | District 4   | District 5   | District 6   | Provisionals | Total         | %     |
| White              | 227          | 564          | 116          | 809          | 609          | 351          | 5            | 2,681         | 10.74 |
| Conklin            | 403          | 1,224        | 330          | 1,259        | 953          | 724          | 59           | 4,952         | 19.84 |
| Hotchkiss          | 307          | 1,099        | 205          | 1,587        | 1,361        | 466          | 33           | 5,058         | 20.27 |
| Martinez           | 533          | 926          | 324          | 1,444        | 892          | 663          | 51           | 4,833         | 19.37 |
| Murillo            | 844          | 1,244        | 774          | 1,478        | 1,298        | 1,244        | 95           | 6,977         | 27.96 |
| <b>Total</b>       | <b>2,314</b> | <b>5,057</b> | <b>1,749</b> | <b>6,577</b> | <b>5,113</b> | <b>3,448</b> | <b>243</b>   | <b>24,501</b> |       |



Santa Barbara District Map

# CalRHA Legislative Update



Kate Bell, KateBellStrategies.com

September 2021

## END OF SESSION REPORT

The Legislature ended their work on September 10th a little before 9:00 pm, which is early for the last night of session. The remaining bill that CalRHA was opposing during the end of session was **SB 679** (Kamlager Dove) which would have created the LA County Affordable Housing Solutions Agency.

The new Agency could have imposed new regulations on rental property providers, as well as put tax measures on the ballot. Fortunately, SB 679 failed to get a hearing in the Assembly Housing Committee on the final day. However, the sponsors of the bill, United Way of Greater LA, will still work on the issue and told us that they plan to introduce initiatives at the local level.



California Governor  
Gavin Newsom

The Governor now has until October 10, 2021 to sign or veto legislation that was sent to his desk. Below are several bills that CalRHA supported throughout the year, one of which is already signed, while the other two we are requesting a signature.



Senator Scott Weiner

### SB 10 (Wiener)

Planning and zoning; housing development; density. Would allow cities to zone for up to 10 housing units per parcel in urban areas or places close to transit.

**SIGNATURE REQUESTED**

**SIGNED 9/16/2021,**

(see the President's Message for updated information).



Senator Mike McGuire

### SB 219 (McGuire)

Cancellation of property tax penalties and costs.

**SIGNED**



Senator Dave Min

### SB 607 (Min)

Professions and Vocations - Includes the CalRHA requested fix to allow balcony inspectors to do repairs.

**SIGNATURE REQUESTED**

Along with **SB 10**, **SB 9** was the other bill supported by Senate Democratic leadership that was approved before the final week of the session. **SB 9** allows homeowners to split their lots that are zoned for single-family housing and build additional units, including duplexes.

Unfortunately, although not unexpectedly, there are two bills that made it to the Governor's desk for which CalRHA is requesting a veto.



Assemblymember  
Laura Friedman

### AB 838 (Friedman)

State Housing Law: enforcement response to complaints of substandard housing and lead hazards.

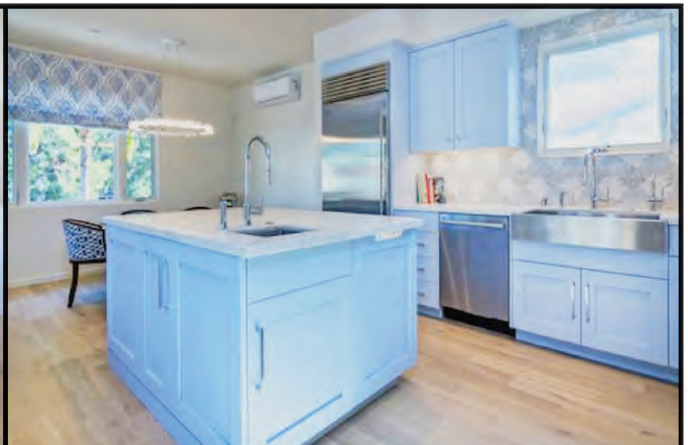
**VETO**

Continued on page 13

**NEW LISTING - ULTIMATE HIGH-END TROPHY BUILDING**  
**“THE CROWN JEWEL OF SANTA BARBARA’S WATERFRONT”**  
**\$8,800,000**



Exquisitely re-built in 2018 at a cost of over \$5.5M, this spectacular property is the best located multi-family building in Santa Barbara, just 1 short block to the beach and 1 block to State Street. There is a nearly 2,000 SF owner’s unit for part-time or full-time use, or keep as a pure investment. The 3 other units are a 2-bed/2-bath, plus 2 x 1-bed/1-bath, all perfectly appointed as well. This landmark masterpiece is the opportunity of a lifetime.



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Assemblymember  
Jesse Gabriel

**AB 1487** (Gabriel)  
Legal Services Trust Fund  
Commission: Homelessness  
Prevention Fund: grants:  
eviction or displacement.  
VETO

Overall, the year was successful, in that the majority of the bills that CalRHA opposed were killed. To recap, those wins include:

- **AB 854** (Lee) - Ellis Act/Withdrawal of Accommodations - DEAD
- **AB 1000** (Ward) - Fair employment and housing protections: background check service providers: housing status - DEAD
- **AB 1188** (Wicks) - Rent Registry - DEAD
- **AB 1199** (Gipson) - Homes for Families and Corporate Monopoly Transparency Excise Tax - DEAD
- **AB 1241** (Jones Sawyer) - Rental housing unlawful housing practices: applications: criminal records - DEAD

### EVICTION MORATORIUM SUNSET

Fortunately, the Legislature recessed on the last night of session without extending the moratorium. Therefore, the eviction moratorium is still set to expire on September 30, 2021.

### RENTAL ASSISTANCE UPDATE

- Rent assistance was a top priority for CalRHA in 2021 and we worked hard with the Legislature, as well as the Administration, to establish the program and ensure that 100% of rent was covered.



- As of September 7th, the state has given out \$491 million in rent relief, out of the nearly \$2 billion requested.
- CalRHA has had numerous meetings and webinars with the Housing Agency and Department in the state and we appreciate the open door communication and collaboration with the entities. Representatives, Jessica Hayes and Geoffrey Ross, from HCD will be attending the in-person CalRHA Board meeting in October to discuss further improvements to the program.

### LOOKING AHEAD

- The Governor's Recall Election is scheduled for September 14th. Recent polls show that he should keep his seat by a margin of 10 points or greater, but it is all dependent on voter turnout.
- The current Assembly Housing Chair, David Chiu, is rumored to be taking the San Francisco City Attorney position after the legislative session ends. Therefore, there will be a new Housing Committee Chair announced imminently in the Assembly.
- The Assembly Housing Working Group, led by Assemblymember Grayson, will be conducting listening tours this fall throughout the state. It will begin in Assemblymember Grayson's district and then be scheduled in the districts of Assemblymembers: Rivas, Arambula, Friedman, Reyes, Quirk-Silva and Ward. They will then have a debriefing paper in December and lay out their legislative priorities for 2022.
- CalRHA will be conducting its legislative planning this fall for the various sponsored bills we will be pursuing during next year.



**PREMIER CENTRAL COAST  
INVESTMENT OPPORTUNITIES**

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Premier Student Housing Portfolio, Isla Vista  
100-Unit Multifamily · \$78,500,000

1314 S. Broadway, Santa Maria  
127-Units · \$19,800,000

707-723 Colina Ln., Santa Barbara  
10-Unit Multifamily · \$8,200,000

**308 W. DE LA GUERRA ST., SANTA BARBARA**  
*Amazing Upside Potential · \$1,945,000*

Hidden Oaks Ranch & Golf Course, Santa Barbara  
Golf Course & Event Center · \$6,850,000

326 W. Victoria St., Santa Barbara  
4-Unit Craftsman-style · \$2,495,000

2024 Anacapa St., Santa Barbara  
9-Unit Multifamily · \$4,195,000

**OUTSTANDING INVESTOR OR OWNER-USER OPPORTUNITY  
308 W. DE LA GUERRA ST., SANTA BARBARA, CA 93101**

Offered at \$1,945,000

Nestled on a quiet street just blocks away from the heart of Santa Barbara and all the dining and entertainment downtown has to offer. This charming craftsman building has subtle undertones of a southwest style property, a very rare but unique combination. This approx. 2,012 SF building features four (4) 1 bed + 1 bath units, with each unit slightly larger than 500 SF. The rents for these units are extremely low, offering an investor or an owner user an amazing opportunity for upside. The building has been well maintained and features freshly manicured landscaping with pleasant patio entrances. The building features a washer and dryer, as well as plenty of storage space.

*Contact the Golis Team for more information!*



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**SELECT ESCROWS**

211-215 W. De La Guerra St. | Mixed-use  
134 Chapala St. | Hospitality  
Isla Vista Retail & Mixed-use Bldg. | 2 Units

**2021 SELECT SALES**

614-618 W. Pedregosa St. | Santa Barbara  
11966-11974 Moorpark St., Studio City  
817 De La Vina St., Santa Barbara  
301-305 N. Signal St., Ojai  
1800 E. Grand Ave., Grover Beach  
6509 Pardall Rd., Isla Vista  
8 Ocean View Ave., Santa Barbara  
55 Ocean View Ave. | Off Market | 10 Units

# Annual Housing Santa Barbara Day

presented by *2nd Story Associates* and *Housing Authority City of Santa Barbara*  
brings free family fun to North and South Santa Barbara County

**HOUSING**  
SANTA BARBARA DAY 2021

ADVOCATING FOR AFFORDABLE HOUSING FOR ALL!

**JOIN US**  
SATURDAY, OCTOBER 9TH  
10:00 AM - 2:00 PM  
DE LA GUERRA PLAZA, SANTA BARBARA

Thank you to our generous sponsors!

Join us for a day dedicated to advocating for affordable housing with...

- 30+ Community Agencies & Service Providers
- COVID-19 Vaccination Clinic
- Informative Housing Workshops
- Tenant & Landlord Resources
- ADU Resources
- Workforce Housing Information
- Affordable Housing Trolley Tours
- Music & Entertainment
- Local Food Vendors

Hosted by  
2nd Story Associates

For more information, scan or visit our website at [www.housingsantabarbara.org](http://www.housingsantabarbara.org)

**SANTA BARBARA COUNTY**  
**HOUSING DAY**

ADVOCATING FOR AFFORDABLE HOUSING FOR ALL!

**JOIN US**  
SATURDAY, OCTOBER 16TH  
10:00 AM - 2:00 PM  
TOWN CENTER WEST, SANTA MARIA

Thank you to our generous sponsors!

Join us for a day dedicated to advocating for affordable housing with...

- Community Agencies & Service Providers
- COVID-19 Vaccination Clinic
- Informative Housing Workshops
- Tenant & Landlord Resources
- ADU Resources
- Workforce Housing Information
- Music & Entertainment
- Local Food Vendors

Hosted by  
2nd Story Associates

For more information, scan or visit our website at [www.housingsantabarbara.org](http://www.housingsantabarbara.org)

Santa Barbara, CA, Sept 10, 2021 – Both North and South Santa Barbara County residents are invited to attend Annual **Housing Santa Barbara Day** this October hosted by *2nd Story Associates* with support from the *Housing Authority City of Santa Barbara (HACSB)*. The Santa Barbara event will be held Saturday, October 9th from 10:00 a.m. – 2:00 p.m. at De La Guerra Plaza. A second event will be held in Santa Maria in conjunction with the Housing Authority of the County of Santa Barbara on Saturday, October 16th from 10:00 a.m. – 2:00 p.m. at Town Center West.

Each event will include Housing Partners, Housing-Related Workshops, Tenant and Landlord Resources, Workforce Housing Information, ADU resources, a COVID-19 Vaccination Clinic, Food Booths and Live Music. There will also be fun activities for all ages that include a miniature home building activity. Please note: Masks will be required for all attendees.

This will be the 4th annual Housing Santa Barbara Day in South County and 1st annual Housing Santa Barbara Day in North County. South County will feature over 30 community agencies and service providers along with “free “affordable housing trolley tours.” Tours will leave every 15 minutes from the

Plaza with stops at various nearby affordable housing developments.

**Housing Santa Barbara Day** is an annual free public event for community members to connect with local non-profit agencies and service providers, and participate in housing related workshops. Housing affordability is vital for the homeless population, low-income residents, and for all workers in all industries that support the community.

“**Housing Santa Barbara Day** is a day of advocacy and a day to connect working families with the resources that are available,” said Jerry Morales, a HACSB representative. “Both events will give the communities a chance to collaborate with the city to voice their concerns, find affordable housing and spend a day of fun with their families.”

October is national Housing America Month, a time when communities throughout the country celebrate local housing efforts and a time to raise awareness for the need for additional affordable housing through education, advocacy, and empowerment. For more about Housing Santa Barbara Day , <https://drive.google.com/drive/folders/1XTvmkpmD5thqMn1zC4ab4sdauMeBKSOU>

2nd Story Associates gratefully acknowledges the following sponsors for supporting **Housing Santa Barbara Day**: Santa Barbara Foundation, Santa Barbara Community Housing Corporation, Union Bank, Montecito Bank & Trust, Santa Ynez Board of Chumash Indians, American Riviera Bank, The Fund for Santa Barbara and McCune Foundation.



2nd Story Associates is a nonprofit corporation created in 2007 for the purpose of funding and developing affordable housing and related social services for the benefit of low-income families, seniors and disabled members of the Santa Barbara community. For more information, visit [www.2nd-story.org](http://www.2nd-story.org)

**About 2nd Story Associates**

2nd Story Associates is a nonprofit corporation created in 2007 for the purpose of funding and developing



**About Housing Authority of the City of Santa Barbara**

The *Housing Authority of the City of Santa Barbara* is a local public agency created for the purpose of providing safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through a variety of federal, state, local and private resources. Since 1969, the *Housing Authority of the City of Santa Barbara* has developed and/or secured over 4,000 units of affordable rental housing for Santa Barbara through a variety of federal, state, local and private funding sources. Please visit the website at [www.hacsb.org](http://www.hacsb.org)

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# NAA Events & Resources



National Apartment Association

## D&I AWARENESS WEEK

NAA's 1st Diversity & Inclusion Week  
October 11-15, 2021

Virtual diversity and inclusion sessions that provide you with information on the importance of storytelling, allyship and leadership in the workplace. You will be guided by specialists to share your experiences and communication tactics with other rental housing professionals that tie into the lessons for each day.

Learn new strategies to make actionable, long-lasting changes that benefit people across the board. #NAADIweek.

### Storytelling Monday "Bias: A Story Worth Telling"

October 11 • 2 p.m. ET

**Storytelling—An Innovative Approach to Bridging the Parallel Reality of DEI.** The "Great Pause" of 2020 revealed that most of our biases exist in a "Parallel Reality." As a result, we are discovering that it is impossible to change what we do not understand. This dynamic and engaging one-hour webinar is designed to examine and discuss an innovative approach to moving beyond our biases and to understanding how to promote diversity, equity and inclusion in our workplaces.

### Become An Ally Tuesday "So, You Wanna Be An Ally"

October 12 • 1 p.m. ET

**Small Steps, Big Impact: Learn to be a Diversity & Inclusion Ally.** Are you struggling with how to best show up as an ally to diverse groups in the rental-housing industry? As Maya Angelou said, "Do the best you can until you know better. Then when you know better, do better." Join Marci French learn about to become a better ally in the workplace.

### Inclusive Leadership Wednesday "Real Leadership is Inclusive"

October 13 • 2 p.m. ET

**DE&I as a Forethought: Practical Insights & Strategies for Leaders.** Through a highly engaging, forward-thinking program, leaders will understand how the practice of DEI empowers leaders to build & cultivate consciously inclusive & equitable cultures through renewed mindset, attitude, behaviors, & action. Learn more about how DEI benefits your organization and identify how to overcome roadblocks along the way.

**Why?** Improving diversity & inclusion efforts is imperative to the social and financial future success of the rental housing industry.

### Take Action Thursday "Practice What You Preach"

October 14 • 2 p.m. ET

**How NAA Members are Taking Action to Create Inclusive Workplaces.** Many organizations wish to foster a diverse and inclusive workforce, but don't know where to start. In this webinar, you will hear from four leaders in the rental-housing industry as they describe the planning, programs and progress of their organizations to achieve this imperative. This webinar is intended as a panel discussion to be very interactive and a forum for all your questions.

### Fast Forward Friday "Let's Pledge D&I!"

October 15.

**NAA's Diversity & Inclusion Resource Library.** If you miss a session or a D&I webinar, they will be posted online at NAA's Diversity & Inclusion Resource Library.

To register for NAA D&I webinars or for more information: <https://www.naahq.org/diweek>

# CELMAYSTER LISTINGS UPDATE

from Santa Barbara's native expert

NEW LISTING



## 6 E Valerio St, Santa Barbara

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## CELMAYSTER SALES YTD 2021

|                     | Units |
|---------------------|-------|
| 201 Ladera St       | 21    |
| 712 W Anapamu St    | 8     |
| 1124 Castillo St    | 5     |
| 1904 San Pascual St | 4     |
| 1232 Laguna St      | 3     |
| 1815 San Andres St  | 3     |
| 536 W Pedregosa St  | 3     |
| 1369 Danielson Rd   | 2     |
| 802 N Voluntario St | 2     |
| 806 N Voluntario St | 2     |
| 897 Camino Corto    | 1     |

# Yardi, Title Sponsor: 2021 Charity Golf Tournament

Friday, October 29, 2021 • Glen Annie Golf Club



to benefit Santa Barbara's Transition House

## Feed the Hungry Mob \$2,000

- Logo on box lunches
- Meet & Greet the hungry golfers!
- Golf foursome & Dinner for four
- Skirted table

## Mulligan Package & Drink Cart \$2,000

- Registration signage and tee sign
- One Foursome package
- Four banquet dinners

## Attended Tee Box Package \$1,250

- Attended Tee Box -- Meet & Greet all the golfers!
- One Foursome package
- Four banquet dinners
- Recognition in promotional materials

## Closest to Pin \$500

- Signage
- Present award at dinner ceremony

## Attended Tee Box \$750 each

- One golfer, one banquet dinner
- Skirted table -- Meet & Greet all the Golfers!
- Recognition in promotional materials

## Tee Sign \$200 each

- Unattended tee box
- Recognition in promotional materials & at event

## Gold Package \$2,500

1 Foursome, 4 banquet dinners  
with reserved seating and signage.

## Silver Package \$1,250

1 Foursome w/golf packages,  
4 banquet dinners with reserved table.

## Individual Golfer \$180

## THERE'S STILL TIME TO SIGN UP!

Registration 9:30 AM • Shotgun 11:00 AM  
2021's YardiStick Putting Contest 9:30-10:45AM

For sponsorship opportunities or for golf  
registration contact Danielle Holzer: 805-331-3963  
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# Thank you to all our sponsors

for the 2021 Fall Charity Golf Tournament  
to benefit Transition House

As always, we have the best Sponsors for this year's event. Come join us at the Glen Annie Golf Club on October 29th for a day of fun to benefit Santa Barbara's Transition House.



Contact Chairperson Danielle Holzer  
for more Sponsor opportunities and  
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# NVPOA TO THE RESCUE

*North Valley Property Owners Association provides housing assistance during recent fires*

SBRPA Director Danielle Holzer-Burkitt, was lucky enough to receive assistance from the NVPOA to find housing for daughter, Angelina Bushnell and Angelina's boyfriend Tom Harden, who live in Greenville, CA. Tom is a Plumas Hot-Shot firefighter with the U.S. Forest Service, and was deployed on another fire when evacuation was announced .



*Angelina & Danielle*

Angelina and Tom lost their home and most of their belongings in the Dixie Fire, but were able to rescue their dog and cat, 2 goldfish and a couple of guitars.

The Dixie fire began in the Feather River Canyon near Cresta Dam on July 13<sup>th</sup>, and had burned 963,195 acres by September 20, with 90 percent containment.

Danielle travelled north to help her daughter and reports that locating housing was extremely difficult. She said they contacted numerous places, only to be told they would be "added to the list" of applicants which had been amassing since the start of the pandemic. Desperate, Danielle called SBRPA Director Laura Bode for assistance. Laura put her in touch with Jennifer Morris of the NVPOA.



*Left: what remains of Angelina's Greenville home*

*Right: Image of the Greenville fire*

After contacting the NVPOA, Danielle says they received phone call after phone call from NVPOA members offering listings.

"It was a very special outreach. We received offers of places where they could stay short term while they searched for more permanent housing." Having a connection to the CalRHA affiliates proved to be an invaluable asset at very trying time.



The North Valley Property Owners Association first started assisting in a partnership with the housing providers and the survivors of the Carr

Fire when it hit the Redding, Shasta County area in July 2018. We spent around 15K to make these efforts happen. By buying the *Appfolio* software, paid advertisement of the *carrfirehousing.org* website, and hired staff at a call center to manage the call volume that connected survivors with housing providers.

In November of 2018, the town of Paradise, CA about 15 minutes from where our association's office is located was devastated by the Camp Fire. In a matter of 3 hours the fast moving fire destroyed the town of Paradise, about 30-50,000 residents were forced to evacuate , barely escaping with their lives, 15,000 structures destroyed, and 85 residents lives were lost when the fire approached at a rapid pace. The stories are heartbreaking but we didn't spend \$15k this time, we sought the assistance of a website tech developer from Chico State, and quickly created the website [Campfirehousing.org](http://Campfirehousing.org).

We did have to hire additional staff temporarily to help cover the call volume and we assisted with relaying the website information to survivors at the emergency response center. When a devastating fire up roots your world, it is emotionally draining to say the least. The association found a small amount of comfort in attempting to connect any housing options, whether they be short term or long term, to those with a great need.

I wish we could say we didn't have this experience with how to offer aid and make connections but we do. I also wish we could say that when we see smoke of any kind that we don't all relive the horrible day of November 8, 2018. I was more fortunate than most as I did not lose my housing, but the stories have an impact all the same.

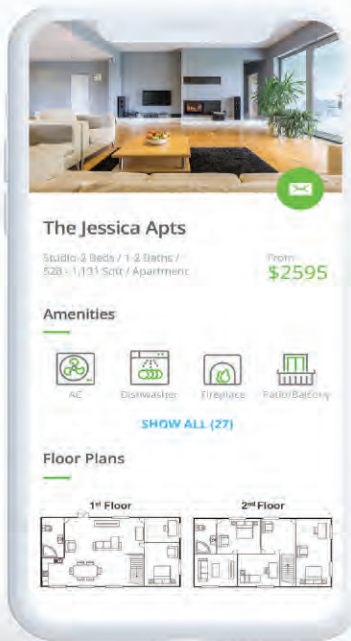
The current fire that has now destroyed the beautiful town of Greenville, with many structures still threatened, is a small thing to simply reach out to our membership base and other social media platforms to offer the criteria of fire survivors housing needs and connect them with possible housing options. I am so happy that Laura and I work closely with each other and the other Association Executives to offer this support when our members have a need.

The partnership between the CalRHA affiliates is most rewarding and we all value each other's support. It's awesome to be able to support other association members as well.

*Jennifer Morris, Executive Director  
North Valley Property Owners Association*

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| Email & text communications              | ✓ | ✓ |
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| Vendor payments                          | ✓ | ✓ |
| Owner payments & reports                 | ✓ | ✓ |
| Live chat support                        | ✓ | ✓ |
| Renters insurance†                       | ✓ | ✓ |
| Resident screening†                      | ✓ | ✓ |
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Nonprofit Coastal Housing Partnership has launched a rental listing service for local landlords and property managers to advertise their residential listings in Santa Barbara County and Ventura County. Access to this listing site is available to the 45,000+ member employees of 60 local Coastal Housing Partnership employers.

Many Coastal Housing Partnership member employees are very interested in condos, townhomes, and single-family rental units. This platform is proving to be an effective alternative to Craigslist and other non-local sites.

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Any questions contact Kym Paszkeicz at (805) 450-5698 or [Kym@coastalhousing.org](mailto:Kym@coastalhousing.org).

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### Questions?

Reach out to us at  
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For over 30 years, **Coastal Housing Partnership** has helped local employers attract, hire and retain good employees by providing a suite of housing benefits. Over 11,000 local employees have become homeowners using the benefits. We are excited to expand our services to include this rental listing site.





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# Mail Chimp Communications

To help keep everyone updated on the rapidly changing rental housing market, SBRPA is using MailChimp to send members emails. If you are NOT receiving emails: 1. check your spam folder, 2. if not in your spam folder, please notify us by emailing [admin@sbrpa.org](mailto:admin@sbrpa.org). Put **your email address** in the subject line.

Mon, Sep 20, 2021 2:18 pm  
New California Housing Laws

Tue, Sep 21, 9:00 AM  
California Employment Law Update



**Governor Newsom Signs Historic Legislation to Boost California's Housing Supply and Fight the Housing Crisis**





Newsom signs SB8, SB9 & SB10

Thursday, September 16, 2021



SACRAMENTO – Governor Gavin Newsom today signed bipartisan legislation to expand housing production in California, streamline housing permitting, and increase density to create more inclusive and vibrant neighborhoods across the state. The suite of bills also will help address the interrelated problems of climate change and housing affordability by promoting denser housing closer to major employment hubs – a critical element in limiting California's greenhouse gas emissions. The Governor also highlighted the state's ongoing work to spur more housing production, tackle barriers to construction and hold local governments accountable.

"The housing affordability crisis is undermining the California Dream for families across the state, and threatens our long-term growth and prosperity," said Governor Newsom. "Making a meaningful impact on this crisis will take bold investments, strong collaboration across sectors and political courage from our leaders and communities to do the right thing and build housing for all. I thank Pro Tem Atkins and all the Legislature's leaders on housing for their vision and partnership to keep California moving forward on this fundamental issue."



**California Employment Law Update**


California Jury Awards Employees \$7.6 Million in Latest Gargantuan Wrongful Termination Verdict

A Los Angeles jury has ordered an apartment building owner and property management company to pay \$7.6 million to two former live-in apartment managers who claimed to have been wrongfully terminated and discriminated against based upon a medical condition and disability (thyroid cancer).

Albert Garcia and his wife Stephanie Garcia sued Gresham Apartments Investors, owners of a Canoga Park apartment building, and the property managers, Seltzer-Doren Management Co. Inc. dba Sierra Management, for: (1) violation of the employment provisions of the Fair Employment and Housing Act (FEHA) based upon a physical disability; (2) violation of FEHA – housing discrimination; and (3) wrongful termination. Plaintiffs alleged they had been wrongfully terminated shortly after Mr. Garcia was diagnosed with thyroid cancer and requested accommodations and time off from work. Upon termination, the Garcias alleged they had to leave their rent-free apartment unit, which was provided to them as part of their compensation, ordered an apartment building owner and property management company to pay \$7.6 million to two former live-in apartment managers who claimed to have been wrongfully terminated and discriminated against based upon a medical condition and disability (thyroid cancer).

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## SBRPA Business Partners



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## Your Annual Dues Entitle You To:

- Free listing in the PSC directory of the SBRPA.
- Free referrals to members.
- One free listing in the annual SourceBook.
- Opportunity to submit educational articles for publication in the SBRPA Magazine.
- An introduction of your company reps & display materials at membership meetings.
- The opportunity to display your brochures/business cards in the lobby of SBRPA and to have your information included in all new member kits.
- Early bird notification of special events (trade shows, SourceBook, etc.)
- Networking with property management companies at SBRPA meetings.



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Annual Membership: \$395.00

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 Santa Barbara, CA 93105

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# 2021 SBRPA MEMBERSHIP APPLICATION



1. **FILL IN MEMBERSHIP APPLICATION, save form as PDF file.**
2. Mail with check to SBRPA, 123 West Padre St., Suite D, Santa Barbara, CA. 93105, or if paying by credit card or you wish to be invoiced, please email application to admin@sbrpa.org.

If you have difficulty completing the form, call the office for assistance at 805-687-7007 or admin@sbrpa.org.

**We look forward to having you join the SBRPA community!**

## I hereby make application for Membership:

Name(s)

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How did you hear about us?

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| <input type="text"/> | <input type="text"/> |
| Total Units          | 0                    |

## ASSOCIATION FEES: How to calculate membership fees

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Basic Annual Membership Dues ..... \$150.00

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# Santa Barbara Happenings



Terry A. Bartlett – Reetz, Fox & Bartlett LLP

## **Carpinteria City Council Representatives to be Elected by District**

For the first time, the City of Carpinteria plans to hold district elections for the November 2022 election of City Councilmembers. The decision to switch from at-large elections was made in July of 2021 by a 4-1 vote. In 2017, a complaint was filed to the City of Carpinteria questioning whether the at-large voting was in violation of the California Voting Rights Act (the "Act") and asked that the City transition to district-based elections. The Act prohibits the use of at-large elections if it impairs the ability of a protected class to election candidates or influence the outcome of an election. The City denies that the at-large voting system violates the Act but eventually agreed to institute district elections.

The City will be divided into five Districts with the Mayor being appointed every 2 years out of the pool of Councilmembers. The boundaries of the five Districts will be decided using 2020 U.S. Census data and input from public.

## **What the End of the Eviction Moratorium Means for Property Owners**

In late August, the Supreme Court voted to end the federal eviction moratorium. However, this had little bearing on Santa Barbara since California had already extended its statewide moratorium on nonpayment evictions until September 30, 2021.

At the time of this writing, the statewide moratorium has not yet been extended and evictions will be processed for nonpayment of rent cases starting October 1, 2021, with some conditions: i) Tenants cannot be evicted for rental debt accrued in the "protected time period" (March 1, 2020 through August 31, 2020) if they have provided a declaration of hardship; ii) Tenants cannot be evicted for rental debt accrued during the "transition time period" (September 1, 2020 through September 20, 2021), if they have provided a declaration of hardship and paid at least 25% of those rents by September 30, 2021. Rental debt accrued prior to October 1, 2021 cannot be the basis for eviction but becomes a form of consumer debt collectable by the property owner

in small claims court beginning November 1, 2021.

Beginning October 1, 2021 nonpayment of current rent can be the basis for an eviction, and the requirement to issue a 15-day notice will no longer apply. However, in most cases, a landlord must provide evidence to the court that they have attempted to obtain rental assistance in order to move forward with an eviction proceeding. (See the SBRPA.org website for further information. <https://www.sbrpa.org/emergency-rental-assistance-for-landlords>)

## **Goleta Planning Commission Formalizes System of In-Lieu Fees for Affordable Housing**

The Goleta Planning Commission passed a resolution to determine the in-lieu fee when developers do not build the required number of affordable residential units in a project. Currently, the City of Goleta requires that 20% of units within a new residential development be affordable housing units. The in-lieu fees will be deposited into the City's Affordable Housing Trust Fund that goes toward developing future affordable units.

For rental projects, the Planning and Environmental Review Department proposed a one time in-lieu fee of \$11.50 per square foot for moderate-income units, \$5.40 per square foot for low-income units, \$4 per square foot for very low-income units, and \$6.50 per square foot for extremely low-income units.

The Department's recommendations for in-lieu fees are scheduled to be presented to the Goleta City Council on October 5, 2021.

## **Statewide Initiative Introduced to Stop Property Tax Reassessment on Parent to Child Transfers**

Passed in November 2020, Proposition 19 narrowed some of the property tax limitations established through Proposition 13 and Proposition 58, namely the Parent-Child Exclusion. Proposition 19 highlights the dangers of mixed legislation. Most voters would probably agree that the relief offered to homeowners 55 and older is a good thing. However, combining it with the change to

*Continued on page 33*



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## Santa Barbara Happenings from page 31

the Parent-Child Exclusion has negative effects particularly on lower-and middle-income families, many of whom may be forced to sell the most valuable asset in their parents' estate due to the dramatic increase most of them will see in annual property taxes on their family homes.

Effective February 16, 2021 California residents who received real property from their parents are taxed based on the full fair market value of the property, unless it was the primary residence of the parent and it is used by the child as their primary residence after transfer. If used as the child's primary residence, up to the first \$1 million will be eligible for exclusion from reassessment. Note: If the property is transferred to more than one child, all children have to live together in the home as their primary residence to receive the \$1 million exclusion. For uses other than a primary residence (e.g. rental housing, vacation home, or commercial property), there is no longer any exclusion.

A new initiative has been introduced that would allow parents or grandparents to transfer their homes to their children or grandchildren upon death without necessarily triggering a reassessment and an increase in property taxes. The new initiative would increase the exclusion amount from \$1 million to \$2.4 million when the property was used as the primary residence of the transferor. This number would then be adjusted each year for inflation. The proposed initiative would take out the provision requiring the transferee to use their property as their principal residence.

Since the average value of a home in Santa Barbara is roughly \$1.5 million, most parent-child transfers under the new Proposition 19 rules – even those that qualify for the narrow exclusion – are subject to at least partial reassessment. This proposed initiative would grant some much needed relief to families.

The proposed initiative was received by the Attorney General's office August 26, 2021.

### **Lawsuit Filed Against City and County of Santa Barbara Over Parking Laws**

Recently, a lawsuit was filed in California Federal Court alleging that the parking regulations, specifically those placed on oversized vehicles by the City and County of Santa Barbara are illegal. Currently, overnight parking is prohibited on most streets from 2 a.m. to 6 a.m., and there is a County Ordinance banning oversized vehicles between 9 p.m. and 7 a.m. Additionally, in June 2021, the City Council approved a "sit-lie" ordinance making it

illegal to sit and lie on the sidewalks from Carpinteria to Cannon Perdido from 7 a.m. to 2 a.m.

The Complaint states that parking an oversized vehicle is involuntary and inseparable from the status of being unhoused. Further, the Complaint suggests that as long as there are more homeless individuals in the City and County than number of beds available, the City and County cannot enforce any ordinances against homeless individuals for parking, sitting, or lying in a public place. When the "sit-lie" ordinance was passed in June, residents suggested that there were a number of shelters in the area if homeless individuals choose to pursue that option.

At the time of this writing, the City Attorney's office has not been served with the Complaint and were therefore unable to comment.

### **UC Santa Barbara Returns to In Person Instruction... With Fewer Courses Offered and Fewer Housing Options Available**

Amid the excitement of returning to in-person instruction this fall, some undergraduate students will be unable to maintain status as full-time students due to the massive shortfall in available class space. This affects graduation rates and financial aid available. Put simply, UCSB is enrolling more students than they can educate on a 4-year, 3-quarter schedule. Other factors are also contributing to this shortfall in courses available: More faculty retired as a result of the pandemic, UC Campuses have required UCs to admit more California residents, and UCs are required to admit one community college transfer for every two freshman admits. UC Berkley, UCLA, and UC San Diego are also struggling with similar course shortages.

UCSB is already facing a housing shortage with hundreds of freshman and transfer students still looking for places to live. Some are considering taking a quarter off due to lack of housing.



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