

January 2022

SANTA BARBARA RENTAL PROPERTY news

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



2022
IT'S A NEW DAWN
IT'S A NEW DAY
IT'S A NEW LIFE . . .

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President's Message



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

Happy New Year 2022 to All of You!

This President's Message will focus on "Looking Back 2021."

We started the year believing that the state-wide eviction moratorium would end on January 31, 2021. As you know, it did not end but instead was extended first to June 30, 2021 and again to September 30, 2021 when we finally were able to say goodbye.

The height of the pandemic lasted through September 30, 2021 during which time, we had to use the 15-day pay rent or quit in 30. And, we had to comply with the Unlawful Detainer form UD-101 which is a four-page, mindboggling list of things the landlord had to do in order to bring an Unlawful Detainer action based on non-payment of rent. One of these was to apply for rental assistance. Executive Director, Laura Bode, successfully lobbied for 100% of the rent due instead of 80%. Go Laura. She has been doing amazing work for all of you throughout the year.

Federal Funds do not allow a landlord or housing provider as we prefer to be called to apply for rental assistance due to the wording of the federal statute that provided the funds; so, we have had to try to convince our tenants to apply. When I explained this problem to Laura, she again took action and we were able to convince Ted Teybor who is in charge of the rental assistance for Santa Barbara, to generate a letter of rejection for landlords that would allow us to file an Unlawful Detainer. Otherwise, this would have been a complete block to taking court action.

We as an industry and as individuals overcame obstacle after obstacle.

We could not bring an action for rent in our Unlawful Detainer if the rent was due during the period March 1, 2020 to September 30, 2021. Instead, these actions were put into the exclusive jurisdiction of the Small Claims Court and could not be filed until one month after the end of the eviction moratorium. That date finally arrived on November 1, 2021. So, now you may sue your tenants in Small Claims Court for rent due during that time frame. And, there is no jurisdictional limit on how much rent you can sue for. In other words, you can sue for whatever you are owed no matter how much that is.

Beginning October 1, 2021, we were promised that we could go back to the former 3-day Pay or Quit.

But, you will notice it has been slightly tweaked. In some ways it is worse than the 15-day notice because the NEW 3-Day Pay or Quit begins promisingly with the wording that the tenant must pay the rent to the landlord or return possession of the premises to the landlord within 3 days of the Service of the notice. HOWEVER, it goes on to say that the tenant has 15 days after service of the notice to apply for rental assistance. And, the new Unlawful Detainer Complaint states that the landlord must wait 20 days after service of the notice before filing an Unlawful Detainer action based on non-payment of rent. That is on page 2 of the Judicial Council Unlawful Detainer form.

Why do we still have all of these restrictions? Because the legislature has declared that until March of 2022, we are in the RECOVERY PERIOD.

We suffered through the PROTECTED PERIOD and the TRANSITION PERIOD and now we are still dealing with the RECOVERY PERIOD.

Things are looking a little brighter since there is at least no eviction moratorium.

During this time, landlords have been restricted state-wide to rent increases that total no more than 5% plus CPI. Until June of 2021, that meant at most 6% in any 12-month period because the CPI was 1%. Late June, the CPI for April, 2021 was announced at 4%. So, beginning at that time, landlords have been able to increase rents by 9% that is the state-wide limit of 5% plus the 4% CPI in any 12-month period.

I understand several of you have asked if you can have more than one rent increase per year.

The short answer is yes. But, it's complicated.



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President's Message from page 5

Overall increase may not exceed 10% in any 12-month period. ... Landlords may «bank» annual increases, but aggregate rent increases cannot exceed 10% in any year.

What does that mean, you ask?

Bear with me because there are no easy answers in this tenant-oriented climate.

It means that commencing on January 1, 2020, unless otherwise permitted by California law, a Landlord cannot increase the gross rental rate for a rental unit over a continuous 12-month period more than the change in the regional cost of living index where the property is located plus 5%, and gross rental rate increases are subject to a maximum cap of 10% over a continuous 12-month period regardless of the change in the cost of living index. (Civ. Code § 1947.12(a)(1)). The gross rental rate is determined using the lowest rental amount charged in any month in the immediately preceding 12 months. (Id.) Any incentives, discounts, concessions, or credits are not taken into account. (Id.) Even if a rent increase does not exceed the amount permitted under the statute, a Landlord is prohibited from increasing rent more than twice in any continuous 12-month period. (Civ. Code § 1947.12(a)(2)).

Hopefully, that answers your question. As some might say: "It's clear as mud." So, let me put it in clearer terms. 1. Yes, you can increase rents more than once per year but no more than 2 times in any 12 month period. 2. Your rent increase cannot exceed the state-wide 5% plus the current 4% CPI. 3. You can "bank" your rent increase. That means if you do not raise your rent by the full allowable 9%, you can raise it again the same year but no more than twice in any 12 month period. And, you cannot exceed 10% during any twelve month period. You take the lowest rent you have charged during the last twelve months and your rent increase cannot add more than 10%.

December 7th, the Santa Barbara City Council considered a "two-person memo" authored by out-going Mayor Murillo and City Council member Oscar Gutierrez designed to promote tenants' rights. Many of you were there and either spoke or wrote in prior to the meeting. We thank you for all your efforts.

A two-person memo allowed this topic to be placed on the City Council agenda this year before new Mayor Randy Rouse takes office in January.

It was Mayor Murillo's parting shot.

This two person memo would mandate a 2% maximum rent increase for properties within the Santa Barbara City limits rather than the state-wide 5% plus CPI. It is uncertain what exceptions there might be to such an ordinance. Also considered was a rent registry adding yet another burden on the landlord.

There was no discussion of "banking" if you don't raise the rent to the maximum banking it for next

time. There was also no discussion of capital improvement passthroughs or means testing.

There is no need for 2% rent cap. California already has a state-wide rent cap of 5% plus CPI. There is no need to lower it further. To bolster this point, CalOES, the California Office of Emergency Services that monitors which counties need special rules, took Santa Barbara off the list of price gouging counties last year whereas it left in the counties of Butte, Los Angeles, Mendocino, Napa Sonoma and Ventura.

The Council voted to move this ordinance forward but not until next year when the new Mayor Randy Rowse takes office.

Landlords are simply supposed to absorb all costs without regard to their expenses. I understand that yesterday California Attorney General Rob Bonta today announced a \$3.5 million judgment against Wedgewood, a Los Angeles county-based real estate investment company, resolving allegations that Wedgewood unlawfully evicted tenants from properties purchased at foreclosure sales. Bonta was quoted as saying: "Too many Californians live on the precipice of eviction, worried that they and their family might someday be kicked out of their home," Well, what about the landlords who worked and saved to put a down-payment on a rental and are still paying off the loan. To me, they could just as well live in fear of losing their jobs; being unable to pay their mortgage and being deprived of their rental through foreclosure.

December 8th, Buffy Wicks was named Chair of the Assembly Housing Committee. She is even more pro-tenant than the former Chair David Choi so we have our work cut out for us.

On a positive note, yesterday NAA, the National Apartment Association, recognized Santa Barbara for having the largest Supplier Members growth in the nation.

And, California has requested 1.9 billion dollars in additional rental assistance funding which we are likely to receive since there is approximately 19 billion dollars available. So, you should receive past rent due.

Throughout the year, your SBRPA Board worked diligently on your behalf every Board member contributed greatly to SBRPA's success.

Well, that was an overview of the past.

We look forward to the "Recovery Period" ending on March 31, 2022.

I hope that you will have a happy and prosperous New Year!

Betty L. Jeppesen

President

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SBRPA Calendar

With new mask mandates and restrictions on in-person meetings and social interactions, many of our local events and seminars have been cancelled and/or rescheduled.



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<https://www.naahq.org/education-careers/online-learning>

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JANUARY 2022						
SUN	MON	TUE	WED	THU	FRI	SAT
						1 <i>Happy New Year</i>
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16		18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Due to the continuing COVID-19 restrictions, the SBRPA office will be closed to all visitors.

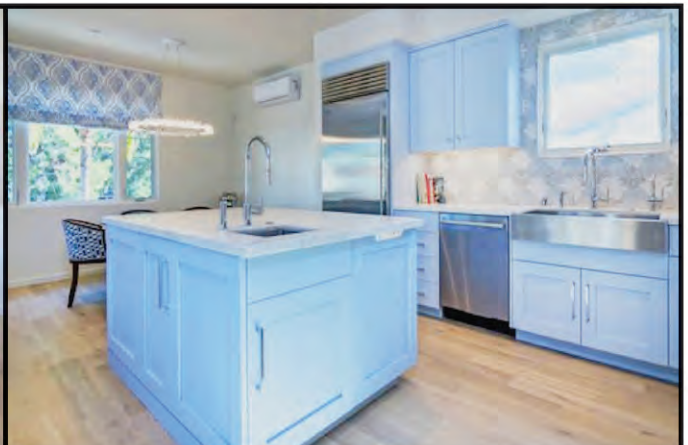
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CalRHA Legislative Update



Kate Bell, KateBellStrategies.com

December 2021

BUDGET/RENT ASSISTANCE UPDATE



Given the recent projections and tax receipts, the state is facing an unprecedented budget surplus in 2022. The Governor has finished his 2021-22 budget, which will be officially released around January 10, 2021.

Speaking of additional money, on November 30th, the state applied to the U.S. Treasurer for \$1.9 billion in rent assistance money from the pot that is being reallocated from other states. Overall, \$27 billion of the \$46 billion has been obligated nationwide, which leaves about \$19 billion available to be reallocated. Therefore, this request from California will be the first, but there will likely be more.

Note, This additional rental relief funding would be made available for state-run programs only and would not be allocated to local jurisdictions, cities or counties that chose to administer their own rent relief programs and not participate in the state administered program. These local jurisdictions will need to independently apply for additional Federal funding from re-allocated rental relief funds.

As of November 30th, the state has given out over \$1.45 billion in rent relief, out of the nearly \$5.94 billion requested. CalRHA continues to work with HCD on the implementation and advocate for more funding to the program. For more information, please visit Housing is Key (<https://housing.ca.gov>).

POLITICAL UPDATE

In addition to the Redistricting Commission releasing the new draft legislative and Congressional district maps (https://www.wedrawthelinesca.org/draft_maps), which is causing a lot of discussion and angst, there have been several other announcements, including:

- Senator Sydney Kamlager Dove has officially announced she is running for Congress
- Assemblymember Richard Bloom, termed out in 2024, is running for Supervisor

- Assemblymember Ed Chau, termed out in 2024, has been appointed by the Governor as a judge, which will leave a vacancy
- Assemblymember David Chiu left to be the SF City attorney, leaving a vacancy
- Assemblymember Jim Frazier has announced he will not be returning in January and will instead pursue work in the private transportation sector
- Assemblymember Marc Levine, termed out in 2024, is running for Insurance Commissioner
- Assemblymember Kevin Mullin, termed out in 2024, is running for Congress
- Assemblymember Rudy Salas, termed out in 2024, is running for Congress.

LEGISLATIVE UPDATE

The Legislature is in recess until January 3rd, but CalRHA has been busy planning its legislative priorities for 2022. We have been working diligently with stakeholders, Legislators, and legislative staff on our sponsored bill, AB 916 (Salas), which would streamline bedroom and ADU construction and need to pass the Housing and Local Government Committees in January.

The legislative calendar for 2022 has been set. The deadline for new bills to be introduced is February 18, 2022, after which time we will have a sense of most of the legislative fights we will be facing next year.

INITIATIVES

Several active measures have been submitted for the 2022 ballot that are of interest to the rental housing community, including:

21-0042 The Taxpayer Protection and Government Accountability Act

<https://oag.ca.gov/system/files/initiatives/pdfs/21-0042%20%28Taxes%29.pdf>

- Property taxes and favorable vote threshold changes
- Proponent(s): Thomas W. Hiltachk
- Submitted for Title and Summary on November 30, 2021

21-0040 Affordable Housing and Financial Accountability Act of 202

<https://oag.ca.gov/system/files/initiatives/pdfs/21-0040%20%28%E2%80%9CAffordable%20Housing%20and%20Financial%20Accountability%20Act%20of%202022%E2%80%9D%29.pdf>

- Bonds for housing and homelessness prevention/ Local Government authority to levy majority vote ad valorem tax on real property for bond indebtedness
- Proponent(s): Amie Fishman
- Submitted for Title and Summary on November 12, 2021

21-0032A1 The Tax Cut and Housing Affordability Act of 2022

<https://oag.ca.gov/system/files/initiatives/pdfs/21-0032A1%20%28%26quot%3BThe%20Tax%20Cut%20and%20Housing%20Affordability%20Act%20of%202022%26quot%3B%29.pdf>

- Establishes property tax 1% surcharge for properties assessed over \$5 million/smaller for those assessed over \$4 million/Increases Homeowners' Property Tax Exemption and Renters' Tax Credit
- Fiscal Impact Estimate Report
<https://oag.ca.gov/system/files/initiatives/pdfs/fiscal-impact-estimate-report%2821-0032A1%29.pdf>
- Proponent(s): Stanley R. Apps
- Submitted for Title and Summary on October 6, 2021

21-0023 Increases homeowners' real property tax exemption and provides supplemental renters' tax credit. Increases taxes on high-value properties. Limits local restrictions on housing development. Initiative constitutional amendment and statute.

<https://oag.ca.gov/system/files/initiatives/pdfs/21-0023%20%28Affordable%20Housing%29.pdf>

- 1.2 percent surcharge on properties assessed at \$5 million or above
- Fiscal Impact Report
<https://oag.ca.gov/system/files/initiatives/pdfs/fiscal-impact-estimate-report%2821-0023%29.pdf>
- Proponent(s): Stanley R. Apps
- Title and Summary Issued on November 30, 2021
https://oag.ca.gov/system/files/initiatives/pdfs/Title%20and%20Summary%20%2821-0023%29_2.pdf

21-0016A1 Provides that local land-use and zoning laws override conflicting state laws. Initiative constitutional amendment.

<https://oag.ca.gov/system/files/initiatives/pdfs/21-0016A1%20%28Local%20Land%20Use%29.pdf>

- Establishes that city and county land use and housing laws override state law
- Fiscal Impact Estimate Report
<https://oag.ca.gov/system/files/initiatives/pdfs/fiscal-impact-estimate-report%2821-0016A1%29.pdf>
- Proponent(s): John Heath, Bill Brand, Peggy Huang, Jovita Mendoza, Dennis Richards
- Title and Summary Issued on November 1, 2021
<https://oag.ca.gov/system/files/initiatives/pdfs/Title%20and%20Summary%20%2821-0016A1%29.pdf>

21-0015A1 Eliminates property tax reassessment for certain family real property transfers. Initiative constitutional amendment and statute.

<https://oag.ca.gov/system/files/initiatives/pdfs/21-0015A1%20%28Death%20Tax%29.pdf>

- Expands inherited property exclusions and removes cap on transfer value for inherited homes
- Fiscal Impact Estimate Report
<https://oag.ca.gov/system/files/initiatives/pdfs/fiscal-impact-estimate-report%2821-0015A1%29.pdf>
- Proponent(s): Jon Coupal
- Title and Summary Issued on November 1, 2021
https://oag.ca.gov/system/files/initiatives/pdfs/Title%20and%20Summary%20%2821-0015A1%29_0.pdf





Kate Bell, KateBellStrategies.com

RECENT NEWS UPDATES

12/08/2021

Attorney General Bonta Announces Judgment Against Real Estate Investment Company for Unlawfully Evicting Tenants from Foreclosed Properties



CA Attorney Governor Rob Bonta

OAKLAND – California Attorney General Rob Bonta today announced a \$3.5 million judgment against Wedgewood, a Los Angeles county-based real estate investment company, resolving allegations that Wedgewood unlawfully evicted tenants from properties purchased at foreclosure sales. Wedgewood is a prominent player in residential foreclosures in California, buying, refurbishing, and selling foreclosed properties at a profit. In order to resell the properties quickly, Wedgewood removes any existing tenants and is alleged to have used a variety of unlawful and harassing tactics to accomplish this goal. Today's judgment will substantially reform Wedgewood's business model to ensure that tenants of Wedgewood-purchased properties are afforded full rights and protections under federal, state, and local laws.

"Too many Californians live on the precipice of eviction, worried that they and their family might someday be kicked out of their home," said Attorney General Bonta. "While we have strong protections in place for tenants of this state, there are still those companies who would skirt the law to turn a profit. As the People's Attorney, I am committed to using all the tools in my toolbox to advance housing access, affordability, and equity in California. Today's judgment is a step forward. As a result of my department's work, Wedgewood will flip its business model on its head, ensuring that tenants of its homes are afforded full protections under the law. I established the Housing Strike Force last month because addressing California's housing crisis is a priority of mine, and I will continue to devote staff and resources to this fight. This is only the beginning."

Wedgewood purchases homes at foreclosure auctions across California, refurbishes them as necessary, and then resells them — an investment strategy known as "flipping." To resell at a profit, however, Wedgewood must move quickly and remove any existing occupants on the property before offering it for sale, either through eviction or through "cash for keys" agreements where the occupants receive a cash payment to vacate. Although Wedgewood may have the right to evict lawful tenants from the properties that it purchases, that process can take several months or longer, and Wedgewood's business model relied upon its ability to move the properties off its books far more quickly — usually in days or weeks.

To achieve this goal, Wedgewood is alleged to have engaged in a variety of unlawful tactics, including depriving lawful tenants of their right to continue living on the property under a preexisting lease or for at least 90 days after foreclosure as provided under state and federal law; evicting tenants without just cause in rent-controlled jurisdictions; filing false declarations to support its unlawful evictions; and failing to provide essential utility services to tenants.

Today's judgment will substantially reform Wedgewood's business model with extensive injunctive terms, including:

- **Obligations Upon Purchase:** Wedgewood will be required to make a good faith determination as to any current occupants' tenancy status and whether the foreclosed property falls within the jurisdiction of a "just cause" ordinance. Wedgewood must also provide written notice to all known tenants of its determinations.
- **Cash for Keys Negotiations:** Wedgewood must document all "Cash For Keys" negotiations and comply with state and local laws regulating these agreements, including those mandating a minimum compensation.
- **Terminating Tenancy:** Wedgewood must comply with all local, state, and federal laws

governing the eviction process, including providing notice prior to eviction.

- **Employee Training and Compliance:** Wedgewood will be required to train all relevant employees on the rights of tenants living in foreclosed properties.
- **Monitoring and Reporting:** Wedgewood will be required to provide regular reports to the Attorney General documenting its compliance with the injunctive provisions of this judgment.
- **\$3.5 Million Monetary Payment:** Wedgewood must pay \$2.75 million in restitution for unlawfully evicted tenants; \$250,000 in civil penalties; and \$500,000 to support programs and related activities that benefit California tenants or help combat homelessness in California.

Attorney General Bonta is committed to advancing housing access, affordability, and equity in California. Last month, Attorney General Bonta announced the *creation of a Housing Strike Force*¹ within the California Department of Justice and the convening of a series of tenant roundtables across the state. The Housing Strike Force encourages Californians to send complaints or tips related to housing to housing@doj.ca.gov. Attorney General Bonta also launched a *Housing Portal*² on DOJ's website with resources and information for California homeowners and tenants. Information on legal aid in your area is available at <https://lawhelpca.org>.

The judgment is subject to court approval. A copy of the stipulated judgment and complaint can be found at <https://oag.ca.gov/system/files/attachments/press-docs/Stipulated%20Judgment.pdf> and <https://oag.ca.gov/system/files/attachments/press-docs/Complaint.pdf>.

NOTES:

¹ <https://oag.ca.gov/news/press-releases/attorney-general-bonta-launches-housing-strike-force-announces-convening-tenant>
² <https://oag.ca.gov/housing>

Here are the committee changes announced by Speaker Anthony Rendon. Assembly member Buffy Wicks will be the next Housing Chair.



CA Assembly Anthony Rendon

CA Assembly Buffy Wicks

Communications and Conveyance. I have appointed Assemblymember Sharon Quirk-Silva to replace Assemblymember Miguel Santiago as Chair of the Assembly Communications and Conveyance Committee. Assemblymember Santiago has been removed from the committee, creating a Democratic vacancy.



Sharon Quirk-Silva

Governmental Organization. I have appointed Assembly member Miguel Santiago to replace Assemblymember Jim Frazier as Chair of the Assembly Governmental Organization Committee. Assemblymember Frazier has been removed from the committee.



Miguel Santiago

Housing and Community Development. I have appointed Assemblymember Buffy Wicks as Chair of the Assembly Housing and Community Development Committee.

Buffy Wicks image shown above

I have also made the following change to the Democratic Leadership for the 2021-22 Regular Session:

Assistant Majority Leader
I have appointed Assemblymember Christopher Ward to replace Assemblymember Ed Chau as Assistant Majority Leader.



Christopher Ward

2022 NAA Excellence Awards



National Apartment Association

Each year, NAA's *Excellence Awards*, or *Excels*, recognize excellence and leadership in the rental housing industry. *Excels* celebrate communities, industry professionals and affiliated apartment associations who make unique contributions to the industry. For the winners, receiving an *Excels* award represents milestones and outstanding achievement.

To apply, fill out the online entry form (<https://naa-excellenceawards.secure-platform.com/a>) and submit the entry fee by credit card (see Category Details below). Your entries will be panel-reviewed by NAA member volunteers and if selected as a finalist or winner, sections from your application will be featured in an online gallery. Winners will be announced and celebrated at the Excellence Awards ceremony on Friday, June 24 at *Apartmentalize* and will also be featured on NAA's website and in an issue of *Units* Magazine, NAA's monthly publication that reports on the rental housing industry.

NAA's Excellence Awards offers more than 25 award categories. The award categories are grouped in five focus areas:

- Affiliate
- Community
- Company
- Individual Achievement
- Anthony V. Pusateri.

AFFILIATE AWARDS

EXCELLENCE IN AFFILIATE STANDARDS

The NAA Affiliate Awards celebrate the exemplary accomplishments of over 150 state and local associations across the country that are part of the National Apartment Association network. Please note these award categories are not for industry members (communities, property management companies, etc.) or suppliers.

NAA's Affiliate of the Year Award recognizes three local or state apartment associations based on size [State/Metro 32 (Over 100k units), Mid-Size (25,001-99,999 units), Small (25,000 units and under)] that exemplify excellence through education, advocacy efforts, community service, and member engagement. Affiliate must be a current NAA member and in good standing for a minimum of two years.

For more than 10 years, the National Apartment Association has recognized excellence and leadership within the rental housing industry. NAA's Excellence Awards celebrate the contributions communities, industry professionals, affiliates, and supplier members have made to the rental housing industry. For the winners, an Excel Award represents a milestone along the path to personal and professional achievement. For the rental housing industry, the winners demonstrate characteristics that benchmark success.

ENTRY DEADLINES

Application Site Opens:

Monday, December 13, 2021

Application Site Closes:

Friday, February 11, 2022

NOTE: NAA Excellence Awards winners are NOT eligible for consideration again for the same entry/project for 5 years.

APPLICATION FIELD REQUIREMENTS

- Description of Education Effort
- Description of Advocacy Effort
- Description of Community Service Initiative
- Description of Member Engagement Initiative

WHAT THE JUDGES ARE LOOKING FOR?

- Demonstrated Program/Initiative Success
- Demonstrated Program/Initiative Innovativeness

APPLICATION FEES

There is no fee for the Affiliate Award categories.

EXCELLENCE IN ASSOCIATION LEADERSHIP

The Chris Christenson Association Executive of the Year Award recognizes those that have served in the capacity of Association Executive at a local or state association affiliated with NAA for the entire 2021 calendar year. Nominees must be nominated by an NAA Affiliate President. In addition to basic contact information, the nomination must be accompanied by a letter of recommendation (2-page maximum) that includes a summary of nominee's accomplishments in the areas of finance and administration and human

resources management; and a description of the nominee's performance with regard to association goals and objectives.

APPLICATION FIELD REQUIREMENTS

- Letter of Recommendation
- Professional Biography
- Documentation of Membership/Leadership Roles and 2021 Professional Achievements

WHAT THE JUDGES ARE LOOKING FOR?

- President's Nomination
- Membership and Leadership with Other Organizations
- Professional Educational Achievements

APPLICATION FEES

There is no fee for the Affiliate Award categories.

EXCELLENCE IN COMMUNITY

The Community of the Year Awards represent the very best communities in the rental housing industry. These awards recognize excellence in the following categories:

- Small (-150 units)
- Large (150+ units)
- Affordable
- Military
- Student
- New Construction
- Major Rehab
- Community Crisis Response of the Year .

Service is a very important component of these awards; service to the resident and service to the community. Financial performance will also be considered. The winning communities must be a member of NAA in good standing to be eligible for an **Excellence** award.

For detailed information on each category, go to the NAA website (<https://naaexcellenceawards.secure-platform.com/a/page/categories/categories-BOD>)

Applicants will be charged \$225 per entry for the Community Award categories. Please note, three finalists will be chosen, and the winner will be announced during the **2022 Excellence Awards** ceremony.

EXCELLENCE IN COMPANY EXCELLENCE IN ORGANIZATIONAL STANDARDS

The Company Awards recognize and celebrate organizations for their significant contributions to their staff, local community and the rental housing industry as a whole.

Company awards include:

- Leading Organization in Diversity, Equity & Inclusion
- #NAAGives
- Supplier Company of the Year.

For detailed information on each category, go to the NAA website. Applicants will be charged \$225 per entry for the Company Award categories. Please note, three finalists will be chosen, and the winner will be announced during the **2022 NAA Excellence Awards** ceremony.

EXCELLENCE IN INDIVIDUAL ACHIEVEMENT

The NAA and the NAA Education Institute's **Individual Achievement Awards** recognize individuals who have made noteworthy achievements within their professional career. Individual Achievement Awards are offered in 12 award categories, and only NAA members are eligible to apply.

There is no limit to the number of individuals that can be nominated. Self-nominations are allowed. If nominating more than one individual, separate nomination forms are required. Recipients, nominees, and nominators are encouraged to attend the Excellence Awards ceremony at **Apartmentalize** on June 24, 2022. For more information on the **NAA Individual Achievement Award** categories and the **NAAEI Individual Achievement Award** categories go to the NAA website. Applicants will be charged \$50 per entry for the Individual Award categories.

ANTHONY V. PUSATERI AWARDS EXCELLENCE IN APARTMENT CAREER PROMOTION

The NAAEI Anthony V. Pusateri Awards recognize organizations for promoting apartment industry careers through comprehensive programs or one-time projects or events.

There is no limit to the number of organizations that can be nominated. If nominating more than one organization, separate nomination forms are required. Recipients, nominees, and nominators are encouraged to attend the Excellence Awards ceremony event on June 24, 2022 at **Apartmentalize**.

Visit the NAA website for more information on the NAAEI Anthony V. Pusateri Award categories.

Applicants will be charged \$50 per entry for the Anthony V. Pusateri Award categories.

To submit an application for the **2022 NAA Excellence Awards** go to: <https://naaexcellenceawards.secure-platform.com/a/>

Housing Authority City of Santa Barbara County Increases Landlord Incentives . . .

to improve rental opportunities for Emergency Housing Voucher recipients in response to current housing crisis.



As part of the \$3 million in federal funding package for housing the homeless and vulnerable, vouchers will continue to be distributed to qualified applicants referred to the City program until funding runs out.

Video available at: <https://vimeo.com/videoventura/review/571901936/05950f4cf5>

MEDIA CONTACT:

Chris Davis/Sarah Ettman

PH: 805-687-3322

Email:

Chris@wavecommsb.com

settman@wavecommsb.com



Santa Barbara, CA, December 2021 - The Housing Authority City of Santa Barbara (HACSB) is pleased to announce that they are *increasing the bonus payments to new landlords who lease to tenants holding Emergency Housing Vouchers (EHV) to \$5,000 from \$1,500* to be more competitive in the market for the few available units in Santa Barbara. This change is effective immediately. In response to the on-going housing crisis in Santa Barbara, the *landlord bonus incentives are in effect until funds for all vouchers are used up*. The new incentives are:

- **\$5,000 for the 1st lease up / \$2,500 for subsequent lease ups**
- **\$5,000 Insurance (mitigation funds)**
- **\$2,000 security deposit**
- **3 years of supportive services**
- **24 hour landlord hotline**

"HACSB continues to be at the forefront of finding responsible solutions for landlords and potential tenants who need support in emerging from homelessness in Santa Barbara, an area that is experiencing an unprecedented shortage of affordable low-income housing," says Jerry Morales, HACSB Leasing Agent. "In light of the dramatic increase in rents this year and the difficulty potential tenants have in coming up with first and last month's rent plus a security deposit in order to secure a home, our agency is taking swift, affirmative action. By increasing landlord incentives, we are making it easier for vulnerable people experiencing homelessness and

who have been referred for emergency housing vouchers to find housing without the financial burden of coming up with thousands of dollars to qualify for tenancy. Landlords benefit by gaining superior support services that help them find excellent candidates, secure their deposit in a timely fashion, help manage tenants and obtain insurance coverage. In addition, landlords gain peace of mind knowing monthly rent payments are guaranteed, on time and take place through a touchless banking system."

Emergency Housing Vouchers (EHVs) are intended to help prevent and end homelessness for Santa Barbara city residents in desperate need. Funded by the American Rescue Plan Act (https://www.hud.gov/press/press_releases_media_advisories/HUD_No_21_055) signed into law in March by President Biden, the U.S. Department of Housing and Urban Development (HUD) allocated \$5 billion in funding for emergency housing vouchers to be distributed nationwide for housing the homeless. HUD Secretary Marcia L. Fudge said, "Homelessness in the United States was increasing even before COVID-19, and we know the pandemic has only made the crisis worse. HUD's swift allocation of this \$5 billion in American Rescue Plan funding reflects our commitment to addressing homelessness as a priority. With this strong funding, communities across the country will have the resources needed to give homes to the people who have had to endure the COVID-19 pandemic without one."

The HUD award totals over \$3,000,000, and will be used for vouchers that will be distributed county-wide between the Housing Authority of the City of Santa Barbara (HACSB) and the Housing Authority of the County of Santa Barbara (County Housing Authority). The EHVs will assist individuals and families who are homeless; at risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking or are recently homeless or have a high risk of housing instability.

"Santa Barbara is no stranger to the serious impacts of the pandemic, the high cost of living and the lack of clean, safe, affordable housing for our most vulnerable populations who find themselves in dire circumstances with no permanent roof over their heads," said Rob Fredericks, HACSB Executive

HASB New Incentive (continued)



*Rob Fredericks
HACSB Executive
Director & CEO*

Director/CEO. "We are keenly aware that the key to circumventing homelessness and poverty – as well as maintaining mental, physical and emotional health – begins with having a stable, secure place to call home. With this year's accelerated rise in people being displaced in our community, the American Rescue Act funding will go a long way towards improving the lives of those who need it most."

Emergency Housing Vouchers will work similarly to other federal rental assistance programs. Housing vouchers are subsidies, paid directly to the landlord on behalf of participating households. Households then pay the difference between the actual rent charged by the landlord and the amount subsidized by the program. Because the affected families are in such great need, the program will also provide administrative fees to support housing authorities to address barriers to house people experiencing

homelessness in partnership with providers. The program will fund landlord engagement, security deposits, and housing navigation to help prospective tenants find housing that suits their needs.

Fredericks encourages landlords in Santa Barbara County to strongly consider partnering with HACSB to provide more affordable housing options for families looking for Section 8 housing. He states that, "For over 25 years, the Housing Authority has worked to eliminate homelessness in Santa Barbara, one home at a time." He emphasizes that, "We cannot do it alone. The new HUD funding will help to further our relationships with other public agencies, private landlords and new voucher holders. HACSB provides infrastructure for landlords to successfully secure great renters. They receive financial incentives and their rental income is guaranteed. Formerly homeless individuals and families who are newly housed can focus on improving their quality of life. It is an ideal partnership - a win-win for all."

To learn more about HACSB Emergency Housing Vouchers or if you are a landlord interested in partnering with the EHV program, please email leasing@hacsb.org.



About the 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 hacsb.org.

Photo shows HASB's Groundbreaking Ceremony in December 2021 for the Vera Cruz Village housing complex.




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. Put **your email address** in the subject line.

Wed, Dec. 1, 2021 3:29 pm
NEXT WEEK TWO IMPT MEETINGS:
Dec. 7 City Council 2% Rent Cap & Dec. 9 Annual Meeting - 2021 Legal Review & 2022 Predictions

Tue, Dec. 7, 2021 11:30 AM
Reminder, SBRPA Annual Meeting, 12/9/2021



NEXT WEEK
Mark your calendars for TWO important meetings:
2 pm, Tuesday, December 7
City Council 2% Rent Cap Hearing
(Zoom link for Hearing will be posted on SBRPA website Friday Dec. 3rd.)

Next week, also attend:
2 pm, Tuesday, December 7
City Council Hearing on 2% Rent Cap & Rental Registry
Don't want a LOCAL 2% RENT CAP?

Then ATTEND next Tuesday's Zoom Council Hearing, plus EMAIL City Council Members to state your opposition.

To contact the Mayor and entire City Council: Send Email




Click to Register Now





CalRHA Legislative Update
Kate Bell, KateBellStrategies.com




Budget/Rent Assistance Update

Given the recent projections and tax receipts, the state is facing an unprecedented budget surplus in 2022. The Governor has finished his 2021-22 budget, which will be officially released around January 10, 2021.

Speaking of additional money, on November 30th, the state applied to the U.S. Treasurer for \$1.9 billion in rent assistance money from the pot that is being reallocated from other states. Overall, \$27 billion of the \$46 billion has been obligated nationwide, which leaves about \$19 billion available to be reallocated. Therefore, this request from California will be the first, but there will likely be more.

Note, This additional rental relief funding would be made available for state-run programs only and would not be allocated to local jurisdictions, cities or counties that chose to administer their own rent relief programs and not participate in the state administered program. These local jurisdictions will need to independently apply for additional Federal funding from re-allocated rental relief funds.

Wed, Dec. 8, 2021 1:29 pm
CalRHA Legislative Update

If you know of an article that you think would be of interest to our members, please email us the details at admin@sbrpa.org

Thank you.

2021 SELECT SALES

134 Chapala St., Santa Barbara
Hospitality | Listed at \$3,750,000

8 Ocean View Ave., Santa Barbara
Land | Listed at \$1,775,000

2015 Castillo St., Santa Barbara
6-Unit Multifamily | Listed at \$2,795,000

301-305 N. Signal St., Ojai
16-Unit Multifamily | Listed at \$3,895,000

Alamo Pintado Rd., Solvang
Land | Listed at \$1,350,000

3344 Richland Dr., Santa Barbara
8-Unit Multifamily | \$2,000,000

6509 Pardall Rd., Isla Vista
4-Unit Multifamily | Listed at \$2,650,000

160 Camino De Vida, Santa Barbara
12-Unit Multifamily | \$4,200,000

817 De La Vina St., Santa Barbara
7-Unit Multifamily | Listed at \$3,375,000

614-618 W. Pedregosa St., Santa Barbara
10-Unit Multifamily | Listed at \$4,375,000

11966-11974 Moorpark St., Studio City
20-Unit Multifamily | Listed at \$6,700,000

211-215 W. De La Guerra St., Santa Barbara
4-Unit Multifamily | Listed at \$2,475,000

4455 Hollister Ave., Goleta
11-Unit Multifamily | Listed at \$3,198,000

939 Embarcadero del Mar, Isla Vista
Mixed-Use Asset | Listed at \$4,385,000

55 Ocean View Ave., Santa Barbara
11-Unit Multifamily | Listed at \$6,900,000

1600-1608 W. Grand Ave., Grover Beach
Commercial/Retail | Listed at \$3,700,000

In 2021, The Golis Team once again delivered the goods, representing buyers and sellers in 22 purchase and sales transactions totaling 109 units and \$70,730,000 in transaction volume, plus more than 16 acres of land, and a ±14,810 SF parcel zoned for a commercial hotel in downtown Santa Barbara.

Thank you for trusting us to serve your diverse real estate interests. We look forward to continuing to bring our best to ensure you reach your real estate investment goals.

*Let us deliver for you in 2022 & happy
New Year!*

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PREMIER CENTRAL COAST INVESTMENT OPPORTUNITIES

6587 Cervantes Rd., Isla Vista
22-Unit Multifamily · \$10,500,000

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

1314 S. Broadway, Santa Maria
127-Units · \$18,995,000

6625 Del Playa Dr., Isla Vista
3-Unit Multifamily · \$5,640,000

1317 Punta Gorda St., Santa Barbara
Fully Entitled Development · \$3,950,000

5392-5400 Hollister Ave., Goleta
Redevelopment Opportunity · \$4,250,000

308 W. De La Guerra St., Santa Barbara
4-Unit Multifamily · REDUCED PRICE: \$1,895,000

326 W. Victoria St., Santa Barbara
4 Units · REDUCED PRICE: \$2,395,000

Hidden Oaks Ranch, Santa Barbara
Golf Course & Event Center · IN ESCROW!

6073 Woodland St., Ventura
40-Unit Multifamily · IN ESCROW!

CELMAYSTER YEAR IN REVIEW



Christos Celmayster

Partner

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christos@hayescommercial.com

DRE# 01342996

*Thank you to my clients and colleagues for a wonderful 2021.
I look forward to working with you in 2022!*

SOLD



201 Ladera St, Santa Barbara
21 units

SOLD



712 W Anapamu St, Santa Barbara
8 units

SOLD



1124 Castillo St, Santa Barbara
5 units

SOLD



1904 San Pascual St, Santa Barbara
4 units

SOLD



242-246 Puente Dr, Santa Barbara
3 units

SOLD



1232 Laguna St, Santa Barbara
3 units

SOLD



1815 San Andres St, Santa Barbara
3 units

SOLD



536 W Pedregosa St, Santa Barbara
3 units

SOLD



1369 Danielson Rd, Montecito
2 units

SOLD



802 N Voluntario St, Santa Barbara
2 units

SOLD



806 N Voluntario St, Santa Barbara
2 units

SOLD



897 Camino Corto, Isla Vista
1 unit



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The Attorney's Corner

David M. Grokenberger, Esq. • Rogers, Sheffield & Campbell, LLP



Landlord's Statutory Duties of Disclosure in Rental Housing Transactions

The legislature had codified several disclosure requirements for rental housing transactions. While standard form leases may contain many of these required disclosures, a prudent landlord should nonetheless be familiar with what must be disclosed. Certain disclosures are required only based upon particular conditions and in specific situations, and thus familiarity with requirements can help prevent accidental or erroneous nondisclosure.

Lead Paint. One of the most commonly known disclosures relates to lead paint and is required by federal law. The requirement applies to dwelling units constructed before 1978 (including mobile homes on a permanent foundation), which involve FHA loans or HUD-owned property. The landlord must give to the tenant a pamphlet prepared by the Federal Department of Housing and Urban Development titled "Protect Your Family from Lead in Your Home." (42 U.S.C.A. § 4852d; 15 U.S.C.A. § 2686). The pamphlet is available online through the Environmental Protection Agency's website. Prior to the tenant's ratification of a lease, the landlord must: (1) give a copy of the pamphlet to the tenant; (2) disclose all known lead-based paint and lead-based paint hazards in the property to the tenant and provide the tenant with all available reports; and (3) include a disclosure in specified statutory language as an attachment to the lease (42 U.S.C.A. § 4852d). The landlord also must sign a statement that the applicable requirements have been satisfied and retain the tenant's signed acknowledgement for three years (*Id.*) The landlord's agent is required to assure that: (1) the landlord is aware of his or her obligations; (2) the proper information is disclosed by the landlord to the tenant; and (3) the lease includes the proper disclosure statement and the proper signatures

(24 C.F.R. Pt. 35). The agent is required to comply with the statute if the landlord fails to do so, but the agent is not liable if the landlord conceals or fails to disclose information (24 C.F.R. Pt. 35, § 35.94.) The lease may not be invalid if the landlord fails to comply with its requirements, but a person who violates the statute may be liable for treble damages and civil penalties (42 U.S.C.A. § 4852d(b)(1); 24 C.F.R. § 30.65).

Explosive Ordnances. A landlord of a rental property who has actual knowledge of any former federal or state ordnance location, identified as an area within one mile of a dwelling unit formerly used for military purposes that may contain potentially explosive munitions, must give written notice of its location to a prospective tenant prior to the execution of the rental agreement (Civ. Code, § 1940.7).

Notice from Public Water Supplier. A public supplier of water who is aware that the state standards for primary drinking water are not being complied with must notify all users of this fact and, within 10 days after receipt of the notice, the owner or operator of residential real property must notify the tenants. A landlord who fails to provide this notice is subject to civil liability not exceeding \$1,000 for each day that such notice has not been given (Health & Saf. Code, § 4028 (a), (g)).

Asbestos. An owner of a building constructed prior to 1979 who knows that the building contains asbestos-containing building construction materials must provide a notice to all tenants of the contents of any report conducted to determine the existence and location of asbestos, the location of any known asbestos, procedures for handling to

prevent or minimize disturbance, release, and exposure to asbestos, and the potential health risks that may result from exposure to asbestos (Health & Saf. Code, §§ 25915, 25915.5, 25919.5) The notice requirements and tenant inspection rights are set forth in Health & Safety Code section 25915 et seq. Like lead paint, this is a serious disclosure, as an intentional failure to provide this information or providing false information is a misdemeanor (Health & Saf. Code, § 25919.7).

Death Within Past Three Years. A landlord must disclose a death on the property that has occurred less than three years prior to the date that the tenant offers to lease or rent the property (Civ. Code, § 1710.2(a)).

Sex Offenders. Every lease or rental agreement for residential property must contain a statutory notice regarding registered sex offenders (Civ. Code, § 2079.10a, subd. (a).) The notice, as set forth in the statute, is adequate information regarding the state program of information regarding registered sex offenders and, upon delivery of the notice, a landlord or agent is not required to provide additional information.

Application to Demolish Building. Section 1940.6 of the Civil Code requires a landlord to disclose in writing to new tenants prior to entering into a lease (or to existing tenants) that the landlord has applied to any public agency for a permit to demolish the building and provide an estimated date when the demolition will occur as well as the approximate date when the landlord intends to terminate the tenancy. The penalty for noncompliance is a civil penalty not to exceed \$2,500, actual damages and moving expenses incurred by the tenant, and reasonable attorney's fees for the prevailing party (*Id.*).

Methamphetamine Contamination. This disclosure is fortunately less applicable in Santa Barbara than many parts of the state. Under California law, local officials oversee the cleanup, and notice of methamphetamine contamination to prospective renters and buyers of real property (Health & Saf. Code, §§ 25400 et seq.). Where a property

has received a "cleanup order," the landlord must provide all prospective tenants who have completed a rental application with notice and a copy of the order, until the agency issuing the "cleanup order" has provided notice that no additional work is needed (*Id.* at § 25400.28). The prospective tenant must acknowledge, in writing, the receipt of the notice and pending order before signing a rental agreement (*Id.*). The notice must be attached to the rental agreement, and if the landlord does not comply with these requirements, the prospective tenant may void the rental agreement (*Id.*).

Disclosure of Pesticide Application Without a Licensed Pest Control Operator. A landlord of residential property is required to provide its tenant with notice at least 24 hours prior to application of pesticides without a licensed pest control operator, as well as to any tenant in an adjacent dwelling unit (Civ. Code, § 1940.8.5 and Civ. Code, § 4777.) Similarly, a landlord applying pesticide to a common area without a licensed pest control operator (with certain limited exceptions) must post a statutory written notice in a conspicuous place within the common area (Civ. Code, § 1940.8.5).-

Plumbing Fixtures Compliance. By statute, all noncompliant plumbing fixtures in commercial and residential properties built prior to 1994 must be replaced with water-conserving fixtures (Civ. Code, § 1102.6.) Such compliance is required by January 1, 2017, for single-family residences and by January 1, 2019, for multi-family residential and commercial properties. Additionally, owners or landlords seeking to remodel on or after January 1, 2014, are required to replace noncompliant plumbing fixtures as a condition of receiving building permits. These requirements also apply to common area plumbing fixtures such as in restrooms and clubhouses. On and after these deadlines, sellers and transferors of all real property must disclose this requirement in writing, including whether the property has noncompliant plumbing fixtures (*Id.*).

While many of the foregoing disclosures are set forth in standard leases, you can see that there are some which only apply in certain circumstances, and thus may not be found in every form lease.

Familiarity with the condition of the rental property and the required disclosures will help landlords avoid liability for nondisclosure. 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) 963-9721 or email David Grokenberger at David@rogerssheffield.com; Michael Brelje at Mike@rogerssheffield.com, or Scott Soulages at Ssoulages@rogerssheffield.com.

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kym@coastalhousing.org
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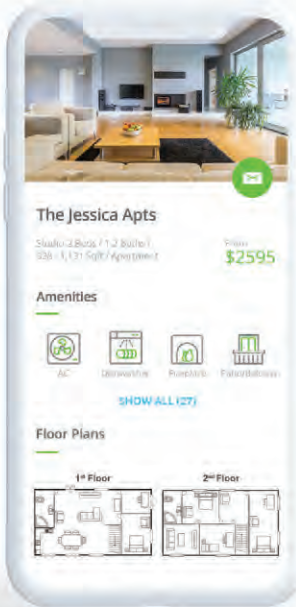
"A TERRIFIC RESOURCE! IT TAKES ABOUT 2 MINUTES TO REGISTER AND ABOUT 5 MINUTES TO POST A RENTAL PROPERTY! YOUR PROPERTY WILL BE VIEWED BY THE EMPLOYEES OF COASTAL HOUSING'S 60 AREA MEMBER COMPANIES THAT EMPLOY 45,000 LOCAL WORKERS!"

~ Bob Hart, Santa Barbara Association of Realtors

For 35 years, Coastal Housing Partnership has helped local employers attract, hire and retain valued employees by providing a suite of housing benefits. More than 60 local employers are members of Coastal Housing Partnership and employ over 45,000 local workers.

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ILS posting	✓	✓
Online applications	✓	✓
Online payments	✓	✓
Online maintenance	✓	✓
Email & text communications	✓	✓
Walk-in payments with PayNearMe	✓	✓
Vendor payments	✓	✓
Owner payments & reports	✓	✓
Live chat support	✓	✓
Renters insurance*	✓	✓
Resident screening*	✓	✓
Corporate websites*	✓	✓
Property websites*		✓
Online lease execution*		✓
Customer relationship management		✓
Job cost tracking		✓
Rent deferment		✓
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If you have difficulty completing the form, call the office for assistance at 805-687-7007 or admin@sbrpa.org.

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E-mail Address

Telephone Work Home

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Street Address(es)	No. of Units
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
Total Units	0

ASSOCIATION FEES: How to calculate membership fees

Registration Fee (First year only) \$ 25.00

Basic Annual Membership Dues \$150.00

Unit Fees (calculate as follows)

Up to 200 units, add \$5.00 per unit No. of Units up to 200 x \$5.00 = \$

Over 200 units, add \$1.00 per unit No. of Units over 200 x \$1.00 = \$

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Total Paid

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Santa Barbara Happenings



Terry A. Bartlett – Reetz, Fox & Bartlett LLP

Santa Barbara City Council Votes in Support of 2% Annual Rent Cap

In a 4-3 vote, lame duck mayor Cathy Murillo and City Council voted to start development of an ordinance that would cap annual residential rent increases at 2% annually, plus the percentage change in cost of living. The potential ordinance would not apply to duplexes or single-family homes...yet.

Current State Law (Assembly Bill 1482 also known as the Tenant Protection Act of 2019) already limits annual residential rent increases to 5%, plus the percentage change in cost of living or 10%, whichever is lower.

The proposal came from Mayor Murillo in her second-to-last-meeting as Santa Barbara Mayor. Councilmembers Gutierrez, Harmon, and Sneddon also supported the 2% rent cap. The ordinance will return to the City Council in March 2022 for a final vote and will require 4 votes for approval. On January 4, 2022, Randy Rowse will replace Cathy Murillo as Mayor. Rowse has indicated he is not in support of the proposal.

Census data reveals that in the last 10 years, 388 new housing units have been constructed within the City of Santa Barbara. In that same time, 454 units of housing were taken off the rental market, generating a net reduction in the number of housing units available within city limits.

Editor's Note: Rent control causes this this kind of damage. Further limiting the amount landlords can charge in rent will force more and more property owners to sell or repurpose their properties and discourage the construction of new units, ultimately decreasing the amount of rental housing available. As Swedish economist Assar Lindbeck reported, "In many cases, rent control appears to be the most efficient technique presently known to destroy a city – except for bombing."

Changes to State Legislative and Local Legislative Districts

Each decade after Census data is released, the

boundaries of our Congressional, State Senate, State Assembly, and State Board of Equalization districts are redrawn so that the districts accurately reflect the State's population. The California Independent Redistricting Commission has released preliminary maps that indicate significant changes coming to Santa Barbara County.

At the Congressional level, the local District will shift south. Currently, the 24th Congressional District (held by Salud Carbajal) includes the majority of Santa Barbara and San Luis Obispo Counties. After the boundary line is redrawn, the 24th Congressional District will likely include the southern portion of San Luis Obispo County, all of Santa Barbara County, and added land from western Ventura County.

The State Senate District (held by Monique Limon) is set to follow a similar proposed redistricting with even more land included from western Ventura County.

As for the State Assembly District, Santa Barbara County will likely have a new Assemblymember. Santa Barbara County is currently split, with the southern portion included with Ventura County and the northern portion included with San Luis Obispo County. Since the average Assembly District in the State will have approximately 493,000 residents and Santa Barbara County alone has 446,000 residents, the redistricting Commission decided to put Santa Barbara County in a newly formed district and pull the additional 47,000 residents from either San Luis Obispo County or Ventura County. The campaign for this Assemblymember is wide open.

On the local level, Santa Barbara County's Redistricting Commission also redraws boundaries for election districts based upon the Census data. This year, the Redistricting Commission decided on a final map that redefines the County's five supervisorial districts. The biggest changes came in the second and third districts. Isla Vista and UCSB are now in District 2. Most of Goleta and almost all of Lompoc are now in District 3.

Continued on page 35



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Annual Membership \$395. Fill out the form below and mail to the office at: SBRPA, 123 W. Padre St., Ste D, Santa Barbara, CA 93105, or you can sign up online at <https://www.sbrpa.org/member-compass>

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Santa Barbara Happenings from page 33

Santa Barbara City Council Votes to make New State Housing Laws Allowing Subdivision of Single-Family Lots Inapplicable to the Foothills

Effective January 1, 2022, Senate Bill 9 allows homeowners to split their lots zoned for single-family residences into four separate units. However, the Santa Barbara City Council voted to create an emergency ordinance making the state law inapplicable to homes in high/extreme fire areas. In the foothills, for example, the increased density would create health and safety hazards for residents if there were to be a fire due to the narrow yet crowded streets.

Additionally, the ordinance will require that any homeowner who splits their lot and rents the units must rent at least one unit at or below moderate-income levels.

The emergency ordinance was unanimously passed on December 14, 2021 and will go into effect January 2022.

Santa Barbara County Planning Commission Unanimously Supports New Goleta Area Apartment Project

A proposed project consisting of a three-story, 27-unit apartment building located at 5317 Calle Real near the intersection with North Patterson received unanimous approval from the Planning Commission. The project will now go to the Board of Supervisors for review. If approved, the units would be market-rate rentals. The Commissioners also recommended that the Board of Supervisors add a crosswalk and beacon lights to the driveway of the project.

The building plans allocate 60 vehicle parking spaces with additional covered bicycle parking. Under the new state housing laws, the developers could have proposed more units with less parking. Editor's Note: Fortunately, the developers agree with us that it is not feasible to have apartments and expect residents not to have cars.

Santa Barbara Founders Sell Remaining Habit Burger Grill Locations

After years of nationwide success, Habit Co-Founders Brent and Bruce Reichard are selling the last eight of their restaurants to Yum! Brands. In 2007, the Reichard Brothers sold the rest of the chain, but held on to the Santa Barbara County locations including the original Habit Burger in Old Town Goleta. The brothers bought the original Habit

location in 1980, expanded to another location in Ventura in 1996, then opened 24 locations throughout California. The sale will be effective on March 1, 2022.

Editor's Note: We love talking about our clients' successes. The Reichard Brothers had vision and commitment and provided years of great service to our community.

University of California Regents Refuses to Release UCSB Mega-Dorm Agreement

In November, The Independent filed a public records request with the University Office of the President for a copy of the agreement between UCSB and Charlie Munger who agreed to donate \$200 million towards the project only if his blueprints were followed precisely. General Counsel for the University Office of the President responded that the agreement is not releasable because there is only a conceptual, preliminary agreement between UCSB and Munger.

If followed, the dormitory would be the largest in the world. Construction is anticipated to begin Spring of 2022 and conclude by fall 2025. Mesa Road and Stadium Road would be at least partially closed for the duration of those three years. As part of the project (because the dormitory would not include any parking spaces), UCSB would implement a campus-wide requirement generally prohibiting first-year students from bringing cars to campus.

Negotiations are still pending, and the project must still go before the UC Regents and the California Coastal Commission.



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Coastal Housing Partnership hosts a Rental Listing Site for Landlords/Property Managers. This site is FREE for local landlords to post their residential rental listings in Santa Barbara County and Ventura Counties. Feature your property to over 45,000 local employees and 60+ companies. List your property with confidence on the rental listing site that boasts a dynamic tenant pool. The site can be accessed only by the employees of our member companies. Go to <https://rentals.coastalhousing.org/> for more info and to register for the site.



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