

Dec 2023

SANTA BARBARA
RENTAL PROPERTY

news

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

Happy Holidays



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SANTA BARBARA AREA'S RESOURCE FOR RENTAL PROPERTY OWNERS, MANAGERS & SUPPLIERS

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 an appointment

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December 2023

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Articles appearing in this magazine are presented as a public service and may not reflect the opinion of the publisher, its board of directors or its members. Subscription is included in the annual membership dues.

The Rental Property News Magazine is published by the Santa Barbara Rental Property Association, Inc. Editorial & advertising offices are located at 123 West Padre Street, Suite D, Santa Barbara, CA 93105. Phone (805) 687-7007

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President's Message



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

New Proposed Ordinance for the City of Santa Barbara.

There is a new proposed Ordinance making its way through the approval process. A copy of the Ordinance is available online at <https://sbrpa.org> under RESOURCES -> SBRPA Alerts & MailChimp.

The new ordinance would amend Chapter 26 of the Santa Barbara Municipal Code dealing with housing. The amendments are the underlined text.

Some of the more important changes include the clarification under 26.50.010 E. "Termination of tenancy includes any attempt by an owner to recover possession of a rental unit, including any attempt to recover possession of the rental property for expiration of a lease, or choosing not or failing to offer a renewal of a lease. This subsection is declarative of existing law."

26.50.040 Just Cause Eviction Notice Requirements. D. "A written notice to terminate tenancy based on a no-fault just cause eviction shall be accompanied by a supplemental notice informing each qualified tenant of the right of first refusal under Section 26.50.055. The notice shall advise the tenant of the owner's contact information and of the tenant's obligation to provide the tenant's contact information to owner."

26.50.040 Just Cause Eviction Notice Requirements. F. "An owner who attempts to terminate a tenancy in material violation of this Chapter **shall be liable to the tenant in a civil action for all the following: 1. Actual damages. 2. In the court's discretion, reasonable attorney's fees and costs. 3. Upon a showing that the owner has acted willfully or with oppression, fraud, or malice, up to three times the actual damages. An award may also be entered for punitive damages for the benefit of the tenant against the owner.**"

26.50.070 Definitions. B.2.a. In those circumstances where an owner avails themselves of the right to terminate based on a family member moving in (where the Lease contains that right), this would add the following requirements: "**for a minimum of 12 continuous months as that person's primary residence.** This subsection does not apply if the intended occupant occupies a rental unit on the

property or if a vacancy of a similar unit already exists at the property. The written notice terminating a tenancy for a just cause pursuant to this subparagraph shall contain the name or names and relationship to the owner of the intended occupant. The written notice shall additionally **include notification that the tenant may request proof that the intended occupant is an owner or related to the owner.** The proof shall be provided upon request and may include an operating agreement and other non-public documents. This subsection applies only if the intended occupant moves into the rental unit within 90 days after the tenant vacates and occupies the residential unit as a primary residence for at least 12 consecutive months. If the intended occupant fails to occupy the rental unit within 90 days after the tenant vacates or fails to occupy the rental unit as their primary residence for at least 12 consecutive months, **the owner shall offer the unit to the tenant who vacated it at the same rent and lease terms in effect at the time the tenant vacated and shall**



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Continued on page 7

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From all of us on the Golis Team, we wish you good cheer!

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6-Unit Multifamily • \$1,270,000

625 N. B St., Lompoc
12-Unit Multifamily • \$2,495,000

reimburse the tenant for reasonable moving expenses incurred in excess of any relocation assistance that was paid to the tenant in connection with the written notice. However, if the intended occupant moves into the rental unit within 90 days after the tenant vacates **but dies** before having occupied the rental unit as a primary residence for 12 months, this will not be considered a failure to comply with this section or a material violation of this section by the owner.

26.50.070 Definitions. B.2.d.ii concerning substantial remodel: "For a proposed substantial remodel, **obtained a written opinion supported by a detailed explanation and signed under penalty of perjury from an independent construction expert**, who holds a current and valid California Contractor State License Board license with classifications in A, B, or B-2, as applicable to the proposed work, stating that the work cannot be reasonably accomplished in a safe manner with the tenant in place and that the proposed work requires the tenant to vacate **the rental unit for at least consecutive 30 days. The person preparing the report may not be the Owner, the licensed contractor retained to perform the work, or otherwise be financially interested in the work other than payment for the preparation of the report.** The report must be filed concurrently with the building permit application for the proposed work."

26.50.070 Definitions. G. "For purposes of this **Subdivision, a tenant is not required to vacate a rental unit on any days where a tenant could continue living in the rental unit without violating health, safety, and habitability codes and laws.**"

26.50.055 A tenant shall have the right of first refusal to rent for two years subject to certain conditions.

The rent would be at "no more than gross rental rate charged for the unit at the time of the notice of termination of tenancy plus 5 percent plus the change in the cost of living, or 10 percent, whichever is lower, of the gross rental rate charged for the unit at the time of the notice of termination of tenancy." **This is so no matter what the owner spent on the remodel.**

The bolding is mine to show you the most significant portions of the proposed ordinance.

Section 26.60.010 Tenant protections is entirely new and will be discussed next month.

Betty L. Jeppesen

President of the Santa Barbara Rental Property Association



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SBRPA Calendar



SBRPA Annual Member Meeting

Monday, December 4, 2023 • 12:00 noon-1:30 PM
 Santa Maria Inn, 801 South Broadway, Santa Maria, CA

Come have lunch and a drink on us at our annual meeting! It will be held at the historic Santa Maria Inn, which was opened by Frank J. McCoy in 1917.

Attorney and SBRPA President Betty Jeppesen will review the Top 5 Take-Aways from 2023 - What You Must Know about new 2023 Landlord-Tenant Laws. There will also be a vote on the 2024 Proposed Slate of Board members. You can attend via Zoom. Register online at sbrpa.org

NOTE: members are encouraged to nominate other individuals to the Board of Directors. Please send your nominations to Admin@sbrpa.org

Vona Snow, Jacques Harrington Pryor, Theresa Doutney, J Konell, Kim Kritz, Paul Knight, Luis Garcia, David Hantman, Sheri Gardner, Brian Felix & Lisa Spalding, Sharon Brown, Mike Lewis, Manuel Leyva, Jeffrey Paley, Daniel and Patricia Caballero, Louise Woelkers, Cynthia Napier, Stephanie Jordan, Margie Yahyavi, Peter Omoregie, Carmen Rendom, Martha Pardo, Laura Cordero, Rebecca Cantrell, David Jones, Jody Holehouse, Robert Larson, Glenn Sutherland, Deborah Toga



Welcome New Members

December 2023

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	SBRPA Member Meeting	4	5	6	Happy Hanukkah	8
10	11	12	13	14	15	16
17	18	19	20	winter solstice	22	23
24	Merry Xmas	26	27	28	29	30
Xmas Eve	31					
New Year's Eve						



2024 Q1 EVENTS

AEX Live/NAAEI Educators Conference

Tue.-Wed., January 23-25, 2024
 Francis Marion Hotel, Charleston SC

Advocate

Tue.-Wed., March 12-13, 2024
 Grand Hyatt Washington, Washington DC
 NAA's annual advocacy conference - is the prime opportunity to meet with your representatives by joining rental housing suppliers, property managers, owners and operators.



*Wishing everyone
 a wonderful Holiday Season
 and a Happy and Prosperous
 New Year*

The landlord for SBRPA's office building requires the outside doors be locked at all times due to security issues. If you want to visit the SBRPA office, please contact us in advance so we can unlock the door for you! We would love to have you visit. Email admin@sbrpa.org or call 805-687-7007



EXAMPLES OF RECENT REAL ESTATE INVESTMENT SALES

FOR SALE	Lompoc	Commercial + Vacant Lot	\$ 895,000
IN ESCROW	Santa Barbara	Commercial Condo Suite	\$ 925,000
SOLD	Santa Barbara	8-Key Hospitality	\$5,200,000 (Seller)
SOLD	Carpinteria	Mixed-Use / Hospitality	\$5,650,000 (Seller)
SOLD	Gaviota	Development Parcel	\$4,285,000 (Seller)
SOLD	Isla Vista	Development Lot	\$2,500,000 (Seller)
SOLD	Santa Barbara	Commercial Retail	\$2,150,000 (Buyer)
SOLD	Santa Ynez	Commercial Vacant Lot	\$ 900,000 (Seller)
SOLD	Santa Barbara	4 Apartment Units (beach)	\$8,835,000 (Seller)
SOLD	Santa Barbara	Mixed-Use 2 Spaces + SFR	\$4,887,500 (Seller)
SOLD	Santa Barbara	8 Apartment Units	\$5,950,000 (Seller/Buyer)
SOLD	Santa Barbara	5 Apartment Units	\$3,950,000 (Seller/Buyer)
SOLD	Santa Barbara	2 Development Lots	\$2,600,000 (Seller/Buyer)
SOLD	Isla Vista	Development Lot	\$ 750,000 (Seller/Buyer)
SOLD	Santa Barbara	Retreat Compound	\$7,500,000 (Seller/Buyer)
SOLD	Isla Vista	2 Apartment Units	\$1,585,000 (Seller/Buyer)
SOLD	Goleta	2 Commercial Spaces	\$1,168,000 (Seller/Buyer)

CARP. MIXED-USE \$5,650,000



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10/25/2023 NEWS ALERT

CalRHA Issues Press Statement on Rent Control Demonstration at the State



CalRHA President
Earle Vaughan

Responding to today's gathering of anti-housing advocates supporting a 2024 ballot initiative that would abolish Costa-Hawkins protections and expand rent control, CalRHA President Earle Vaughan issued the following press statement calling on Governor Newsom to stand with rental housing providers to protect Costa-Hawkins and keep rental housing affordable.



10/25/2023, California Capitol Demonstration, PBS.com

Press Statement

Economists and Housing Experts Agree that Rent Control Reduces California's Housing Supply and Revenue

SACRAMENTO, Calif. – The California Rental Housing Association (CalRHA) responds to the short-sighted request from Justice for Renters to Governor Newsom to support rent control. Each year California property owners see a steady increase in calls for more aggressive rent control. These proposed policies result in discouraging investors from constructing, rehabilitating and converting housing into rental residences and also encourages small rental property owners to take units off the market which ultimately negatively impacts California's rental housing market.

"California's budgets are declining, and a statewide rent control would further reduce funding for public services such as health care, education, public safety and transportation," said Earle Vaughan, President, California Rental Association. "And, rent control harms disadvantaged groups and often does not provide relief for the tenants it is meant to help."

Protecting the ability of rental housing providers to establish initial rental rates for a new tenant is critical for a viable rental housing industry in California. The current cohesive statewide housing policy provided by the Costa-Hawkins Rental Housing Act should be preserved

CalRHA encourages Governor Newsom to not be swayed by groups promoting shortsighted policies that will actually do more harm than good.

"What we see today, is another mischaracterization of rent control. Decades of research by renowned economists and housing experts consistently show that rent control does not work," added Vaughan, "And we need the Governor to look at the facts, not be swayed by gimmicks, and protect Costa-Hawkins."



CA Governor
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HELP STOP RENT CONTROL INITIATIVE



FACTSHEET



A new rent control initiative will be on the November 2024 ballot.

2024 BALLOT INITIATIVE WHAT IT DOES

Local jurisdictions will have free rein to **impose and expand rent control**.

Will prohibit rent increases upon vacancy (also known as vacancy de-control) by **eliminating the owner's ability to charge the market rate** when a tenant vacates the unit.

Imposes rent control on **all properties** including **single-family homes and condominiums** by eliminating AB 1482 protections.

To stop this so-called "Justice for Renters" initiative in 2024, CalRHA and its affiliates are asking for your support and contribution to fight this third attempt by the same anti-housing activists behind Propositions 10 and 21 from 2018 and 2020. CalRHA and its regional associations collectively need to raise a minimum \$5 million dollars, so we're all in this together.

All funds raised will go toward the initiative fight. To make a contribution, please click [here](#) or scan the QR code. Thank you for your generosity.



PROPERTY OWNERS WHY IT MATTERS

Your rental income and property value will decline.

If you are renting your units below market, you may never catch up because the initiative allows local jurisdictions to "cap" how much you may increase rent following a vacancy.

Rent "caps" would apply to single-family homes and condominiums.



\$5 MILLION TARGET

The last rent control fight cost the broader housing industry \$80 million dollars. This next fight will cost even more.



DEDICATED FUNDS

Funds will be deposited into a dedicated account specifically for fighting the initiative.



SUCCESS TOGETHER

We defeated both the 2018 and 2020 rent control initiatives. With your support, we can do it again.

Business Partner Directory

Welcome to SBRPA's Business Partner Directory, our Vendors & Supplier listing. This is a special group created for our Vendors and Suppliers. You get a free listing in the Business Partner Director on the sbrpa.org website, and your page includes a description of your business, your logo and contact information, as well as a link to your website. LinkedIn/Facebook URLs and Twitter/Instagram handles. To join, fill out an online application or call the office to have a copy sent to you. For more information about Business Partners, contact Lori Zahn, Chair, SBRPA Business Partnerships, 805.451.2712



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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 County. 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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<https://www.solwavewater.com/>



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SBRPA Business Partners



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- An introduction of your company reps and display materials at membership meetings
- The opportunity to display your brochures/business cards in the lobby of SBRPA office and to have your information included in new member kits
- Networking with property management companies at SBRPA meetings.



Sign Us Up Now! 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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Signature _____

NAA Programs



National Apartment Association



NAA Click & Comply is the industry's only maintenance and operations management software, allowing property management companies to consolidate processes and systems into one place for ease of use and transparency. Automate, save time, and trust that your properties are remaining compliant.

Watch a video on how to Automate and Reduce Risk with Click & Comply <https://youtu.be/ff4nPAEh2v8>

What you can expect from using NAA Click & Comply:

- Mitigated risk and preventative maintenance for your properties
- More efficient onsite teams
- Improved performance
- Streamlined communications
- Dashboards to see property performance across your entire portfolio

Who benefits from NAA Click & Comply?

Property Teams. You can't be everywhere at once. The dashboards and reporting features will allow you to quickly identify where your attention is needed most. Your team will be provided with daily guidance so you can focus on what really matters.

Owners & Management Companies. Reduce your risk, save on costs and give yourself peace of mind. NAA Click & Comply reminds the right people at the right time what needs to be done as well as providing the resources to execute, monitor, store and report all tasks and inspections. The platform is tailored to your processes and goals. It ensures consistency in operational processes throughout your organization.

Streamline Processes

Standard Operating Procedures

- Access a single source of daily guidance for onsite teams while offering real-time visibility into what's happening, or not happening, at your properties.

- With Smart Task Automation, create templates that automatically generate tasks, delegate to specific team members and include recurrences like daily, monthly, annually.
- Assign tasks as critical for easy prioritization and capture important, time-stamped data of tasks completed.

On-Demand Instructions

- Receive notifications when policies, protocols and other important information is updated.
- Access and execute emergency protocol on-the-go

Custom Reporting and Dashboards

- Create and save custom reports around any data, and export to Excel and PDF.

Remain Compliant

Compliance

- The platform sources and catalogs all applicable federal, state, city and county municipal codes, reviews them for compliance regulations and monitors any changes that may arise. Templates are then created and push these code requirements to your properties based on their location.

Inspections

- Utilize ready-made form templates or have your account representative customize forms to your needs for each specific property.
- Create unlimited versions so you are able to capture the most important data for your specific community. Make changes easily when there's new information to record.
- From mold remediation or incident reports, to pool pH levels and unit turns, your inspection data is stored securely and is quickly accessible with our helpful reporting tools.

Reduce Risks

Risk Management

- Prove that company protocols and procedures are enforced and followed.

Continued on page 19



BEACHSIDE
PARTNERS

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Price just reduced \$200k for this well maintained 30 unit apartment complex in Lompoc. Now offered at a 5.1% CAP Rate on the in place rents and a 6.6% CAP rate on market rents (\$1500 each used as market rent). 701-717 North F Street features 5 detached buildings on 5 parcels totaling 34,850 SF of land. Recent updates include new roofs and gutters, fresh exterior paint, fencing and secure gates along with tankless water heaters (3 in each building). Windows are dual paned. Kitchens have granite countertops. Upside potential on rental rates. Excellent long term investment opportunity.



NICK HENRY & LORI ZAHN

NICK: 805-705-7311 | LORI: 805-451-2712

DRE#01748131 & 01914851 | BEACHSIDEPARTNERS.COM



BEACHSIDE
PARTNERS

Risk Management (continued)

- Access best practices in risk management, customized by each community, providing real-time visibility into how properties are complying.
- Qualify for lower insurance premiums and deductibles based on properties performance.
- View real-time updates on which of your properties are putting you at risk.

Preventative Maintenance

- Deliver tasks to onsite team at the right time using a comprehensive list of required maintenance schedules based on the equipment, amenities and geographical location of individual sites.
- Preserve the value of your assets by receiving alerts if protocols are not followed.

By combining your policies and procedures with NAA Click & Comply's database of industry best practices, we create one centralized source of communication and guidance for your teams.



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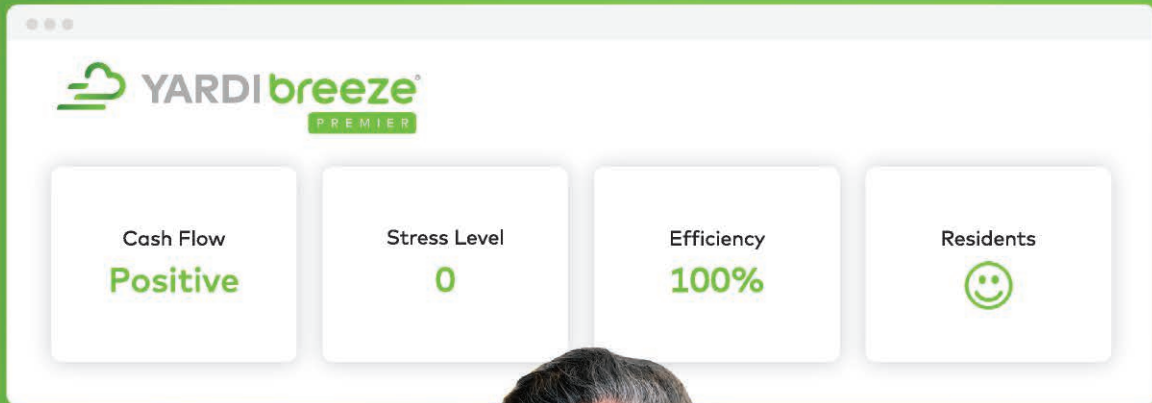
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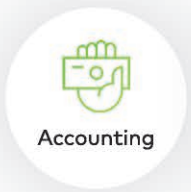
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Rental Owner Updates

HOW TO REMOVE CIGARETTE SMOKE SMELL?

A landlord asked this week on our Q&A Forum: "How do I get rid of the cigarette smoke smell in a house?"



Several landlords who have had to deal with this problem on various levels responded with different approaches and resources to get rid of cigarette smell that have worked well for them. If you have smokers like many if not most of us do in your property, I would encourage you to read the discussion and the responses to see the different options shared by landlords for eliminating the smoke smell after the fact.

"You have two choices:

1. Clean, paint, and lose how-many-lost rent dollars during that time to do all this from vacancy.

OR,

2. Rent "as is" with a "Smoker's Welcome!" rent premium.

Smokers are kind of a pariah group on the whole, and a lot of landlords don't want to rent to them. This makes it hard for them to find rentals, so your rental home could command a premium. Sort of like how we charge extra for pets."

- Sid MO

Sherwin-Williams, carries a primer with shellac. But first you must clean all walls, baseboards, kitchen cabinets with TSP.

- Dave, MO

All my houses are non-smoking properties. However, one tenant allowed one of their children to smoke in the 1/2 bath. We cleaned everything (including the exhaust fan), painted the walls with a Shellac and then regular paint, and used an ozone generator but the smoke smell still persisted. I had to spray the undersides of the toilet and the wall mounted sink with OdorXit and give it an extra cleaning before there was almost no smoke smell. It took a long time before the smell was almost non-existent.

- Gene, OH



If the smoke is really bad, you must also clean inside the heating ductwork, wash out and maybe paint the insides of all cupboards, dispose of any and all window coverings and that includes mini-linds, clean the exhaust vents of the kitchen and bathrooms.

- Oregon Woodsmoke, ID

My second property was a smoker's house. . . 50 years in total. Ceilings were nicotine stained yellow. People could smell the smoke before they stepped into the foyer. This required a lot of elbow grease to fix.

To get 95% of the nicotine off, I used TSP in a garden sprayer. I removed all carpeting first. Spray the ceilings with the TSP solution and wipe them with an O-Cedar Hardwood Floor 'N More Microfiber Dust Mop. Then rinse the microfiber head, ringing out the brown juice. Lots of rinsing and spraying and repeating. After the ceilings do the walls, woodwork, windows and doors. I lost track of my hours. . .

The existing semi-gloss paint on the trim and doors cleaned off easily with the TSP and looked good. All drywall surfaces got primed using my Graco X5 Airless Paint Sprayer to apply Kilz Restoration Primer. Then sprayed final coats too. Used [my friend's] Ozone machine for 3 days, moving it around each day. It was time-consuming, but I've never had any complaints after that.

- Mike, IL

[We] went in with a pressure washer, then removed most of nicotine from walls. . . after [the] wall was clean then applied an oil base paint. . .to seal up walls. Washing down the nicotine first will make the process easier. Commercial porcelain floors are best option for rentals as lit cigarette. . . damage [cleans up] with a mop and bleach. . .

- Robert, ON Canada

Continued on page 25

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GLASS SHOWER DOORS

Glass door for shower

We have installed a "neo angle corner shower for a small bathroom and would like to install glass doors. We got a quote from an installation company for \$1830. This includes tempered glass doors and labor. Is it a fair price. Thanks.

- Anton [PA]

What quality glass door? 1/4 inch thick or 3/8" or 1/2"? Makes a big difference in price.

- Moshe, CA

We removed the glass door in one of our units and hung a shower curtain and liner instead...it's been there 7 years now (same tenant, he may have switched curtains, I haven't looked.)

- WMH NC

It's a good price if the person installing the door will do it well. I'd recommend learning what's important to properly install the shower doors and then ask the installer how they would do it.

Did the installer check to see if the walls are plumb and if the threshold is level and if so, how far are they off? 1/16" the height of the door or 1/2"? Shower doors have limited capability to adjust for wall and floor surfaces that are not plumb and level.

- Bill, NJ

I removed all the glass shower doors due to age and cleaning issues.

I also no longer use shower curtain rings. I buy curtains like in hotels that have the holes that go over the rod. One less thing to deal with.

- Wayde, MI

I have installed 3 new shower doors this year, to replace ones with rusted frames. I have a handyman service that does all kinds of repairs, and who charged \$175 for labor to install new doors plus \$60 for travel time, pick up doors at HD and cart away old doors as trash. He did a great job.

- Moshe, CA

Glass doors can be a safety hazard. My teenage granddaughter opened theirs and the glass shattered all over the bathroom. I've heard that happening to others. I will be installing shower curtains in the future and very well tempered glass.

- Mary, AZ



In our units we have only Bathtubs, because there will always be children to think about. We put in regular faucet/shower hardware. And if someone wants something fancier, we let them buy it and install it themselves.

However, once you put an ADA safety bar in, expertly in, you'll never be sorry. We had them in our own home and decided to put them in our rentals. Safety first!!!! We been thanked on several occasions by a new tenant just for this extra item they all seem to really appreciate.

- Honey, LA



I pulled all the doors years ago. Not as much for safety as cleanliness.

Some tenants will not keep the curtains in the tub or surround but it seems none of them ever cleaned the doors.

I don't supply curtain rods anymore, let alone the curtains. Tenants always seem to want something different.

When I had the rods that were attached they got damaged along with the walls. Now I have tile around (almost) all the shower/bath units. I get the door bumper discs and put them up for the tenants to use their own shower rods. They won't slip as easily that way.

Works fine for me thus far.

- Zero, IN



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~ Bob Hart, Santa Barbara Association of Realtors

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Santa Barbara Happenings



Terry A. Bartlett – Reetz, Fox & Bartlett LLP

Santa Barbara Hotel Tourism is Decreasing

According to a recent report by Visit Santa Barbara, Santa Barbara hotel occupancy has decreased by 4% compared to the same time last year. The average rate of a hotel room in Santa Barbara has also decreased (by 1%) as well as the revenue per available hotel room (by 5%). The CEO of Visit Santa Barbara stated that "September 2023 marked the twelfth consecutive month where travelers booked fewer Santa Barbara south coast hotel rooms." Overall, Visit Santa Barbara reports a substantial decline in the amount of tourism, especially with regard to the number of tourists from outside of California. Maybe it's because State Street is closed to vehicles.

Santa Maria: Healthy, Succeeding and Growing



Image: Japanese Cultural Center Noozhaw.com

Many new developments are underway in Santa Maria. These include multiple apartment buildings and single-family homes, which are under construction, as well as,

many accessory dwelling units and a few mixed-use buildings which will feature commercial and residential space. There are also plans for a new Holiday Inn Express, a second Chick fil-A, a new playground, a four-field sports-center and a Japanese Cultural Community Center. The mayor also recently discussed the modernization of the waste water treatment plant.

Bob Nelson Launches Bid for Second Term on Santa Barbara County Board of Supervisors

Bob Nelson, who is currently serving as the Fourth District County Supervisor, is running for re-election. The Fourth District includes Orcutt, Los Alamos, Vandenberg Village, Vandenberg Space Force Base; Garey, Sisquoc, Casmalia and part of Santa Maria.

Nelson has been focusing on libraries, public trails, parking, traffic flow, homelessness and public safety while in office and will likely continue his work in

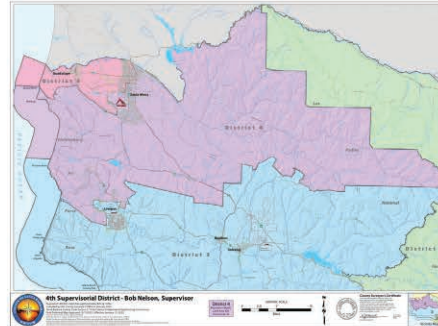


Image: Santa Barbara County 4th District ap (countyofsb.org)

these areas if re-elected.

Nelson, who has lived in the Fourth District for many years, was the Chief of Staff for the former Fourth District Supervisor, Peter Adam, before being

being elected himself. Before that, he worked as a school teacher. His many endorsements include: the Santa Barbara County Farm Bureau, the Santa Barbara County Deputy Sheriff's Association, the Santa Barbara County Firefighter's Association, retired Fourth District Supervisor Peter Adam, retired Third District Supervisor Brooks Firestone and current Fifth District Supervisor Steve Lavagnino.

Fire-Ravaged Boy Scout Camp at Rancho Alegre Nearly Ready to Welcome Back Campers

The Los Padres Council Boy Scouts of America's Rancho Alegre Outdoor School which opened in 1985 and hosted fifth and sixth graders from public schools in the Santa Barbara area for a science camp program, was badly burned in the Whittier Fire. It is set to re-open in April 2024.

The Whittier Fire destroyed the dorms, staff housing and the nature center in 2017, and although the process of rebuilding began in 2018, it was significantly impeded by the COVID-19 epidemic.

The Boy Scouts of America's Rancho Alegre offers an instructional program in geology, ecology, native plants and animals and Chumash Culture mixed with outdoor activities including hiking, campfires and archery.

The total cost to rebuild the Campus at Rancho Alegre was \$18 million.

Santa Maria Planning Commissioners Approve Nearly 1,500 Residential Units

Canfield Development's proposed project (as part of the Blosser Ranch development) was approved. It includes 58 for rent, family homes with a community center, and another 175 for rent units with another

Continued on page 31



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community center for residents of those units. In all, the development at Blosser Ranch will include 1492 units which will be made up of single-family units, multi-family units and accessory dwelling units. Land has also been set aside for city sports fields, a new school, a new fire station, a new stormwater retention basin and a retail center.

The smaller of the single-family housing projects proposed will consist of houses with one story detached one bedroom craftsman style ADUs while the larger single family home project will be made up of houses with modern farmhouse style ADUs. Each single-family home in both projects will have a 2-car garage and 2 parking spaces in the side yard.

The entire Blosser Ranch development is expected to be completed by 2030.



Image: One of the new apartment projects proposed for Santa Maria would use craftsman-style architecture. The project would be built near the intersection of Blosser Road and Western Avenue. (Courtesy rendering) Noozhawk.com

Santa Barbara City Council Permanently Ends Single-Family Zoning

The AUD (Average Unit Density) program, a previously temporary program intended to incentivize the development of “affordable by design” housing, has been permanently adopted by the Santa Barbara City Council.

Under the AUD program, developers can build projects with higher building densities and less parking than zoning requirements typically allow. The program, adopted in 2013, was supposed to end in 2021 or after 250 housing units were built. Now, two extensions past the deadline, at least 697 units have been built and 466 more units are in the planning process but have yet to be built. Single family neighborhoods are a thing of the past.

Increase in Renters Looking to Live Alone and Decrease in Students Pre-leasing Housing

According to a report by Yardi Matrix (a subsidiary of the Santa Barbara based property management software company, Yardi Systems, Inc.) that was

released in October, late summer and early fall pre-leasing for student housing dropped by 1.1% in 2023. Student housing rent is also significantly higher than previous years.

Another report (from RentCafe another subsidiary of Yardi) released in October found that more renters are trying to live alone. The number of renters living alone rose 6.7% between 2016 and 2021. The report also found that most of the renters who live alone are Baby-Boomers (born between 1946 and 1964) while very few of those considered Generation Z (born between the mid-late 90s and the early 2010s) are able to afford living alone. According to the report, 10 of the 20 cities where it is most difficult to afford living alone are in California and these include Santa Barbara, Santa Maria, San Luis Obispo and Oxnard.

Santa Barbara City Attorney Sarah Knecht to Fill Role of Interim City Administrator



Image: Sarah Knecht, keyt.com

Sarah Knecht, who has been working for the City Attorney’s Office since 2004 and has been City Attorney since 2022, will be temporarily acting as City Administrator in place of Rebecca Bjork while the City conducts nationwide recruitment to find a permanent replacement who will ultimately be appointed by the City Council. Knecht will

appoint someone from the City Attorney’s Office to act as City Attorney while she fulfills this interim role.

Santa Barbara Officials Need to Show Us the Cost of a State Street Remodel

Although the closure of 9 blocks of lower State Street was extended until 2026, the State Street Advisory Committee has not discussed the potential costs of building a 9-block pedestrian promenade.

For comparison, the remodel of the Santa Monica Promenade cost \$10 million in 1986. Local business owner, Kevin Boss recently pointed out that \$10 million in 1986 adjusted for inflation is over \$27 million today and that the Santa Monica Promenade is only 3 blocks that were already closed to traffic before the area became a pedestrian mall.

He also pointed out that estimated cost of remodeling the State Street undercrossing (a significantly smaller project) is \$11 million and, based on the cost of these other projects, estimates that the cost of the State Street Promenade could be over \$100 million. The City should start discussing costs as soon as possible.

Terry A. Bartlett is a real estate, housing, and landlord-tenant attorney at Reetz, Fox & Bartlett LLP in Santa Barbara.



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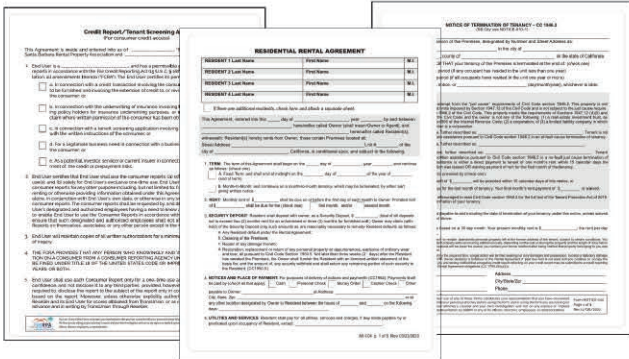
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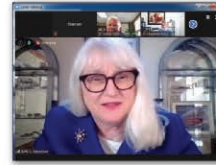
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PROPERTY MANAGEMENT

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danielleholzer@dmhproperties.net
(805) 962-3707

Meridian Group

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(805) 692-2500

Sandpiper Property Management

www.sandpiperpropertymanagement.com
justin@sandpiperpropertymanagement.com
(805) 706-2550

REAL ESTATE

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steve@battagliare.com
(805) 688-5333

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lori@BeachsidePartners.com
Beachsidepartners.com
(805) 626-3150

Berkshire Hathaway Ken Switzer

www.realestatesb.com
kswitzer@bhhsca.com
(805) 680-4622

Coastal Housing Partnership

rentals.coastalhousing.org
corby@coastalhousing.org

Engel & Volkers

edfuller.evrealstate.com
edfuller@evrealstate.com
(805) 570-6988

Hayes Commercial

www.hayescommercial.com
christos@hayescommercial.com
(805) 563-2111

Radius Group The Golis Team

www.radiusgroup.com
Steve Golis
sgolis@radiusgroup.com
(805) 879-9606

Spectrum Realty

www.spectrumrealty.com
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YARDI

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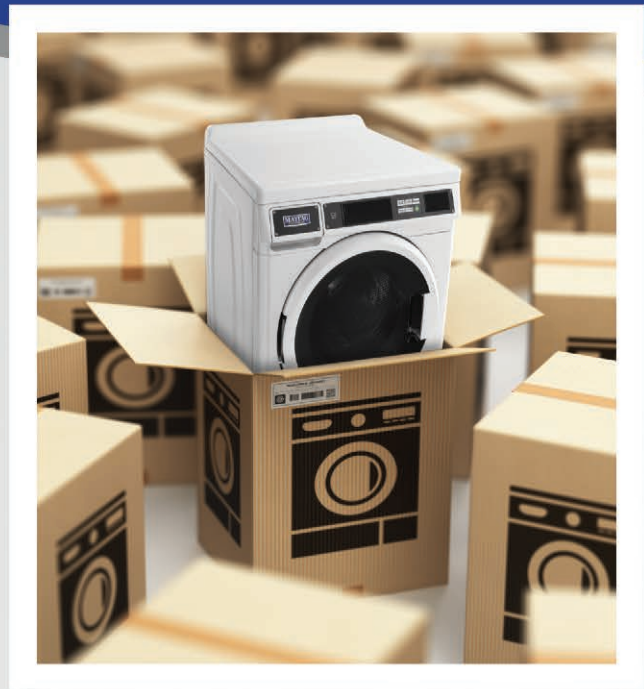
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