



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

## April is Fair Housing Month

Denise Cato, President and CEO of Fair Housing Council of Orange County (FHCOC), will be teaching our annual certificate class again this year.



CalRHA Legislative Day: April 9-10 in Sacramento .....	11
Fair Housing Seminar: April 24, 2024 @ Workzones.....	19
MrLandlord®: Tenant Death, Pet Violators & Watermarking Photos.....	27



# LET'S TALK ABOUT INSURING YOU PROPERLY

*Team Omnia can help!*

For over 35 years, Omnia Insurance & Risk Solutions has been the local choice for insuring Condominium Associations, Apartment Complexes, and Rental Properties along the Central Coast.

# OMNIA

INSURANCE & RISK SOLUTIONS INC.

Ready for anything.

(805) 563-0400 [Omniains.com](http://Omniains.com)

4213 State Street, Suite 205 Santa Barbara, CA 93110

CA Lic# 0L60662



# Table of Contents

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

**SBRPA OFFICE**  
 123 West Padre Street, Suite D  
 Santa Barbara, CA 93105

Office Hours:  
 Open but please call for  
 an appointment

www.sbrpa.org  
 Phone: (805) 687-7007  
 Fax: (805) 687-9708

## SBRPA 2024-2025 OFFICERS

- President Betty L. Jeppesen, Esq.
- 1st Vice-President Harold Goodman
- Treasurer Danielle Holzer-Burkitt
- Secretary Lydia Perez
- Executive Director Laura Bode
- Chris Agnoli, Director
- Steve Battaglia, Director
- Mike Bruce, Director
- Nick Gonzales, Jr., Director
- Mike Lopus, Director
- Andy Sillers, Director
- Lori Zahn, Director

Graphic Design  
 Darkblade Enterprises

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

## April 2024

**SBRPA President's Message** ..... 5  
*Betty L. Jeppesen, Esq., SBRPA President*

**Calendar of Events** ..... 9  
*Upcoming Industry Events – Virtual and Regular*

**CalRHA Legislative Day** ..... 11  
*April 9-10, 2024 Sacramento, CA*

**CalRHA (California Rental Housing Association)** ..... 13  
*Legislative Update, Kate Bell, KateBellStrategies.com*

**CalRHA Press Release** ..... 17  
*AB 1813: Senior Tenant Shallow Rental Subsidy Program*

**Fair Housing Seminar** ..... 19  
*Denise Cato will return to teach our annual seminar*

**Business Partner Directory** ..... 21  
*List of Business Partners*

**NAA – National Apartment Association** ..... 23  
*Apartmentalize, June 2024*

**Mr Landlord®** ..... 27  
*Tenant's Death, Pet Violations, Watermarking Photos*

**Santa Barbara Happenings** ..... 31  
*Terry A. Bartlett, Reetz, Fox & Bartlett, LLP*

**Directory of Products and Services** ..... 34  
*Index of Advertisers*

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.

Products and services advertised herein are not warranted, expressly or implied by the publisher or by its board of directors. No investigation has been conducted to ascertain the quality of the products and services advertised herein. The publisher takes no responsibility should the quality of the products and services not be as advertised.

# CENTRAL COAST PAVING

PARKING LOTS • POTHOLE PATCHING • SEALCOATING • OVERLAYS

CALL TODAY FOR A **FREE** QUOTE!

**805.665.3292**

[WWW.CCPAVE.COM](http://WWW.CCPAVE.COM)

**CENTRAL COAST**  
PAVING



LIC# 1022233 C12

# President's Message



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

On March 5, 2024, the Goleta City Council met to consider the potential enactment of the emergency ordinance passed by the City Council on December 19, 2023. There were certain amendments suggested and there were two options to consider regarding the applicable rental rate for re-rental of a unit to a prior tenant exercising a right of first refusal following the completion of a substantial remodel. In other words, should the housing provider be forced to keep the old rate with perhaps the allowed rent increase amount, no matter what the housing provider had just spent for the remodel, or would the housing provider be allowed to bring the unit's rent to market as permitted by Costa Hawkins upon a unit being completely vacant?

The entire City Council was present at the meeting: James Kyriaco, Kyle Richards, Stuart Kasdin and Mayor Pro Tempore Luz Reyes-Martin and Mayor Paula Perotti.



(image, cityofgoleta.org. Goleta City Council. Front: Kyle Richards, Paula Perotte, Luz Reyes-Martin. Back: James Kyriaco, Stuart Kasdin)

This ordinance would amend Section 8.19, Tenant Protections, of the Goleta Municipal Code.

Discussion was held concerning payment of 2 months' rent in relocation assistance; lodging permits with the Planning Department within 5 days; offering the prior tenant the right of first refusal following the remodel completion and keeping the rental rate at the previous rent plus 5% or 10% regardless of the cost to the owner of the remodel done. There was no time frame for the withdrawal

of the unit from the rental market. A discussion was also held about whether to exempt 4 units or less but that was rejected because the housing department reported that would eliminate 173 rental units from the rental market.

Councilmember Stuart Kasdin liked the early alert notice (serving the tenant with a 60 day notice that in 60 days they would be served with a 60 day notice of termination for substantial remodel). If a housing provider cannot raise rents above 10% following a remodel that costs more than that amount, wouldn't that be an unconstitutional "taking" prohibited by the 14th Amendment of the United States Constitution? Could there be a review board to appeal to? How do you know when it is an appropriate amount of time off the market? It is an arbitrary period. Peter Imhof stated that it could be 5 years but a discussion was had on the impact of the Ellis Act. He also expressed the opinion that duplexes should not be exempt from this Ordinance because he does not see any difference between a duplex and an apartment.

Councilmember Kyle Richards had the same concerns about "gaming the system" and complying with the Ellis Act while imposing a time off the market. He also referenced altering the allowable uses of the property. Also, would this "run with the land" or be limited to the current owner.

Option 2 for consideration is the existing law that allows the housing provider to set the initial rent under the provisions of the Costa Hawkins Act of 1995. Remember, this is on the ballot this Fall. If the Justice for Renters Act passes, you will no longer be able to set the rent to market when the unit is again completely vacant. You would be stuck with the old rent (even if you had not increased

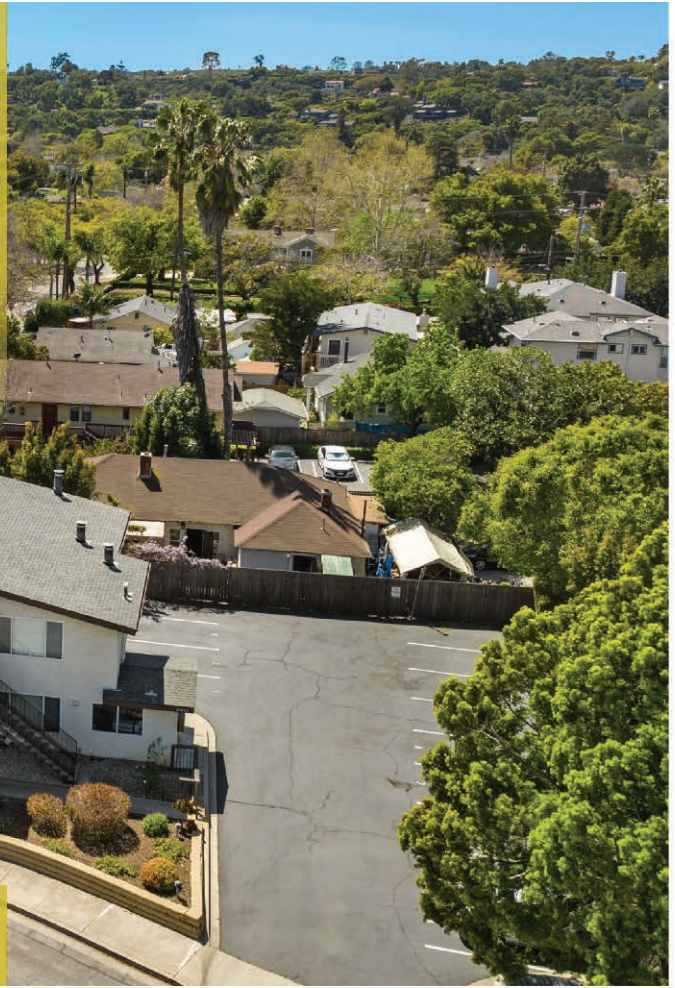


THE LAW OFFICES OF  
**BETTY L. JEPPESEN**

21 EAST CANON PERDIDO STREET, SUITE 207  
SANTA BARBARA, CA 93101  
(805) 450-1789  
JEPPESENLAW@GMAIL.COM

SANTA BARBARA 93101

# 2011 OAK AVENUE



**FIRST TIME ON MARKET  
IN OVER 40 YEARS**

**\$2,975,000**

**\$371,875 PPU · \$109,069 NOI**

Tucked at the end of a quiet cul-de-sac in the burgeoning Westside neighborhood close to the amenity-rich downtown core, this well-maintained asset boasts eight (8) spacious 1BD/1BA units with private entrances. Upstairs units peaked with cathedral ceilings offer breathless mountain views, while tenants enjoy the convenience of a recently paved 14-space parking lot & on-site laundry. Current rents are below market, offering a fantastic opportunity for upside.

**Contact listing agents for details & showings**

**STEVE GOLIS**

**805.879.9606** · [sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)

CA Lic. 00772218

**MIKE LOPUS**

**805.879.9637** · [mlopus@radiusgroup.com](mailto:mlopus@radiusgroup.com)

CA Lic. 01970736

**ANETA JENSEN**

**805.879.9624** · [ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)

CA Lic. 01994822

**ALSO AVAILABLE FOR SALE**

**4834 SAN GORDIANO AVE  
SANTA BARBARA**

**4 Units + ADU**



 **RADIUS**<sup>®</sup>  
Commercial Real Estate

[RADIUSGROUP.COM](http://RADIUSGROUP.COM)

## President's Message from page 5

rents for a very long time and had kept your rent well below market rent).

Councilmember James Kyriaco expressed that whether or not we replace the emergency ordinance with this ordinance the conditions are still here that caused the urgency ordinance to be enacted on December 19, 2023. There are still "renovictions" going on due to old housing stock. Some landlords are still dreaming up a remodel and short-changing the public. He would be in favor of round table discussions between both tenants and landlords.

Mayor Pro Tem Luz Reyes-Martin would like to see public comment.

Mayor Paula Perotti likes the early alert notice and is struggling with options 1 or 2.

There was a room full of tenant advocates and only 3 representatives of housing providers present, myself, Michael Bruce SBRPA Board Member and Pat Costello. Both ceded their time for me to speak. Staci Caplan of the SBAOR spoke via Zoom. Please attend these very important meetings and speak up for the industry.

I urged the Council not to take action tonight but to have public comment from both sides; consider the implications of the Ellis Act and Costa Hawkins; and to be concerned about an unconstitutional taking. Under the 14th Amendment of the United States Constitution, a governmental body cannot take private property without just compensation but it goes further than that. If a governmental agency takes private property, for it to be constitutional, it must be taken FOR THE PUBLIC and not for a designated class of people such as TENANTS. TENANTS are not "the public." They are a class of people. Therefore, the taking does not make it past the first questions and so NO amount of money can make up for that. Hence, it is unconstitutional.

Condominiums are distinct from apartments and treated like single family homes under the Ellis Act but Mr. Kasdin's argument that they should not be exempt was met with great reception. There were many questions about legality with few concrete answers provided.

At the end of the evening, a vote was taken resulting in the ordinance being sent back to the Ordinance Committee for further study and public input with the potential of roundtable discussions with both housing providers and tenants.

If you have facts and figures about a legitimate remodel that you have done to your rental unit and how much the rent would have to increase as a result, please provide that. The Council does not have any idea of costs. It will also be important to note what would happen if the owner decided it was not worth being a landlord any

more in Goleta and decided to sell. What would happen to the expenses of the housing provider? The mortgage payments would be much higher. The property taxes would be much higher. The insurance rate would be much higher. It was argued that the landlord should just absorb that and the tenant should not be made to pay for the increase in a landlord's costs. What do you think about that?

Come and have your say. Please do not wait thinking that "they" will take care of these issues. I have news for you: "They" is "YOU."

**Now is your only opportunity to weigh in** with your opinions, your experience, your wealth of knowledge, your tenant issues, your tenant problems, your aging housing stock issues that can only be addressed by remodel (legitimate remodel that is not an excuse to raise rents), and any other issues that you would like to have come before the Ordinance Committee and ultimately the Council for consideration.

As always, we thank you for your membership, your participation and your valuable input.

Happy Spring.

Betty L. Jeppesen,  
President SBRPA

A blue banner for the SBRPA Legal Fund. The text "SBRPA LEGAL FUND" is prominently displayed in white and blue. Below it, a message asks for help to fight proposed legislation. A call to action asks to contribute today and provides a URL. The background features a white house icon, a pen, and a smartphone.

**SBRPA  
LEGAL FUND**

We need your help to fight proposed legislation adversely affecting the Rental Industry at local & state levels.

**Please contribute today!**  
Go to <http://sbrpa.org> and click on the CONTRIBUTE tab on the home page.

An advertisement for Mendez Building Services Inc. It features a logo with the letter 'M' and the text "Since 1964". The company name "MENDEZ BUILDING SERVICES INC." is in large, bold letters. A list of services includes Water Damage Specialists, Carpet Steam Cleaning, General Building Maintenance, and Wood Floor Refinishing & Repair. Contact information includes a phone number and a website URL.

Since 1964  
**M**

LIC. #005132  
406 W. Figueroa St  
SB, CA 93101  
**963-3117**  
**689-8397**

**MENDEZ  
BUILDING SERVICES INC.**

- Water Damage Specialists
- Carpet Steam Cleaning
- General Building Maintenance
- Wood Floor Refinishing & Repair

**Rafael Mendez • [www.mendezservices.com](http://www.mendezservices.com)**

# CELMAYSTER MULTIFAMILY



**Christos Celmayster**

Partner

805.898.4388

christos@hayescommercial.com

DRE# 01342996



## JUST LISTED

1001 & 1021 Cypress Ave, Lompoc  
PRICED AT \$10,445,000

Adjacent properties totaling 60 units, available together:

- 1001 Cypress Ave — 24 units
- 1021 Cypress Ave — 36 units

## JUST SOLD

414 W Figueroa St, Santa Barbara  
LISTED AT \$4,998,000

Christos represented the seller of this 10-unit property near downtown Santa Barbara comprised of large units totaling 10,505 SF of living space. The property is in the Medium AUD Density Overlay.



2023 SUCCESS: **123 units** for a total value of **\$45M**



# SBRPA Calendar



## Fair Housing Seminar

Wed., April 4, 2024, 10:00AM-3:00PM

WorkZones, El Paseo, Santa Barbara, CA

Denise Cato, President and CEO of Fair Housing Council of Orange County (FHCO), will again be presenting our annual 2024 Certificate Program.

Members \$95, non-members \$175

See page 19 for more details.



## 2024 Legislative Day

Tue.-Wed., April 9-10, 2024

Sheraton Grand Hotel, Sacramento, CA

4/9: Guest Presentation & Legislative Reception

2:00-5:00PM Guest speakers on Politics & Policy

5:30-7:30PM Legislative Reception

4/10: Meetings with Legislators/Staff

9:00AM-3:00PM Various meetings

See page 11.

april 2024

SUN	MON	TUE	WED	THU	FRI	SAT
	1 <i>April Fool's Day</i>	2	3	4 <i>Fair Housing Seminar</i>	5	6
7	8	9 <i>CalRHA Leg Day</i>	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				



## 2024 Q2 EVENTS

### Apartmentalize

Wed.-Thu., June 19-20, 2024

Pennsylvania Convention Center | Philadelphia, PA

Whether you're in management, leasing, marketing or maintenance, if you love working in rental housing, you belong at Apartmentalize. Come find your people in the City of Brotherly Love—connect with colleagues, share ideas, discover solutions and go home with renewed passion for your career. For more information see page 23. For travel, registration, or exhibits go to <https://my.naa.org/>

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](mailto:admin@sbrpa.org) or call 805-687-7007



## Welcome New Members

Ruth Ann Bowe, Carolyne Espindola, Reynaldo Lopez, Brendon Reilly, Sean Haleen, Vincent Vanhecke, Michelle Petlow, Mitch Reaves, Ruth Ann Bowe, Carolyne Espindola, Reynaldo Lopez, Brendon Reilly, Sean Haleen, Vincent Vanhecke, Michelle Petlow, Mitch Reaves, Russell Goodrow, Jeanne Palumbo, Francie Berezo, Susana Quintero, Justin Hwang





  
**KEN SWITZER**  
 EXPERT REAL ESTATE  
 SERVICE AND ANALYSIS

**BERKSHIRE HATHAWAY**  
 HomeServices  
 California Properties  
 COMMERCIAL DIVISION

[www.OfferingMemoranda.com](http://www.OfferingMemoranda.com)

## LISTINGS / RECENT REAL ESTATE INVESTMENT SALES

FOR SALE	Santa Barbara	14 Apartment Units	\$ 5,250,000
FOR SALE	Santa Barbara	8 Apartment Units	\$ 3,295,000
FOR SALE	Isla Vista	Rental SFR	\$ 1,450,000
FOR SALE	Lompoc	Commercial + Vacant Lot	\$ 895,000
SOLD	Santa Barbara	19 Apartment Units	\$ 4,800,000 (Buyer)
SOLD	Santa Barbara	Commercial Condo Suite	\$ 875,000 (Seller)
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)

### SANTA BARBARA \$3,295,000



8 units in prime mid-town location.  
1 x 2/1, 5 x 1/1, 2 x 0/1. 4%+ cap, ~5% pro-forma

### ISLA VISTA \$1,450,000



Quiet end of Isla Vista, 4 beds / 2 baths  
Rents \$7,500/mo. for 2024-25 school year

805-680-4622 | [KenSwitzer1@yahoo.com](mailto:KenSwitzer1@yahoo.com) | BHHS Commercial Division | DRE# 01245644

©2024 Berkshire Hathaway HomeServices California Properties (BHHS CP) is a member of the franchise system of BHH Affiliates LLC. BHH Affiliates LLC and BHHS CP do not guarantee accuracy of all data including measurements, conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information.

**You're Invited!**



# 2024 LEGISLATIVE DAY

April 9 - 10, 2024  
Sacramento

## April 9, 2024

### Guest Presentations & Legislative Reception

2:00pm - 5:00pm

#### Guest Speakers on Politics & Policy

Sheraton Grand Hotel - 1230 J St, Sacramento, CA 95814

5:30pm - 7:30 pm

#### Legislative Reception

Mayahuel - 1200 K St, Sacramento, CA 95814

## April 10, 2024

### Meetings with Legislators/ Staff

9:00am - 3:00pm

1021 O Street, Sacramento, CA 95814



## Hotel Accommodations

### Special CalRHA guest rates at the Sheraton Grand Hotel

1. Click here to book your room <https://www.marriott.com/en-us/hotels/sacsi-sheraton-grand-sacramento-hotel/overview/>
2. Enter your dates, then click the drop down arrow under Special Rates
3. Click Corp/Promo Code and enter K6Y
4. Click View Rates, and the discount rate will be automatically applied.

**Please book ASAP as the current rate of \$280/night will fluctuate as occupancy nears capacity.**

# Full service solutions for all your rental property needs.

*Proudly serving all areas of Santa Barbara County.*

## Services Provided:

- All aspects of the leasing process
- Resident placement & screening
- Rent collection
- Marketing vacancies
- Serve legal notices
- Organize maintenance & emergency repairs
- Prepare monthly & annual statements
- Conduct random property inspections

NOW  
PROVIDING  
SERVICE FOR  
VACATION  
RENTALS

## Danielle Holzer-Burkitt

805.962.3707

[www.DMHProperties.net](http://www.DMHProperties.net)

[danielleholzer@dmhproperties.net](mailto:danielleholzer@dmhproperties.net)

DRE #01369548



***We serve owners, investors and residents throughout California's Tri-Counties.***

If you are interested in learning more about our property management services or any of our available rentals, please contact our team at your earliest convenience. We look forward to answering your questions and assisting you with all of your property management needs.

DMH Properties is a customer service oriented company specializing in the management of single family homes, duplexes, townhomes and multi-unit apartment buildings. With over 20 years experience we offer our services throughout the Tri-Counties.

# CalRHA Legislative Updates



Kate Bell, [KateBellStrategies.com](http://KateBellStrategies.com)

March 2024

## Political Update

The Governor's Legislative Secretary, Christy Buoma, is leaving and has been replaced by Christine Aurre, who has served as Newsom's Deputy Legislative Affairs Secretary since 2022. Prior to that, was Legislative Director in the Office of State Senate Majority Leader Robert Hertzberg from 2019 to 2022. Aurre was Legislative Assistant in the Office of State Assemblymember Patrick O'Donnell from 2015 to 2019.



Christine Aurre  
Legislative Affairs Secy

Leaders from CalRHA met with Governor Newsom's Legislative Deputy for Housing/Rental Housing issues, Myles White, in March where we discussed key legislation that has been introduced so far, as well as creative ways to help fund rent assistance in the state.

With the March 5th primary behind us, you may access the election results at <https://electionresults.sos.ca.gov>. Close contest may be found here. Finally, the Governor will be giving his State of the State on March 18th.

## Legislative Update

Policy Committees have begun hearing legislation and several bills of interest are highlighted below:

AB 2059 (Flora, R-Ripon) Tenancy. Obligations of Landlords: Repairs. This bill would prohibit a landlord from being liable for dilapidations rendering the premises untenantable, unless the landlord receives written or oral notice of the dilapidations and the landlord is given a reasonable time to repair the dilapidations. SUPPORT



Heath Flora  
CA Assemblymember

AB 2114 (Irwin, D-Thous. Oaks) Exterior Elevated Elements: Inspection. This bill would also allow licensed civil engineers to perform balcony inspections. Set for a hearing on March 20th in Assembly Housing and Community Development. SUPPORT



Jacqui Irwin  
CA Assemblymember

AB 2187 (Bryan, D-Culver City) Office of Tenants' Rights and Protections. Placeholder bill stating the intent of the Legislature to enact subsequent legislation to establish the Office of Tenants' Rights and Protections. OPPOSE



Isaac Bryan  
CA Assemblymember

AB 2216 (Haney, D-SF) Household Pets. Would state the intent of the Legislature to enact legislation related to a landlord's ability to prohibit common household pets in residential tenancies. OPPOSE



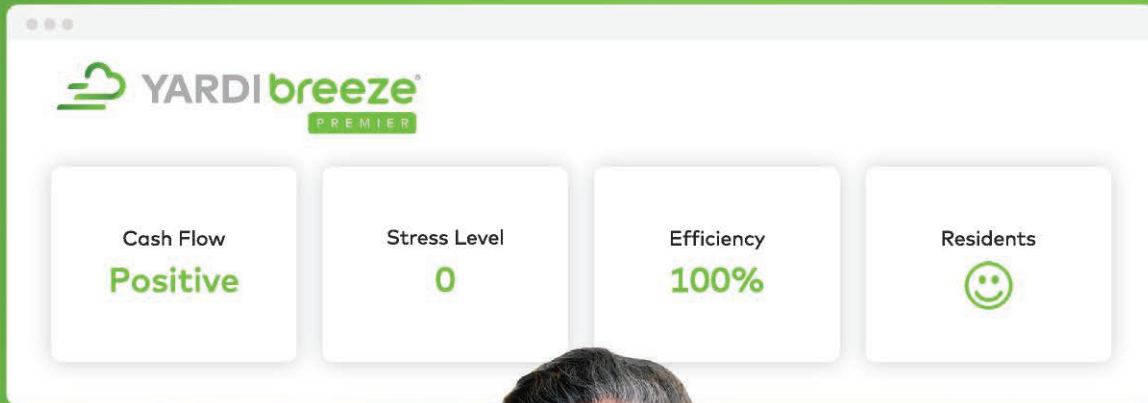
Matt Haney  
CA Assemblymember

AB 2230 (Bennett, D-Oxnard) Would state that California's anti-trust laws can be applied to anti-competitive practices occurring in residential housing, and would clarify that City Attorneys may investigate and prosecute anticompetitive behavior. OPPOSE

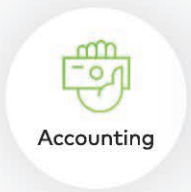


Stevv Bennett  
CA Assemblymember

Continued on page 17



An intuitive and powerful way to manage your properties from anywhere



Ready to make work a breeze?  
Get a personalized demo today.

 **YARDI breeze**<sup>®</sup>  
yardibreeze.com | (800) 866-1144

CalRHA Legislative Updates from page 15

AB 2278 (Carrillo, D-LA)  
 CalRHA Sponsored bill which would have the Housing and Community Development Department post the correct allowable yearly rent increase. Set for a hearing on March 20th in Assembly Housing and Community Development.  
 SUPPORT



Assemblymember  
 Wendy Carrillo

AB 2498 (Zbur, D-Santa Monica)  
 Housing: the California Housing Security Act. Would, upon appropriation of the Legislature, establish the California Housing Security Program to provide a housing subsidy to eligible persons, as specified, to reduce housing insecurity and help Californians meet their basic housing needs.



Assemblymember  
 Rick Chavez Zbur

To create the program, the bill would require the Department of Housing and Community Development to establish a 2-year pilot program in up to 4 counties, as specified. The bill would require the department to issue guidelines to establish the program that include, among other things, the amount of the subsidy that shall be the amount necessary to cover the portion of a person's rent to prevent homelessness, but shall not exceed \$2,000 per month. SUPPORT

AB 2584 (Lee, D-Milpitas)  
 Corporate Owned Single-Family Homes. Would prohibit owners of more than 1,000 homes from buying more single-family properties.  
 OPPOSE



Assemblymember  
 Alex Lee

AB 2785 (Wilson, D-Suisun City)  
 Would require a landlord to, within 30 days of receiving a tenant's security, deposit the sum into an account of a bank or other financial institution regulated by the state or federal government. Any balance originating from the security that remains in the account after reimbursement to the landlord, including interest accrued on that balance, would be payable to the tenant. OPPOSE



Assemblymember  
 Lori Wilson

AB 2801 (Friedman, D-Burbank)  
 Prohibits a landlord from requiring a tenant to pay for, or asserting a claim against the tenant or their security deposit for, professional carpet cleaning or other professional cleaning services. OPPOSE



Assemblymember  
 Laura Friedman

AB 3057 (Wilson, D-Suisun City)  
 CEQA Exemption. Expands the CEQA exemption to junior ADUs. SUPPORT

SB 1201 (Durazo, D-LA)  
 LLC Owner Transparency. Would require each entity to disclose the name of each person with substantial control over the entity both upon creation and upon submitting their required biennial business filings. OPPOSE



Senator  
 Maria Elena Durazo

The legislative calendar for 2024 is as follows:

- Mar 21-29 Spring Recess
- Apr 26 Last day for policy committees to hear fiscal bills
- May 3 Last day for policy committees to hear non fiscal bills
- May 17 Last day for fiscal committees to pass bills to Floor
- May 24 Last day for bills to pass their house of origin
- Jun 15 Budget bill must be passed by midnight
- Jun 27 Last day for legislative measure to qualify for November 5th General Election ballot
- Jul 3 Last day for policy committees to meet and pass bills
- Jul 4-Aug 4 Summer Recess
- Aug 16 Last day for fiscal committees to meet and pass bills

# Sol Wave **WATER**



## **Commercial & Residential Water Softening Systems**

- + SPECIAL PRICING FOR SBRPA MEMBERS!**
- + DRINKING WATER SYSTEMS**
- + SALT & POTASSIUM DELIVERY SERVICE**
- + MAINTENANCE SERVICE AVAILABLE**
- + BOTTLED WATER DELIVERY**
- + ULTRA PURE SOLUTIONS**



**LOCALLY OWNED & OPERATED BY STEVE NIPPER + LORI ZAHN**

SOLWAVEWATER.COM • (805) 845-5443  
636 SANTA BARBARA ST • SANTA BARBARA CA 93101



## **AB 1813: THE SENIOR TENANT SHALLOW RENTAL SUBSIDY PROGRAM OF 2024 WOULD INCREASE EQUALITY AND AFFORDABILITY FOR SENIOR CALIFORNIANS**

*California Rental Housing Association urges the Legislature to support this critical senior housing subsidy and promote affordable housing.*

SACRAMENTO, Calif. – The California Rental Housing Association (CalRHA) strongly supports Assembly Bill 1813 (Alanis), a newly introduced bill aimed to curb the threat of homelessness for senior citizens in the state.



*Assemblyperson  
Juan Alanis*

AB 1813 would establish the Senior Tenant Shallow Rental Subsidy Program of 2024 as part of the Department of Housing and Community Development, which would administer the grant program for cities and counties to provide subsidies for senior citizens at risk of homelessness.

“AB 1813 is a prime example of how we, as a state, need to leverage supportive frameworks to keep at-risk populations housed,” said Earle Vaughan, President, CalRHA. “This bill would directly impact



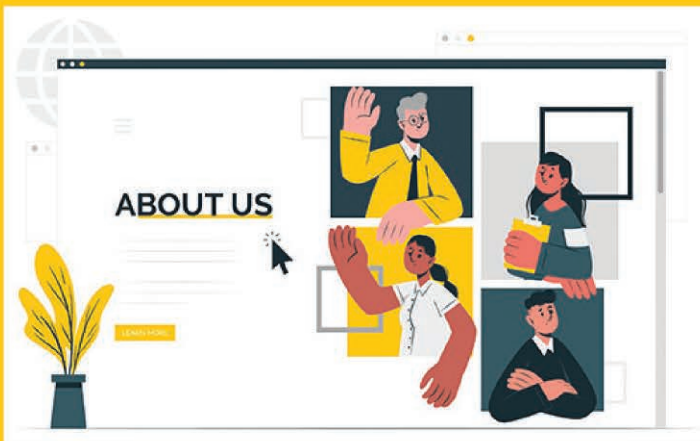
*image, latimes.com*

senior citizens across the state and support them with financial subsidies that will help them maintain stable housing.”

Based on specified requirements, the bill would award individuals rental subsidies, not to exceed \$500 per month for up to 18 months. Priority would be given to heads of households who are at least 60 years of age and households whose income does not exceed 30% of the area's median income.

“The Senior Tenant Shallow Rental Subsidy Program would immediately be helpful to many senior citizens,” added Vaughan. “It’s an investment in our seniors and could be a model for future efforts to ensure families of all ages are safely and housed.”

We look forward to working with the Legislature and the Governor to continue to tackle the housing crisis and to promote quality affordable housing for all Californians.



The California Rental Housing Association (CalRHA) represents almost 25,000 members totaling more than 676,000 units, made up of small, medium, and large rental housing owners throughout the State of California. Our purpose is to advocate in the best interest of the rental housing industry and collectively address industry needs.

We are affiliated with the National Apartment Association (NAA).

For more information go to [www.cal-rha.org/](http://www.cal-rha.org/)

# CONGRATULATIONS!

BEACHSIDE PARTNERS CONGRATULATES

## NICK HENRY

FOR BEING NAMED ONE OF TOP  
TWO SANTA BARBARA COUNTY-BASED  
MULTI-FAMILY SALES BROKERS



### A SELECTION OF 2023 APARTMENT SALES BY NICK HENRY

**10**  
SALES

**15**  
SIDES

**\$58.5M+**  
SALES VOLUME

**SOLD** • 12 UNITS IN GOLETA  
283 ELLWOOD BEACH DR • \$4,000,000

**SOLD** • 38 UNITS IN VENTURA  
3574 PREBLE AVENUE • \$9,800,000

**SOLD** • 73 UNITS IN CAMARILLO  
811 PASEO CAMARILLO • \$23,100,000



NICK HENRY | PARTNER

(805) 705-7311 | [NICK@BEACHSIDEPARTNERS.COM](mailto:NICK@BEACHSIDEPARTNERS.COM)

DRE#01748131 | [WWW.BEACHSIDEPARTNERS.COM](http://WWW.BEACHSIDEPARTNERS.COM)



BEACHSIDE  
PARTNERS



# FAIR HOUSING SEMINAR

Wednesday, April 24, 2024

9:00 AM - 1:00 PM

Join us for a review of Fair Housing Laws  
and Best Practices for Fair Housing  
Compliance and Success

WorkZones, Paseo Nuevo  
351 Paseo Nuevo, SB, CA 93101



Denise Cato,  
CEO Fair Housing Council  
of Orange County

## Learn Best Practices in Fair Housing

Topics will include:

- New Fair Housing Laws
- Successful Fair Housing business practices and tools to maximize profits and minimize liabilities
- How Fair Housing laws apply to tenants with disabilities and families with children
- How to update your management
- How Fair Housing can serve as a resource for owners & managers.

Today, Denise Cato, as President and CEO of Fair Housing Council of Orange County (FHCOOC), still speaks to, leads, and trains hundreds of housing industry professionals regarding both state and federal fair housing laws. Additionally, Ms. Cato currently serves as a member of the Board of Directors for the National Fair Housing Alliance, a national organization that supports the efforts, marketing, and legislative needs and agenda of all fair housing organizations nationwide. Cato trained with the John Marshall Law School, The National Fair Housing Congress, The U.S. Department of Housing and Urban Development, and the Department of Fair Employment and Housing. She was certified by the California Department of Real Estate in 1997 as a trainer in fair housing laws for realtors (as part of their mandatory continuing education requirement). She has taught fair housing classes for the Apartment Fair Housing Association of Greater Los Angeles for 25 years, Southern Cities Apartment Association for 23 years, and Orange County Apartment Association for at least 13 years.

Member \$ 95.00 • Nonmember \$175.00

Register online at [www.sbrpa.org](http://www.sbrpa.org)



### Multi-Family Sales in the Past 6 Months

City	Units	Price
Santa Barbara	22	\$4,360,000
Santa Barbara	19	\$4,800,000
Lompoc	18	\$2,280,000
Lompoc	18	\$2,145,000
Santa Barbara	16	\$5,475,000
Lompoc	12	\$1,520,000
Goleta	4	\$2,000,000
Santa Barbara	3	\$1,750,000



Steven R. Battaglia  
805.680.6431

srb@BattagliaRE.com • www.BattagliaRE.com • CA DRE #01318215



**CARPETS  
VINYL**

**DRAPES  
BLINDS**

# JODY'S WINDOWS AND FLOORS

**(805) 637-6343**

**JODYSWINDOWSANDFLOORS@GMAIL.COM**

**CONTRACTOR'S LICENSE #854700 • FAX (805) 564-2959**

# Business Partner Directory

Welcome to SBRPA's Business Partner Directory, a special group created for our Vendors and Suppliers. You get a free listing in the Business Partner Directory on the SBRPA website, with your logo and a link to your profile, which is a separate page with your logo, address and contact information, an overview of your company as well as a link to your own website. You can also include LinkedIn/Facebook URLs and Twitter/Instagram handles. To join, fill out the application on the facing page, or call the office if you would like a hard copy sent to you. For more information about Business Partners, contact Lori Zahn, Chair, SBRPA Business Partnerships, 805-451-2712.



**BEACHSIDE PARTNERS**  
Multi-Family Advisors

## Beachside Partners, Inc.

128 E. Carrillo St. Suite B, Santa Barbara, CA 93101 805-453-5097

Our approach to real estate is simple: handle all transactions with a dedication and commitment that exceeds all expectations. Beachside Partners is on the forefront of what is happening throughout the market and will navigate your real estate investment to a brighter future. We have a track record of offering a full range of real estate solutions and providing successful outcomes for our clients, which has in turn built long-lasting relationships. For more information <https://beachsidepartners.com/>



**COASTAL HOUSING**  
PARTNERSHIP

[Rentals.CoastalHousing.org](https://rentals.coastalhousing.org)

Free Rental Listing Service

## Coastal Housing Partnership Rental Listing Site

P.O. Box 50807, Santa Barbara 93150 • 805-450-5698

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 our 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 employees of our member companies. For more information and to register for our site, go to <https://rentals.coastalhousing.org/>



## Sol Wave Water

636 Santa Barbara St., Santa Barbara, CA 93101 805-845-5443

Welcome to Sol Wave Water. With over 28 years of experience in all facets of the "water world", we know our industry and the local water. Our mission is to provide you with the best solutions to your water issues: dingy laundry, frizzy hair, spotty glasses and dishes, longevity for your water-using appliances and ease of mind. We offer a full line of equipment for sale as well as rentals, 5-gallon bottle delivery, water vending machines, and demo units. If you already have a system, we offer service and maintenance plans including the delivery of salt and potassium. Locally owned and operated. Sol Wave Water delivers to your home or office. Now offering bottled water in Santa Barbara, Montecito, Santa Ynez Valley and Ventura County! For more info: <https://solwavewater.com/>

**Welcome new Business Partners – Driven Capital Partners, LLC and 3713 Portofino Way, LLC**

SANDPIPER



## PROPERTY MANAGEMENT

# Helping You Increase Your Bottom Line!

Residential • Commercial • Multi-Family

Sandpiper Property Management is an Accredited Residential Management Company (ARM)  
with the Institute of Real Estate Management (IREM)



### MARKETING

- Craigslist, Newspaper, our website
- Over 10 online rental websites
- Tenant locator services
- 24/7 Phone attendant
- Market to Students, Adults, Seniors

### SETTING RENT AMOUNTS

- Full market survey for each vacancy
- Maximize monthly rent
- Minimizing vacancy period

### MANAGEMENT

- Collect rents
- Bilingual staff
- Handle slow or non paying tenants
- Pay monthly expenses
- Produce monthly statements for owners
- Distribute monthly proceeds to owners
- Our experienced staff protect your asset
- Regular site inspections

### 24 HOUR MAINTENANCE

- 24/7 on call maintenance team
- Lic. & Bonded
- In house maintenance lowers expenses
- Budgeting for large capital expenses

### SCREEN PROSPECTIVE TENANTS

- Credit and background check
- Employment verification
- Past landlord verification
- Prior eviction check and
- Face to face interview with all applicants

### LIABILITY

- We confirm you have adequate insurance
- Current lawyer endorsed leases
- Mold, and lead disclosures used
- Conduct any necessary evictions

### OUR RESULTS

- Annual portfolio occupancy rate consistently over 98%
- Consistently lowest maintenance expenses in the industry
- High client retention rate

Call 805-705-4744 for a free consultation.

1811 State Street, Santa Barbara CA. 93101

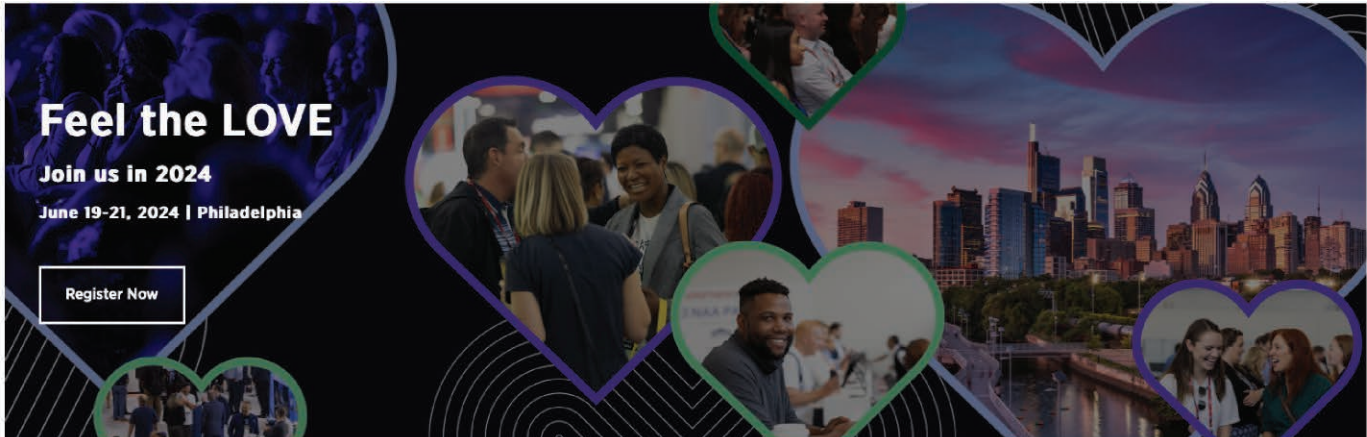
805-705-4744

[www.SandpiperPropertyManagement.com](http://www.SandpiperPropertyManagement.com)

# NAA Apartmentalize



National Apartment Association



Whether you're in management, leasing, marketing or maintenance, if you love working in rental housing, you belong at Apartmentalize. Come find your people in the City of Brotherly Love—connect with colleagues, share ideas, discover solutions and go home with renewed passion for your career.

## FAQ's

### *What is in the exposition?*

The NAA Exposition brings together top professionals and supplier partners eager to network and share ideas on how to stay competitive in today's growing market. It is another name for an exhibit hall.

### *How do I access information if I missed out?*

Materials for each session will be available on the NAA event app.

### *What should I wear?*

We do not have a specific dress code, but here are some tips:

- Business casual attire is acceptable and widely practiced.
- Be sure to bring layers as the meeting rooms can get chilly.
- Wear comfortable shoes. You'll be racking up that step count!

### *What should I bring?*

Laptop or iPad to take notes, or the old-school method – with a notebook and pen.

Also, Business cards are a must. With all the networking opportunities, you can never have enough, so keep them with you at all times.

### *How do I plan my schedule?*

NAA also offers myNAA Planner, which works in conjunction with the NAA app and enables you to plan ahead and determine which breakout sessions will provide the best return on investment. Create your own schedule based on the sessions that you're most interested in and the companies you want to visit in the NAA Exposition. myNAA Planner will be available in May 2024.

If you're not already on Facebook, Snapchat, Twitter or Instagram, get on and follow the conference hashtag at #Apartmentalize. This will give you an insider's view of what is trending before, during and even after the conference.

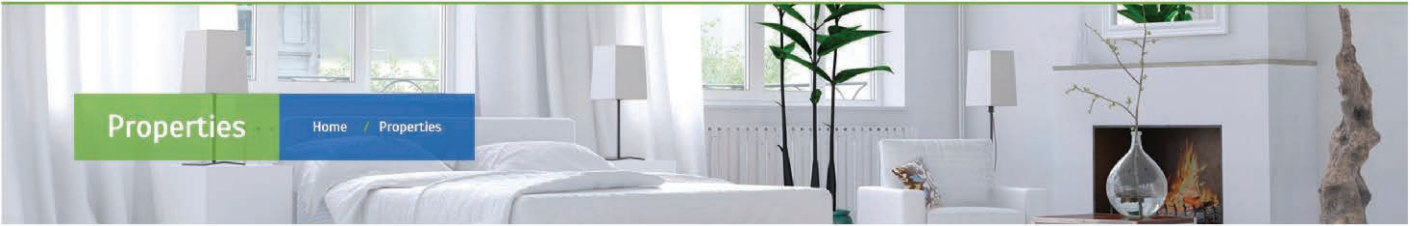
### *Are there helpful hints for networking?*

Plan your conference schedule before you arrive in Philadelphia. This will give you more time to interact and engage with other attendees.

Do you have a colleague attending the meeting? Ask them to guide you through and introduce you to fellow attendees.

Attend as many social events and receptions as you can. You'll be rewarded with free food and cocktails! Show up for sessions early. You'll score a great seat and have time to mingle with the other attendees around you.

*Continued on page 25*



# FREE RENTAL LISTING SITE



List your property with confidence on our rental listing site that boasts a dynamic tenant pool. Our site can be accessed only by the employees of local member companies.

For questions or help with your listing  
Contact: Kym Paszkeicz  
kym@coastalhousing.org  
805-450-5698



**"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.



*What should I do on-site?*

Attend the Welcome Reception on Wednesday. This is a great, relaxing way to meet other attendees.

Be flexible with your conference schedule. The “law of motion and responsibility”—formerly known as the “law of two feet”—should apply: If a session is not working for you, leave (even if you are seated up front). Go to another session or meet up with others outside the session rooms who want to engage in other conversations and networking opportunities.

Keep an open mind and enjoy yourself! This is going to be a great experience, and you are going to meet some wonderful people.

*Is there COVID-19 Health and Safety Information?*

NAA will follow the guidelines set forth by the City of Philadelphia and the Pennsylvania Department of Health.

*Can I receive Continuing Education Credits for attending Apartmentalize?*

Eight (8) Continuing Education Credits (CECs) will automatically be applied to NAA accounts post-conference for individual attendee registrations. It may take up to 90 days for your credentials to appear in your NAA account.

If you were registered for Apartmentalize under a group registration, you will need to upload a copy of your registration confirmation or a photo of your Apartmentalize badge online to receive the 8 Continuing Education Credits (CECs) required for credential renewal. You may also complete the CEC Reporting Form and email to [renewals@naahq.org](mailto:renewals@naahq.org).

June 19-21 | Philadelphia



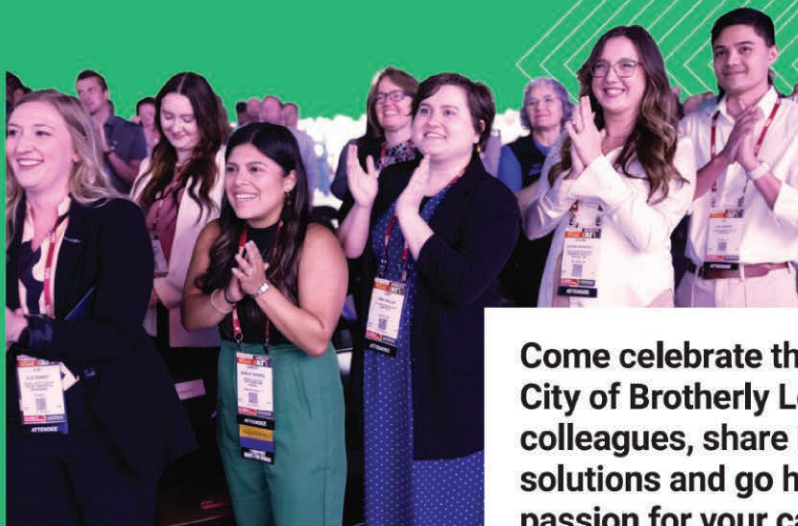
REGISTER NOW! [APARTMENTALIZE.ORG](https://www.apartmentalize.org)

**APARTMENTALIZE**

Powered by NAA

**LOVE**

**FEEL THE**



**Come celebrate the industry in the City of Brotherly Love—connect with colleagues, share ideas, discover solutions and go home with renewed passion for your career.**



# BRISTOL PROPERTY MANAGEMENT

Serving the Central Coast  
since 2011

Commercial, Residential, Multi-Family  
805.963.5945 info@bristolsb.com



**Don's HEATING  
& Air Conditioning Inc.**  
**805-683-2233**

Lic# C20-483508

3463 State St., Ste 477 • Santa Barbara, CA 93105

**Spring has arrived!** Time to perform maintenance on your HVAC system to prepare for pollen season and warmer weather.

Call us now to schedule your service. Depending on your unit, we will install new air filters, clean vents and registers, remove dirt and debris from your outdoor unit, check the electrical system and teach you to program your thermostat.

**Call now to schedule your HVAC maintenance**

email: [donsheatingsb@gmail.com](mailto:donsheatingsb@gmail.com)

## Rental Owner Updates

### IN CASE OF RESIDENT'S DEATH

Unfortunately, death and other circumstances do occur in which the landlord may no longer be able to communicate with the primary resident. When the resident cannot be reached for any reason, (incapacitation, incarceration, hospitalization, abandonment, or death) there needs to be at least one alternative person whom the resident has designated who can receive their mail, notices, phone calls, texts, messages, deliveries, etc., from the Landlord for Tenant. In addition, it is suggested that there should also be someone who is preauthorized to be able to remove the resident's personal items and to act on their behalf with the Landlord.



One landlord shared recently about how his residents were nearing death. He was not sure what to communicate to residents or how to handle or prepare for the situation.

A fellow landlord suggested moving forward that in all the landlord's leases, to prepare for being able to still communicate with someone when any of his residents can no longer be reached for whatever reason.

It is suggested that your application and/or lease should list emergency contacts who are listed by the tenant at move-in, such as:

*Minimum 2 contacts per adult Tenant (no overlaps, not each other)*

*If for any reason Tenant cannot be reached, or is non-responsive to management calls or notices, such as in the case of an emergency, incapacitation, incarceration, hospitalization, abandonment or death, Tenant designates the following persons as approved to receive mail, notices, phone calls, texts, messages, deliveries, etc. from Landlord for Tenant. Tenant authorizes this person to remove their personal items, and to act on their behalf with Landlord. Each person listed as an Emergency Contact has 100% authority to receive legal notices on behalf of Tenant.*

*Persons listed must be at least 18 years old.*

*Provide as much information as you can. Please print clearly.*

-DJ, VA

### Does the lease end at death, or ??

*I've had a family in a rental SF for 18 years. Wife 75 is in at home hospice (dementia) care, husband is severe diabetic having life threatening bouts and granddaughter who is around 27 now also lives there. Her father is in prison for another 10 years. Granddaughter has never worked and probably can't exist without the grandparents. I'm not sure which one will die first but if he goes it definitely will be chaotic. I'm stressed about asking him for a plan for all of this based on very imminent possibilities. What would you do to avoid a mess?*

*I would do nothing and be prepared to evict when I don't receive rent. That is where this is going when the older 2 pass and the kids no longer have the income from the older people.* - Ken, NY

*Whose name is on the lease?*

*If the last person dies on the lease, then they can't live there any longer - they have passed on.*

*So I believe you are asking what happens when you have others living in a place without being on the lease - you created your own mess by not updating your lease. I recommend you correct that now, before this becomes legal problems for you costing you more headache and cash* - Mike, IL

*Get her name on the lease, and have what I believe is the term "jointly and severally", which indicates that if everyone else leaves, the occupant left still is responsible for 100% of the rent payment.*

- Wilma, PA

### RENTAL CLAUSES TO REDUCE PET VIOLATIONS

If you are experiencing residents who break your lease with a pet violation, this is a common challenge that landlords nationwide experience. If you do not accept pets, but discover residents have pets sporadically on the property, one landlord suggests that you include the following rental clause in your lease:



*No Pets, no animal visitors, no pet sitting.*

***"No pets are permitted, this includes no 'pet sitting' for any length of time."***

The reason the landlord started including this clause is because he kept discovering residents with pets on occasion and the residents then often used the excuse that they were merely "pet sitting".



**KEN SWITZER**  
 EXPERT REAL ESTATE  
 SERVICE AND ANALYSIS

**BERKSHIRE HATHAWAY**  
 HomeServices  
 California Properties  
 COMMERCIAL DIVISION

[www.OfferingMemoranda.com](http://www.OfferingMemoranda.com)

**NEW! 8-UNIT APARTMENT BUILDING FOR SALE**  
**DESIRABLE MID-TOWN SANTA BARBARA LOCATION**  
**3432 RICHLAND DRIVE    \$3,295,000**



3432 Richland Drive is a rare opportunity to purchase an attractive mid-size multi-family building in the center of Santa Barbara’s Upper State corridor - a hub of restaurants, retail and financial services. There 8 units are 1 x 2-BR/1-BA, 5 x 1-BR/1-BA and 2 studios. The property has good curb appeal and is set privately in a corner location. Consider as a secure ongoing investment, or leverage the desirable central location for value-add upside.



To view the Offering Memorandum with additional financial information, property data, photos and floorplan, visit [www.3432Richland.com](http://www.3432Richland.com) or scan the QR code to the right:



**805-680-4622 | [KenSwitzer1@yahoo.com](mailto:KenSwitzer1@yahoo.com) | BHHS Commercial Division | DRE# 01245644**

©2024 Berkshire Hathaway HomeServices California Properties (BHHS CP) is a member of the franchise system of BHH Affiliates LLC. BHH Affiliates LLC and BHHS CP do not guarantee accuracy of all data including measurements, conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information.

Even if you do accept pets, one landlord suggests that you include the following rental clause in your lease:

*"Pets are allowed subject to the terms of the Animal Agreement Addendum. Please take note: PUPPIES and Non-Neutered/Non-Spayed Animals are **NEVER** allowed.*

*"Visiting" animals are **NEVER** allowed inside the unit. "Pet Sitting" is **NEVER** allowed on premises.*

***DO NOT FEED STRAY ANIMALS.** Animal food and water bowls are not allowed outside the house. Tenant is responsible for picking up animal waste and discarded toys on a regular basis."*

- WMH, NC

More landlord comments/suggestions:

*I started including in my lease where it says no pets, **"this includes "pet sitting" for any length of time"**. The "pet sitting" got pulled too many times, so it's now specifically excluded.*

- Doogie, KS



*Tenant agrees not to keep or allow anywhere on or about the Premises any animals or pets of any kind, whether on a temporary basis or otherwise and whether belonging to the Tenant or anybody else, including but not limited to, dogs, cats, birds, rodents, reptiles or marine animals, unless permitted under the terms of an Animal Addendum attached to this Agreement.*

*Tenant shall be subject to a fee of \$300 for each animal or pet kept or allowed on the Premises in violation of this paragraph, or of the terms of any Animal Addendum that may be a part of this Agreement, and Tenant agrees to pay any such fine upon receipt of Landlord's demand therefore. Payment of any such fine shall not permit Tenant to keep any animal or pet for which the fine was imposed.*

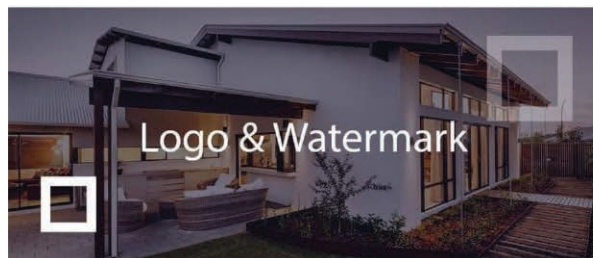
- Bonanza, NC

*My lease is clear: (any behavior you want must be spelled out in print) No visiting or pet sitting. In the case of unauthorized animals the fees are retroactive to the start of the lease.*

*You do not need a new lease, just send . . . a letter stating her rent increase to allow the animal and start drafting the new amount. . . \$150 Non-Refundable Animal Registration Fee and \$35 per month per animal, retroactive to the start of the lease*

*. . . BTW Use the term ANIMAL, not PET in your lease, etc. Not all animals are pets.*

- Brad, IN



(image Google.com)

### WATERMARK YOUR PHOTOS IN RENTAL LISTINGS

Many landlords now watermark the photos in their ads or listings as a standard practice to discourage the listing from being hijacked, which is becoming a serious problem in more areas across the country. In a recent discussion on our website, a few landlords share how they watermark their photos in their rental listings

*I watermark my rental photos with my rental email address. It should be pretty obvious if that person hijacking the photos doesn't use that email address to communicate with the prospective tenants.*

- Gene, OH

*I use a free software called "Star watermark". you can google it. I use my company name and my company phone number as the water mark and place it smack dab in the middle of the picture.*

- Bonanza, NC

*. . . I got a Google Voice phone number and watermarked the photos with "Learn more about this property: Text or call (Google voice number) Email (disguised email address)."*

*I use Visual Watermark, which I already own because I watermark all the photos I post on my quilting blog. Makes it easy to watermark a bunch of photos in a batch.*

- Brad, IN

*If you Manage It...*

*We're Unmatched in*

- *Reliability*
- *Satisfaction*
- *Customer Service*



[www.mastercarehomecleaning.com](http://www.mastercarehomecleaning.com)

*Your Client's  
Wellness in Mind...*

- CDC guidelines will be adhered to by all team members
- Footwear booties, gloves and masks will be used at all times while in the property
- Methodical vertical approach to cleaning, sanitizing and disinfecting each room
- "Touch Point" focus using a detergent /medical grade disinfectant on all high traffic surfaces

**(805) 683-1915**

**SPECTRUM**

**Realty of Santa Barbara**

*"There is no substitute for experience"*

**PROPERTY MANAGEMENT**

- Strict rent collecting policy
- Fast tenant turnaround
- Obtain competitive bids and get YOUR approval
- Careful tenant screening
- On call 24 hours / 7 days a week
- No conflict of interest with "In-House" maintenance
- Easy to read monthly statements
- In business over 30 years
- Member SBRPA / IREM CPM candidate

*We increase cash flow and control expenses to maximize property value.*

Call today for a free consultation

**Andy Sillers, Broker**

**(805) 681-6268**

**SPECTRUMREALTY.COM**



**Local Expertise.  
Global Reach.**

Experience the difference of Engel & Völkers.



**Ed Fuller • Engel & Völkers Santa Barbara**  
1323 State Street • Santa Barbara • CA 93460  
**+1 805-570-6988**  
[ed.fuller@evrealestate.com](mailto:ed.fuller@evrealestate.com)  
[edfuller.evrealestate.com](http://edfuller.evrealestate.com)  
DRE# 00661695



**ENGEL & VÖLKERS**

© 2022 Engel & Völkers. All rights reserved. Each brokerage independently owned and operated. Engel & Völkers and its independent License Partners are Equal Opportunity Employers and fully support the principles of the Fair Housing Act.

# Santa Barbara Happenings



Terry A. Bartlett – Reetz, Fox & Bartlett LLP

## UCSB has New Housing Plans for 2027

UCSB is set to begin construction on the San Benito Housing Complex in 2025 which would be open for housing in 2027 and would provide at least 2,000 beds. The university is currently being sued by the County of Santa Barbara for over-enrolling and under-housing students. The County of Santa Barbara and the City of Goleta have both pursued litigation against UCSB for contributing to housing scarcity and a deficit in hotel tax. The stipulated deadline for the university to provide 2,000 additional beds is 2025 meaning that the San Benito project will likely be done too late to prevent UCSB from having to pay the County for not providing enough housing.



UCSB had been attempting to build the proposed Munger Hall dormitory but that plan was rejected in 2023.

## SB Water Rates Go Way Up

The Santa Barbara City Council recently voted 6-0 to raise water rates significantly over the next 4 years. The plan outlined for water would mean increases of 12% in 2025 and 2026 and 9% increases in 2027 and 2028. The increases proposed for wastewater rates are 10.5% in 2025, 10% in 2026 and 2027 and 9.5% in 2028. Although this plan has received initial approval from the City Council, it will still have to go before the Water Commission and the Finance Committee before it can return to

the City Council (likely in July) for a final approval.

## Santa Barbara's Paseo Nuevo Redevelopment

Santa Barbara City Council recently approved a project agreement for the re-development of Paseo Nuevo which would include 500 residential units and 1st floor commercial space. The project agreement is between the city and the mall's leaseholder AllianceBernstein Commercial, which took over the lease when the previous lease owners defaulted on a \$120 million loan. The mall owners could still sell the project to another developer or build something without city partnership under the project agreement. It is unclear how many of the 500



units of proposed housing will be "affordable" with rent and price controls.

Proponents of affordable housing, alongside the Housing Authority, advocate 30-40% affordable units for the project. This issue, along with portions of the proposed development far exceeding the height limit in Santa Barbara, have been the subject of much discussion.

## Homeless Day Care Center Set for City of Santa Barbara

A three-year lease was recently approved for 621 Chapala Street. The proposed project for the site is a Daytime Care Center for the homeless that will be run by the non-profit Santa Barbara Alliance for

*Continued on page 33*



# MERIDIAN GROUP

Real Estate Management, Inc.



## COMMITTED TO EXCELLENCE!

- Full Service Real Estate Management
- Commercial & Multi-Unit Residential
- Over 30 Years of Experience
- 24/7 Maintenance Service
- Online Application & Payment Options

## ADDING VALUE TO YOUR INVESTMENT

Since 1999

Locally Owned and Managed by  
**Robert Kooyman, CPM® & Robert Ramirez**

CA DRE License #01272282

5290 Overpass Road, Building "D"  
Santa Barbara, CA 93111  
P. (805) 692-2500 / F. (805) 692-5020  
[www.meridiangrouprem.com](http://www.meridiangrouprem.com)

# BEAU BRUNNER PAINTING

LIC. # 929377



## Beau Anthony Brunner

7464 Evergreen Drive  
Goleta, CA 93117

CELL: (805) 218-5251

FAX: (805) 685-0776

EMAIL: [beaubrunnerpainting2@gmail.com](mailto:beaubrunnerpainting2@gmail.com)

VISIT US ONLINE: [BEAUBRUNNERPAINTING.COM](http://BEAUBRUNNERPAINTING.COM)



305 E Haley St. • Santa Barbara, CA 93101

PH: (805) 963-3333

Fax: (805) 965-1591

[sbl@sblocks.com](mailto:sbl@sblocks.com)

Hours:

Moon-Fri 8:00am - 5:00pm

Closed Weekends & Holidays



# Sundance Press

Short Run Publication Printing

Sundance Press is the proud printer of  
The Rental Property News Magazine.

Call to see how we can help with printing your  
newsletter, ad mailers or other short run publication.

[sundancepress.com](http://sundancepress.com)

520.622.5233

## Advertise with SBRPA!

You can select from several sizes, from business card size to a full page ad. We publish 11 issues per year; when you sign up for an annual subscription, you get one month free.

Annual	Monthly	Size
\$1,950	\$195	Full page
\$1,750	\$175	3/4 page
\$1,300	\$130	1/2 page
\$ 630	\$ 63	1/4 page
\$ 450	\$ 45	Business card

Email [magazine@sbrpa.org](mailto:magazine@sbrpa.org) for more details, print deadlines, and specifications





Community Transformation. The Center will offer a variety of services (including community gathering rooms, helping people get documents and clothes for job interviews, offering showers, mental health services, help with resumes, computers, and applications) to the homeless with the hope of getting them into a position to find and remain in stable housing. The project will be partially funded by Measure C funds and philanthropic contributions and costs will be offset by providers of the various services offered who will sublease office space on the second floor.

### Santa Barbara Airport Improvements Planned



The Santa Barbara Airport recently submitted an update to its Master Plan. Airport officials are predicting 878,000 annual passengers by 2041 but are optimistically planning for up to 1.1 million.

They expect that 90.66% of the project will be covered by the Federal Aviation Administration's (FAA) airport improvement fund. The updated plan includes a new terminal, a three-story parking garage, \$50,000 in curb improvements and many other additions. At some point in the next few months the final draft of the Master Plan is expected to be ready for presentation to the Planning Commission, after its approval, there will still be additional work on the plan as well as public input before it can be submitted to the FAA. FAA approval could take anywhere from a few months to a year.

### Santa Maria Council Approves New 55,000 sq foot Hotel for North End of City



(image Santa Maria Times)

A four story, 93 room Holiday Inn was recently approved by the Santa Maria City Council. It will be located at the northern end of the Roemer Court cul-de-sac (off of exit 173 on the 101 N) and include an indoor pool, lounge, meeting room and outdoor patio space. New fast-food restaurants are also being built in the area.

### Chris Sneddon Appointed as County Public Works Director



Chris Sneddon became the new Santa Barbara County Public Works Director on April 1st. He replaced Scott McGolpin who was director for 16 years and with the County for 35 years. Sneddon has been with the

County for over 20 years in other positions, including deputy director of transportation. He has a civil engineering degree from the University of Notre Dame and a master's degree from the Colorado School of Mines.

### Is This the Solution to State Control of Local Land Use Decisions?

Following loss of local land use control to State, the Santa Barbara County Board of Supervisors recently approved a development agreement approving an apartment complex in Orcutt. The original plan which proposed a 61-unit development was submitted under state law that limits local involvement in the land use and approval process in order to increase the amount of housing being built. Development agreements are a possibility for plans that are not considered acceptable to local law makers but are submitted under State laws. The approved agreement is for a 99-unit project.

### SLO Airport is Adding More Flights

San Luis Obispo Airport is will no longer offer the direct flight to Las Vegas that has been offered since December. The route was offered to assess its popularity. Five direct flights will be added including flights to Portland, Seattle, and Dallas Fort Worth. The airport already offers a direct flight to L.A. and to San Diego and an additional flight to each will be added.

# Directory of Professionals & Services

## Index of Advertisers

Battaglia Commercial Real Estate.....	20
Beau Brunner Painting.....	32
Betty Jeppesen, Esq.....	5
Berkshire Hathaway – Ken Switzer.....	28
Bristol Property Management .....	26
Central Coast Paving .....	4
Coastal Housing Partnership.....	24
DMH Properties .....	12
Don’s Heating & Air Conditioning .....	26
Engel & Volkers - Ed Fuller.....	30
Hayes Commercial Real Estate - Christos Celmayster ....	8
Jody’s Windows & Floors.....	20
Mastercare .....	30
Meridian Group .....	32
Omnia Insurance & Risk Solutions .....	2
Radius Group .....	6
Sandpiper Property Management .....	22
Santa Barbara Locksmiths Inc .....	32
Sol Wave Water.....	16
Spectrum Realty.....	30
Sundance Press.....	32
Wash Laundry Systems .....	36
Yardi.....	14

### ATTORNEYS AT LAW

**Betty L. Jeppesen,  
Attorney At Law**  
jeppesenlaw@gmail.com  
(805) 450-1789

### CARPETS/FLOORING

**Jody’s Windows & Floors**  
(805) 637-6343

### CLEANING/MAINTENANCE SERVICES

**MasterCare Home  
Cleaning Services**  
www.MastercareHome-  
Cleaning.com  
(805) 683-1915

### COIN-OPERATED LAUNDRY

**Wash Laundry Systems**  
www.washlaundry.com  
(800) 421-6897

### HEATING/AIR

**Don’s Heating & Air  
Conditioning**  
donsheatingsb@gmail.com  
(805) 683-2233

### INSURANCE

**Omnia Insurance & Risk  
Solutions**  
www.omniains.com  
(805) 563-0400

### LOCKSMITHS

**Santa Barbara  
Locksmiths Inc.**  
sbi@sblocks.com  
(805) 963-3333

### PAINTING

**Beau Brunner Painting**  
www.beaubrunnerpainting.com  
(805) 218-5251

### PAVING

**Central Coast Paving**  
justin@ccpave.com  
(805) 636-1200

## PRINTING

### **Sundance Press**

www.sundancepress.com  
(852) 622-5233

## PROPERTY MANAGEMENT

### **Bristol Property Management**

info@bristolsb.com  
(805) 963-5945

### **DMH Properties**

danielleholzer@dmhproperties.net  
(805) 962-3707

### **Meridian Group**

www.meridiangrouprem.com  
(805) 692-2500

### **Sandpiper Property Management**

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

## REAL ESTATE

### **Battaglia Commercial Real Estate**

www.battagliare.com  
steve@battagliare.com  
(805) 688-5333

### **Beachside Partners Lori Zahn**

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  
(805) 681-6268

## SOFTWARE

### **YARDI**

www.yardi.com  
(805) 699-2040

## WATER TECHNOLOGY

### **Sol Wave Water Steve Nipper**

steve@SolWaveWater.com  
www.solwavewater.com  
(805) 845-5443

When it's time to buy washers & dryers,  
**think outside  
the box.**

***Get up to 6,400\* more cycles  
per machine than typical  
big-box washers & dryers***



Big box stores are okay for some things, but if you're looking for new washers and dryers for your apartment complex, you have loads of better options with WASH.

- ✓ **We consult with you to find the best machines and features for your property**
- ✓ **Quick delivery and expert installation**

Plus, you'll get an extra level of service with WASH. **Ask our experts.**

***WASH***

*\*Based on tests conducted by manufacturers.*

☎ 800.236.5599    🖥 [wash.com/machine-sales](http://wash.com/machine-sales)