

Fall 2024

SANTA BARBARA
RENTAL PROPERTY

news

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

Navigating The Tenant Protection Act & Termination of Tenancy

SBRPA Workshop by Jim Cole with Betty Jeppesen
Thursday, September 19, 2024



Navigating The Tenant Protection Act & Termination of Tenancy: SBRPA Workshop 19

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Aug-Sep 2024

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President's Message



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

IS YOUR RIGHT TO BRING RENTS TO MARKET WHEN TENANTS VACATE GOING UP IN SMOKE????

IT IS, unless you help defeat Proposition 33 this Fall.

Since 1995, when the enactment of the state-wide Costa-Hawkins Rental Housing Act, codified as Civil Code, §§ 1954.50 to 1954.535 occurred, housing providers **have been able to reset the rents to market rate following voluntary departure by the prior tenants or following proper evictions.**

In technical terms, Costa Hawkins has preempted local laws to allow "vacancy decontrol" i.e.. It abolished "vacancy control." In plain language, local governments could not prevent you from raising low rents to market upon a complete vacancy of your rental unit.

Proposition 33 would give city and county politicians vastly more power to impose fees and rent control mandates.

It's confusing you say? So, what is Proposition 33? Let's go over it again:

Proposition 33 seeks to repeal the Costa-Hawkins Rental Housing Act described above which is the State's strongest rental housing protection law. Costa Hawkins currently limits local government rent control and preserves vacancy decontrol allowing owners to adjust rents to fair market rates for new move-ins upon a complete vacancy of the rental property.

Why is proposition 33 bad for owners and renters?

Strict vacancy control. Cities and counties would be able to enact vacancy control preventing owners from adjusting rents to market after a vacancy. These rate adjustments pay for quality housing upgrades.

Worsens the housing crisis. Proposition 33 would discourage investment in rental housing, decreasing rental housing availability and exacerbating the housing crisis. The 539 rent boards around the State would be allowed to impose fees increasing the already burdened cost to provide housing.

Rent control overreach. **Local governments would be allowed to impose rent control on privately-owned single-family homes, new-**

ly-constructed housing, and condominiums. Please recall that these types of rental properties are currently EXEMPT from rent cap. This is huge, people.

Loss of rental income and property value. Vacancy control would mean that owners might never catch up to market rates, EVER. This would result in perpetual income loss. As investors shift money away from rental properties to alternatives with a higher rate of return, rental property would be worth far less. **THE ESTIMATED LOSS IN VALUE IF PROPOSITION 33 PASSES IS 20%-40% LOSS IN THE VALUE OF YOUR PROPERTY.** Each rental property association in the state will soon have a calculator on its website on which you can each input the address of your rental property to find out the exact loss to you.

Less funding for public services. State officials estimate lower tax revenue of tens of millions of dollars per year if Proposition 33 passes. That tax revenue currently funds local law enforcement, senior services, parks and homeless programs among others.

What is even more scary is that most people are completely unaware or indifferent to the potential passing of Proposition 33. It is amazing how many people do not know about it and/or do not think it will affect them. IT WILL affect ALL rental property owners. And, NO, someone else is not going to prevent it for you. YOU have to step up and vote against it this Fall. YOU have to contribute money to either SBRPA, CaLRHA or both to fight it. YOU have to tell all your friends, acquaintances and yes, even your enemies, about it so that it can be defeated.

CaLRHA has established a site you can go to for further information and updates. It is www.Prop-33Facts.org.

SBRPA will be sending out e-blasts as we get closer to the election but whatever you do, do not ignore this danger to the value of your rental property and/or your life.

As always, we thank you for your membership.

Betty L. Jeppesen

President

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2024 Q1 & Q2 TEAM HIGHLIGHTS

18

BUYERS & SELLERS
REPRESENTED
THROUGH 6/30/24

77

TOTAL MULTIFAMILY
& HOSPITALITY
UNITS SOLD

33.7

MILLION DOLLARS
SALES VOLUME
\$2.8MM AVG DEAL SIZE

18

PERCENT
MARKET SHARE



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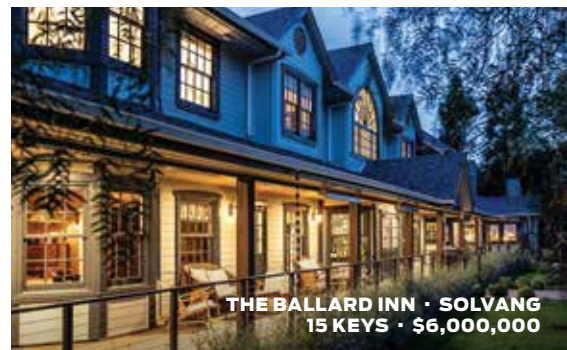
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SBRPA Calendar



Navigating Tenant Protection Act & Termination of Tenancy

Thursday Sept 19 2024 10:00-3:00PM

WorkZones, Paseo Nuevo, Santa Barbara, CA

Jim Cole of Slaughter Reagan & Cole LLP will be presenting a workshop for landlords, property managers, and real estate professionals looking to gain a comprehensive understanding of tenant relations, property management, and legal updates affecting the rental market. SBRPA President Betty Jeppesen will also be at the workshop.

Join us and gain valuable insights to help you effectively manage your rental properties and navigate tenant relations with confidence. See page 19 Members \$35 • Nonmembers \$50

Yardi Annual Charity Golf Tournament

Friday Sept 19 2024 10:00AM Shotgun

Sandpiper Golf Club, Santa Barbara, CA

Still time to sign up to sponsor or golf, or just to join us for the raffle or for a BBQ and happy hour after the tournament. See page 15 for more info.

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

September 2024

SUN	MON	TUE	WED	THU	FRI	SAT
	1 LABOR DAY	2	3	4	5	6
8	9	10	11	12	13	14
15	16	17	18	19 SBRPA workshop	20 Golf Tourn	21
22	23	24	25	26 Cultivate	27	28
29	30					



Q3 EVENTS

IRO Summit

Thursday, September 19, 2024 Online

The IRO Summit, presented every year by NAA and Yardi Breeze caters to the educational needs of independent rental owners, regardless of portfolio size. See page 33.

Cultivate

Thu-Fri, September 26-27, 2024
JW Marriott Austin, TX

Cultivate is an annual event for senior leadership that focuses on solving industry challenges amongst peers and leaders in a retreat-style experience. See page 33 for details.



WELCOME NEW MEMBERS

**ROBERTO CHIAPPONE, ARMANDO GONZALEZ,
SUSAN LOPEZ, LILI WALKER, LUZ BRICEYDA VALLE,
VENUS FARZEEN NASRI, MICHELLE GRAHAM,
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IN ESCROW



242-246 Puente Dr
Santa Barbara

3 Homes on Generous Parcel

List Price: **\$2,650,000**

CalRHA Legislative Updates



Kate Bell, *KateBellStrategies.com*

July-August 2024

Political Update

With three weeks left in the legislative session, Senator Marie Alvarado-Gil announced switching political parties from Democrat to Republican. She has indicated that this will be more reflective of her district of Central and Northeastern California. As a result of switching, the Pro Tem of the Senate removed her from her Chairmanship of the Human Services Committee, as well as the other committees that she served on: Agriculture, Business & Professions, Government Organization, Insurance, and Military & Veterans committees. We will see how this switch impacts her reelection in 2026.



CA Senator
Marie Alvarado-Gil

Legislative Update

Before adjourning for summer recess, we had several favorable legislative outcomes. First, the author of our top priority bill, **AB 2216** (Haney, D-San Francisco), mandating pets in rental units, decided to no longer move his bill this year. This is a huge win for the industry. Additionally, two bills that we were opposing, **AB 2584** (Lee, D-Milpitas) Corporate Owned Single-Family Homes and **SB 1201** (Durazo) Beneficial Owners, were pulled from their policy committee hearings by the authors because they did not have the votes to pass. Both bills are dead for the year. Finally, we had been negotiating with the author's office on **SB 611** (Menjivar, D-San Fernando) Rental Advertising Fees, which was significantly amended to remove the onerous section of the bill so CalRHA was able to go neutral.

The Legislature has reconvened from summer recess and will be finalizing their work by August 31st. The Governor then has until September 30th to sign or veto legislation. The Appropriations committees in both houses will be taking up their Suspense files this Thursday, August 15th, which is the time when they act on hundreds of bills that have been deemed to have a fiscal impact. At that time, we will

know if the bills pass, pass with amendments, or are held in committee. Below, please find several key pieces of legislation that are awaiting their fate in the Appropriations Committee:

AB 2239 (Bonta) Broadband.

AB 2239 could result in significant costs to upgrade broadband infrastructure to meet the new standards and avoid claims of digital discrimination. This could be particularly burdensome for older buildings or properties in areas with less developed broadband infrastructure. Ensuring compliance with the bill's requirements may require changes in property management practices, including continuous monitoring/documentation of broadband access. Properties that do not meet the new broadband standards could become less attractive to potential tenants, leading to decreased occupancy rates and lower rental income. This could also affect property values, making it harder to sell or refinance properties.



CA Assemblyperson
Mia Bonta

AB 2278 (Carrillo, D-Los Angeles) Publishing Rental Rates.

Would have the Attorney General publish the maximum allowable annual rent by July 1st of each year. AB 2278 has no opposition. SPONSOR



CA Assemblyperson
Wendy Carrillo

AB 2930 (Bauer-Kahan) Automated Decision Systems.

AB 2930 would prohibit the use of automated decision tools (ADT) to make consequential decisions, if the deployer has identified a "reasonable risk" of "algorithmic discrimination," unless the risk has been mitigated.



CA Assemblyperson
Rebecca Bauer-Kahan

AB 2498 (Zbur) Rent Relief.

Establishes the California Housing Security Program (the Program) to provide counties with funding to administer a housing subsidy to eligible persons to reduce housing insecurity and help Californians meet their basic housing needs, subject to an appropriation. The bill would create a 2-year pilot in eight counties, including Los Angeles, Orange, and San Diego. SUPPORT



CA Assemblyperson
Rick Chavez Zbur

SB 1212 (Skinner) Ministerial Approval of ADUs.

Increases the number of detached ADUs eligible for ministerial approval on a lot with an existing multifamily dwelling from no more than two detached ADUs to no more than eight detached ADUs. Prohibits a local agency from requiring replacement of uncovered parking spaces demolished to allow for the construction of an ADU. SUPPORT

Several more key pieces of legislation are already pending on the Floor, including:

AB 2996 (Alvarez) FAIR Plan.

Sponsored by CBIA, AB 2996 authorizes the California Infrastructure and Economic Development Bank (IBank) to issue bonds to finance the costs of claims, to increase liquidity, and claims-paying capacity of the FAIR Plan. AB 2996 also requires the FAIR Plan, with the approval of the Insurance Commissioner, to assess all members to pay all loan payments and the costs and expenses relating to a loan agreement with IBank, as well as to assess all members to repay a line of credit and its related costs and expenses.



CA Assemblyperson
David Alvarez

AB 2347 (Kalra) Eviction Delay.

Would make various procedural changes to landlord-tenant law, including specified extensions of time for tenants to respond to notices and eviction papers. AB 2347 extends the time for the defendant's response to be filed from five court days to 10 court days after the unlawful detainer complaint and summons is served on the defendant. OPPOSE



CA Assemblyperson
Ash Kalra

SB 1212 (Skinner) Regional Housing Authorities.

This bill authorizes two or more local governments to establish a regional housing finance authority (RHFA) to raise, administer, and allocate funding (increase taxes) for affordable housing and provide technical assistance at a regional level for affordable housing development. OPPOSE



CA Senator
Nancy Skinner

AB 2493 (Pellerin) Rental Application Fees.

If enacted, a landlord would only be able to charge a lease applicant for a residential property an application screening fee if the landlord offers an application screening process that considers applications in the order in which they are received, or provides any applicant who is not selected for tenancy with a refund or credit for the application screening fee. OPPOSE



CA Assemblyperson
Gail Pellerin

SB 1077 (Blakespear) Coastal ADUs.

This bill requires the California Coastal Commission (Coastal Commission), in coordination with the Department of Housing and Community Development (HCD), to develop and provide guidance to local governments on preparing amendments to a local coastal program (LCP) to clarify and simplify the permitting process for accessory dwelling units (ADUs). SUPPORT



CA Senator
Catherine Blakespear

AB 2579 (Quirk-Silva) Balcony Bill.

Extends the deadline for performing inspections of exterior elevated element (balcony) in all buildings containing three or more multifamily dwelling units, thereby delaying the inspection deadline from January 1, 2025, to January 1, 2026. SUPPORT



CA Assemblyperson
Sharon Quirk-Silva

AB 2747 (Haney). Credit Reporting. Requires specified landlords to offer each tenant obligated on a lease the option of having the tenant's positive rental payment information reported to at least one nationwide consumer reporting agency. OPPOSE



CA Assemblyperson
Matt Haney

AB 2801 (Friedman) Security Deposits. Specifies that claims by the landlord against a tenant or the deposit for materials or supplies, and for work performed by a contractor, must be limited to a reasonable amount necessary to restore the premises back to the condition it was in before the tenancy, except for ordinary wear and tear. Requires that, beginning April 1, 2025, a landlord must take photographs of the unit within a reasonable time after the possession of the unit is returned to the landlord, but before any repairs or cleanings for which the landlord will deduct from the deposit are completed, and that the landlord take photographs of the unit within a reasonable time after the repairs or cleanings are completed. For tenancies beginning on or after July 1, 2025, a landlord must take photographs of the leased unit immediately before, or at the inception of the tenancy. OPPOSE



CA Assemblyperson
Laura Friedman

SB 1103 (Menjivar) Commercial Tenancies. Requires commercial landlords to provide "qualified commercial tenants," as defined, to provide contract translation and notice for month-to-month rent increases or termination, and places transparency and proportionality requirements on the fees a landlord may impose to recover building operating costs from qualified tenants. OPPOSE



CA Senator
Caroline Menjivar

Finally, **AB 3057 (Wilson) CEQA Exemption for ADU and JADU**, which CalRHA supports, has been sent to the Governor for his action. AB 3057 expands an existing California Environmental Quality Act (CEQA) exemption for city or county adoption of an ordinance to facilitate accessory dwelling units (ADUs) to also include adoption of an ordinance facilitating junior ADUs (JADUs).

Initiative Update

November 5, 2024 Ballot Measure numbers have been formally assigned by the Secretary of State for the ten measures, including:

Prop. 2 – AB 247 (Muratsuchi). \$10 billion bond to fund construction and modernization of public education facilities.

Prop. 3 – ACA 5 (Low). Repeal Proposition 8 and establish the right to marry.

Prop. 4 – SB 867 (Allen). \$10 billion bond to fund state and local parks, environmental protection projects, water infrastructure projects, energy projects, and flood protection.

Prop. 5 – ACA 1 (Aguiar-Curry). Local government financing, affordable housing and public infrastructure voter approval lowered to 55% from the current 2/3 requirement.

Prop. 6 – ACA 8 (Wilson). Prohibits involuntary servitude as punishment for a crime.

Prop. 32 – Raises minimum wage to \$18.

Prop. 33 – RENT CONTROL. Costa Hawkins repeal. Expands local governments' authority to enact rent control on residential property.

Prop. 34 – Restricts spending by health care providers meeting specified criteria (ex. AIDS Healthcare Foundation).

Prop. 35 – Provides permanent funding for Medi-Cal health care services via MCO tax.

Prop. 36 – Changes Prop 47. Allows felony charges and increases sentences for certain drug/theft crimes.

Insurance Reform Update

As part of various insurance regulatory reforms, Insurance Commissioner Ricardo Lara has announced new rate review policies to expedite the process. Currently, it is 7 months average to receive decisions on rate applications. To stabilize the home insurance market, new policy would require the Department of Insurance (DOI) to make a rate application decision within 60 days. If the regulators cannot make a decision by then, they would have various 30-day extensions.

Appropriations Committee Suspense Outcomes (8/15/2024)

AB 2239 (Bonta) - Broadband - PASSED

AB 2278 (Carrillo, D-Los Angeles) - Publishing Rental Rates - HELD

AB 2930 (Bauer-Kahan) - Automated Decision Systems - PASSED with amendments to delete all requirements for state and local agencies, enforcements by civil rights department only, and to narrow the bill to employment.

AB 2498 (Zbur) - Rent Relief - HELD

AB 2996 (Alvarez) - FAIR Plan - PASSED

SB 440 (Skinner) - Regional Housing Authorities - PASSED with amendments to address small county concerns, add tenant protections and add flexibility for small tax collectors.

SB 1077 (Blakespear) - Coastal ADUs - PASSED

SB 1212 (Skinner) - Ministerial Approval of ADUs - PASSED with definition and clarifying amendments.



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PENDING	Isla Vista	5 Apartment Units	\$ 3,950,000
PENDING	Lompoc	Commercial + Vacant Lot	\$ 895,000
SOLD	Santa Barbara	6 Apartment Units	\$ 2,575,000 (Buyer)
SOLD	Santa Barbara	10 Apartment Units	\$ 5,020,000 (Buyer)
SOLD	Isla Vista	Rental SFR	\$ 1,350,000 (Seller/Buyer)
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)

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SANTA BARBARA \$3,295,000



8 units in prime mid-town location
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To view the Offering Memorandum with financial details, photos, site plan, floorplans and land-use analysis, visit www.1924SanPascual.com or scan the QR code to the right:



Ken Switzer
805-680-4622
DRE# 01245644



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2024 Annual Fall Classic

GOLF *Tournament*

Friday, 9/20/2024 • Sandpiper Golf Club



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NEW! 3 UNITS + LAND DEVELOPMENT
A+ LOCATION FOR RENTAL HOUSING DEMAND
233 WEST QUINTO STREET \$2,500,000



Available for the first time in over 50 years is this rare under-developed parcel by the Cottage Hospital medical buildings, numerous other high-paying employers and the Upper De La Vina commercial corridor. There are currently 3 apartment units on Quinto Street, while the back half of the property was never developed. Recent housing density legislation provides a valuable opportunity to add to or fully redevelop the parcel into up to 11 apartment units per a recent land-use study. Importantly for ease of new development, there is a second public access at the back of the property. Also consider as a standard investment/1031 exchange as existing residential income with an underlying additional long-term land-bank value.



To view the land-use study, property data, photos, site plan, unit floorplans and example of a redevelopment analysis, visit www.233WestQuinto.com or scan the QR code to the right:



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8-UNIT MULTI-FAMILY BUILDING FOR SALE PRIME MID-TOWN SANTA BARBARA LOCATION

3432 RICHLAND DRIVE \$3,295,000



3432 Richland Drive is a rare opportunity to purchase an attractive 8-unit apartment building in the center of Santa Barbara's Upper State corridor - a hub of restaurants, retail and financial services. The location is also within a mile of Cottage Hospital and other major health care employers, as well as the Municipal Golf Course, MacKenzie Park and La Cumbre Shopping Center. The unit mix is 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. Current cap rate is ~4.25%, next AB 1482 bump would yield ~4.75%, reno pro-forma ~5.35%. 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 or scan the QR code to the right:




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NAVIGATING THE TENANT PROTECTION ACT & TERMINATION OF TENANCY

Thursday, September 19, 2024 • 1:00PM–3:00PM
WorkZones 351 Paseo Nuevo, Floor 2 Santa Barbara CA 93101

Jim Cole of Slaughter Reagan & Cole LLP will be presenting a workshop for landlords, property managers, and real estate professionals looking to gain a comprehensive understanding of tenant relations, property management, and legal updates affecting the rental market. Join us for this informative workshop and gain valuable insights to help you effectively manage your rental properties and navigate tenant relations with confidence.



TERMINATION OF TENANCY

- Proper notice procedures
- Just cause for termination
- Eviction processes and pathways

POST TENANCY

- Managing property abandonment
- Conducting pre-move out inspections
- Handling security deposits

LEGAL UPDATES

- Latest changes in security deposit laws
- New regulations regarding pets and rental properties



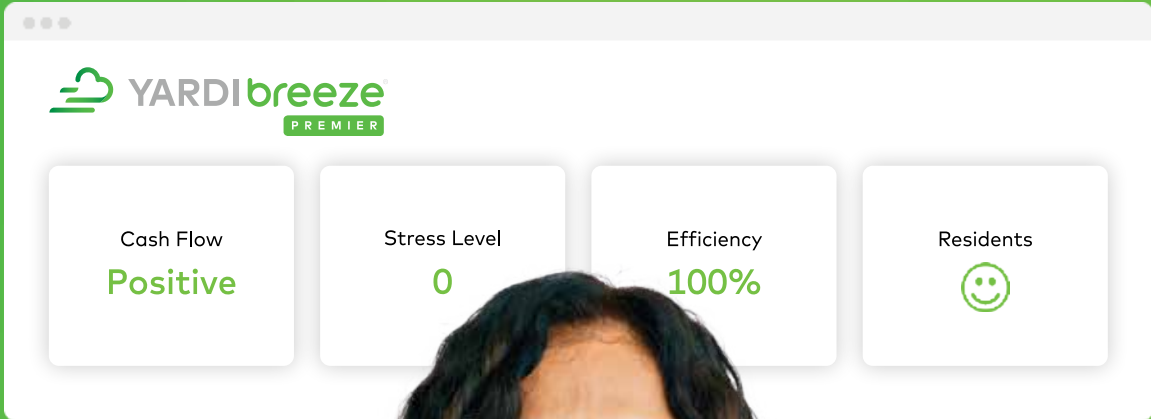
James B. Cole, a partner at Slaughter Reagan & Cole LLP since 2004, brings extensive experience in transactional matters and litigation related to business, real property, and serious bodily injury. His practice includes drafting buy/sell agreements, land purchase agreements, leases, and forming corporate and LLC entities.

Serving as a Judge Pro Tem and arbitrator in both Santa Barbara and Ventura County Superior Courts, he is also a respected mediator, frequent speaker for the Oxnard Police Department's Crime Free Program, and a guest lecturer at college real property classes.



Betty Jeppesen, the current President of SBRPA., will be joining Jim at this workshop. She has been practicing law in Santa Barbara for over 35 years specializing in landlord tenant law. Betty has taught multiple classes on the current, local landlord-tenant laws that have become enacted since COVID and has spoken to many real estate organizations. She is in private practice.

\$35 for members \$50 for non-members (also available via Zoom)
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SBRPA PAC

The Santa Barbara Rental Property Association (SBRPA) plays a crucial role in advocating for the rights of housing providers and preserving private property rights. SBRPA's Political Action Committee (PAC) is instrumental in this mission, working diligently to influence local and state policies in favor of property owners. Here's why supporting the SBRPA PAC is essential for all members:



Preserving Investment Value

Contributions to the PAC help safeguard the value of rental property investments. Unchecked rent control measures and onerous regulations can devalue properties, making it harder for owners to maintain and improve their assets. By supporting the PAC, members help create a stable and predictable regulatory environment that preserves property values and encourages further investment in rental housing.

The rent control ballot initiative is the single biggest threat to rental property owners in our State, and will result in loss of rental income and investment value.

The online calculator to find out **How Much Will Rent Control affect you** is available on our website: <https://www.sbrpa.org/rent-control-2024>



Protecting Property Rights

California's legislative environment poses significant challenges to property rights. Bills like Senate Bill 466 threaten to dismantle protections against stringent rent control measures. If passed, this bill would significantly limit property owners' ability to set rental rates, imposing stricter local regulations on newer constructions. The SBRPA PAC actively fights such legislative measures, ensuring that property owners retain control over their rental rates and can operate their properties without overly restrictive regulations.



Advocacy and Influence

The PAC supports the election of local candidates who understand and prioritize the interests of housing providers. By contributing to the PAC, members help ensure that elected officials advocate for fair property laws and regulations that encourage, rather than hinder, the development and maintenance of rental housing. This political advocacy is vital in a landscape where tenant rights groups are well-organized and heavily funded, often pushing for legislation that could negatively impact property owners.



Responding to Legal Threats

The PAC also engages in legal battles to protect property owners' interests. For instance, the SBRPA is involved in opposing unjust local ordinances and regulations that can undermine property rights. By donating to the PAC, members provide the necessary resources to challenge these legal threats effectively, ensuring that property rights are upheld and that the regulatory environment remains conducive to the rental housing market.

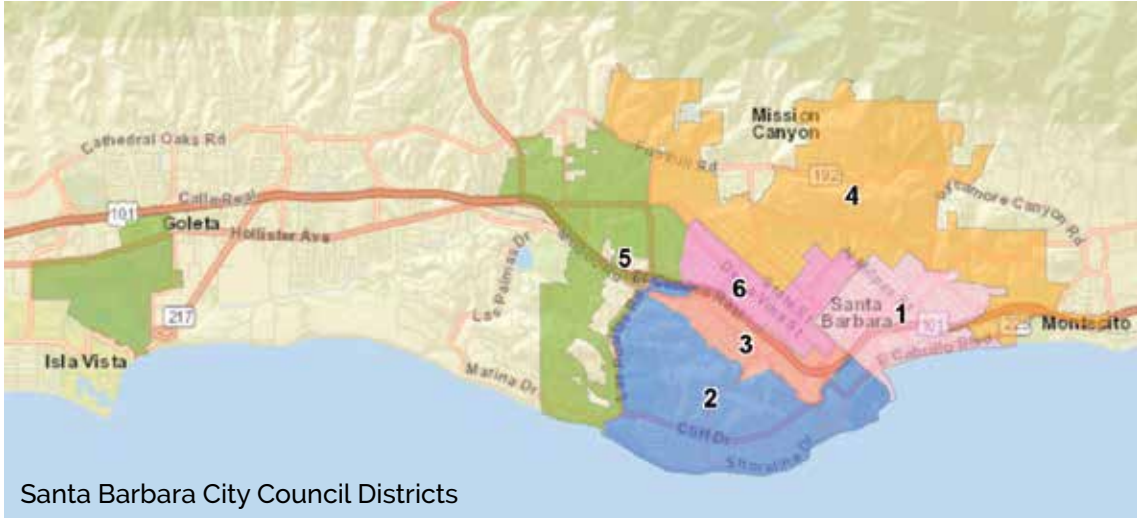
Call to Action

Given the current legislative challenges and the ongoing efforts to protect property rights, it is more important than ever for members to support the SBRPA PAC. A suggested donation of \$100 can make a significant difference, but any amount is appreciated. These contributions enable the PAC to continue its vital work, ensuring that property owners' voices are heard and their rights are protected.

Supporting the SBRPA PAC is not just about defending individual property rights—it's about contributing to a broader effort to maintain a healthy, fair, and sustainable rental housing market in Santa Barbara County and beyond.

For more details on how to contribute and the impact of your support, visit your SBRPA website at www.sbrpa.org

LOCAL ELECTIONS



Santa Barbara City Council Districts

Santa Barbara City Council The November 2024 election will see three incumbent council members running for reelection: District 1, District 2, and District 3.

District 1 – Eastside



Alejandra Gutierrez
Incumbent



Wendy Santamaria
Labor organizer



Cruzito Cruz
Community activist

District 2 – Mesa-Shoreline



Mike Jordan
Incumbent

*No image
available*

*Terra Taylor,
business owner*

District 3 – Westside



Oscar Gutierrez
Incumbent



Tony Becerra
Local businessman

Carpinteria. Three Carpinteria City Council seats will be up for election in the General Election on the November 2024 ballot. Representatives from Council Districts 2 and 4 will be elected by districts for the first time, beginning their four-year terms in December 2024. Additionally, Councilmember Roy Lee's seat for District 3, which he will vacate due to his election to the Santa Barbara County Board of Supervisors, will be filled for a two-year term starting in December 2024.



Natalia Alarcon
District 2 candidate
Dennis Patterson
District 2 candidate
photo unavailable



Julia Mayer
District 3 candidate
unopposed



Wade Nomura
District 4 candidate
unopposed



Carpinteria Council Districts

City of Goleta The mayor and two city council seats (District 3 and District 4) will be up for election in November 2024.

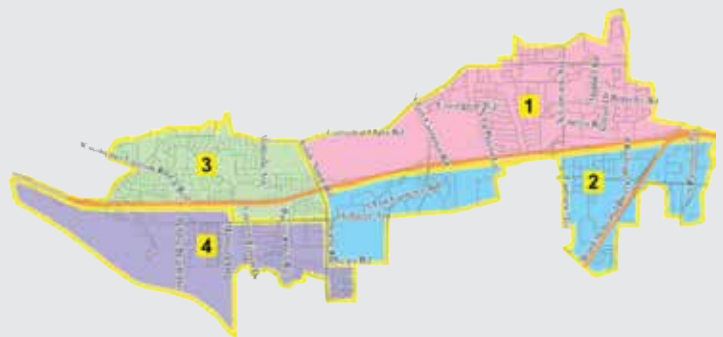
Goleta Mayor



Paula Perotte
Incumbent



Rich Foster
Community activist



District 3 – Northwest (Open seat)



Jennifer Smith
Attorney

No image available
Ethan Woodill
Community activist

District 4 – Southwest



Stuart Kasdin
Incumbent

No image available
Eric Martin Gordon
Local business owner

Lompoc The mayor and two city council seats (District 1 and District 4) will be on this November's ballot.

Mayor



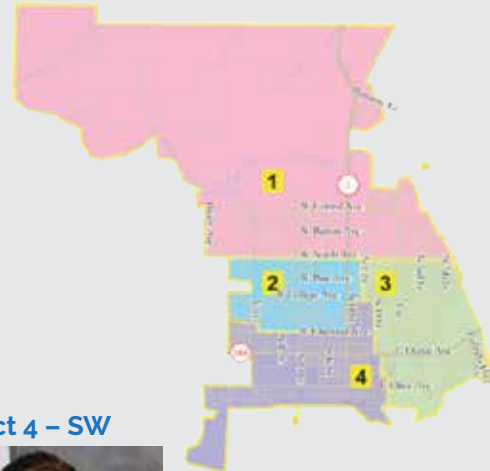
Jenelle Osborne
Incumbent



James I Mosby
Business Owner



Lydia I Perez
Nonprofit Worker



District 1 – North



Steve Bridge
Local Businessman



Patrick Wiemiller
Past City Manager

*NOTE: District 1
Incumbent
Gilda Cordova
did not file
for reelection*

District 4 – SW



Jeremy Ball
Incumbent

*No opponent
filed for
District 4*

Santa Maria The mayor and two city council seats (District 3 and District 4) will be on this November's ballot.

Mayor



Alice Patino
Incumbent



Diana Perez
Past Pres, SM HSD



William Smith
Former educator

*No image
available,
candidate
Andrew Foster*



District 1 – Northwest



Carlos Escobedo
Incumbent



Maria Salguero
Immigration Attorney

*No image
available
Adilene
Rojas Alejo*

District 2 – Northeast



Mike Cordero
Incumbent



Benjamin Ortiz
Community advocate

*No image
available
Gloria Flores*

SBRPA'S BUSINESS PARTNERS

FEATURED PARTNER: BEACHSIDE PARTNERS



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Beachside Partners' approach to Real Estate is simple: handle all transactions with a dedication and commitment that exceeds all expectations. Their dedicated team of agents are on the forefront of what is happening throughout the multifamily property market and will navigate your real estate investment to a brighter future. They utilize their strong work ethic, in-depth experience and comprehensive analytics to ensure they advise their clients on choosing the best possible course of action. They have a track record of offering astute advisory services towards successful outcomes for their clients, which has built long-lasting relationships. Each of their agents are multifamily property owners which contributes to their understanding of what clients are looking for on both sides of the transaction.



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4 DEDICATED AGENTS

With 50+ years of combined experience, our boutique brokers uniquely offers a wide reach with tailored service.





THE TEAM

Beachside Partners is a local, multifamily focused, boutique brokerage based in Santa Barbara. You will always get one of us to answer your call directly. Our focus – developing our relationships with our clients and fully understanding their goals – is key and gives us the insight needed for successful transactions.

JON STANDRING

FOUNDER | DRE#01893163 | 805-689-1919

JON@BEACHSIDEPARTNERS.COM



As the President of Beachside Partners, Jon specializes in the acquisition and disposition of multi-family and commercial real estate across the South Coast. With a successful track record spanning over a decade, Jon has expertly negotiated and closed hundreds of real estate



transactions, totaling over \$300 million in sales throughout California since 2011. Jon’s career in commercial real estate started after graduating from the University of California at Santa Barbara (UCSB) in 2008. He began at Orion Realty Group which is a subsidiary to Fidelity National Financial (FNF), a Fortune 500 Company. During his tenure, Jon’s focus was on representing the companies commercial leasing requirements across the United States. After receiving his CA Brokers license in 2010, he transitioned to Radius Group Commercial Real Estate, where he specialized in the sale of multi-family assets throughout Santa Barbara County. Beyond his professional endeavors, Jon actively contributes to the Santa Barbara community. He currently serves as the President for the Coastal Housing Coalition and coaches multiple youth sport teams. Outside the office, Jon cherishes spending quality time with his wife Lisa and their three boys James, Jacob, and Luke Riley, embracing the vibrant Santa Barbara lifestyle.





NICK HENRY

PARTNER | DRE#01748131 | 805-705-7311

NICK@BEACHSIDEPARTNERS.COM

Nick Henry specializes in the sale of apartment buildings in Ventura & Santa Barbara Counties. Since 2008, Henry has closed 200 real estate transactions totaling over \$250 million in sales. He has represented numerous investors, as well as multiple affordable housing agencies, in buying and selling both large and small multifamily investment properties. Mr. Henry owns multiple apartment buildings himself. Prior to practicing brokerage, Nick managed approximately 50 apartment buildings and homes at one of the largest property management companies in Santa Barbara. Mr. Henry is a graduate of the University of California, Santa Cruz. He and his wife, a nurse at Santa Barbara's Cottage Hospital, have three young sons and live in Carpinteria.

Nick was recently selected as a CoStar POWERBROKER for 2023, a prestigious award honoring the top brokers in the United States. Nick was just one of two agents on the Central Coast to be selected.



"As a long term residential real estate agent I had high expectations for Nick Henry in listing our 38 unit apartment building in Ventura. He did not disappoint. His market valuation was spot on, his presentation to agents and buyers was thorough, he managed all appointments efficiently without creating any additional stress on tenants, he helped navigate multiple offers and most important got the escrow closed. We made the right choice." **JANICE MCGLASHAN**

"Jon Standing of Beachside Partners delivered on all fronts. Jon was incredibly responsive, a great listener and quickly transitioned from an 'Agent' to a 'Trusted Advisor'. Working together, we were able to be extremely nimble to 'get to yes' with potential buyers culminating in exceeding our expectations both in sale proceeds and the time it took to sell an entire portfolio of real estate." **LARRY ABRAMSON**

LORI ZAHN

ASSOC. BROKER | DRE#01914851 | 805-451-2712

LORI@BEACHSIDEPARTNERS.COM



Covering the tri-counties from Ventura through San Luis Obispo, Lori's path has taken her from duplexes through \$75M portfolio sales. Prior to joining Beachside Partners as an Associate Broker, Lori spent 11 years with Radius Commercial Real Estate and Investments where she played an integral role on a highly successful team specializing in multi-family sales. The immense diversity of her transactions makes navigating complexities her trademark/specialty. Owning a personal portfolio including multi-family, commercial and residential properties, along with her construction background, are the beginning of her skill set. She is determined to

have transactions be seamless for her clients. Zahn integrates creativity, value-creation, determination and authenticity to the buyers and sellers she represents; serving them with excellence and integrity. As a California native, Lori has deep roots in Santa Barbara and regularly volunteers with many local non-profits. She and her husband own Sol Wave Water Inc, a water conditioning company, she is a Board Member for the Santa Barbara Rental Property Association, member of Santa Barbara Navy League, Honorary Plank Owner of the USS Santa Barbara, prior Co-Chair for Heart Walk & Executive Committee "Go For Red" - American Heart Association, and active participant for SGI-USA - Santa Barbara.



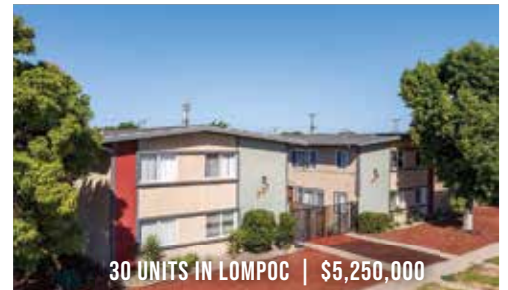
"Lori Zahn is truly a professional. She is knowledgeable, honest, thorough, thoughtful, emotionally intelligent and punctual. She is well respected and dependable. She led and saw through a complex transaction on my behalf and I am grateful." **KURT MOTAMEDI**



8 UNITS IN SANTA BARBARA | \$6,850,000



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30 UNITS IN LOMPOC | \$5,250,000



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“Jason Liehr is a consummate professional. He not only took the time to understand our business objectives and long-term goals, but his market knowledge and expertise in framing our offer for the off market transaction of our grocery store was essential to getting the deal done and our success. It was a pleasure to work with someone so attuned to the local community and businesses network. We are grateful to have worked with Jason and highly recommend him.” **LISA OGLESBY**



JASON LIEHR

ASSOC. AGENT | DRE#02152826 | 805-406-6463

JASON@BEACHSIDEPARTNERS.COM

Jason specializes in the sale of multi-family properties within the Santa Barbara and Ventura territories. Since 2021 Jason has closed over 50 commercial real estate transactions along the south coast. His deep understanding of the local markets and refined analytical acumen serve as the foundation for his ability to provide invaluable strategic advice to his clients. Jason has earned a reputation for building lasting relationships that are based off integrity and care. Prior to joining Beachside Partners, Jason worked for a local brokerage firm where he brokered a multitude of lease and sale transaction in the industrial, retail and office sector. This depth of knowledge across product types allows Jason to utilize customized strategies to navigate complex transactions and provide exceptional results. Jason has resided in Santa Barbara since 2010 and is a graduate from the University of California Santa Barbara. He currently lives in Goleta with his wife and one young daughter.



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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, 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/>



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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 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/>



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Q3 Upcoming Meetings & Events



National Apartment Association

NAA is hosting two events in September, the IRO (Independent Rental Owner) Summit and Cultivate.



IRO Summit

Thursday, 9/19/2024
Online

The IRO (Independent Rental Owner) Summit, presented by NAA and Yardi Breeze, is a free educational conference catering to the needs of independent rental owners, regardless of portfolio size. Register today to stay informed and competitive in today's housing market <https://naahq.org/iro-summit>.

- Emergency Preparedness Crisis & Recovery in Property Management
- No More Risky Business: Protect your Community from Fraud
- Navigating the Future of Staffing: Insights from Workforce Solution Experts
- The Bottom Line of Mental Health
- How Automation & Centralization are Leveling the Playing Field for Small Business
- NAA Legislative & Regulatory Update
- The Housing Advocacy Landscape
- Market Trends & Forecasts Impacting IROs
- From Move-In to Move-Out: Best Practices for Risk Management
- ILS IRL: Internet Listing Services in Real Life
- You Bet Your Assets! ESA Processing & More
- What Keeps You Up at Night.

There will be 6 educational sessions available on demand, Live Q&A with industry experts, \$1,000 prize for one lucky attendee and Bonus sessions to help you brush up on the latest tech.



Thu-Fri 9/26-27/2024
JW Marriott Austin, TX

The Cultivate program is designed by rental housing industry leaders to be an inclusive, peer-to-peer experience for senior leaders, focused on exploring people strategy. The schedule is online at <https://w-naahq.org/cultivate/schedule>.

Cultivate Education Sessions:

"I Didn't Get the Memo": Why Your Communications Strategy is Broken and How to Fix It. In today's fast-paced business environment, effective communication is paramount for success, yet many organizations struggle to bridge the gap between strategy and execution. Gain practical insights on leveraging communication for tangible results and reimagining strategies through resource utilization and challenging outdated practices. Take away an understanding of the pitfalls of traditional communication strategies, integrating the human element for engagement, and developing measurable objectives to bridge strategy with execution.

Elevate Your Spreadsheet: Transitioning Underwriting To Achievable NOI. Advance your underwriting skills through techniques and methods that translate into operational realizations. Learn to add the "people" element to your underwriting so that the numbers on a spreadsheet can drive powerful NOI. Leverage your resources, utilize market data, and challenge the underwriting of multifamily's past by re-learning how to assemble objectives on paper that can become a reality onsite. Learn how to elevate common underwriting practices by adding straightforward factors that are effective, strategic, and measurable.

Unveiling Hidden Talent: Navigating Talent Identification and Development. In today's ever-evolving business landscape, the ability to uncover and nurture talent within your organization is more crucial than ever. Discover how to recognize and value the untapped talent within your organization, fostering a culture of continuous improvement and growth. Learn to develop potential leaders, ensuring every team member feels valued for their experience and seen as vital for the organization's future success. Walk away with tools to create a sustainable talent pipeline, enhance team performance, and secure the organization's competitive edge in the marketplace.

Leadership Reset: Harnessing Collaborative Strategies to Exceed Team Member, Resident and Owner Expectations. How do we align stakeholder (team members, owners and residents) expectations, fostering



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trust and tackling root causes of organizational friction? Gain insights into bridging the gap between crisis and collaboration and elevate both internal and external customer experiences. Master the art of proactive problem-solving and drive transformative results in your organization by navigating the intersections of talent, operations and market realities.

Blameless Autopsy: Find What's Killing Your Organization and Revenue Without Naming a Defendant. Status quo is killing your cash flow and your people. To drive revenue growth, it's imperative to foster a culture centered on growth, innovation and solutions-oriented outcomes. Identify miscalculations and lessons learned without creating blame culture. Fear of blame for errors stifles risk-taking, collaboration and transformation—crucial elements for advancing your company's strategy and future success. Embracing mistakes as critical learning steps rather than setbacks transforms these experiences from costs into investments, ensuring a dynamic pathway to growth and revenue enhancement people.

Untapped Potential: Elevating Maintenance Service for Industry Success. As executives, it is easy to overlook the value of maintenance, but the multifamily industry is facing two critical challenges: a declining number of professionals entering trade industries and an overall lack of recognition for the importance of maintenance in the asset performance. Learn to dispel these misconceptions and spotlight the indispensable role of service teams in bolstering property performance and elevating the multifamily sector as a desirable career choice. Walk away with tools to bring new talent into the field and build bench strength with current maintenance team members. Raise the value of your real estate by investing in strong service personnel.

Beyond the First Step: Integrating Inclusion into Organizational DNA. Dive into the critical shift from diversity to inclusion, emphasizing the imperative to embed equity into the fabric of your organization. While hiring diverse talent is undoubtedly crucial, true progress demands an intentional commitment to fostering inclusion and equity across all operational aspects. Learn to define inclusion not merely as a representation of diverse voices, but as the active creation of environments where every individual feels respected, valued and a sense of belonging. Recognizing that microaggressions

often undermine inclusion efforts, gain a comprehensive understanding of what they entail and how they manifest in workplace dynamics. Dissect various biases, including unconscious biases, shedding light on how to cultivate awareness and mitigate impact on decision-making processes.

Your Culture is Gaslighting: How to Build a Contagious Culture That Creates Authentic Belonging.

The heartbeat of success is embedded in the culture we cultivate within our organization. Examine the art of creating a contagious company culture that resonates authentically from the corporate office down to the property level. Unravel key components that make a company culture not just memorable but contagious, spreading like wildfire through your organization. Discover strategic insights and actionable steps to foster a sense of authentic belonging, fostering a workplace environment where every team member feels valued, heard, interconnected and an integral part of the success story.

Future Proof to Future Proven: Designing the Organization of Tomorrow. To thrive in today's complex and ever-evolving business landscape, organizations must future-proof themselves. Simply outperforming the competition is no longer sufficient. Residents, employees and clients now seek a deeper and more meaningful impact from their interactions with multifamily companies. Come discover actionable ideas to help reimagine your organization to effectively meet the demands of the present and the future.

Mental Health in a Bad News Cycle. The ability to navigate and communicate bad news effectively is essential for organizational resilience. Explore five key strategies to deliver difficult news while prioritizing mental wellbeing. Through practical guidance and real-life scenarios, discover techniques to safeguard mental health amidst challenging situations. From understanding the impact of bad news cycles to implementing self-care practices, walk away empowered to navigate difficult conversations with resilience and empathy.

From Boomer to Zoomer - Crossing the Generational Divide. Dive into the rich landscape of generational dynamics! Tap into the invaluable wisdom of Baby Boomers while embracing the cutting-edge innovation of Gen Z and walk away with actionable insights. Fostering empathy and mutual respect, focus on the experiences of four of the five generations currently in the workplace to uncover a path to a cohesive, generational collaboration. Create a deeper understanding of the unique qualities that drive each generation and discover how to create constructive collaboration across the generational spectrum in both the workplaces and communities we serve.

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Rental Owner Updates

RESIDENT'S BENEFIT PACKAGE

A landlord was asking why landlords or managers offer such a package, that may include renter's insurance, credit reporting or more for an additional monthly fee (i.e: \$24.95) on top of the rent. His thought was: "Why don't they just increase the rent?"

Reasons to charge an additional fee for such a "Package" that offers extra perks or services (beyond traditional the landlording of just providing four walls and a floor) is because you may want to keep the advertised rental rate lower, minus the additional fee for added perks. And I'm learning that added nominal monthly fee will vary among landlords depending on what is included in their package. The fee may be optional because perks offered in the "package" are often optional to the resident and some may not want to pay an additional monthly fee for the "extras". **But some will.**

As mentioned, the different perks offered in some Resident Benefit packages can include things such as renter's insurance and credit reporting. Some landlords offer air filters delivered every 3 months, WIFI, appliances like a washer and dryer, lawn care service, or other perks or services.



And by the way, yes, landlords can pay for (at their end), an alternative renter's insurance for residents . . . or automatic rent drafts and tenant credit reporting. Both of these services could be bundled and offered as part of a customized Resident's Benefit package.

My point is not to expose you to the concept of a *Resident's Benefit Package*, and to consider implementing a "program" or "package" in your rental business that can add to your resident retention, reduce costs or risks, and possibly add to your revenue.

TENANT PROTECTOR PLAN

Discover a Renter's insurance alternative to protect both you and your residents. The Tenant Protector Plan (TPP) is your solution to spending countless hours verifying whether your tenant's renter's insurance policy is in force and in good standing. The TPP can be purchased by you the landlord, for the resident, and provides protection to both you and your tenant. TPP is available for locations with any number of units.

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- \$50,000 limit of liability Per Residence Premises, per occurrence. This coverage is provided for tenant-caused, negligent losses. This prevents your property carrier from being fully responsible for controllable losses that are no fault of your own.
- \$10,000 of contents coverage included for the tenant following a covered peril property loss
- \$1,000 Per Residence Premises for Lost Rent Due to Skip

This coverage reimburses you lost rental income up to \$1,000 for unexpected vacancies due to tenants who skip out mid-lease or are evicted. For more information: <https://nreig.hostedlandingpage.com/mrlandlordtpp>

VAPING - YES OR NO?

A landlord has a non-smoking policy but one of the applicants stated she did not smoke but vaped. So the landlord wanted to get feedback from other landlords:



Does vaping leave residue or odors such as cigarette smoke?

No smoking means no smoking anything. Yes, vaping is smoking and will stink your place up badly, in fact, I've found it smells worse than cigarettes.

– Tim, CA

My lease is clear: no smoking which includes vaping. Some vape releases an oily residue. Some has strong "flavor" which can leave an odor in your investment.

– Brad, IN

All of my newly rehabbed places are smoke/vape free. My application asks if anyone smokes or vapes and states units are smoke free. Just sealed all the walls and trim with Kilz oil in the apartment I am currently working on. The ductwork was the hardest to get the smell out of. Took a lot of ozone and many days of running it.

– 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

More Housing Proposed in Santa Barbara Under Builder's Remedy

Multiple projects have been proposed under the "Builder's Remedy". Developer Steve Johnson proposed a 25-unit project at 515 West Olivos Street. The lot is currently the site of a 1,025 square foot single family home with an outbuilding, both of which will be converted to studio apartments. The main building will be 3 stories and 22 units and the smaller building will be 2 stories and 3 units. 5 of the units will be for very low-income renters (those who make 80% less than the area median income). No parking is proposed, a situation over which many community members have expressed concern.

There is also a 30-unit project proposed under the Builder's Remedy for 1609 Grand Avenue (located in the lower portion of the Riviera). The developers are Industrial Partners Group, a company based in Los Angeles. There has been much criticism of the Grand Avenue proposal because it conflicts with the zoning in the area. Typically, only 2 units would be allowed on the lot for which 30 units are currently being proposed.

This is a failure of the City to timely update the housing element as required by state law, and again by the City Council for not fighting to keep control of local land use decisions. Stay tuned and watch Santa Barbara become Santa Monica north.

Downtown S.B. Business Property Owners Vote to Assess Themselves to Fund Community Benefit Improvement District

Commercial property owners in downtown Santa Barbara voted recently to assess themselves in order to create a pool of funds to pay for improvements to downtown. The Community Benefit Improvement District funds will be used to improve cleanliness, safety, aesthetics and maintenance of the downtown area. These new assessments will be passed on to their commercial tenants as tax increases under NNN leases.

Cities Regain Control of Public Spaces

Rising rates of homelessness have led some cities to pass ordinances prohibiting sleeping outside or in a car. Enforcement had been blocked by the 9th Circuit Court of Appeals. This has now changed.

The Supreme Court recently ruled 6-3 in the case of *The City of Grants Pass v. Johnson* that ordinance-

es imposing fines and jail time for sleeping in public spaces, cars, and homeless encampments are not violating homeless persons' eighth amendment right against cruel and unusual punishment. The majority determined that the eighth amendment was intended to prevent punishments that caused 'terror, pain or disgrace' and, by the time of the Amendment's adoption, had 'long fallen out of use' and that the ordinances were not punishing offenders for the state of being homeless, only for the act of sleeping in public places.



There Is No Debate: Rent Caps Hurt Renters and Communities

A recent rent control study funded by the National Apartment Association and conducted by Dr. Andrew Hanson of the University of Illinois analyzed data from the American Housing Survey section of the U.S. census for 15 cities from 2015-2021 and found that an increase in the number of rent controlled apartments in an area is correlated with an increase in interior and exterior housing deficiencies. Interior deficiencies were defined as rodent problems, electrical issues, mold, and interruptions in water service and exterior deficiencies were structural issues and neighborhood problems like trash in the streets, crime and schools that residents were less likely to rate as 'good' when asked by surveyors.

Previous research published by the National Apartment Association indicates that 61% of housing providers expect to defer maintenance when they own rent-controlled units. These findings show that the lower revenue received by housing providers for rent-controlled units means that they are less able to afford to maintain quality housing for their occupants. The result is that tenants suffer and less rental units are available in the marketplace for rental housing.

Historic St. Anthony's Property Sold for \$16.7M

St. Anthony's Seminary at 2300 Garden Street recently sold at auction for \$16.7 million (although its assessed value was \$30 million). The auction was held online by the auction house Concierge Auctions. The property's previous owner was the San Roque

Continued on page 43



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SBRPA Rental Property News Magazine and Website

Our News magazine, published monthly, includes recurring articles like the *President's Message* outlining important issues; the *Attorney's Corner*, timely topics in property management from a legal perspective; *SB Happenings*, local events related to, or of interest to our members; *CalRHA Legislative Update*, news from our advocates in Sacramento; and *NAA News & Events*.



Visit our website (www.sbrpa.org) where you can find digital copies of our magazine, legal forms, blogs, member resources, and event details & registrations.

Join today!

Online under Members —> Join SBRPA or call the office 805-687-7007 and ask for an application.

Santa Barbara Happenings from page 41

School Charitable Trust. The buyer, 2300 Garden, LLC, is currently associated with the conversion of office buildings to apartments in Monterey.



The property is currently zoned for single family homes on lots of at least 15,000 square feet and holds a legal non-conforming use as an educational facility. If the buyer wants to change the zoning it will require approval by the City.

How the Climate Hysteria Is Lowering Your Standard of Living

Appliances, cars and the construction of houses are all being increasingly regulated in order to prevent supposed "climate change." The jury is still out on the reality of the claim but we know new regulations are causing rising costs of production and less effective products which, over time, will erode the overall quality of life for all of us. The funding of solar and wind power is also detrimental to the quality of life as these ways of generating electricity are less and less effective and more and more expensive.

Californians Will Decide on Minimum Wage, Rent Control, Slavery, and More in November

The following Constitutional amendments will be on the November ballot: (1) an amendment to the state constitution that would remove language indicating that marriage is between a man and a woman, (2) an amendment to the Constitution which would ban forced prison labor as a type of slavery and (3) an amendment that would lower the threshold for local governments to approve increased taxes to fund pet projects.

Ballot measures regarding bonds include: (1) a proposed \$10 million bond allocating state funds for the renovation of school buildings, and (2) a proposed \$10 million dollar bond that would be used to ensure safe drinking water and fund wildfire prevention, heat mitigation, sustainable agriculture and renewable energy efforts.

You pay for tax increases used to pay off these bonds.

Other ballot initiatives include: (1) a proposed repeal of the Costa Hawkins Rental Housing Act that would likely lead to increased rent control, (2) a proposed increase in minimum wage, (3) an initiative that would affect Medi-Cal drug prices and (4) an initiative that aims to correct the previous

proposition 47 which lowered some felonies to misdemeanors by making some crimes felonies again, and (5) an initiative that would indefinitely extend funding for Medi-Cal.

Remember the general rule: When in doubt, vote no.

Commercial Real Estate Vacancies Are Extremely High

U.S. commercial real estate vacancy rates recently reached 20.1%, the highest vacancy rate in 50 years. In San Francisco, vacancy rates are particularly high at 34.5%.



California Joblessness Soars

According to data from the U.S. Bureau of Labor Statistics, there has been a steep decline in private industry jobs since 2022. The technology and finance sectors have lost the most jobs with an 8% and 16% decline, respectively.

There has been growth in the public sector in health care and social services. These jobs are often supported by the federal government and tax dollars.

Overall, California has the highest unemployment rate in the nation at 5.2%.

Proposition 36 Proposes reforms to Proposition 47

Proposition 36 on November ballot would revoke some of the egregious changes in 2014. It will restore the charges for certain theft and drug crimes to felonies and implement a treatment focused court process for certain felony drug charges which will require the offender to complete a mental health and drug treatment program or be sentenced to up to 3 years in prison. Proposition 36 would also require courts to warn people convicted of selling drugs that they could be charged with murder if someone buys drugs from them and dies. It will also lengthen the sentences for some theft and property damage related felonies and require that certain felonies be served in prison instead of jail or probation.

Proposition 36 is intended to mitigate a rise in crime over the last few years by re-implementing more stringent punishments and making treatment programs mandatory.

The money contributed to the program by the City will

Continued on page 45



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Santa Barbara Happenings from page 43

go toward hiring a program attorney and a bilingual legal assistant, as well as administrative personnel.

Tony Becerra Challenges for Council Seat for Council Seat on Westside

Santa Barbara native and martial arts teacher, Tony Becerra, who runs a dojo (The Academy of Koei Kan-Karate) on San Andres Street, is running for the District 3 Santa Barbara City Council seat against incumbent Oscar Gutierrez. Becerra intends to prioritize Westside business and housing issues if he is elected. He understands the needs of small businesses.



Giving Americans \$1,000 per Month Disincentivizes Them from Working

Results from a 3-year study conducted by the National Bureau of Economic Research that were recently published indicate that unconditional cash transfers of \$1,000 to low income individuals correlated with a 2 percentage point decrease in their labor market participation, with no significant effects on investments in human capital, and no noticeable impact on the quality of their work compared to a control group who received \$50 per month transfers.

In other words, when individuals received the \$1,000 per month cash transfers, they did not use the extra income to enter training programs or start businesses but mainly to take more time for leisure activities. Study authors found that on average the incomes of those who received \$1,000 decreased 21 cents per dollar received and the number of hours they worked per week decreased by 1.3-1.4 hours.

Conservative Professor Disciplined for Criticizing DEI Gets \$2.4 Million To Settle Lawsuit Against College

Matthew Garrett, previously a tenured history professor at Bakersfield College, was investigated, disciplined and ultimately dismissed from his position for speaking against the Diversity, Equity, and Inclusion (DEI) agenda. He recently settled his lawsuit against the college for \$2,400,000.



In 2019, Garrett gave a public lecture criticizing the use of grant money by some of his fellow professors to support a partisan DEI agenda and called for an investigation into how the money was being spent. In 2020, an investigation was initiated and Garrett's employment was terminated after he commented at a Diversity Committee meeting about a proposed racial climate task force.

The college now agrees with Garrett that he was exercising his right to free speech and that his termination was primarily in retaliation for him questioning the use of grant money to fund DEI initiatives.

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



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CalRHA Priority 1 Bills

AB 2216

(Haney D) Tenancy: common household pets.
 Current Text Amended: 3/18/2024 [text](#) [pdf](#)
 Current Analysis: 05/23/2024 [Assembly Floor Analysis](#) (text 3/18/2024)
 Last Amend: 3/18/2024
 Status: 7/2/2024-Failed Deadline pursuant to Rule 61(b)(13). (Last location was JUD. on 6/5/2024)
 Location: 7/2/2024-S. DEAD

Desk	1st House	Fiscal	Floor	Desk	2nd House	Fiscal	Floor	Conf.	Conc.	Enrolled	Vetoed	Chaptered

Summary: Would prohibit a landlord, before the landlord has accepted a prospective tenant's application for a dwelling unit, from asking the prospective tenant or otherwise inquiring into whether the prospective tenant plans to own or otherwise maintain a common household pet in the tenant's dwelling unit. The bill would require a prospective tenant, no later than 72 hours before entering into a rental agreement, to inform the landlord if the prospective tenant plans to own or otherwise maintain a common household pet.
Attachments:
[FACT SHEET](#)

Position
 Oppose
 Realtors opposing

Priority
 1

AB 2239

(Bonta D) Digital discrimination of access: prohibition.
 Current Text Amended: 7/3/2024 [text](#) [pdf](#)
 Current Analysis: 07/01/2024 [Senate Judiciary](#) (text 4/29/2024)
 Last Amend: 7/3/2024
 Status: 7/3/2024-From committee: Amend, and do pass as amended and re-refer to Com. on APPR. (Ayes 9, Noes 2.) (July 2). Read second time and amended. Re-referred to Com. on APPR.
 Location: 7/3/2024-S. APPR.

Desk	1st House	Fiscal	Floor	Desk	2nd House	Fiscal	Floor	Conf.	Conc.	Enrolled	Vetoed	Chaptered

Calendar: 8/5/2024 10 a.m. - 1021 O Street, Room 2200 SENATE APPROPRIATIONS, CABALLERO, ANNA, Chair
Summary: Current law prohibits fixed and mobile internet service providers, as defined, that provide broadband internet access service, as defined, from engaging in specified actions concerning the treatment of internet traffic. This bill would define "digital discrimination of access" as policies or practices not justified by a legitimate business impediment, including genuine issues of technical or economic feasibility, that differentially impact consumers' access to broadband internet access service based on their race, ethnicity, color, religion, or national origin, or that are intended to have a differential impact. The bill would prohibit entities that provide, facilitate, and affect consumer access to broadband internet access service, including internet service providers, from engaging in digital discrimination of access, as specified.

Position
 Oppose

Priority
 1

AB 2278

(Carrillo, Wendy D) Rent increases: percentage change in the cost of living: Department of Housing and Community Development.
 Current Text Amended: 3/21/2024 [text](#) [pdf](#)
 Current Analysis: 06/21/2024 [Senate Appropriations](#) (text 3/21/2024)
 Last Amend: 3/21/2024
 Status: 6/24/2024-S. APPR. SUSPENSE FILE
 Location: 6/24/2024-S. APPR. SUSPENSE FILE

Desk	1st House	Fiscal	Floor	Desk	2nd House	Fiscal	Floor	Conf.	Conc.	Enrolled	Vetoed	Chaptered

Summary: Current law, until January 1, 2030, prohibits an owner of residential real property from, over the course of any 12-month period, increasing the gross rental rate for a dwelling or a unit more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months before the effective date of the increase, subject to specified conditions. Current law defines "percentage change in the cost of living" as the percentage change in the applicable Consumer Price Index for All Urban Consumers for All Items, as specified. This bill would require the Attorney General to, by July 1 of each year, publish the maximum allowable rent increase on its internet website for each metropolitan area.

Position
 Sponsor

Priority
 1

Notes: Passed Asm Housing Unanimously

AB 2304

(Lee D) Unlawful detainer: case records.
 Current Text Amended: 5/21/2024 [text](#) [pdf](#)
 Current Analysis: 06/21/2024 [Senate Judiciary](#) (text 5/21/2024)
 Last Amend: 5/21/2024
 Status: 6/26/2024-From committee: Do pass and re-refer to Com. on APPR. (Ayes 9, Noes 2.) (June 25). Re-referred to Com. on APPR.
 Location: 6/25/2024-S. APPR.

Desk	1st House	Fiscal	Floor	Desk	2nd House	Fiscal	Floor	Conf.	Conc.	Enrolled	Vetoed	Chaptered

Calendar: 8/5/2024 10 a.m. - 1021 O Street, Room 2200 SENATE APPROPRIATIONS, CABALLERO, ANNA, Chair
Summary: Current law requires the court clerk to allow specified persons access to case records, including the court file, index, and register of actions, filed in unlawful detainer actions that are limited civil cases. Current law requires that this access must be given to any other person 60 days after the complaint has been filed if judgment against all defendants has been entered for the plaintiff within 60 days of the filing of the complaint, and other persons as specified. Current law exempts from these requirements records in a case that seeks to terminate a mobilehome park tenancy if the statement of the character of the proceeding in the caption of the complaint clearly indicates that the complaint seeks termination of a mobilehome park tenancy. The bill would delete the exemption for access to case records for cases that seek to terminate a mobilehome tenancy, as specified.

Position
 Oppose

Priority
 1

Notes: Deletes the exemption for mobile homes.

(Kaira D) Summary proceedings for obtaining possession of real property: procedural requirements.

Current Text Amended: 6/17/2024 [text](#) [pdf](#)
 Current Analysis: 07/03/2024 [Senate Judiciary](#) (text 6/17/2024)
 Last Amend: 6/17/2024
 Status: 7/3/2024-From committee: Amend, and do pass as amended. (Ayes 9, Noes 2.) (July 2).
 Location: 7/3/2024-S. JUD.

Desk	1st House	Fiscal	Floor	Desk	2nd House	Fiscal	Floor	Conf.	Conc.	Enrolled	Vetoed	Chaptered

Summary: Current law requires a defendant, in a summary proceeding for obtaining possession of real property, to file a response within five days, excluding specified days, after the complaint is served on the defendant. Current law requires the clerk in such a proceeding, upon written application of the plaintiff and proof of service of the summons and complaint, to enter the default of any defendant served with a summons who does not appear and defend. This bill would extend the time in which a defendant, in a summary proceeding for obtaining possession of real property, must file a response from 5 to 10 days, excluding specified days, after the complaint is served on the defendant. The bill would additionally require the clerk in such a proceeding to enter the default of any defendant served with a summons who does not appear and defend only upon written application of the plaintiff no sooner than three court days following the filing of the proof of service of the summons and complaint.

Position
 Oppose

Priority
 1

(Pallerin D) Tenancy: application screening fee.

Current Text Amended: 6/24/2024 [text](#) [pdf](#)
 Current Analysis: 06/26/2024 [Senate Floor Analyses](#) (text 6/24/2024)
 Last Amend: 6/24/2024
 Status: 6/24/2024-Read second time and amended. Ordered to third reading.
 Location: 6/24/2024-S. THIRD READING

Desk	1st House	Fiscal	Floor	Desk	2nd House	Fiscal	Floor	Conf.	Conc.	Enrolled	Vetoed	Chaptered

Summary: Current law authorizes a landlord or their agent, when they receive a request to rent a residential property, to charge an application screening fee to cover the cost of obtaining information about the applicant. Current law also prohibits a landlord or their agent from charging an applicant an application screening fee when they know or should have known that no rental unit is available at that time or will be available within a reasonable period of time, unless the applicant agrees in writing. Current law also requires a landlord or their agent, if an applicant that has paid an application screening fee makes a request, to provide a copy of the consumer credit report to the applicant who is the subject of that report. This bill would instead authorize a landlord or their agent to charge an application screening fee only if the landlord or their agent, at the time the application screening fee is collected, offers an application screening process, as specified. This bill would also prohibit a landlord or their agent from charging an applicant an application screening fee when they know or should have known that no rental unit is available at that time or will be available within a reasonable period of time.

Position
 Oppose

Priority
 1

CalRHA Priority 1 Bills (continued)

AB 2498

(Zbur D) Housing: the California Housing Security Act.

Current Text: Amended: 6/19/2024 [text](#) [pdf](#)

Current Analysis: 06/20/2024 [Senate Housing](#). (text 5/16/2024)

Last Amend: 6/19/2024

Status: 6/25/2024-From committee: Do pass and re-refer to Com. on APPR. (Ayes 8, Noes 1.) (June 24). Re-referred to Com. on APPR.

Location: 6/25/2024-S. APPR.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetted	Chaptered
1st House				2nd House				Conc.			

Calendar: 8/5/2024 10 a.m. - 1021 O Street, Room 2200 SENATE APPROPRIATIONS, CABALLERO, ANNA, Chair

Summary: Current law establishes various programs, including, among others, the Emergency Housing and Assistance Program and the homeless youth emergency service pilot projects to provide assistance to homeless persons. This bill would, upon appropriation of the Legislature, establish the California Housing Security Program to provide counties with funding to administer a housing subsidy to eligible persons, as specified, to reduce housing insecurity and help Californians meet their basic housing needs. To create the program, the bill would require the Department of Housing and Community Development, by January 1, 2026, to establish a 2-year pilot program, as specified, and to issue suggested guidelines to establish the program that include, among other things, criteria for program eligibility. The bill would specify that the subsidy would not be considered income for purposes of determining eligibility or benefits for any other public assistance program, nor would participation in other benefits exclude a person from eligibility for the subsidy. Under the bill, an undocumented person, as specified, who otherwise qualifies for the subsidy would be eligible for the subsidy.

Position Priority

Support

1

Notes: Selina Valencia Staffing - Sponsors are City of Santa Monica and Los Angeles Board of Supervisors

AB 2579

(Oquir-Silva D) Inspections: exterior elevated elements.

Current Text: Amended: 7/2/2024 [text](#) [pdf](#)

Current Analysis: 07/02/2024 [Senate Floor Analyses](#). (text 7/2/2024)

Last Amend: 7/2/2024

Status: 7/2/2024-Read second time and amended. Ordered to third reading.

Location: 7/2/2024-S. THIRD READING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetted	Chaptered
1st House				2nd House				Conc.			

Summary: Current law provides authority for an enforcement agency to enter and inspect any buildings or premises whenever necessary to secure compliance with or prevent a violation of the building standards published in the California Building Standards Code and other rules and regulations that the enforcement agency has the power to enforce. Current law requires an inspection, by January 1, 2025, and by January 1 every 6 years thereafter, of exterior elevated elements and associated waterproofing elements, as defined, including decks and balconies, for buildings with 3 or more multifamily dwelling units, as specified. Current law that provides that, if the property was inspected within 3 years prior to January 1, 2019, as specified, no new inspection is required until January 1, 2025. This bill would extend the deadline for initial inspection until January 1, 2026.

Position Priority

Support

1

Notes: Single-family residential real property: corporate entity: ownership.

Current Text: Amended: 6/20/2024 [text](#) [pdf](#)

Current Analysis: 05/28/2024 [Senate Judiciary](#). (text 6/20/2024)

Last Amend: 6/20/2024

Status: 7/2/2024-Failed Deadline pursuant to Rule 61(b)(13). (Last location was JUD. on 5/29/2024)

Location: 7/2/2024-S. DEAD

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetted	Chaptered
1st House				2nd House				Conc.			

Summary: Would prohibit a business entity, as defined, that has an interest in more than 1,000 single-family residential properties from purchasing, acquiring, or otherwise obtaining an ownership interest in another single-family residential property and subsequently leasing the property, as specified. The bill would authorize the Attorney General to bring a civil action for a violation of these provisions, and would require a court in a civil action in which the Attorney General prevails to order specified relief, including that the business entity pay a civil penalty of \$100,000 for each violation and that the business entity sell the property to an independent third party within one year of the date that the court enters judgment. The bill would require that these provisions be the exclusive means of enforcement of these provisions.

Attachments:

FACT SHEET

Position Priority

Oppose

1

Notes: On coalition letter

AB 2747

(Haney D) Tenancy: credit reporting.

Current Text: Amended: 6/10/2024 [text](#) [pdf](#)

Current Analysis: 06/21/2024 [Senate Floor Analyses](#). (text 6/10/2024)

Last Amend: 6/10/2024

Status: 6/20/2024-Read second time. Ordered to third reading.

Location: 6/20/2024-S. THIRD READING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetted	Chaptered
1st House				2nd House				Conc.			

Summary: Current law, until July 1, 2025, requires a landlord of an assisted housing development to offer tenants obligated on the lease of units in the development the option of having their rental payments reported to at least one consumer reporting agency, as specified. Current law authorizes a landlord to charge a tenant that elects to have rent reported a \$10 fee and prescribes requirements regarding how the offer of rent reporting is to be made. This bill would require a landlord of a dwelling unit of residential real property to offer any tenant obligated on a lease the option of having the tenant's positive rental payment information, as defined, reported to at least one nationwide consumer reporting agency, as specified. The bill would require, for leases entered into on and after April 1, 2025, the offer of positive rental payment information reporting to be made at the time of the lease agreement and at least once annually thereafter, and for leases outstanding as of January 1, 2025, the offer of positive rental payment information reporting to be made no later than April 1, 2025, and at least once annually thereafter. The bill would authorize a tenant to request, and would require a landlord to provide, additional copies of the written election of positive rental payment information reporting at any time. The bill would authorize a tenant who elects to have positive rental payment information reported as described in these provisions to subsequently file a written request to stop that reporting and would require the landlord to comply with that request.

Position

Oppose

1

Notes: Tenancy: applications and security deposits.

Current Text: Amended: 5/13/2024 [text](#) [pdf](#)

Current Analysis: 05/15/2024 [Assembly Floor Analysis](#). (text 5/13/2024)

Last Amend: 5/13/2024

Status: 5/23/2024-Failed Deadline pursuant to Rule 61(b)(11). (Last location was INACTIVE FILE on 5/20/2024)

Location: 5/23/2024-A. DEAD

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetted	Chaptered
1st House				2nd House				Conc.			

Summary: Current law regulates the terms and conditions of residential tenancies, including authorizing a landlord to elect to accept reusable tenant screening reports, as specified, and prohibiting a landlord who accepts a reusable tenant screening report from charging a fee to access the report or an application screening fee. Current law defines a reusable tenant screening report to mean a consumer report that meets specified criteria, including that it was prepared within the previous 30 days by a consumer reporting agency at the request and expense of an applicant. This bill would, instead, require a landlord to accept a reusable tenant screening report if an applicant has an elects to provide a reusable tenant screening report. The bill would authorize a landlord to charge an application screening fee to cover the costs of obtaining information about the applicant if the applicant does not have or elect to provide a reusable tenant screening report. The bill would revise the above-described criteria in the definition of a reusable tenant screening report to include a consumer report that was prepared within the previous 30 days by a consumer reporting agency at the request and expense of, or on behalf of, an applicant.

Position

Oppose

1

Notes: Sponsored Women's Foundation of CA.

Administrative burden and caps the fee at \$50 no CPI.

Realtors opposed.

Letter submitted.

AB 2801

(Eriedman D) Tenancy: security deposits.

Current Text: Amended: 4/25/2024 [text](#) [pdf](#)

Current Analysis: 06/13/2024 [Senate Floor Analyses](#). (text 4/25/2024)

Last Amend: 4/25/2024

Status: 6/13/2024-Read second time. Ordered to third reading.

Location: 6/13/2024-S. THIRD READING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetted	Chaptered
1st House				2nd House				Conc.			

Summary: Current law prohibits a landlord from asserting a claim against the tenant or the security for damages to the premises or any defective conditions that precluded the tenancy, for ordinary wear

CaRHA Priority 1 Bills (continued)

and tear or the effects thereof, or for the cumulative effects of ordinary wear and tear occurring during any one or more tenancies. This bill would limit claims against the tenant or the security for materials or supplies and for work performed by a contractor, the landlord, or the landlord's employee to the amount necessary to restore the premises back to the condition it was in at the inception of the tenancy, exclusive of ordinary wear and tear. The bill would also prohibit a landlord from requiring a tenant to pay for, or asserting a claim against the tenant or the security for, professional carpet cleaning or other professional cleaning services, unless reasonably necessary to return the premises to the condition that it was in at the inception of the tenancy, exclusive of ordinary wear and tear.

Attachments:
FACT SHEET

Position
Oppose

Priority
1

Notes: Amends restate current law and make the bill less onerous - Consider neutral

AB 2909 (Santiago D) Historical property contracts: qualified historical property: adaptive reuse: City of Los Angeles.

Current Text: Amended: 6/19/2024 [html](#) [pdf](#)
Current Analysis: 05/06/2024 [Assembly Appropriations \(text 4/18/2024\)](#)

Last Amend: 6/19/2024

Status: 7/2/2024-Failed Deadline pursuant to Rule 61(b)(13). (Last location was L. GOV. on 5/29/2024)

Location: 7/2/2024-S. DEAD

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: The Mills Act authorizes an owner of any qualified historical property to contract with the legislative body of a city, county, or city and county to restrict the use of the property, as specified, in exchange for lowered assessment values. Current law defines "qualified historical property" as privately owned property that is not exempt from property taxation and meets certain criteria related to the property's historic significance. In this regard, current law requires the property to be listed in the National Register of Historic Places, located in a registered historic district, as defined, or listed in any state, city, county, or city and county official register of historical or architecturally significant sites, or landmarks. This bill, starting January 1, 2026, and until January 1, 2036, would expand the definition of "qualified historical property" for purposes of the Mills Act by providing alternative criteria that a privately owned property that is not exempt from property taxation may meet. That alternative criteria would require the property to be constructed at least 30 years prior to the year a legislative body and property owner enter into the contract to restrict the use of the property, and to be located within the City of Los Angeles on a site that satisfies certain criteria, including, among others, being in a zone where office, retail, or parking are a principally permitted use. The alternative criteria would also require the property to meet, in the determination of the City of Los Angeles, at least one of specified criteria, including, among others, being identified with important events of national, state, or local history, as specified.

Position

Priority
1

Notes: AAGLA Supports

AB 2933 (Low D) Multiunit residential structures and mixed-use residential and commercial structures: water conservation.

Current Text: Amended: 4/18/2024 [html](#) [pdf](#)
Current Analysis: 05/06/2024 [Assembly Appropriations \(text 4/18/2024\)](#)

Last Amend: 4/18/2024

Status: 5/16/2024-Failed Deadline pursuant to Rule 61(b)(8). (Last location was APPR. SUSPENSE FILE on 5/8/2024)

Location: 5/16/2024-A. DEAD

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: Current law establishes the Building Standards Administration Special Revolving Fund, and makes the moneys in the fund available, upon appropriation, to state entities to carry out various related provisions, as specified. Current law requires the Department of Housing and Community Development to propose the adoption, amendment, or repeal of building standards to the California Building Standards Commission, and the department to adopt, amend, and repeal other rules and regulations for the protection of the public health, safety, and general welfare of the occupant and the public governing the erection, construction, enlargement, alteration, repair, moving, removal, demolition, occupancy, use, height, court, area, sanitation, ventilation, and maintenance of all hotels, motels, lodging houses, apartment houses, and dwellings, and buildings and structures necessary thereto, as specified. Current law authorizes those standards to include voluntary best practice and mandatory requirements related to environmentally preferable water using devices and measures. Current law requires the department and the commission to research, develop, and propose building standards to reduce potable water use in new residential and nonresidential buildings, including consideration of requiring installation of water reuse systems and consideration of requiring preplumbing of buildings to allow future use of recycled water, onsite treated graywater, or

other alternative water sources. This bill would enact the California Multiunit Residential Structure and Mixed-Use Residential and Commercial Structure Water Conservation Act. The bill would state findings and declarations of the Legislature relating to wasted water due to plumbing leaks. The bill would require the department to investigate whether additional water conservation and efficiency measures are warranted for existing and new multifamily residential construction and mixed use commercial structures, including, but not limited to, point-of-use systems, as defined. The bill would authorize the department, if it determines that changes to the California Green Building Standards are warranted, to develop voluntary or mandatory proposals to be submitted to the commission for consideration.

Position
Oppose

Priority
1

AB 2995 (Alvarez D) California FAIR Plan Association.

Current Text: Amended: 6/20/2024 [html](#) [pdf](#)
Current Analysis: 06/21/2024 [Senate Insurance \(text 6/20/2024\)](#)

Last Amend: 6/20/2024

Status: 6/26/2024-From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Nays 0.) (June 25). Re-referred to Com. on APPR.

Location: 6/26/2024-S. APPR.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Calendar: 8/5/2024 10 a.m. - 1021 O Street, Room 2200 SENATE APPROPRIATIONS, CABALLERO, ANNA, Chair

Summary: The California FAIR Plan Association is a joint reinsurance association in which all insurers licensed to write basic property insurance participate in administering a program for the equitable apportionment of basic property insurance for persons who are unable to obtain that coverage through normal channels. Current law requires the association's plan of operation and any amendment to the plan to be approved by the Insurance Commissioner. Current law establishes the California Infrastructure and Economic Development Bank and authorizes it to issue bonds to provide funds for the payment of costs of a project for a participating party or upon request by a state entity. This bill would authorize the association to request the California Infrastructure and Economic Development Bank to issue bonds, and would authorize the bank to issue those bonds to finance the costs of claims, to increase liquidity and claims-paying capacity of the association, and to refund bonds previously issued for that purpose. The bill would specify that the association is a participating party and that financing all or any portion of the costs of claims or to increase liquidity and the claims-paying capacity of the association is a project for bond purposes.

Position

Priority
1

Notes: Dan Dummoyer Sponsoring

AAGLA Supports

AB 3052 (Wilson D) California Environmental Quality Act: exemption: junior accessory dwelling units ordinances.

Current Text: Amended: 4/9/2024 [html](#) [pdf](#)
Current Analysis: 06/27/2024 [Senate Housing \(text 4/9/2024\)](#)

Last Amend: 4/9/2024

Status: 7/3/2024-From committee: Do pass. To Consent Calendar. (Ayes 10. Nays 0.) (July 2).

Location: 7/3/2024-S. CONSENT CALENDAR

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA exempts from its requirements the adoption of an ordinance by a city or county to issue a zoning variance, special use permit, or conditional use permit for a dwelling unit to be constructed, or which is attached to or detached from, a primary residence on a parcel zoned for a single-family residence, as provided, or and the adoption of an ordinance to provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. This bill would expand the above CEQA exemption to include the adoption of an ordinance by a city or county to provide for the creation of junior accessory dwelling units in single-family residential zones.

Position

Priority
1

Notes: YIMBY sponsored
On coalition letter

CalRHA Priority 1 Bills (continued)

ACA 10 (Aguilar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.

Current Text: Chaptered: 6/27/2024
Current Analysis: 06/26/2024 Senate Appropriations. (text 6/20/2024)
Last Amend: 6/20/2024
Status: 6/27/2024-Chaptered by Secretary of State - Chapter 134, Statutes of 2024
Location: 6/27/2024-A. CHAPTERED

Table with 10 columns: Desk, Policy, Fiscal, Floor, Desk, Policy, Fiscal, Floor, Conf., Conc., Chaptered

Summary: Assembly Constitutional Amendment No. 1 of the 2023-24 Regular Session (ACA 1) would, if adopted by the people, amend Section 4 of Article XIII A, Section 2 of Article XIII C, and Section 3 of Article XIII D of, and would add Section 2.5 of Article XIII C to, the California Constitution, relative to local finance. Under these provisions, ACA 1 would condition the imposition, extension, or increase of a sales and use tax or transactions and use tax imposed in accordance with specified law or a parcel tax by a local government for the purposes of funding the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, including downpayment assistance, or permanent supportive housing, or the acquisition or lease of real property for those purposes, on the proposition proposing that tax being approved by a majority vote of the membership of the governing board of the local government and by 55% of its voters voting on the proposition and the proposition includes specified accountability requirements. ACA 1 would also make conforming changes. This measure would remove the above-described provisions of ACA 1 relating to special taxes and make conforming changes in other provisions of ACA 1.

Position Oppose Priority 1
(Wiener D) Budget Act of 2024.
Current Text: Amended: 6/10/2024
Current Analysis: 06/12/2024 Assembly Floor Analysis. (text 6/10/2024)
Last Amend: 6/10/2024
Status: 7/3/2024-Re-referred to Com. on BUDGET pursuant to Assembly Rule 97.
Location: 7/3/2024-A. BUDGET

Table with 10 columns: Desk, Policy, Fiscal, Floor, Desk, Policy, Fiscal, Floor, Conf., Conc., Chaptered

Summary: Would make appropriations for the support of state government for the 2024-25 fiscal year. This bill would declare that it is to take effect immediately as a Budget Bill.

Position Oppose Priority 1
(Menjívar D) Residential rental properties: fees and advertisements.
Current Text: Amended: 6/27/2024
Current Analysis: 06/28/2024 Assembly Judiciary. (text 6/27/2024)
Last Amend: 6/27/2024
Status: 7/3/2024-Read second time. Ordered to third reading.

Table with 10 columns: Desk, Policy, Fiscal, Floor, Desk, Policy, Fiscal, Floor, Conf., Conc., Chaptered

Summary: Current law regulates the hiring of real property and imposes various requirements on landlords relating to the application for, and leasing of, residential rental property. Current law establishes provisions for the renewal or termination of a hiring or residential real property for an unspecified term. Current law specifies the notice required for the termination of a hiring of residential property for an unspecified term. Current law makes a tenant of real property guilty of unlawful detainer if, among other things, the tenant continues in possession of the real property after giving notice of termination of a hiring of residential property for an unspecified term. This bill would prohibit a landlord or its agent from charging a tenant a fee for serving, posting, or otherwise delivering any notice, as specified in the above-described provisions.

Position Oppose Priority 1
(Blakespear D) Coastal resources: local coastal program: amendments: accessory and junior accessory dwelling units.
Current Text: Amended: 6/27/2024
Current Analysis: 06/24/2024 Assembly Housing And Community Development. (text 6/19/2024)
Last Amend: 6/27/2024
Status: 6/27/2024-Read second time and amended. Re-referred to Com. on APPR.
Location: 6/26/2024-A. APPR.

Table with 10 columns: Desk, Policy, Fiscal, Floor, Desk, Policy, Fiscal, Floor, Conf., Conc., Chaptered

Summary: Would require, by July 1, 2026, the California Coastal Commission, in coordination with the Department of Housing and Community Development, to develop and provide guidance for local governments to facilitate the preparation of amendments to a local coastal program to clarify and simplify the permitting process for accessory dwelling units and junior accessory dwelling units within the coastal zone. The bill would require the commission, in coordination with the department, to convene at least one public workshop to receive and consider public comments on the draft guidance before the finalization of the guidance document and to post the public comments on the commission's and department's respective internet websites, as specified. To the extent the bill would create additional duties for a local government, the bill would impose a state-mandated local program.

SB 1103

(Menjívar D) Tenancy of commercial real properties: agreements: building operating costs.

Current Text: Amended: 6/26/2024
Current Analysis: 06/28/2024 Assembly Floor Analysis. (text 6/26/2024)
Last Amend: 6/26/2024
Status: 6/27/2024-Read second time. Ordered to third reading.
Location: 6/27/2024-A. THIRD READING

Table with 10 columns: Desk, Policy, Fiscal, Floor, Desk, Policy, Fiscal, Floor, Conf., Conc., Chaptered

Summary: Current law requires a landlord of a residential dwelling to give notice to the tenant a certain number of days before the effective date of a rent increase depending on the amount of the increase, as specified. This bill would apply this requirement to leases of commercial real property by a qualified commercial tenant, as defined. The bill would specify, in all leases for commercial real property by a qualified commercial tenant, that a rent increase would not be effective until the notice period required by these provisions has expired. The bill would also specify that a violation of the notice provisions would not entitle a qualified commercial tenant to civil penalties. The bill would require a landlord of a commercial real property to include information on these provisions in the notice.

Position Oppose Priority 1
Notes: AAGLA Opposes. On coalition letter.
(Durazo D) Beneficial owners.
Current Text: Amended: 5/16/2024
Current Analysis: 05/19/2024 Senate Floor Analysis. (text 5/16/2024)
Last Amend: 5/16/2024
Status: 7/2/2024-Failed Deadline pursuant to Rule 61(b)(13). (Last location was B. & F. on 6/3/2024)
Location: 7/2/2024-A. DEAD

Table with 10 columns: Desk, Policy, Fiscal, Floor, Desk, Policy, Fiscal, Floor, Conf., Conc., Chaptered

Summary: Current law requires a person who is directly or indirectly the beneficial owner of more than 10% of any class of stock of a domestic insurer to file in the office of the Insurance Commissioner within 10 days after that person becomes a beneficial owner a statement, in a form prescribed by the commissioner, of the amount of all stock of that insurer of which the person is the beneficial owner, as specified. The General Corporation Law (GCL) requires a domestic corporation and a foreign corporation to file annually, as prescribed, with the Secretary of State, a statement containing certain information, including the names and complete business or residence addresses of its chief executive officer, secretary, and chief financial officer. The GCL requires a domestic corporation to certify that the information it provides in that statement is true and correct. This bill would, by January 1, 2026, additionally require those corporations to include in the statement described above the names and complete business or residence addresses of any beneficial owner, as defined.

Position Oppose Priority 1
(Skinner D) Land use: accessory dwelling units: ministerial approval.
Current Text: Amended: 4/23/2024
Current Analysis: 06/24/2024 Assembly Local Government. (text 4/23/2024)
Last Amend: 4/23/2024
Status: 6/26/2024-Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 6, Nays 0.) (June 26). Re-referred to Com. on APPR.
Location: 6/26/2024-A. APPR.

Table with 10 columns: Desk, Policy, Fiscal, Floor, Desk, Policy, Fiscal, Floor, Conf., Conc., Chaptered

Summary: The Planning and Zoning Law authorizes a local agency, by ordinance, to provide for the creation of accessory dwelling units (ADUs) in areas zoned for residential use, as specified. That law prohibits, if a local agency adopts an ordinance to create ADUs in those zones, the local agency from requiring the replacement of offstreet parking spaces if a garage, carport, or covered parking structure is demolished in conjunction with the construction of, or is converted to, an ADU. This bill would also prohibit the local agency from requiring the replacement of offstreet parking spaces if an uncovered parking space is demolished in conjunction with the construction of, or is converted to, an ADU.

Position Support Priority 1
(Skinner D) Real estate investment trusts: purchase, acquisition, and sale of housing.
Current Text: Amended: 4/22/2024
Current Analysis: 04/28/2024 Senate Judiciary. (text 4/25/2024)
Last Amend: 4/22/2024
Status: 5/2/2024-Failed Deadline pursuant to Rule 61(b)(6). (Last location was JUD. on 2/29/2024)
Location: 5/2/2024-S. DEAD

Table with 10 columns: Desk, Policy, Fiscal, Floor, Desk, Policy, Fiscal, Floor, Conf., Conc., Chaptered

Summary: The bill would reset that 60-day timeline if the seller changes the asking price for the housing. The bill would prohibit a real estate investment trust that purchases or acquires any housing in compliance with these provisions from paying a final sales price that is less than 95% of the publicly listed asking price. The bill would impose civil damages upon a real estate investment trust that violates these provisions in an amount not to exceed \$1,000,000. The bill would absolve a seller of housing from liability under these provisions if the seller obtains a written release signed by the buyer stating that the buyer is not a real estate investment trust.

Position Oppose Priority 1
Notes: Would ban institutional investors from "purchasing, acquiring, or leasing" a single-family home or duplex for any reason.

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