

October 2024

SANTA BARBARA RENTAL PROPERTY news

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



Your Vote Counts

Please vote this year. Every vote is important.

See SPRPA PAC's Local Elections Endorsements and CalRHA's **NO on 33** write-up (page 15).

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October 2024

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President's Message



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

First, remember to vote NO on Proposition 33. Please refer to my September President's Message for further details if needed. If Proposition 33 passes, it is estimated that your rental property value will **diminish by 25 to 40%**.

The legislative session has closed. The bills that passed are on the Governor's desk to either sign or veto by September 30th.

Two Assembly Bills of note passed and are waiting for the Governor to take action.

They are AB2347 (Kalra) Eviction Delay and AB2801 (Friedman) Security Deposits.

AB2347, if signed by the Governor will give tenants 10 court days to respond to an Unlawful Detainer Complaint (California Code of Civil Procedure section 1167(a).) This means that as before Saturdays, Sundays and Court holidays would not be counted in the computation of the 10 days and per the Government Code, day 1 is the day after service on the tenant.

That's the bad news. The good news is that it also would modify Section 1170 of the Code of Civil Procedure to state that even though a tenant may, on or before the date set for their appearance, appear and answer, demur, or move to strike that complaint or any portion thereof but now the hearing on such demurrer or motion to strike SHALL BE NOT LESS THAN FIVE COURT DAYS NOR MORE THAN SEVEN COURT DAYS AFTER THE FILING OF THE MOTION. The Court may for good cause shown extend such time. But, this used to be a method for tenants to gain up to 6 extra weeks or more due court motion calendars. And, if the landlord wanted to shorten the time for hearing he/she would have to make a motion to do so. It appears that now the tenant would have to make such a motion to extend the time.

AB2801 is a Bill to amend Civil Code Section 1950.5 concerning security deposits.

This Bill would prohibit a landlord from requiring a tenant to pay for, or asserting a claim against the tenant or the security deposit 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.

And, here is the more onerous part: This Bill would require 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 security 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. Otherwise, the landlord may not deduct from the security deposit.

This may seem logical at first but what about the Mom and Pop landlords who either do not know about the mandatory photographs and how to take them or forgot? Well, they must then return the entire security deposit and sue in Small Claims Court to get paid for reasonably restoring the unit to its condition prior to the tenant moving in.

As always, we thank you for your membership.

Betty L. Jeppesen

President

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SBRPA Calendar



No events scheduled for October

october
2024

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14 <i>Columbus Day</i>	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Welcome New Members



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Vanko Capital Property Management,
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Eustacchio and Merle Guadagnini,
The Clove - Ocean Meadows Investors LLC,
Scott Clement, Rob Barthelmeß, David Nipper,
Tropicana Student Living Greystar,
Patricia Glenwinkel, Mike
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Q3 EVENTS

AE/AP Leadership Symposium

Tue-Wed, October 1-2, 2024 • Tuscon, AZ

The AE/AP Leadership Symposium brings together Association Executives and their elected officers to establish priorities and enhance collaboration over 1.5 days. This is a key opportunity to gain a shared understanding and approach to implement effective leadership strategies. See page 19.

Assembly of Delegates (AOD)

Thu-Fri, November 12-14, 2024 • Atlanta, GA

The Assembly of Delegates (AOD) is composed of up to two hundred and fifty (250) delegates from the NAA's ten regions. AOD is NAA's largest business meeting of the year, where all NAA and NAAEI Boards, Committees and Task Forces meet, and the new incoming volunteer leadership is installed.

The 2024 Assembly of Delegates meeting will take place in-person at the InterContinental Buckhead Atlanta in Atlanta, GA. See page 19.

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



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CalRHA Legislative Updates



Kate Bell, KateBellStrategies.com

September 2024

End-of-Session Legislative Update

The Legislature worked into the final hours of this year's Legislative Session on Saturday, August 31st. There was a lot of drama and "hot topic" issues pursued during this year's end-of-session.

- The Black Legislative Caucus announced on the final night of the legislative session that it would not bring the two reparations proposals up for final votes in the Assembly, including Senate Bill 1403 to establish a reparations state agency and Senate Bill 1331 to establish a reparations fund. Proponents of the two bills flooded the rotunda to no avail, and these two bills were held and may or may not be taken up next year.
- The technology industry had several wins by having Assembly Bill 2930 (Bauer-Kahan) regarding the use of automated decision systems (ADS) and Assembly Bill 3211 (Wicks) regarding AI watermarking both sent to "inactive" as well, so these two bills failed to pass.
- A last-minute "gut and amend" warehouse bill, Assembly Bill 98 (J. Carrillo; D-Palmdale), which would establish rules for certain truck routes, warehouse design, and building standards for specified classes of warehouse development projects, passed the legislature on the final day. Of note, Assembly Bill 98 requires two new units of affordable housing for each unit of housing demolished to build a logistics (warehouse) use, and if residential dwellings are affected through purchase of the development site, a developer must provide any displaced tenant with an amount equivalent to 12 months' rent at the current rate.

CalRHA had a good year in holding several potentially harmful proposed bills during policy and fiscal committee meetings. However, several bills of interest made it to the Governor's desk and are awaiting action by the September 30th deadline, including:

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. Assembly Bill 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. CalRHA has submitted a letter to the Governor requesting a veto of this legislation.



CA Assemblyperson
Ash Kalra

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. CalRHA has submitted a letter to the Governor requesting a veto of this legislation.



CA Assemblyperson
Gail Pellerin

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. CalRHA has been a proponent of this proposed bill and has requested that the Governor sign this legislation.



CA Assemblyperson
Sharon Quirk-Silva

Continued on page 11



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AB 2747 (Haney) Positive Rental 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. CalRHA has taken an opposition position on this legislation.



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. CalRHA has submitted a letter to the Governor requesting a veto of this legislation.



CA Assemblyperson
Laura Friedman

SB 440 (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. CalRHA has taken an oppose position on this legislation.



CA Senator
Nancy Skinner

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). CalRHA has requested that the Governor sign this legislation.



CA Senator
Catherine Blakespear

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. CalRHA has submitted a letter to the Governor requesting a veto of this legislation.

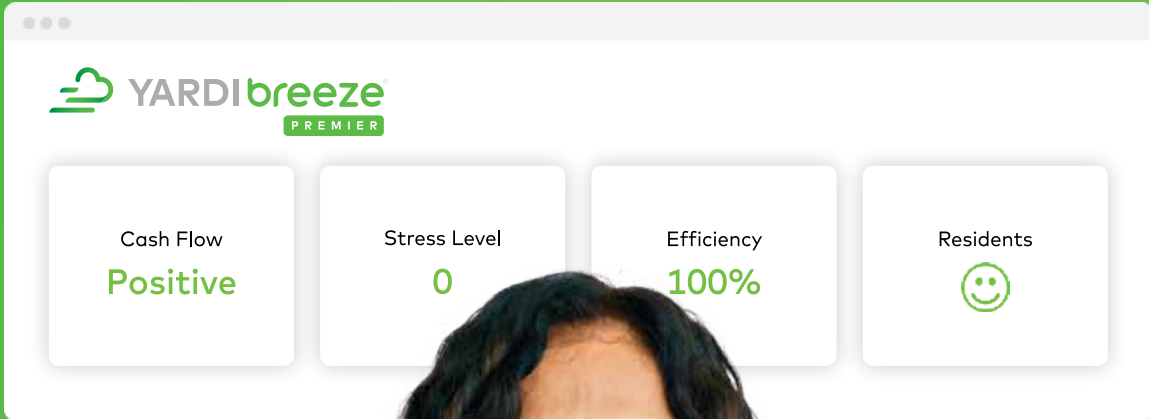


CA Senator
Caroline Menjivar

SB 1211 (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. CalRHA has requested that the Governor sign this legislation.

Finally, **AB 3057 (Wilson) CEQA Exemption for ADU and JADU**, which CalRHA requested that the Governor sign, has now been enacted. Assembly Bill 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).

The Housing and Community Development Department (HCD) is currently in the process of updating its handbook on ADUs so we are working with them to incorporate some of the newly enacted legislation on ADUs, deal with timelines for approval, and clarify which spaces can be converted to ADUs.



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Carpinteria



District 4
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District 3–Northwest
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District 4–Southwest
Eric Gordon

Buellton



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Lompoc



Mayor
James Mosby



District 1 – North
Steve Bridge

Santa Maria



Mayor
Alice Patino



District 1–Northwest
Carlos Escobedo



District 2–Northeast
Mike Cordero

BALLOT MEASURES

State ballot measure

No on 33

Buellton, Measure D

TOT increase to 12% **No**

Carpinteria, Measure B

TOT increase to 14% **No**

Lompoc, Measure R Sale of Ken Adams 82 acre park for potential space-themed education center **Yes**

Santa Barbara City, Measure I increase sales tax from 8.75% to 9.25% **No**

Santa Barbara County, Measure H increase TOT from 12% to 14% **No**

The above recommendations are those of the SBRPA PAC and do not necessarily represent the views of the SBRPA or any particular member.



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In 2021, Beachside Partners initiated our first conversation with Tagole, LLC. Over the years, we maintained consistent communication, keeping the managing members informed about market conditions and providing insights into their portfolio. In late 2023, we delivered an updated Broker Opinion of Value (BOV), and ownership expressed a desire to strategize the sale of their entire portfolio—eight duplexes marketed to a single buyer. We launched the offering in early 2024, and it quickly became evident that market conditions favored buyers interested in purchasing the properties individually rather than as a portfolio. Beachside Partners strategically revised our approach, and within 45 days of launching, seven of the eight duplexes were under contract, each exceeding the asking price with minimal contingencies. Over the following 60 days, we managed six escrows with five different buyers and their agents, ensuring all transactions closed smoothly and efficiently. The final duplex remained available until the other seven had closed, but ultimately, a 1031 exchange buyer purchased the remaining property. In the end, Beachside Partners achieved over \$1.5 million above the original list price of \$11,995,000, resulting in a total sellout of \$13,500,000 for Tagole, LLC.

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Vote

NO on 33

Prop 33 will drive up the cost of housing and worsen the homeless crisis.



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September 19, 2024

A new poll released today by the Public Policy Institute of California (PPIC) shows a 12-point decrease in voter opposition to Proposition 33 compared to prior state rent control measures. The survey shows **51% of voters in support**, 46% opposed, and 3% undecided.

This was always going to be a close fight and now it's even closer! There is a limited window to do something about this.

From the statewide NO on Prop. 33 campaign: If we are to defeat Prop. 33, we must quickly expand our efforts. We need your urgent support to increase television buys and launch a wider voter contact effort earlier than planned. The path forward is clear: once voters understand what Prop 33 really does and how it impacts homeowners, votes shift in our favor. But we must educate voters, especially in light of these new numbers.

The campaign is calling for urgent donations. Can you help?

If Prop. 33 passes, the consequences for property owners will be severe. We will lose our ability to bring rents to fair market rates when a new tenant moves in. Unelected rent authorities will gain the power to impose new fees and increase our costs of providing housing. And local governments will dictate what we can and can't do with our own homes.

Prop. 33 will cause irreversible harm to housing providers and renters, as well as the overall rental housing market. Prop. 33's rent control will not build a single rental unit to solve the housing supply crisis.

Campaign polling continues to show victory is within reach, but only if we can fully fund the campaign. Time is running out. The campaign is urgently asking for donations by October 10th. Please contribute today by going to the link below or scanning the QR code.

California is already tough on rental housing providers, but if we lose this fight it will only get worse and there will be no going back.

<https://www.efundraisingconnections.com/c/CalRHAIssues>





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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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PENDING	Isla Vista	5 Apartment Units	\$ 3,950,000
SOLD	Lompoc	Commercial + Vacant Lot	\$ 885,000 (Seller/Buyer)
SOLD	Santa Barbara	6 Apartment Units	\$ 2,575,000 (Buyer)
SOLD	Santa Barbara	10 Apartment Units	\$ 5,020,000 (Buyer)
SOLD	Isla Vista	Investment 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)

SANTA BARBARA \$4,950,000



14 units in desirable central location
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SANTA BARBARA \$3,295,000



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805-680-4622 | KenSwitzer1@yahoo.com | BHHS Commercial Division | DRE# 01245644

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Q4 Upcoming Meetings & Events



National Apartment Association



AE/AP Leadership Symposium

AE/AP Leadership Symposium

Join us for the 2024 AE/AP Leadership Symposium!
Tue-Wed, October 1-2, 2024

The AE/AP Leadership Symposium brings together Association Executives and their elected officers to establish priorities and enhance collaboration over 1.5 days. This is a key opportunity to gain a shared understanding and approach to implement effective leadership strategies.



Session Facilitator

Bob Harris, CAE | Harris Management Groups, Inc.

Bob works with thousands of organizations to improve performance and outcomes, both nationally and internationally. He believes nonprofit organizations should be as efficient and effective as any commercial business or franchise. He's been called the "Martha Stewart of association management" for providing tips and templates to make governance and management efficient. The tools are free at www.rchcae.com. Simultaneous to his association work, he has worked in hospitality for Hyatt Hotels in Florida for 35 years.



Assembly of Delegates

November 12-14, 2024 | Atlanta, Georgia

Tue-Thu, November 12-14, 2024

The Assembly of Delegates (AOD) is composed of up to two hundred and fifty (250) delegates from the NAA's ten regions. AOD is NAA's largest business meeting of the year, where all NAA and NAAEI Boards, Committees and Task Forces meet, and the new incoming volunteer leadership is installed.

The 2024 Assembly of Delegates meeting will take place in Atlanta, GA. Pre-Registration is complimentary up to November 4, 2024. AFTER November 4, a \$50 registration fee will be charged.

AOD Schedule

Tuesday, Nov. 12

11:30AM– 5:00PM AOD Registration

NOTE: Except for Registration, all Tuesday Events are by Invitation Only.

Wednesday, Nov. 13

- 7:30AM– 4:30PM AOD Registration
- 8:00AM– 9:30AM Privatized Military Housing Committee
- 8:00AM– 9:30AM Governance Committee
- 8:30AM– 9:30AM Operations Committee
- 8:30AM– 9:30AM Apartmentalize Committee
- 9:45AM–10:45AM Affordable Housing Committee
- 9:45AM–10:45AM Independent Rental Owners Committee
- 9:45AM–10:45AM Marketing & Communications Networking Grp
- 9:45AM–11:15AM Global Outreach Committee
- 9:45AM–11:45AM NAAEI RPM Careers
- 9:45AM–11:45AM Legislative Committee
- 11:00AM–12:00PM Membership Committee
- 11:00AM–12:00PM CAMT Advisory
- 12:00PM– 1:00PM Volunteer Leadership Orientation Lunch
- 12:00PM– 1:15PM Lunch Break - Attendee Lunch on own
- 1:00PM– 2:30PM NAAEI Curriculum/Program
- 1:00PM– 2:30PM National Suppliers Council
- 1:00PM– 2:30PM Association Executive Council
- 1:30PM– 2:30PM NAA Budget & Finance Committee
- 2:45PM– 3:45PM Technology Committee
- 2:45PM– 3:45PM NAAEI Budget & Finance Committee
- 2:45PM– 3:45PM Diversity, Equity & Inclusion Committee
- 2:45PM– 3:45PM Next Gen Committee
- 2:45PM– 3:45PM NAAPAC Board of Trustees
- 4:00PM– 5:00PM NAAPAC Ambassadors
- 4:00PM– 5:30PM #NAA Gives
- 4:00PM– 5:30PM NAAEI Board of Directors
- 6:00PM– 7:00PM Chair's Welcome Reception, Sponsored by NSC

Thursday, Nov. 14

- 8:00AM– 9:00AM Board Breakfast (Invitation Only)
- 8:30AM–11:00AM AOD Registration
- 9:15AM–10:15AM Region 1-10 Meetings
- 10:30AM– 1:00PM NAA Board of Directors Meeting/Awards
- 6:00PM– 6:30PM Installation Reception
- 6:30PM– 8:30PM Installation Dinner
- 8:30PM–10:30PM Chair's Post Reception

14-UNIT MULTI-FAMILY BUILDING FOR SALE
CLOSE-IN HIGH-DEMAND LOCATION
1924 SAN PASCUAL STREET \$4,950,000



Rare opportunity to purchase a mid-sized apartment complex in a prime Santa Barbara location. In the short-term an investor can enjoy a typical return for the area, while working to realize significant long-term upside (estimated pro forma mid-5% to 6%+ cap rate). The unit mix is 12 x 1-bed/1-bath plus 2 x 2-bed/1-bath, with ADU possibilities for the future. The favorable location for tenants is a few blocks to Cottage Hospital, and within 1-2 miles of several other major employment centers and the amenities of downtown restaurants/retail, the Theater/Arts district, the waterfront/beaches, and Santa Barbara City College.



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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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 ~4.7%, reno pro-forma ~5.3%. 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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~ Bob Hart, Santa Barbara Association of Realtors

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Rental Owner Updates

SCREEN FOR STABILITY

When screening applicants, one important factor to consider is STABILITY. How stable are the applicants? As one landlord put it: "Stable people don't bounce". One landlord asked, "What would you consider instability in an applicant?"

A landlord discussion highlighted the following four indicators of the potential stability of a prospective resident:

1. Length of time at current and former addresses.
2. Length of time at current and former jobs.
3. Length of time in current relationship.
4. Amount of savings.



Several landlords shared how they look for stability in the above areas.

Look for time on the job and time between moves. Are they a job hopper? Do they move every 12 months? Stable people don't bounce.

– Jason, VA

PG, stability in life takes many forms. I like people who have ties to the area, family, church, work, recreational interests better than those who have no apparent connection. Another sort of stability is how does an individual deal with difficulties? Are their thoughts about how to get out of their obligation or how to get through it? When their credit report shows disputing charges and obligations, you have a strong hint at their character.

– Sisco, MO

Do they move often? Collection? Savings?

– Plenty, MO

Savings is a good one. Some tenants are 1 paycheck away from a financial meltdown.

– Scott, IN

One the best questions I've asked, is... "So tell me a little bit about what is making you move?" AND THEN BE QUIET! You would be amazed at what some people share.

–Chris, MI

I think we all know the red flags:

1. "looking for a fresh start"
2. "black mold"
3. "landlord doesn't fix anything"
4. "ESAs" (because 99% of them are FAKE)
5. "homeless"
6. "current LL not renewing the lease"
7. "need to move ASAP"
8. "LL is selling OUR/MY home" (if the place was making good \$ and the tenants weren't problematic, usually the LL won't be selling)
9. "need a place of our own" (couch surfing).

– Mapleleaf, NY

I use PetScreening.com to weed out the fake ESA's. It's part of my rental application requirement. I get a copy of the applicant's compliance from Petscreening.com when they complete their application. AND it's a free service for LL's.

– John, OH

PREVIOUS ADDRESSES ON EVICTION REPORT

There is one of many things I like about the results I receive from the Eviction report available on Tenant-CreditChecks.com. When I request the Credit and Eviction Report Combo, all the prior addresses on file for the applicant are displayed as part of the results of the report. With that information, it helps me to quickly determine the potential stability of the person, based on the number of different addresses that appear.

The prior address information is also helpful because rental applicants do not often include one or more prior addresses when filling out the rental application. The missing addresses are sometimes left off purposely so that you will not discover unstable or negative rental history.

If you have never utilized the Credit and Eviction Report available on MrLandlord.com, check it out. The two reports together are very inexpensive, only cost \$14.95. And more importantly, it can save you hundreds or thousands of dollars by helping you avoid unstable residents who will not last long at your property, like they have not lasted long at others, leaving you with a costly turnover.

Continued on page 25

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HOW MUCH MONTHLY INCOME DO YOU NOW REQUIRE?

The rents in many areas, if not most, are higher now than in the past few years. As a result, many applicants do not make 3 times the rent, let alone 4 times. As a landlord, are you still requiring 3 times the rent which was the norm?

Some landlords have not dropped their standards and still require as much as 4 times the rent. Have you changed your income-to-rent ratio requirement in the last couple of years for the amount of monthly income in relation to the monthly rent? Share your input and reasoning in the INCOME TO RENT RATIO discussion started up this week on our forum.

For my rooming house, I go with 2x but the rent includes everything. For apartments, it's 3X. The fact that folks are lowering it does speak to the difficult rental environment however, specifically the tenant pool. There are various things that play into the decline in the pool (i.e. poor choices, inflation and etc).

- GKARL, PA

I'm starting to see on various ads in my area where other landlords are now only requiring 2x the amount as income to rent. The rents are higher now than they have been in the past few years (like other areas) and many people are struggling to get to the 3X.

I still require 3X because in my experience even the 3X+ will still struggle if (and when) something comes up and they have to pay that (like a car repair) and they always choose that over paying the rent.

Are you doing anything different with your rent to income ratio to get your rentals filled or are you sticking with your 3x, 4x, etc? I'm not very comfortable in going to 2x... what say you?

- Jonny, NY

There are only so many people out there who can afford X so raising rents to Y but lowering requirements makes no sense to me.

Large apartments might need to do this for financing and/or re-sale reasons? Apartments have to be a certain percentage occupied to get certain rates, loans, etc. And maybe the advertised rents have to be Y too. So raise the rents but lower the standards just to fill the space with bodies.

- WMH, NB



If the rent is \$5000/month, someone making 2x will likely be okay. If the rent is \$700/month, someone making 2x will starve.

Like most "rules" of real estate when it comes to percentages and multiples, it's a rule of thumb that one has to understand why it is what it is and apply with a degree of discernment.

My rentals are between \$700-\$1400/month, so the 3x rule means people with \$2100 and \$4200. In my medium size Midwest town (pop 170,000), a single person renting a \$700 place can survive for a month on the remaining \$1400 if they are careful. But often a person making only \$2100 doesn't have a lot of cushion when "life happens", and it always does happen. Pet gets sick, hours get cut, etc.

... anything BELOW 3x the rent is automatically disqualified. It's a quick 'n dirty way to weed out the ones who obviously do not qualify. Then anyone making over 3x I run through my income formula to see what their discretionary cash flow is after all expenses are met.

To sum up:

Less than 3x = automatically DQ.

3x or more = further analysis of income vs. expenses.

Hope that helps.

- Sid, MO

The other caution I have is to make sure you are specifying W-2 income when talking about 3X or 2X income. I had a tenant who had 4X income, but it turned out they were 1099 and had a lot of expenses (a truck driver, paying their own fuel) and what I thought was a big cushion wasn't; so if they're a 1099, you need to look at tax returns and see income after expenses. They will say "I have a lot of deductions that other people can't take" and I say that's too bad, if you're writing it off, it's not income, just like the mortgage company's underwriters.

- Mike, IL

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Santa Barbara Happenings



Terry A. Bartlett – Reetz, Fox & Bartlett LLP

SB City to Add More Housing Near Tri-County Produce and Railroad Tracks

A housing project proposal by developers Austin Herlihy and Chris Parker for the area behind Tri-County Produce at 535 S. Milpas has been revised to maintain the entirety of the market instead of having the market reduced in size to add more units.

Initially, the developers had proposed 99 units, with the revision to maintain Tri-County produce there will only be room for 53 units: 10 studios, 18 1-bedroom units, and 25 two-bedroom units constituting in four stories.

The proposal was presented to the Architectural Board of Review and stylistic changes were suggested. Increased parking and traffic congestion were not addressed. With the revised plan, Tri-County would be able to remain open for most of the construction period.



Noozhawk image, Cearnal Collective rendering

City of SB Pushes for More Affordable Housing in La Cumbre Plaza Development

The Santa Barbara City Council voted in August to begin negotiations with developers Matthew and Jim Taylor to increase the amount of affordable housing in the proposed 642 unit La Cumbre Plaza re-development project. The initial proposal included 54 affordable units with affordable being defined as intended for people earning 80-200% of the area median income (\$119,100 for a family of 4).

Instead, the City Council is trying to negotiate having 10% of the project be for those earning less than 80% of the area median income and 15% of the project be priced for people who earn between 80 and 125% of the area median income.

The proposed re-development would take the place

of the Macy's building and parts of the building would be six stories high.



SBIndependent.com image

Developer Proposes 255-Unit, Eight-Story Apartment Project Next to Santa Barbara Mission



Los Angeles County developer, So Cal Industrial Equities doing business as The Mission LLC proposed 255-unit apartment, 8 story apartment building with 434 parking spaces near

the Mission at 505 Los Olivos Street under the Builder's Remedy.

The City deemed the project incomplete in August and gave the developers 90 days to respond. Many in the neighborhood are against the proposed development.

City of SB Creates Objective Design Standards to Streamline Approval for Housing Projects

In 2021, the city received a \$300,000 grant from the state Department of Housing and Community Development (HCD) to draft a more objective set of design and development standards which were then revised over the last few years.

The city planning team gave a proposed final draft to the Planning Commission on August 29th. The Planning Commission has recommended amendments to the Objective Design Standards.

The proposed standards would allow 3 architectural style groups: Mediterranean, Craftsman, and Contemporary.

Alejandra Gutierrez Says 'Rent Control is Not the Solution'

Alejandra Gutierrez, who is running for re-election

Continued on page 29

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for the City Council in November, Eastside District 1, recently said in a podcast interview that she “doesn’t think rent control is the solution for housing. It is a temporary Band-Aid. The only ones who will benefit are the ones who have a home now.”



Her opponent, Wendy Santamaria, has said that she supports rent control at a 2% annual increase.

Woodill and the Goleta 3rd District

Ethan Woodill, a candidate for running for the Goleta City Council seat in District 3, recently discussed the construction (Project Connect) in Old Town Goleta that includes restriping of Hollister Avenue, the construction of multiple roundabouts and the extension of Ekwill Street and Fowler Road. He says he feels there’s a rush of construction and said that many Old Town business owners are concerned.

Woodill expressed concern that City Council members were losing touch with the desires of the community.

Potential Threats to Santa Barbara County’s Economy

Recently, the Santa Barbara South Coast Chamber of Commerce hosted the 4th annual State of the County event where local business and government leaders discuss the future of Santa Barbara County’s economy.

The County is anticipating an economic downturn and is concerned about how California budget shortfalls will affect the funding of social services as well as increased costs due to natural disasters.

Peter Rupert of UCSB also discussed the potential effects of changing demographics on our local economy. Specifically, middle-aged residents have been leaving with their children which could have long term effects on the economy. Will we preserve and develop family housing to correct this trend?

Santa Barbara Council OKs Funding Plan to Rebuild Police Station

The Santa Barbara City Council voted to borrow nearly \$135 million to build a new police station at the corner of Cota and Santa Barbara Streets. The new headquarters will be 65,000 square feet and some of the money borrowed will be used to renovate Dwight Murphy Field.

The City plans to use Measure C funds to pay back the money at a rate of about \$8 million per year.

Highway 101 Construction Update

Three of the four phases of the Highway 101 high-occupancy-vehicle lane project are complete. The project aims to widen and redevelop the High-

way between Mussell Shoals in Ventura County and Milpas Street in Santa Barbara.

Recently, work began between Olive Mill Road and Hermosillo Road which is expected to be finished in 2026.



Image edhat.com

The Lockdown Wasn’t Worth it

We have forgotten that bizarre period when people were self-diagnosing so that, if they could not take time off work they would self-diagnose as being all clear, and if they felt like a little time off, they would claim to have been infected. We got into the worst kind of sunk cost fallacy. In fact, the Secretary of State at the time explicitly used that argument: we have been through so much, so let us not let it all be for nothing.

By then, almost everything was pushed into a retrospective justification for the measures that we and other Governments — with one exception — had taken. If infections went up, everyone said, “Well, we can’t relax the restrictions. It would be extremely dangerous.” If they came down, everyone said, “Oh, it’s working. We just need to carry on with this.” People kept on saying, “Follow the science”, but the one thing that we were not doing was applying the normal scientific method. Karl Popper defines science as something that can be disproved, but woe betide you if you even asked the most basic questions at that time about whether there was proportionality. We already had the evidence by the end of April 2020 that Sweden had followed the same trajectory as everywhere else: that the infections had peaked and declined in a place where there were only the most minimal of measures, banning large meetings but otherwise relying on people to use their common sense.

Sweden suffered less of an economic hit in the pandemic than it did in the 2008 financial crisis. The Swedish budget was back in surplus by 2021. People still do not like to face the fact that for the better part of two years we paid people to stay at home, we borrowed from our future selves, and that money would eventually need to be paid back.

At the time we were told that there would be an almost civilizational collapse there. The argument was not that Sweden might end up with a slightly better or worse death rate than other countries, but that there would be bodies piled up in the streets. The end result is that Sweden actually did better than the rest of us.

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

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End-of-Session CalRHA Bill List

August 30, 2024. We are at the finish line/final two days for the Legislature to finish their work. Here is an updated Bill Tracker and some highlights:

Bills Still Pending on the Floor

- SB 440 (Skinner) Regional Housing Finance Authorities
- SB 1103 (Menjivar) Commercial Tenancy

Bills Opposed, but Passed to Governor

- AB 2347 (Katra) 5-10 Day Increase in Unlawful Detainer Process
- AB 2493 (Pellerin) Application Screening Fees
- AB 2747 (Haney) Positive Credit Reporting
- AB 2801 (Friedman) Security Deposits/Photos

Bills Supported and Passed or Signed

- AB 2579 (Quirk-Silva) Balcony Inspection Delay – Passed to Governor
- AB 3057 (Wilson) CEQA Exemption for ADU – Signed into Law
- SB 1077 (Blakespear) Coastal ADU – Passed to Governor
- SB 1211 (Skinner) ADU Approval – Passed to Governor

AB 2493 (Pellerin D) Tenancy: application screening fee.

Current Texts: Enrolled: 8/28/2024 [text](#), [pdf](#)
Current Analysis: 08/21/2024 [Assembly Floor Analysis](#), [text](#) 6/24/2024
Last Amends: 6/24/2024
Status: 8/26/2024-Senate amendments concurred in. To Engrossing and Enrolling.
Location: 8/26/2024-A. ENROLLMENT

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

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

AB 2579 (Quirk-Silva D) Inspections: exterior elevated elements.

Current Texts: Enrolled: 8/28/2024 [text](#), [pdf](#)
Current Analysis: 08/21/2024 [Assembly Floor Analysis](#), [text](#) 7/2/2024
Last Amends: 7/2/2024
Status: 8/28/2024-Enrolled and presented to the Governor at 4 p.m.
Location: 8/28/2024-A. ENROLLED

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

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
Support

Priority
1

AB 2347 (Katra D) Summary proceedings for obtaining possession of real property: procedural requirements.

Current Texts: Enrolled: 8/28/2024 [text](#), [pdf](#)
Current Analysis: 08/28/2024 [Assembly Floor Analysis](#), [text](#) 8/20/2024
Last Amends: 8/20/2024
Status: 8/28/2024-In Assembly. Concurrence in Senate amendments pending. May be considered on or after August 30 pursuant to Assembly Rule 77. Assembly Rule 77 suspended. Senate amendments concurred in. To Engrossing and Enrolling.
Location: 8/28/2024-A. ENROLLMENT

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

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 permits a defendant in such a proceeding to, on or before the day fixed for their appearance, appear and answer or demur. 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 specify additional procedures and deadlines for filing a demurrer or a motion to strike a complaint as well as an opposition to and reply in support of such a motion.

Position
Oppose

Priority
1

AB 2747 (Haney D) Tenancy: credit reporting.

Current Texts: Enrolled: 8/29/2024 [text](#), [pdf](#)
Current Analysis: 08/29/2024 [Assembly Floor Analysis](#), [text](#) 8/20/2024
Last Amends: 8/20/2024
Status: 8/29/2024-Assembly Rule 77 suspended. Senate amendments concurred in. To Engrossing and Enrolling. (Ayes 56. Noes 14.)
Location: 8/29/2024-A. ENROLLMENT

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

Summary: 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 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. The bill would prohibit a tenant who stops positive rental payment information reporting from

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electing reporting again for at least 6 months. The bill would authorize a landlord to charge a tenant that elects to have positive rental payment information reported the lesser of \$10 per month or the actual cost to the landlord to provide the service, unless the landlord does not incur any actual cost to provide positive rental payment reporting. The bill would prohibit a landlord from taking certain actions if a tenant fails to pay the landlord's rent reporting charge. The bill would exempt from these provisions a landlord of a residential rental building that contains 15 or fewer dwelling units, unless specified conditions are met, and an assisted housing development, as defined.

Position
Oppose
Realtors neutral

Notes: Realtors neutral

AB 2801

(Ehrhardman D) Tenancy: security deposits.

Current Text: Amended: 8/28/2024 [text](#) [pdf](#)

Current Analysis: 08/28/2024 [Senate Floor Analysis](#) (text 8/23/2024)

Last Amend: 8/23/2024

Locations: 8/28/2024-A. ENROLLMENT

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

Summary: Current law regulates the terms and conditions of residential tenancies, including limitations on the demanding or receiving of security, as defined, from a tenant and charging amounts against the tenant or the security. Current law limits the landlord's claim of the security to only those amounts as are reasonably necessary for specified purposes, including, but not limited to, the repair or license of the tenant, and the cleaning of the premises upon the termination of the tenancy necessary to return the unit to the same level of cleanliness it was in at the inception of the tenancy. 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 preexisted the tenancy, for ordinary wear 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.

Attachments:
[FACT SHEET](#)

Position
Oppose

Notes: Applies prospectively, photos are not only form of evidence to prove damage

AB 2930

(Bauec-Kahaan D) Automated decision systems.

Current Text: Amended: 8/28/2024 [text](#) [pdf](#)

Current Analysis: 08/29/2024 [Senate Floor Analysis](#) (text 8/28/2024)

Last Amend: 8/28/2024

Locations: 8/29/2024-S. THIRD READING

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

Calendar: 8/30/2024 #106 SENATE ASSEMBLY BILLS - THIRD READING FILE

Summary: The Unruh Civil Rights Act provides that all persons within the jurisdiction of this state are free and equal and, regardless of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status, are entitled to the full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever. The California Fair Employment and Housing Act establishes the Civil Rights Department within the Business, Consumer Services, and Housing Agency and requires the department to, among other things, bring civil actions to enforce the act. This bill would, among other things, require, as prescribed, a deployer, as defined, and a developer of an automated decision system, as defined, to perform an impact assessment on any automated decision system before the system is first deployed and annually thereafter that includes, among other things, a statement of the purpose of the automated decision system and its intended benefits, uses, and deployment contexts. The bill would require a deployer or a developer to provide any impact assessment to the department from the Civil Rights Department and would exempt an impact assessment provided to the department from the California Public Records Act, as prescribed. This bill would require a deployer to, prior to an automated decision system making a consequential decision, as defined, or being a substantial factor, as defined, in making a consequential decision, notify any natural person that is subject to the consequential decision that an automated decision system is being used and to provide that person with specified information. The bill would require a deployer that has deployed an automated decision system to make, or be a substantial factor in making, a consequential decision concerning a natural person, to provide to the natural person, among other things, an opportunity to correct any incorrect personal data.

Position
Priority
Oppose

AB 2996

(Alvarez D) California FAIR Plan Association.

Current Text: Amended: 8/23/2024 [text](#) [pdf](#)

Current Analysis: 08/25/2024 [Senate Floor Analysis](#) (text 8/23/2024)

Last Amend: 8/23/2024

Status: 8/26/2024-Read second time. Ordered to third reading.

Locations: 8/26/2024-S. THIRD READING

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

Calendar: 8/30/2024 #64 SENATE ASSEMBLY BILLS - THIRD READING FILE

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, if granted prior approval from the commissioner, 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
Support

Notes: Dan Dummeyer Sponsoring

AB 3052

(Wilson D) California Environmental Quality Act: exemptions: junior accessory dwelling units ordinances.

Current Text: Chaptered: 8/27/2024 [text](#) [pdf](#)

Current Analysis: 07/31/2024 [Senate Floor Analysis](#) (text 4/08/2024)

Last Amend: 4/08/2024

Status: 8/27/2024-Approved by the Governor. Chaptered by Secretary of State - Chapter 210, Statutes of 2024.

Locations: 8/27/2024-A. CHAPTERED

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 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
Support
YIMBY sponsored

Notes: YIMBY sponsored

SB 440

(Skinner D) Regional Housing Finance Authorities.

Current Text: Amended: 8/19/2024 [text](#) [pdf](#)

Current Analysis: 08/21/2024 [Assembly Floor Analysis](#) (text 8/19/2024)

Last Amend: 8/19/2024

Locations: 8/20/2024-Read second time. Ordered to third reading.

Locations: 8/20/2024-A. THIRD READING

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

Calendar: 8/30/2024 #50 ASSEMBLY THIRD READING FILE - SENATE BILLS

Summary: The San Francisco Bay Area Regional Housing Finance Act establishes the Bay Area Housing Finance Authority to raise, administer, and allocate funding for affordable housing in the San Francisco bay area, as defined, and provide technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production. The Los Angeles County Regional Housing Finance Act similarly establishes the Los Angeles County Affordable Housing Solutions Agency to increase the supply of affordable housing in Los Angeles County, as specified. This bill, the Regional Housing Finance Act, would authorize 2 or more local governments, as defined, to establish a regional housing finance authority to raise, administer, and allocate funding for affordable housing in the jurisdiction of the authority, as defined, and provide technical assistance at a regional level for affordable housing development, including new construction and the preservation of existing housing to serve a range of incomes and housing types. The bill would require an authority to be governed by a board composed of at least 3 directors who are elected officials representing the local governments that are members of the authority.

Position
Priority
Oppose

SB 613

(Mentz/D) Residential rental properties fees and security.

Current Text: Enrollment: 8/28/2024 [text](#) [pdf](#)
Current Analysis: 08/27/2024 Senate Floor Analysis. [text](#) [8/22/2024](#)
Last Amended: 8/22/2024
Status: 8/28/2024-In Senate. Concurrence in Assembly amendments pending. Assembly amendments concurred in. (Ayes 30, Nays 6.) Ordered to engrossing and enrolling.

Location: 8/28/2024-S. ENROLLMENT

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

Summary: Current law requires 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 of 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
Neutral
Priority
1

SB 1077

(Blakespear/D) Coastal resources: local coastal programs: amendments: accessory and junior accessory dwelling units.

Current Text: Enrollment: 8/29/2024 [text](#) [pdf](#)
Current Analysis: 08/28/2024 Senate Floor Analysis. [text](#) [6/22/2024](#)
Last Amended: 6/27/2024
Status: 8/29/2024-Assembly amendments concurred in. (Ayes 39, Nays 0.) Ordered to engrossing and enrolling.

Location: 8/29/2024-S. ENROLLMENT

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

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 guidance document 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.

Position
Support
Priority
1

Notes: On HBA Coalition Letter

SB 1103

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

Current Text: Amended: 8/22/2024 [text](#) [pdf](#)
Current Analysis: 08/23/2024 Assembly Floor Analysis. [text](#) [8/22/2024](#)
Last Amended: 8/22/2024
Status: 8/22/2024-Read third time and amended. Ordered to third reading.

Location: 6/27/2024-A. THIRD READING

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

Calendar: 8/30/2024 #27 ASSEMBLY THIRD READING FILE - SENATE BILLS
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 these provisions would not constitute a breach of a lease agreement to which the bill would require a landlord of a commercial real property to include information on these provisions in the notice.

Position
Oppose
Priority
1

SB 1211

(Skinner/D) Land uses: accessory dwelling units: ministerial approval.

Current Text: Enrollment: 8/29/2024 [text](#) [pdf](#)
Current Analysis: 08/29/2024 Senate Floor Analysis. [text](#) [8/19/2024](#)
Last Amended: 8/19/2024
Status: 8/29/2024-Assembly amendments concurred in. (Ayes 30, Nays 9.) Ordered to engrossing and enrolling.

Location: 8/29/2024-S. ENROLLMENT

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

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 a local agency from requiring a local agency to convert an ADU in the local agency's jurisdiction to a use other than a use for which the ADU is zoned. The bill would prohibit 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

Notes: On HBA Coalition Letter



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