

January 2025

SANTA BARBARA
RENTAL PROPERTY

news



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

SBRPA Members Meeting

Wine & Hors D'oeuvres
Thursday, January 30, 2025
University Club



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SBRPA OFFICE

123 West Padre Street, Suite D
Santa Barbara, CA 93105

Office Hours:
Open but please call for
an appointment

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

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President's Message



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

The start of a new year. How exciting. Let's make it the best one yet.

There will be many challenges ahead as we saw at the December 3rd City Council meeting.

Rather than take the recommendations made at the Town Hall meeting on October 14, 2024 by the majority of the some 100 people in attendance either in person or by Zoom, the City Council members were each asked what THEIR individual priorities were. They validated this by stating that they had interacted with all different groups both on the housing providers' side and the tenants' side. Yes, we are now on SIDES. The old familiarity and relationship between housing providers and tenants is gone. With all of these new laws and regulations, there is animosity rather than trust and understanding.

I have heard from so many Mom and Pop landlords that they used to unilaterally reduce rents for tenants who came to them with their individual problems and challenges. Some unilaterally reduced rents during the entire time of COVID. Some waited months to receive rent when a tenant was facing trouble such as health issues or the loss of a job or both.

Such actions are no longer available because if a housing provider reduces rent, then that person may be faced with a rent cap either state wide or locally that is based on the reduced rent and then it will not be possible to catch up to the prior rent.

Also, many housing providers are faced with charges of discrimination if they treat any tenant differently even if it is due to challenges and the housing provider is trying to do a good deed.

So, what were the City Council members' priorities?

There were 10 to choose from. The list and the votes by each City Council member is listed in the attachment "Council Agenda Report Summary of Votes on Priorities" on page 33, along with more details from the meeting.

At the December 3rd, 2024 City Council meeting, Mayor Rowse asked each City Council member for his or her top 3 priorities and list them by their number.

He began with Alejandra Gutierrez who after a thoughtful response stated that her top three were education (#10), incentive programs for housing providers (#8) and increasing affordable housing supply by streamlining ADU permits (#1).

Kristin Sneddon wanted all 10 and finally reduced these to rent stabilization for 4 or more units (#2), dedicated

funding (#1) and access to legal counsel (#4).

Mike Jordan wants a workshop instead of an us/them approach. His top priorities were funding, (#1) access to legal counsel (#4) and education (#10). He had serious concerns about who would bear the costs and consequences of other programs. He also stated that someone should call out the state for its demand for loss income housing with zero help. Bonus density is a joke and UCSB and SBCC have significant impact on housing.

Eric Friedman wanted all of the items researched for their financial impact. His top three priorities were funding source (#1), right to counsel (#4) and Tiny Homes (#6).

Oscar Gutierrez voted for rent stabilization (#2), rent registry (#3), and incentive programs (#5).

Megan Harmon selected funding source (#1), rent stabilization program (#2) and rent registry (#3).

Mayor Rowse chose funding source (#1), incentive programs for landlords (#5) and resources (#10). He voted no on 2 and 3 because he felt it polarizes the parties.

There will be another City Council meeting in the Spring. We will keep you informed of the date and time.

Please review these resources in the meantime and e-mail the Mayor and City Council members with your thoughts, ideas and real life experiences.

Happy New Year and please remember to renew your membership every year to continue the good work of this organization.

Sincerely,

Betty L. Jeppesen

President



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MARKET SHARE

133

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MILLION DOLLARS SALES PENDING

32

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6523 TRIGO RD · ISLA VISTA
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SBRPA Calendar



SBRPA Members Meeting

Thursday, 1/30/2025, 4:30-6:00PM
 University Club of Santa Barbara
 1332 Santa Barbara St. • SB, CA 93101

Join us for Wine & Hors D'oeuvres at the University Club of Santa Barbara as we celebrate the new year. We will discuss the new laws you need to follow in 2025 as well as an induction of the new Officers and Board of Directors.

Please register online at www.sbrpa.org. You must be logged in to register.

This is a members only event, cost \$30 per person. See page 21

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

january 2025

SUN	MON	TUE	WED	THU	FRI	SAT
			New Year's 1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
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Q1 - NO EVENTS LISTED

There are no events listed for Q1 2025. There is an overview of all 2025 Events on page 25.

For a listing of all NAA Events and Programs, go to www.naa.org.



WELCOME NEW MEMBERS

ELLEN SANCHEZ, BETHANY LINFIELD,
 YOLANDA PEREZ, BRIE CAMACHO,
 RAMIRO TELLEZ, ESTEFANIA CONTRERAS,
 KERRY DEVILBISS, DANIELLE WELCH,
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Christos Celmayster

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Thank you to my clients, colleagues and fellow agents for a fantastic and successful 2024. I am fortunate to call Santa Barbara County my home and am blessed to have the opportunity to work in our beautiful community.

I look forward to working with you in the new year!

Success in 2024

<p>SOLD</p> <p>1021 E Cypress Ave 36 Units Lompoc</p>	<p>SOLD</p> <p>1001 E Cypress Ave 24 Unit Lompoc</p>	<p>SOLD</p> <p>712 W Anapamu St 10 Units Santa Barbara</p>	<p>SOLD</p> <p>414 W Figueroa St 10 Units Santa Barbara</p>	<p>SOLD</p> <p>6529 Trigo Rd 7 Units Isla Vista</p>
<p>SOLD</p> <p>6528 Sabado Tarde Rd 4 Units Isla Vista</p>	<p>SOLD</p> <p>228 E Figueora St 4 Units Santa Barbara</p>	<p>SOLD</p> <p>1416 Laguna St 4 Units Santa Barbara</p>	<p>SOLD</p> <p>242-246 Puente Dr 3 Units Santa Barbara</p>	<p>SOLD</p> <p>2626 Calle Real 2 Units Santa Barbara</p>
<p>SOLD</p> <p>918 E Ortega St 2 Units Santa Barbara</p>	<p>SOLD</p> <p>6515 El Nido Ln 2 Units Isla Vista</p>	<p>SOLD</p> <p>6565 Del Playa Dr 2 Units Isla Vista</p>	<p>SOLD</p> <p>6640 Del Playa Dr 2 Units Isla Vista</p>	<p>SOLD</p> <p>1260 Mountain View Rd 1 Unit Santa Barbara</p>

15 Sales | 113 Units | \$41.3M

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CalRHA Legislative Updates



Kate Bell, KateBellStrategies.com

December 2024

Budget Update

Governor Newsom will unveil his proposed 2025-26 budget around January 10th, 2025. In the meantime, the Legislative Analyst's Office (LAO) had issued their report saying that we are facing a fairly balanced budget going into 2025. Their publication may be found at: <https://lao.ca.gov/Publications/Report/4939>



CA Governor
Gavin Newsom

Legislative Update

The Legislature came to Sacramento on December 5th to swear in new members. Legislators also took the opportunity to introduce bills for the new 2025-26 legislative session.

Of note, Assemblymember Lee has reintroduced his Social Housing Act via AB 11. Republican Assemblymember DeMaio has introduced the Taxpayer Protection Act of 2025, AB 21.



CA Assemblymember
Alex Lee

CA Assemblymember
Carl DeMaio

Senator Jesse Arreguin introduced SB 9, which would remove the owner-occupancy requirement for ADUs.

There will be many more bills introduced when the Legislature comes back in January, but the leaders of the Legislature, the Pro Tem of the Senate and Speaker of the



CA Senator
Jesse Arreguin

Assembly did institute a lower limit on the amount of bills that a Legislator can introduce. Per the legislative leaders' press release:

"This "bill limit" will allow legislators to invest additional energy on issues that matter most to Californians, such as lowering the cost of living, building more housing and improving public services. It also encourages legislators to spend more time on oversight and accountability, ensuring existing programs remain efficient and effective. So, this session, we are lowering the number of bills legislators can introduce from 50 to 35."

New Legislation being Enacted in 2025

As a reminder and so that you are prepared going into 2025, here is a list of rental housing related legislation that passed and was signed by the Governor this year.

AB 2347 (Kalra) Eviction Delay. Extends the time for tenants to respond to an unlawful detainer (eviction) from 5 court days to 10 court days.



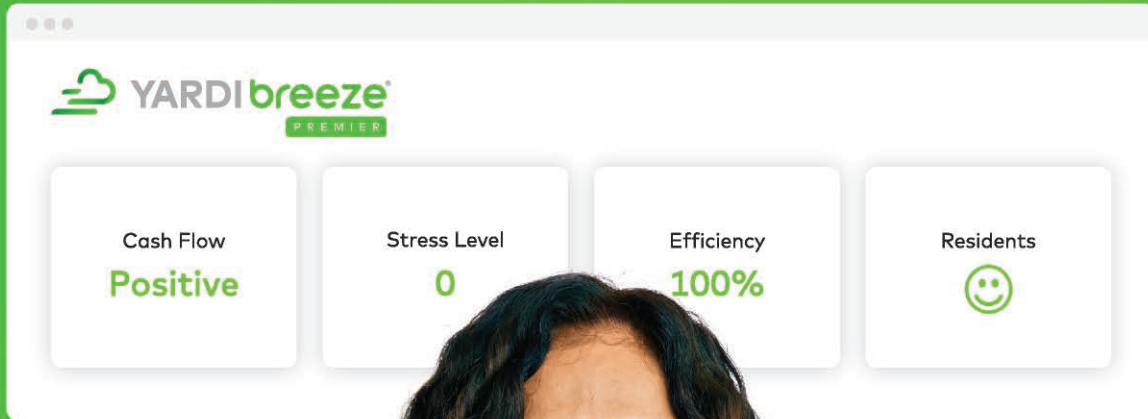
CA Assemblyperson
Ash Kalra

AB 2493 (Pellerin) Rental Application Fees. Permits a landlord to charge a lease applicant an application screening fee only 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.



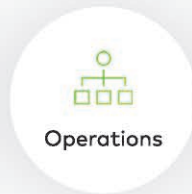
CA Assemblyperson
Gail Pellerin

Continued on page 11



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AB 2579 (Quirk-Silva) Balcony Bill. Extends by one year the deadline for performing inspections of exterior elevated element (balcony) in all buildings containing three or more multifamily dwelling units, from January 1, 2025, to January 1, 2026.



CA Assemblyperson Sharon Quirk-Silva

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 a landlord against a tenant or deductions from a tenant's security deposit must be limited to reasonable amounts and be reasonable and 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. In addition, 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.



CA Assemblyperson Laura Friedman

AB 3057 (Wilson) CEQA Exemption for ADU and JADU. 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).



CA Assemblyperson Lori Wilson

SB 440 (Skinner) Regional Housing Authorities. 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.



CA Senator Nancy Skinner

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

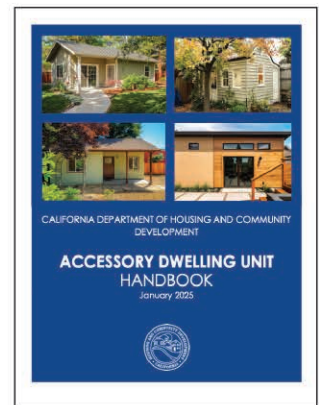


CA Senator Caroline Menjivar

Senate Bill 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.

Administrative Update

The Department of Housing and Community Development (HCD) just released an updated ADU Handbook. In it, you may find updates, resulting from our past sponsored legislation dealing with height limitations, as well as legislation we have supported dealing with streamlining.



The handbook may be found at: <https://www.hcd.ca.gov/sites/default/files/docs/pol icy-and-research/ADUHandbookUpdate.pdf>



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Bosse Toy Train Museum

“Experience the Golden Age of Trains”

Our Story. Art Bosse was born in Richmond Hill, Queens, NYC and after moving to Van Nuys, CA has lived in Santa Barbara since 1963. He was five years old when he got his first Lionel train, the "City of Denver." His parents bought it for him for Christmas.



A Lionel train layout as you would have found in the 1930's and 1940's.

The focus of the museum are Lionel "O" Gauge trains originating from 1915 to 1942. Lionel ceased production of toy trains in 1942 and produced "high tech" equipment for the U.S. Military, primarily for the U.S. Navy. With the end of WW II in 1945, Lionel resumed production of toy trains in 1946. In 1953 Lionel was the world's largest toy manufacturer.

Art realized that train collectors like himself can amass a large collection and what takes years to accumulate may or may not be appreciated by their heirs. Collections are split



up and the purposeful pulling together of collections are all for nought. That revelation was the birth of the Bosse Toy Train Museum of Santa Barbara. The train museum has the reputation among fellow train collectors for acquiring and displaying the finest quality trains.

By learning about these historical trains and railways one can learn much about the time period and how train travel has changed America. The museum's purpose is to preserve them and inspire an interest in trains for generations.

There are individual trains and sets of trains in their original boxes on display. Along with two operating layouts plus ceiling-mounted operating trains.



There is a full size reproduction of an observation car rear platform, where guests can stand on the platform and travel back in time (and take a photo for Instagram).



Featured (left) is a scaled down version of a steam locomotive boiler front with steam chests, cowcatcher, original head light, marker lights and a Baldwin builder plate.

Below are two close-ups of the main layout in the museum.



In addition to several cabinets featuring original trains from different time periods, there are also displays of assorted toy trains, cast iron horse drawn circus wagons, and cast iron train, bells, lights etc. You'll see how the Lionel designs changed thru time as the railroads changed theirs.



Continued on page 15



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SOLD	Santa Barbara	19 Apartment Units	\$ 4,800,000 (Buyer)
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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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This building was purchased in 2009 and the interior was painstakingly designed by Art and Richard Redmond of Edwards-Pitman AIA and reconstructed by Roger Eggers of Eggers Construction. Every care was taken to have authentic items that would have been used at the time that the Lionel trains were being created. These items include the re-creation of the custom brass ticket counter with grille at the front entrance, reproduction oak desk, authentic benches at the entrance, and porcelain enamel signs that hung on display at the Western Union, Bell Telephone, Santa Fe Railroad, Southern Pacific Railroad and Union Pacific Railroad. The Bosse Toy Train Museum building was constructed in 1951 and designated "historic" on June 6, 2017.



The museum building has been designated a City of Santa Barbara Historic Landmark. It was designed by the world renowned industrial designer, Kem Weber (1889-1963). He was a leading figure of modernism on the West Coast from the 20's to the 50's and his work greatly influenced the California style of the time. He was a chief designer for the Walt Disney Studios in Burbank in 1939.

There are more toy train collections on the east coast as toy trains were more popular in cities from Chicago to New York. The city of Santa Barbara is fortunate to have this amazing collection.

A graphic design for the Bosse Toy Train Museum. It features a stylized illustration of a yellow and brown Union Pacific train engine pulling several passenger cars on tracks. The background is dark blue. The text 'BOSSE TOY TRAIN MUSEUM Santa Barbara' is in the top left. The contact information 'ART & KATHY BOSSÉ 1303 STATE STREET SANTA BARBARA, CA 805.708.4444' is in the bottom right. The website and email address 'WWW.BOSSETOYTRAINMUSEUM.ORG • INFO@BOSSETOYTRAINMUSEUM.ORG' are at the bottom.

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NORTH COUNTY NEWS

CITY OF LOMPOC OWNERS OF 4 OR MORE UNITS, PLEASE REVIEW YOUR UTILITIES BILL FOR ACCURACY AS YOU MAY BE BEING BILLED NOW FOR YOUR TENANTS' TRASH!

The City of Lompoc is now charging owners of multi-family complexes for trash services. Questions? Contact the City of Lompoc.



June 12, 2024

[REDACTED]
Lompoc, Ca 93436

Re: Changes to refuse collection rates structure for multi-family units at
[REDACTED]
Lompoc, Ca 93436

Dear Property Owner/ Manager,

On June 6, 2023, the Lompoc City Council adopted Resolution 6581-(23), establishing rates and charges for the collection and disposal of solid waste, including adjustments effective July 1 each year from 2023 to 2027. One such adjustment changes how multi-family dwellings will be charged. The city currently bills multi-family based on the number of dwelling units (a per-unit rate of \$24.92). For some properties, the owner is charged for the complex, and in other cases, each tenant is individually billed. **The City is transitioning to a rate structure in which multi-family complexes are billed to the property owner based on the number and size of trash containers, and the frequency of service. This is how commercial properties are billed.**

Within 30 days from the date of this letter, this multifamily complex will be billed as described above and pursuant to the attached rate exhibits. Our records show that this multifamily complex is receiving the following trash service:

(4)x (65) gallon containers at (2) day/week, for a total monthly charge of (\$325.84)

Therefore, the City will begin billing the amount shown above to the property owner. If our records are incorrect, or if you have any further questions, please contact the Solid Waste Division office at 805-875-8024 (option 2)

Sincerely,

Keith Quinlan

Solid Waste Manager

Enclosures: Rate Exhibits 2, 3, 4, and 10

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WHEN: Thursday, January 30, 2025, 4:30–6:00PM

WHERE: University Club of Santa Barbara
1332 Santa Barbara St. • SB, CA 93101

Overview of new laws you need to follow in 2025.

Our new Board Members will be inducted at the event.
Remember **you must be logged in** to your account before you
can register. Go to www.sbrpa.org and look in the Upcoming
Events box on the main page to sign up.

Look forward to finally seeing everyone again in person!

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- Opportunity to submit educational materials for publication in the monthly *SBRPA News* magazine
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Welcome new Business Partners – LINK Real Estate Group

We are pleased to welcome Keith Silva and Link Real Estate Group to our Business Partners. We will have a full article on their business in the February magazine.

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2025 MEETINGS AND EVENTS

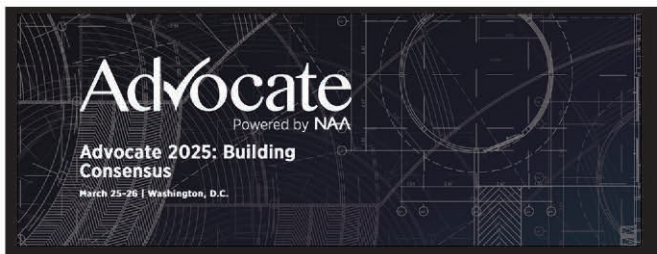


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NAA'S 2025 list of Meetings and Events include:

- Advocate
- Apartmentalize
- Rental Housing Advocacy and Legal Summit (RHALS)
- Assembly of Delegates (AOD).



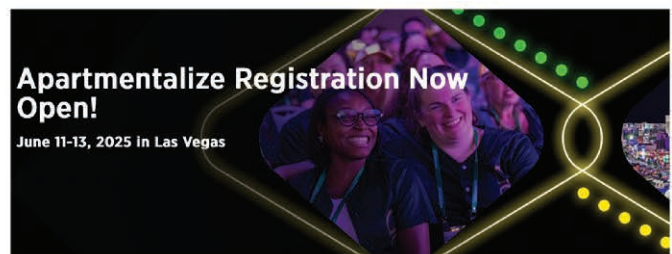
March 25-26
Grand Hyatt Washington | Washington, DC

Advocate – NAA's annual advocacy conference – is the prime opportunity to meet with your representatives by joining rental housing suppliers, property managers, owners and operators in Washington, D.C.

Pre-registration for Advocate is complimentary for all attendees who register on or before March 18, 2025. After this date, registration must be done on-site and will be subject to a \$50 charge.

Please Note: Congressional offices may restrict the number of people allowed to participate in meetings on Capitol Hill during Lobby Day. Registering for Advocate does not guarantee that you will be able to participate in a meeting. Please make sure you are working with your local affiliate if you are planning to attend a meeting.

For more info: <https://www.naahq.org/advocate>.




June 11-13
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Apartmentalize provides countless chances to converse with the best in the industry through interactive activities, the NAA Exposition and structured networking events.

The NAA Exposition brings together the rental industry's top management professionals and suppliers eager to network, share ideas and the latest products and services.

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

For more info: <https://www.naahq.org/apartmentalize>



RHALS
 Rental Housing Advocacy
 and Legal Summit
 July 30 - August 1
 Irving, Texas

July 28-August 1
 Hyatt Regency Denver | Denver, CO

Rental Housing Advocacy and Legal Summit (RHALS), formerly Government Affairs Roundtable (GART) and Legal Symposium, is NAA's event that connects and educates government affairs professionals and volunteers while discussing pressing rental housing industry issues happening all over the country.

RHALS offers attorneys an opportunity to earn CLE credits while discussing the trends, threats and challenges facing the rental housing industry. It is a must-attend event for all industry professionals seeking to stay informed and prepared to contend with the ever-evolving world of rental housing law and regulation.

More info: <https://www.naahq.org/rhals>



Assembly of Delegates
 November 10-12, 2025

November 10-12
 Loews Atlanta Hotel | 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.

More details coming:
<https://naahq.org/assembly-of-delegates>



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Rental Owner Updates

KEEP AN EYE ON VACANT RENTAL

Some landlords have discovered an innovative way to keep an eye on their vacant rentals and the monthly cost is cheap. A landlord discussion is going on now, where the hot topic is "Game Cameras".



A couple of rental owners shared about Game Cameras they have successfully used over the years with varied features. One landlord shared details about one they just found on Amazon that looked promising and very cheap. :)

Was helping the electrician today and his phone kept going off and he said, "oh another picture!" He bought a game camera that sends photos to his phone every time an animal walks in front of it. \$5 a month. I thought that would be a perfect device to buy and install at vacancies.

-NE, PA

I have three installed on the place where I just got rid of the squatter.

Ollies had them on sale about two years back and I picked up five of them for about \$160. They don't send me out pics to my phone though. I wonder what company does that?

-Ray-N-Pa, PA

I have a Spypoint game camera. I spend \$120 a year for unlimited pics. It is cellular and they send the data directly to my phone. Been using this one for years. No Wi-Fi needed.

It can run on batteries but the cold eats them. I found a 120v adapter that was the right plug and voltage in it, so now I just leave it plugged in. You can get I think 100, maybe 50, pics per month on a free plan...

- Zero, IN

Yep, just found a twin pack on Amazon for \$130. Up to 100 pics a month for free. 250 pics for \$5. Unlimited for \$15. Cellular uplink cross platform. Sounds like a super cheap way to keep an eye on things!

- S i d, MO



I use Blink security cameras, \$100/year for unlimited cameras. My family uses Google Fi Unlimited data plans for our cell phones. 4 extra data only sim cards can be ordered for each line at no extra cost. I bought some cheap cellular-wifi hotspots. I put a data only sim in each hotspot.



Blink - Outdoor 4 3-Camera

So when I get empties, I drop a hotspot and as many cameras as I want to at each empty property. The cameras are grouped by property in the Blink app. Works great for my needs.

-RLJACK, IN

Spypoint also has cameras that are solar powered a little more expensive but way more convenient than changing out batteries all the time. Plan includes 100 free pics a month which is plenty if you want to just capture who or what shows up if you set the image capture feature at 5 minute intervals. you can eat up your free pictures if you set it for 1 minute intervals.



SPYPOINT FLEX-S
Solar Outdoor Cellular
Trail Camera

Cannot use to convict as evidence because the original intended use of the camera is for game not crime, at least that's what Spypoint has as part of their disclaimer.

-Garon, GA

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Santa Barbara Happenings



Terry A. Bartlett – Reetz, Fox & Bartlett LLP

The Builder's Remedy

Many state laws have been passed that aim to enforce state mandated housing requirements. The Builder's Remedy provision of the Housing Accountability Act, for instance, becomes effective only when cities or counties fail to adopt a compliant housing element. The state requires that each city and county in California submit a housing element that designates sites for new housing. The housing element is a housing, land use, transportation and environmental plan that must be updated every 5 years.

Under the Builder's Remedy, if the city or county does not timely update its housing element, developers can submit plans for residential projects that bypass local zoning laws as long as the project consists of at least 20% low-income housing.

Many cities have been reluctant to accept the projects submitted under the Builder's Remedy because they are incompatible with the local requirements or character. As a result of legal disputes, housing elements are only considered substantially compliant when the California Department of Housing and Community Development (HCD) or state court determines them to be. State law prevents jurisdictions from retroactively denying projects based on zoning non-compliance after their housing element has been deemed compliant.

Recently state law, modified the Builder's Remedy, changing the low-income requirements for projects from 20% to a staggered 7%, 10% or 13% system based on how low income the units are.

City of Santa Barbara Plans Overhaul of Milpas Street.

What Could Go Wrong?

Having demonstrated its success in creating a commercially vibrant and viable downtown on State Street, the city now plans to remodel Milpas Street



Image santabarbaraca.gov

between Canon Perdido and Quenientos Streets. The changes would be focused around increased pedestrian safety due to high levels of pedestrian collision on Milpas. Changes would include adding lighting, extending sidewalks and removing trees to help with visibility. Three-foot-wide buffers would also be added to the bike lanes between Cota and Canon Perdido. Here's an idea: Fix broken State Street before moving on to new projects.

City of Santa Barbara Approves 250 Room Hotel at Garden and Yanonali in Funk Zone

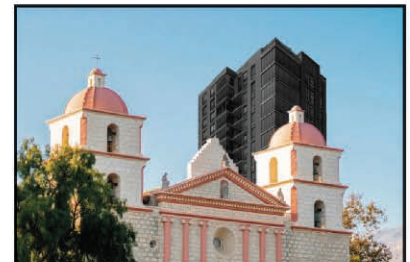
The Santa Barbara City Council voted to uphold the Planning Commission's approval of what will be the second largest hotel in the city. The hotel was originally planned by developer Bill Wright in 1983 for a parcel near the waterfront on Garden Street. The area is currently part of the 'Funk Zone' and there has been a lot of resistance by the community and Keep the Funk S.B.

The City Council also voted to grant the project exemption from any further environmental review.

Dauntless Development, a Newport Beach based development company hired by Bill Wright's family to help the project through the city review process, has agreed to donate \$1,000,000 to the Local Housing Trust Fund. Pay to play has arrived in Santa Barbara.

Eight Story Housing Project Proposed Behind Santa Barbara Mission

An 8-story housing project with 3 stories of underground parking has been proposed under the Builder's Remedy provision of the Housing Accountability Act for 505 East Los Olivos Street before Santa Barbara's Housing Element was approved. The property is 5 acres and is located behind the Santa Barbara Mission. Some issues with development in that area include the fact that it has archeological resources on site and environmental risk factors, including high erosion and landslide potential and high fire risk.



Continued on page 31



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805-969-1025

Santa Barbara Happenings from page 29

The property, which was sold in 2021 for \$7.5 million, is owned by The Mission LLC located in Fullerton, California, its manager is SoCal Holdings, LLC of Santa Fe, New Mexico and its agent is Ben Eilenberg, a disbarred attorney from Fullerton, California.

City of Santa Barbara Housing Incentives and Adaptive Re-Use Ordinance

Recently, Santa Barbara city planners discussed a proposal to eliminate the need to require parking and other services for increased density of development. The ordinance is included in the city's Housing Element. The ordinance would give developers incentives to redevelop commercial buildings and hotels by removing parking, open space and setback requirements for housing developments. It would also allow unlimited density as long as the ground floor of the building was non-residential and the project included 20% below market housing.

For now, the draft ordinance only applies to the Central Business District but some claim it should be revised to apply throughout the entire city. According to transportation planner Jessica Grant, "[p]arking equals congestion" and less available parking will make downtown less congested. What??? Where did she get her information and why did the city hire such a wrong thinker?

More parking means less congestion as cars then have parking places so people can get out, shop, and use the neighborhood services. Less parking means more congestion as people struggle to park their cars...or people just stop coming and you kill commercial and neighborhood activity. The data Ms. Grant cited indicates that 95% of families own at least 1 car. What is she proposing to do with all those cars? Magical thinking won't do it and putting your head in the sand is for ostriches. Less open space and smaller setbacks are bad ideas too.

Orcutt: Richards Ranch Annexation

The Richards Ranch development, a planned, mixed-use community development in Orcutt that is sparring with Santa Barbara County regarding

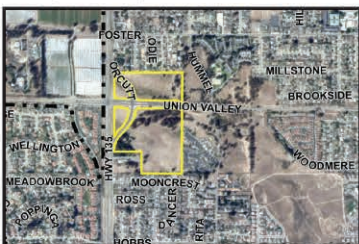


Image Noozhawk.com

commercial water rights for the project, has had their proposal forwarded to the Santa Barbara Local Agency Formation Commission (LAFCO) which will consider whether or not expand the Santa Maria's city limits to include the 44 acres proposed for development.

The proposed development includes roughly 400

apartments and 100 townhomes as well as businesses, including a specialty grocery store, a gas station, and restaurants. The site of the proposed development is near the Union Valley Parkway, east of Highway 135.

More Than Half of SB Unified School District Students Fail to Meet Grade-Level Standards in Reading and Math

According to the most recent STAR Assessment scores for Santa Barbara County, only 42% of 1st – 6th graders meet or exceed grade-level standards in reading and only 35% of 1st – 6th graders meet or exceed grade-level standards in math. Statewide 47% of students don't meet or exceed grade-level standards in reading. It's pathetic. Don't schools teach anymore?

According to the Santa Barbara Reading Coalition, the issue for reading score declines is the way that reading is taught. They advocate teachers be trained in 'the science of reading' a phonics – based approach as opposed to the 'whole language' or 'balanced literacy' approach that is used unsuccessfully in most schools now.

What happens when AI robots take all or most of the entry level jobs? Where will new college grads work?

The International Federation of Robotics recently reported that robotics has continued on an upward trend globally. South Korea has already replaced many workers with robots. They currently have 1,012 robot workers per every 10,000 employees and this number is rising by 5% per year on average.

In North America, there are 197 robot workers per 10,000 employees and this number has risen 4.2% over the last year. Looks like the true minimum wage is zero when you get replaced by a robot.

'Demographic Cliff' Will Cause College Closures to Soar.

No Kids, No Future.

A recent paper published by the Federal Reserve Bank of Philadelphia attempts to predict the possible number of college closures that we can expect in the next five years. The National Center for Education Statistics published data in 2023 that showed that between 2010 and 2021 the number of students enrolled in degree-granting universities declined by 15%. In general, data suggests that the number of students attending universities has been declining since 2008.

One of the reasons for this decline, according to researchers, is what they have termed the 'demographic cliff'. Due to declining birthrates after 2008, we can expect the number of traditional college age students to peak in 2025 and then decline.

The reason that is most alarming and within our con-

trol is termed the 'demand cliff'. The demand for a university degree has been declining over the last decade as course study becomes less relevant to society.

The paper concludes that although the closing of colleges has negative outcomes on students and in the surrounding communities, "[i]f these institutions are unable to produce outcomes that students, employers or society at large find valuable, then they should not be artificially sustained by governments absent significant evidence of significant positive externalities."

The California Exodus Continues

Since 2018, almost 400 companies have left California. A few of the companies that recently located from California to Texas include: Simplilearn (technology company), Resources Connection, Inc. (management consulting firm), Koya Medical, Inc. (medical device company), ABBYY (data analytics and AI company) and FreshRealm (meal kit company). Many insurance companies, including American National Insurance, StateFarm and AIG, have also announced that they are leaving California, not writing any new policies here, and not renewing their existing policies. According to data for 2021 and 2022 published by the IRS, California lost \$24 billion in outgoing personal income.

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

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Council Agenda Report Summary of Votes on Priorities

Presentation on the Findings and Recommendations from the Housing Crisis Ad Hoc Committee

TOP TEN PRIORITIES

1. Dedicate a permanent funding source for the Local Housing Trust Fund.
2. Implement a rent stabilization ordinance
3. Create a rental registry
4. Sustain access to legal counsel program
5. Create incentive programs for housing providers
6. Form "tiny home" ownership program that would be developed and stewarded on City property
7. Facilitate more housing opportunities for single parents that may include childcare/youth services
8. Create incentives for property owners to build accessory dwelling units
9. Expand down-payment assistance programs and education for first-time homebuyers.
10. Education re tenant rights and housing provider rights and responsibilities

PRIORITY RECOMMENDATIONS

(1) Dedicate a permanent funding source for the Local Housing Trust Fund. The Local Housing Trust Fund was established in January 2024. This is also included as Goal 8 in the City's Housing Element.² All inclusionary housing in-lieu fees were identified as the dedicated and continuous source for operations of the Fund for a minimum of the required first five years of the Fund's existence. However, this amount is specific to operating costs and is insufficient to meet the affordable housing needs of the City of Santa Barbara.

(2) Implement a rent stabilization ordinance. This is also known as rent control and limits how much rent a landlord can increase and how often it can be increased. The California Tenant Protection Act of 2019 (TPA) already limits rent increases for most residential tenants. The maximum annual rent increase is 5% plus the percentage change in the cost of living for the region, or 10 percent, whichever is lower. The TPA does not apply to certain specific types of housing, such as housing built in the last 15 years.

Proposition 33 would have repealed the Costa-Hawkins Rental Housing Act that set the limits on how cities and counties could apply rent control, including the exemption of single-family homes, condos and any other housing built on or after February 1, 1995. Given that it did not pass statewide during this year's election and with approximately 59% of City of Santa Barbara voters not in support, further staff research could potentially explore the impact that a new ordinance could have due to the current limits on local control as well as other rent stabilization strategies that could be implemented.

(3) Create a rental registry. A rental registry is a database that contains information about rental properties and their owners. Landlords or housing providers would provide the information to comply with local ordinances. Information often includes property details, current rent and allowable rent increases, landlord contact details and management company information. Rental registries can assist cities in tracking rent increases and tenancy changes, monitoring compliance with local ordinances, communicating rental unit data to landlords and tenants, and planning for infrastructure like schools and transportation. There are many different mechanisms for creating rental registry and the more comprehensive registries can be extremely costly in terms of implementation and ongoing staff resources needed to support it. Options for implementing a rental registry should be weighed based on other competing priorities for the funding and staff resources to implement such a registry.

(4) Sustain access to legal counsel program. City Council established a new access to counsel pilot program in July 2024 by providing up to \$250,000 in funding to the Legal Aid Foundation of Santa Barbara County to operate the program. The goal of the program is to provide legal services to tenant households at risk of eviction and support would be limited to very low-income tenant households who live in the City of Santa Barbara.

(5) Create incentive programs for housing providers. This includes tax incentives for below market rental units, programs/credits for improvements and repairs, and allowances for capital improvements. A study

PRIORITIES RECOMMEDATIONS continued

conducted in 2021 by BAE Urban Economics indicated that multi-unit hard costs are upwards of \$388 per square foot of built space, not including parking hard costs of \$40,000 per podium space. Soft costs such as engineering, architecture, financing, and California Environmental Quality Act (CEQA) costs, as well as City cost-recovery fees for planning, permitting, and entitlements, are equal to 19 percent of hard costs. In recent years, several factors have caused the increase in cost as well as the availability of construction materials and equipment.

The City's Housing Element³ does include strategies specific to providing rehabilitation funds for affordable multi-unit housing and technical assistance and funding home improvements and repairs for income-qualified households, respectively. A pilot program to fund income-qualified improvements and repairs was initiated in partnership with Habitat for Humanity with an initial investment of \$50,000 to support approximately 10 homes annually.

(6) Form "tiny home" ownership program that would be developed and stewarded on City property. The City intends to evaluate City-owned sites for future housing development opportunities as part of a City Land Registry.⁴ The City will evaluate City- owned land (not including lands dedicated to parks and recreation purposes) including parking lots, to determine future needs and if the publicly-owned site could be donated, leased, or sold at a reduced price to develop affordable housing. A public-private partnership could also be explored to facilitate purchasing or financing of smaller homes that are more affordable for first-time home buyers.

(7) Facilitate more housing opportunities for single parents that may include childcare and youth services. The 2015 – 2019 American Community Survey (ACS) estimated that 31 percent of all households in the City are female headed households. Of those, 13 percent are with children and 87 percent are without. Of all families under the poverty level, 48 percent are female-headed. The City's Housing Element highlighted that single parent households, in particular, female-headed households, generally have lower- incomes and experience higher living expenses. This makes it difficult to find safe, decent, and affordable housing. These households can also face challenges in attaining affordable childcare, health care and other supportive services.

(8) Create incentives for property owners to build accessory dwelling units (ADUs). Per the City's Housing Element,⁵ the City is working to implement procedural changes and will consider further ordinance amendments to assist ADU applicants and increase ADU applications. This includes use of pre-approved plans consistent with design criteria. In May 2024, the City accepted submissions for designer-owned preapproved plans for detached ADUs. These plans will be considered for pre-approval by the City, with the goals of speeding up the review and approval process, guiding homeowners who may not know where to start, and ensuring that those homeowners work with qualified experienced professionals. Incentives could be facilitated through a public-private partnership in support of this preapproved ADU program to assist homeowners with permitting and construction costs.

(9) Expand down-payment assistance programs and education for first-time homebuyers. The County of Santa Barbara has several programs to help with down payments for homeownership including Assist-to-Own, the Workforce Homebuyer Program, and Housing Trust Fund Down Payment Assistant Loan. Organizations and initiatives such as the Coastal Housing Partnership and the Housing Authority of the City of Santa Barbara Housing Day facilitate outreach for these programs but greater expansion would make it available to more first-time homebuyers in a competitive housing market.

(10) Create more easily accessible City resources to help build greater understanding of tenant rights and housing provider rights and responsibilities. The City's Rental Housing Mediation Program webpage includes references to Municipal Code Title 25 Housing Regulations and offers opportunities to engage with City staff to help answer questions regarding landlord and tenant rights. However, this information is currently not offered in Spanish or in downloadable forms or checklists for easier reference and broader understanding. The City Attorney's Office webpage provides, among others, a link to Santa Barbara Municipal Code Chapter 26.50 "Just Cause for Residential Eviction" including Spanish translation of the Ordinance and attached FAQ.

RECOMMENDATIONS INCORPORATED INTO THE CITY'S 2023 – 2031 HOUSING ELEMENT

(1) Prioritize more housing for low- and moderate-income households. Goal 2 in the 2023 – 2031 City's Housing Element commits to prioritize housing that is affordable to the workforce and vulnerable communities. Low-income is defined as 50 to 80 percent of Area Median Income (AMI) and moderate-income is defined as 80 to 120 percent of AMI. For 2024, AMI for a four-person household is \$119,100.

(2) Work to ensure that UCSB and SBCC are providing sufficient housing for their student populations. There were 13,427 enrolled students at Santa Barbara City College in Fall 2023 and another 26,420 students (including undergraduate and graduate) enrolled at the University of California, Santa Barbara.

(3) Sustain a short-term rental enforcement program. The City launched a one-year pilot program in August 2023 with the objective of gathering accurate data and increasing enforcement of unpermitted, illegal short-term rentals. The pilot program is being led by the City Attorney's Office and was recently converted into a permanent program. Goal 4 of the City's Housing Element⁷ calls for a future short-term rental permit program. Additional financial resources, which could be raised by permit program fees and penalties, would be needed to sustain creation and implementation of such a program.

(4) Expand rental housing mediation program/consider mandatory mediation for certain rent increases. The City's Rental Housing Mediation Program (RHMP) was established in 1976 and currently comprises three full-time staff and a Board of 15 trained community volunteers appointed by City Council and dedicated to resolving rental housing disputes by offering mediation services and information on Landlord-Tenant rights and responsibilities. This program is included as a strategy under Goal 48 in the City's Housing Element but given the reduction in State funding utilized to support this program an expansion would require additional budgeted resources by City Council.

(5) Implement voucher/rent relief program. This may include incentives for housing seniors and safety net rent bridging programs for tenants facing short-term financial hardships. The City partners with several local organizations to administer a Tenant Based Rental Assistance (TBRA) grant program that can be used for security deposit payments and/or monthly rental housing assistance for up to 24 months but it is specifically for low-income households including people who formerly experienced homelessness as well as those at risk of becoming homeless. Goal 3 of the City's Housing Element is to provide financial resources and supportive services for members of the community who need housing assistance.

(6) Leverage public-private partnerships. This encompasses social impact investing, community-owned land trusts, employee-sponsored housing and co-op/shared housing. Goal 7 of the City's Housing Element is to coordinate with regional partners including surrounding community and regional agency partners such as the Santa Barbara South Coast Chamber of Commerce to address regional housing issues, homelessness, and the jobs/housing balance. Establishing and sustaining these partnerships to advance strategic or targeted initiatives would require additional staffing capacity.

(7) Streamline the permitting and building processes with dedicated timeframes and assigned staff to shepherd projects through. As part of Goal 1 in the City's Housing Element,⁹ the commitment is to reduce and, where feasible and practical, remove unnecessary City-imposed constraints that impede housing development. The Community Development Department has created an Ombudsman position for commercial and multi-family housing applications to assist them through the design review and permitting processes.

(8) Prioritize and fast track nonprofit housing development projects in the permitting and building processes. The Community Development Department's Planning Division implemented this recommendation earlier this year. All 100% affordable housing projects are moved to the top of the queue for plan check.

(9) Expand and diversify deed-restricted housing loan programs. In Goal 2 of the City's Housing Element, it specifically refers to the use of deed restrictions and others measures to prioritize housing that is affordable to the workforce over other types of development.

(10) Ensure that information is available in multiple languages and multiple modalities. This is included as Goal 6 in the City's Housing Element to educate and support the community about housing issues, affordable housing opportunities, and available resources and programs.

NEXT STEPS

Staff seeks direction from Council on the top three priorities from the ten priority policy recommendations from the Housing Crisis Ad Hoc Committee. This will help staff identify the resources needed to conduct additional research and community outreach on these policy ideas in the context of existing workloads. Staff also intends to incorporate the direction given at this meeting as part of the upcoming strategic planning efforts and will return to Council for a broader prioritization and resource allocation discussion in that context as well.

Any of the recommendations that are prioritized by City Council and not included in the 2023 – 2031 Housing Element will require additional research and identification of important considerations for implementation. Cost proposals will also need to be developed in support of any additional staffing capacity and financial resources that would be needed to successfully implement new policies, programs or initiatives. Depending on the direction from Council, some of these proposals may be timelier and more appropriate for the next two-year budgeting process while others may be incorporated as Council priorities in the upcoming citywide strategic planning process.

BUDGET/FINANCIAL INFORMATION

The implementation of the City of Santa Barbara's 2023 – 2031 Housing Element has significant commitments and costs including additional staffing capacity through the Community Development Department, including the Planning as well as Housing and Human Services Divisions, along with a small amount to assist the City Attorney's Office that was approved in the adopted Fiscal Year 2025 budget. Any additional recommendations that are prioritized by City Council for further research and implementation will incur costs above and beyond the adopted budget. Initial costs for dedicated staff time will be incurred, to the extent feasible with existing staff resources, by the appropriate City departments until more concrete proposals with associated costs are presented to City Council for consideration and implementation based on the priorities discussed at this meeting.



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Santa Barbara City Council: Top 3 Priorities

Based on the Findings and Recommendations from the Housing Crisis Ad Hoc Committee, the Santa Barbara City Council would receive a presentation from the Committee regarding its key findings and recommendations and advise staff on priorities and give direction for further research and exploration. From the December 10, 2024 meeting, here are the top 3 priorities of the Mayor and members of the city council.



Randy Rowse
Mayor

Funding source (#1)
Incentive programs for landlords (#5), and
Resources (#10).



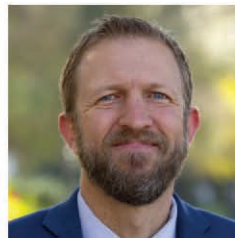
Kristen Sneddon
Councilmember, District 4

Rent stabilization for 4 or more units (#2),
Dedicated funding (#1), and
Access to legal counsel (#4)



Alejandra Gutierrez
Councilmember, District 1

Education (#10)
Incentive programs for housing providers (#8), and
Increasing affordable housing supply by stream-
lining ADU permits (#1).



Eric Friedman
Councilmember, District 5

Funding source (#1),
Right to counsel (#4), and
Tiny Homes (#6)



Mike Jordan
*Mayor Pro Tempore &
Councilmember, District 2*

Funding source (#1)
Access to legal counsel (#4), and
Education (#10).



Meagan Harmon
Councilmember, District 6

Funding source (#1),
Rent stabilization program (#2), and
Rent registry (#3).



Oscar Gutierrez
Councilmember, District 3

Rent stabilization (#2),
Rent registry (#3), and
Incentive programs (#5)

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Attorney At Law**
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