

FALL 2026

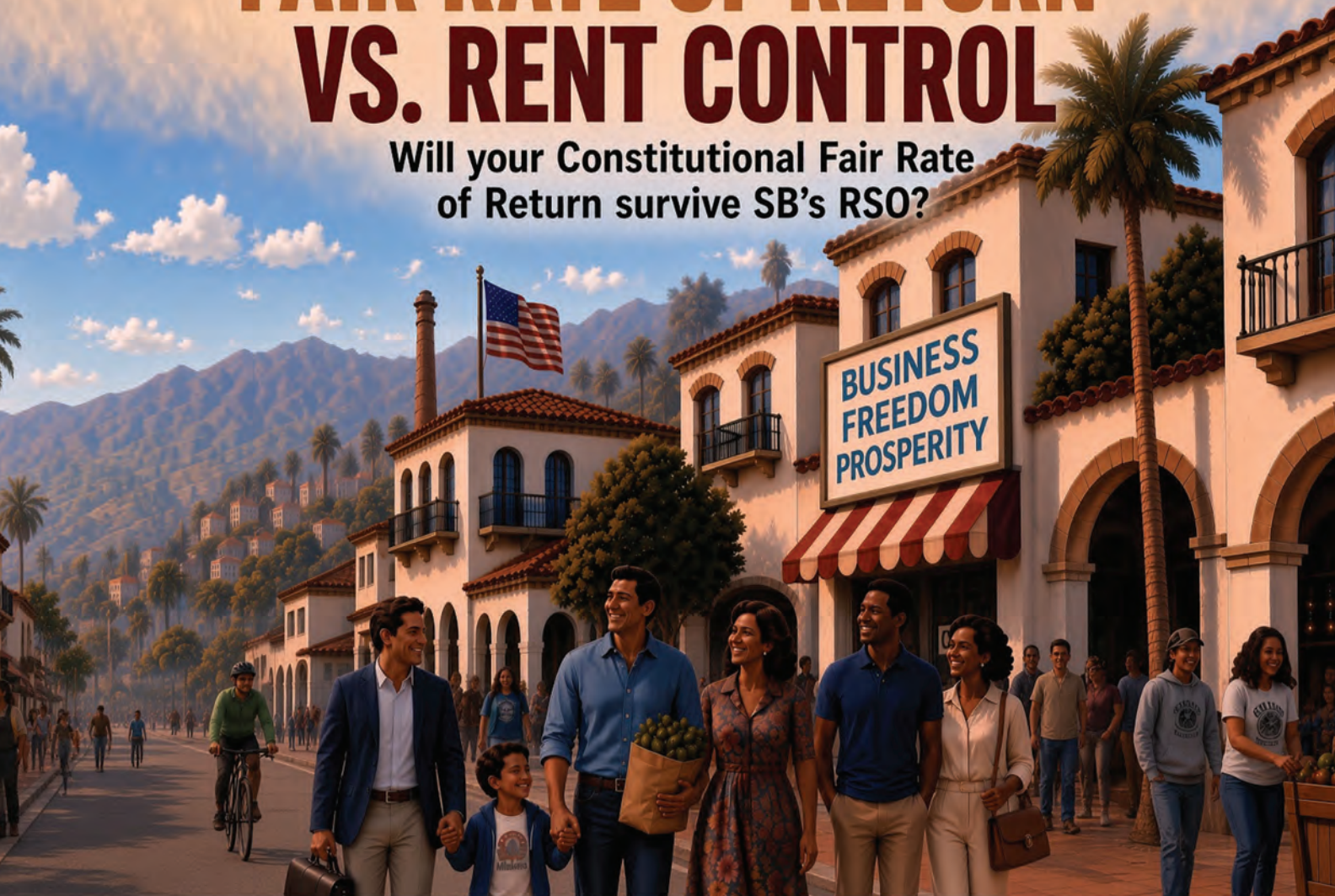
SANTA BARBARA
RENTAL PROPERTY

news

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FAIR RATE OF RETURN VS. RENT CONTROL

Will your Constitutional Fair Rate
of Return survive SB's RSO?



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Fall 2026

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

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Tyler Quiel, H. Clarke Gentry, Michael Silva,
Charles Caldwell, Christine Beckman, Thomas Christensen,
Luci Carr, Linda Alderman, Michael Pugh,
Lionheart Roofing – Zach Saleh, Sean Alexander,
William Radis, Maria Novatt & Christine Beckman

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President's Message

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



The latest update on our lawsuit, the Santa Barbara Apartment Association dba The Santa Barbara Rental Property Association v. the City of Santa Barbara is as follows: A Motion for Reconsideration of the City's Motion to Dismiss which was granted but with the Judge giving us leave to amend was timely filed. Also filed was a First Amended Complaint addressing the issues identified by the Court in its ruling on the first Motion to Dismiss. A Meet and Confer was held with the City. On Monday, August 17th, the City filed another Motion to Dismiss this time targeting our First Amended Complaint. Our team is working on an Opposition to this Motion and the hearing will be held in September. This fight is not over.

Please continue to contribute to our Legal Action Fund. This government regulation will affect us all. And, it continues to get worse. For example, at the City Council meeting on July 28, 2026, by simply making a motion, a second and "all those in favor say aye" the exemption for a duplex in which the owner lives in one-half of the structure since the inception of the tenancy in the other half was removed by simple majority of the City Council members. This is huge. This will affect so many Mom & Pop housing providers who are able to afford to live in their home because they were exempt from Just Cause and Rent Cap by living in one side of the building. Please write in to the Mayor and City Council and express to them how in real life this will affect you. There is a feature on the City website that allows you to write one message that will be distributed to all of them. What exemptions will they eliminate next?

On a state-wide level, the Assembly and Senate Republicans have voted to replace their leaders. Alexandra (Ali) Macedo from Tulare has taken over for Assemblymember Heath Flora and Senator Roger Niello from Roseville will take over for Brian Jones as the Senate Republican Leader in November.

On August 13th, the Appropriations Committee took up the "Suspense" files which determined the fate of hundreds of Bills. As in past years, almost one half of the Bills on Suspense were either held or died which means that they are effectively gone.

Among those of interest to our members that survived this weeding out process were SB 1117 (Cervantes) which would have the effect of lowering

ADU costs. CalRHA is supporting this Bill. Currently, impact fees cannot be charged for ADUs containing 750 sq. ft. or less of livable space. Those ADUs that have more than 750 sq. ft. of livable space, the fees must be proportional to the main dwelling's size. This Bill proposes that fees for those ADUs apply only to the area beyond the 750 sq. ft.

Another Bill is SB 1160 concerning eviction data reporting. This Bill was amended when coming off the Senate floor to delay implementation by five years and makes the Bill contingent upon an appropriation by the Legislature. It would require the Judicial Council, by July 1, 2032, to determine when each county court system can submit the required data. Counties able to do so would begin quarterly reporting on January 1, 2033 and all remaining counties would be required to comply by January 1, 2024.

Next is a very interesting Bill, SB1296 (Durazo) concerning pet ads. It seems to give more than it takes because it would allow housing providers who accept pets to make their own pet policy concerning breed, weight, etc. It would require that such a policy be disclosed online and in application materials. If it was not properly disclosed, it would require that application fees be refunded. It would take effect on April 1, 2027. It is pending on the Assembly Floor. However, it was brought up in the state-wide discussion in which I recently participated, that this could cause a huge liability for third-party managers with many unrelated owners and different pet policies. One participant stated that for example, AppFolio apparently generally offers one standardized application across portfolios of properties that does not allow for customization of applications by property. This Bill may have the effect of owners and managers simply adopting a



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Presidents Message from page 7

"no pet" policy except, of course, the required TSA's and ESA's where there is no choice.

CalRHA will be heading to Sacramento in October to lobby for and against various Bills. If you have any questions or concerns, please submit them so that we can use this opportunity to obtain as much clarity as possible.

Finally, I urge you to check the City Council agendas and participate in discussions. Decisions are being made not based on "facts" or actual data but on childhood memories of housing and work situations and with no sympathy for housing provider plights of which there are many. The good relations between renters and owners is gone. Every rental is a fight. Renters are more and more entitled. Housing providers who are facing skyrocketing insurance costs and demands from insurance companies, rising materials and labor repair costs, diminishing returns on their investments due to overregulation by local government are not considered. The City wants to tell you what you can do with your property. They want to determine what rent you can charge and do not care if the mortgage, the taxes, the insurance, the upkeep, etc. outdistance the profit. Make no mistake, all of these laws are affecting YOU. Please do not wait and think that someone else is handling this; that it couldn't possibly be that bad; that it will not affect me; that it will go away on its own. If you do,

you will be looking back years from now with deep regret that you did nothing. YOU must act. YOU must be heard. YOU must tell your real story. YOU must participate both financially and by writing and speaking out against these laws.

Please continue to monitor the SBRPA website for notifications about important City Council meetings where we need your help to tell your experiences.

We appreciate your membership and participation.

Betty L. Jeppesen, President



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SBRPA Calendar



Upcoming Events

Property Management 101

Tuesday, 9/22/2026 • 9:30AM-12:30PM

Work Zones, Paseo Nuevo, Santa Barbara, CA

The focus of Property Management 101 will be on uninhabitable conditions, pest control, mold issues, slip and falls, and dog bites. Attorney Guillermo Partidais from Slaughter, Reagan & Cole LLP is the instructor. He practices law in the areas of Personal Injury Defense; Premises Liability; and Habitability defense. See page 29

Member \$89, nonmember \$129

Coffee Time – Recurring

1st Thursday of every Month 9:00AM-11:00AM

Cody's Cafe 4898 Hollister Ave., SB, CA

Join fellow SBRPA members for a casual morning of coffee and conversation with other rental property owners, managers, and housing professionals.

New Member Orientation – Recurring

4th Wednesday of every Month

Zoom Meeting, starts at 12:00 noon

This Zoom session is designed to help new members get the most out of their SBRPA membership.

Orientations are scheduled as required. Check with office for next meeting date: admin@sbrpa.org or call 805-687-7007.

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

If you have an event, news, or an article that would be of interest to our members, please email us at magazine@sbrpa.org.

august
2026

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	NAA RHALS	4	5	6	7
				CoffeeTime		8
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23	24	25	26	27	28	29
30	31		New Members Orientation			

september
2026

SUN	MON	TUE	WED	THU	FRI	SAT
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				CoffeeTime 9:00-11:00AM		
6	7	8	9	10	9.11 PATRIOT DAY	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
NAA AE/AP Ldrship Symposium						



2026 Q3 Events and Programs

RHALS 2026

Tuesday through Thursday, August 4-6, 2026
Loews Nashville Hotel, Nashville, TN

The 2026 Rental Housing Advocacy and Legal Summit (RHALS) connects and educates government affairs professionals and volunteers while discussing pressing rental housing industry issues happening all over the country.

AE/AP Leadership Symposium 2026

Monday through Wednesday, Sept 28-30, 2026
The Scottsdale Resort & Spa, Scottsdale, AZ

The AE/AP Leadership Symposium brings together Association Executive 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 41.

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The Sixty Percent Experiment: Santa Barbara's New Rent Math — and the Free Calculator That Puts "Fair Return" to the Test



By Jack Gilbert — The Golis Team at Radius Commercial Real Estate (DRE 02197493), Santa Barbara · project lead, SBRSO.com

California's local rent control regimes have survived constitutional challenge in large part because of one safety valve: no matter how tight the cap, the owner keeps the right to petition for a **fair return** on their property. Strip that right out, and a rent ceiling starts to look like an unconstitutional taking of private property. Keep it in, and the ordinance stands.

So the whole legal case for rent control in this state rests on a number — and here is the uncomfortable truth every rental housing provider eventually discovers: **almost nobody can tell you how that number is actually calculated.** The standards are vague, the methodologies vary by jurisdiction, the hearings are rare, and the cities administering this constitutional obligation often struggle to articulate it themselves. Owners are guaranteed a fair return the way travelers are guaranteed a fair exchange rate in an airport with no posted board: the right exists; the math is somebody else's secret.

Until now. Santa Barbara — a city currently finalizing one of the strictest rent formulas any California city has proposed — published its fair-return methodology in its draft ordinance. And our team built the **SBRSO Fair Return Calculator**¹: a free tool that runs a city's own fair-return arithmetic, step by step, on any owner's real numbers. It is, as far as we can find, the first of its kind in California — and even if your buildings are hundreds of miles from Santa Barbara, ten minutes inside it will teach you more about how your own city's version of this machinery works than most owners learn in a decade.

This article premieres the calculator, walks through the experiment it was built for, and shares what a year of documenting Santa Barbara's council — verbatim, at [SBRSO.com](https://sbrso.com) — reveals about the mind-set and the narratives that produce ordinances like this one.

The calculator, first

Most California cities with rent control use the same test for fair return. It is called **maintenance of net operating income** — MNOI — and the idea is simple: you are entitled to keep earning what your building

earned in a set base year, adjusted upward each year by a slice of inflation. If the capped rents leave you below that line, you have a shortfall — and grounds to petition for an increase above the cap. Santa Barbara's draft ordinance (SBMC Chapter 26.90, section 26.90.050) uses exactly this test, with 2025 as the base year.

The **SBRSO Fair Return Calculator** follows that section of the ordinance step by step. You enter your building's base-year income and expenses and its current picture; it walks the ordinance's own math — what counts as income, which expenses count, how the inflation adjustment compounds — and shows you whether you have a shortfall, and how big, per unit. Every step is visible. Nothing is a black box. It's free, there is nothing to sign up for, and it tells you the truth either way: plenty of buildings show no shortfall at all, and when that's the answer, that's the answer you get.

Why does this matter to anyone outside Santa Barbara? Three reasons.

It turns "fair return" into a number. Not a phrase in a court opinion — a figure you can compute, stress-test, and keep records toward. Owners who can see the math keep better books, and owners with better books get better outcomes: in petitions, in refinances, in sales.

It shows you the base-year trap before you fall in it. Under MNOI, one year of your books becomes your permanent baseline. Most owners learn this after it is too late to fix the books. Ten minutes in the calculator teaches it while there is still time. (Santa Barbara's version is unusually aggressive — more below.)

It proves the math can be public. If a brokerage-funded research site can turn a city's fair-return rules into a working calculator, cities can too. A right you cannot see calculated is barely a right at all — worth pressing wherever the next ordinance gets drafted.

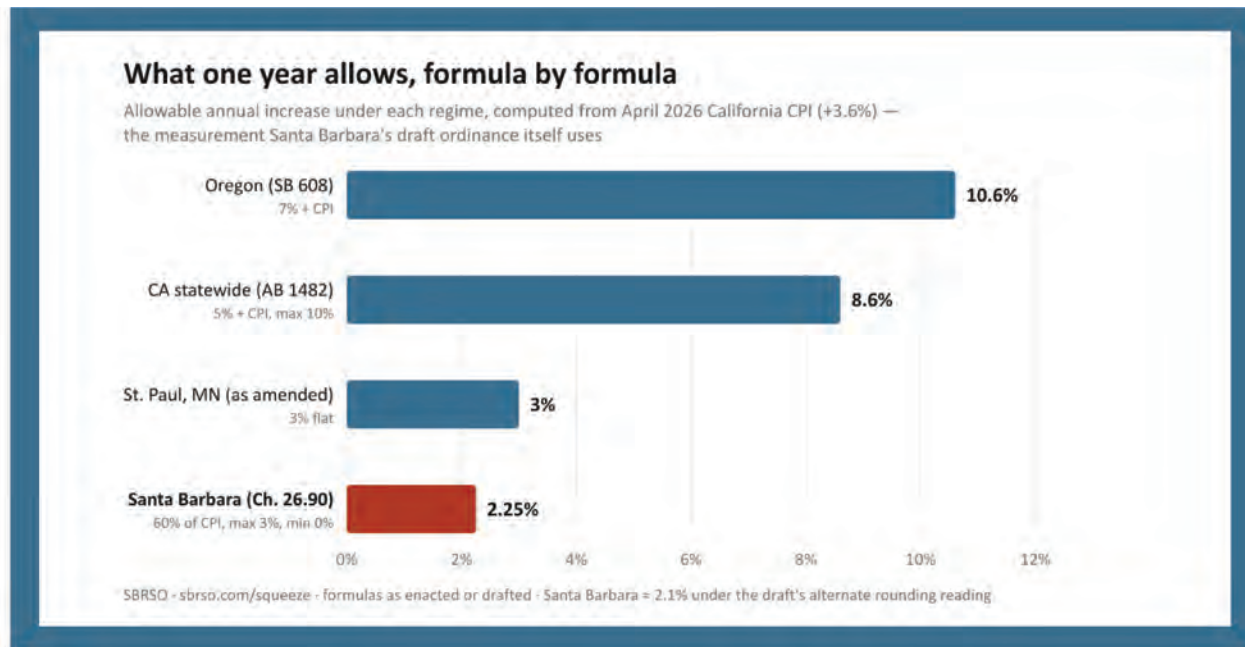
The experiment it was built for

Santa Barbara's draft caps annual increases at **sixty percent of the change in California CPI, or three**

¹ <https://sbrso.com/fair-return>

percent, whichever is lower — once per 12 months, with no banking. Computed from the April 2026 California CPI figure of 3.6 percent (the measurement the draft itself uses), here is what one year allows under that formula and its neighbors:

Sub-CPI fractions have precedent — San Francisco allows sixty percent of CPI, and Berkeley and Santa Monica run their own fractions that can produce comparably low numbers in a given year. What makes Santa Barbara's draft an experiment worth



statewide attention is everything piled on top of the fraction:

A hard three percent ceiling on top of the fraction.

Back-tested against history, the ceiling binds exactly when owners need relief most: in 2022, when California CPI ran 7.7 percent, this formula would have allowed 3 percent

No banking. An increase not taken in a given year is gone. Owners who moderate rents for a long-tenured resident — the behavior every rent stabilization ordinance claims to encourage — permanently forfeit the difference. The formula teaches owners to take the maximum every year, whether they need it or not.

A zero percent floor with a frozen starting line. The base rent for every covered unit is the rent actually being paid on **December 16, 2025** — a date selected before any ordinance existed, enforced by a temporary moratorium that has held increases at zero since February 26, 2026.

Coverage that reaches small properties. Certificates of occupancy before **February 1, 1995** — roughly 13,000 units — including older duplexes as drafted. At the July 28 session, the council's straw votes went further, striking the owner-occupied duplex exemption and directing that exemptions narrow to

what state law requires. If that holds, a retiree renting out the other half of her duplex is regulated like a REIT.

The stakes outside Santa Barbara are simple: **once a below-market formula becomes settled law in one city, it stops being a radical proposal everywhere else.** It becomes the precedent in the next city's staff report, the "Santa Barbara model" a councilmember cites three counties away. Sixty percent written here is the opening number somewhere else — which is why the details of how it got written matter.

How the number got written: the council's own words

Every ordinance has an origin story, and Santa Barbara's is unusually well documented — because **SBRSO's Council Record**² preserved every substantive council statement verbatim, timestamped and deep-linked to the official meeting video. The record shows you, in the council's own words, how a city talks itself into a formula like this.

When the council selected sixty percent on April 7, 2026 — a 4-3 vote — Councilmember Wendy Santamaria explained the majority's logic, **verbatim**³:

² <https://sbrso.com/council-record>

³ <https://www.youtube.com/watch?v=33OWM8XMR2s>

"And the reason for 60% of CPI is that CPI in itself 40% of that is already housing. And so we don't want to count housing twice. And that is what we would be doing if we put it at 100% of CPI. ... We talk a lot about the Santa Barbara way and it needs to be tailored more to our living expenses."

– Councilmember Wendy Santamaria

Housing does make up about 40 percent of how CPI is weighted. But that is not the same as housing driving 40 percent of any given year's inflation — and nobody raised that distinction at the dais. The more revealing statement came from Councilmember Kristen Sneddon — a supporter of the ordinance — describing, **at the same meeting**⁴, how the number entered the draft at all:

"I knew that the 60% was the lowest number that was legally defensible from the research and ... fully expected that that number would be negotiated upward ... but something had to go in there as a placeholder."

– Councilmember Kristen Sneddon

The placeholder was never negotiated upward. The lowest figure the council's own research considered legally defensible went into the **June 2026 public-review draft**⁵ unchanged, survived a 655-comment public review, and was restated as settled at the July 28 session. Not the output of an economic study — an opening position no one ever moved. The **entire quote record is public**⁶, filterable by speaker and meeting, if you want to check any of this against the source.

The base year gets set before the game starts

The lesson other cities will copy from Santa Barbara is about timing — and it connects straight back to the calculator.

Conventionally, a city adopts an ordinance and rents float until the effective date. Santa Barbara inverted this: the council picked its base-rent date first (December 16, 2025), froze rents at that level by ordinance within weeks, and only then began the year-long process of writing the permanent program, targeted to begin **January 1, 2027**.

Why it matters: under MNOI, the base year is the constitutional baseline. As Assistant City Attorney Dan Hentschke explained at the June 9 hearing, **verbatim**⁷:

"The presumption is that whatever the landlord was charging ... on the base rent was a fair return at the time because there was no restriction on

that rent. So that was market rent at the time and whatever net operating income they were receiving from the operation that was a fair return to them."

– Assistant City Attorney Dan Hentschke

One premise here deserves scrutiny: 'no restriction on that rent' is not accurate. Since January 2020, state law, the Tenant Protection Act (AB 1482), has capped increases on most of these rentals at CPI plus 5%, never more than 10%. For any long-standing tenancy, the December 16, 2025 rent was not an unrestricted market rent. It was an already-capped rent - which the city has now frozen and declared the owner's 'fair return' baseline.

The city presumes each owner's 2025 income was a fair return — and every future petition is measured against it. So if your 2025 books understate how the building really performed — a courtesy discount you never wrote down, expenses run informally through family, income that never hit a clean statement — the return you are legally entitled to maintain just shrank with them. And it happened before most owners knew a game was on. Run your own numbers through the **calculator**⁸ and you will see exactly which base-year line items drive the answer. That is the point of publishing the math.

What the cost record shows

The argument for the formula is affordability, and the burden on Santa Barbara renters is real. The question a cap has to answer is different: can the buildings live on it?

We pulled the public cost record for a typical pre-1995 Santa Barbara building — property tax under Proposition 13, insurance rate filings, City utility schedules, CPUC tariffs, federal labor and materials indices — weighted each cost the way a real operating budget does, and tracked the total from a 2016 starting line. The result is **The Cost Squeeze**⁹, where every series is downloadable and the deliberately conservative methodology is published:

Three numbers carry the story. **Owner operating costs are up roughly 48 percent since 2016**. California CPI over the same decade; about 42 percent. **The proposed formula, back-tested over that same decade, would have allowed cumulative increases of about 22 percent** — less than half of documented cost growth, with insurance up roughly

⁴ <https://www.youtube.com/watch?v=33OWM8XMR2s>

⁵ <https://sbrso.com/ordinance>

⁶ <https://sbrso.com/council-record>

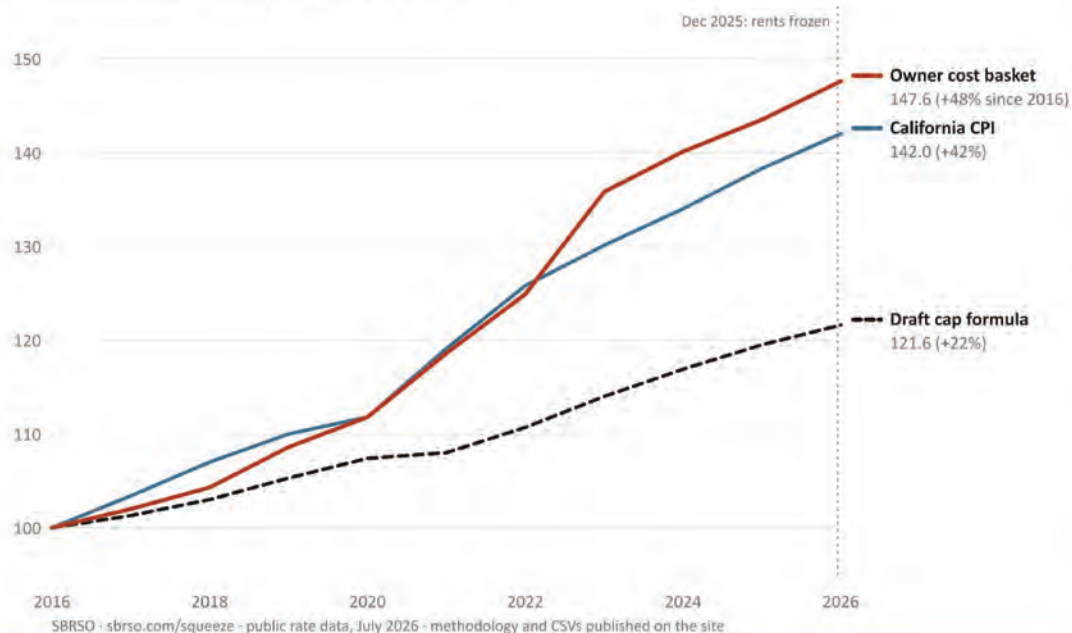
⁷ <https://www.youtube.com/watch?v=UqTaTlW6SRg>

⁸ <https://sbrso.com/fair-return>

⁹ <https://sbrso.com/squeeze>

Costs compound. The cap doesn't.

Operating costs for a pre-1995 Santa Barbara apartment building vs. California CPI vs. the draft rent-cap formula, back-tested - indexed to 2016 = 100



90 percent and electricity more than doubled. That gap does not close; it compounds. The first annual adjustment under the program — approximately 2.1 percent, from April 2026 CPI — arrives January 1, 2027, applied to rents flat since December 2025. The fair-return petition is the ordinance's only answer to that arithmetic — which is exactly why the petition math deserves a public calculator.

What it does to values — and what the research says happens next

The council has a theory about what a capped income stream does to an owner's investment: not much. Councilmember Kristen Sneddon put it directly at the December 16 policy-direction session, describing a building she grew up in, *verbatim*¹⁰:

"...it's still profitable, increased in value because it's a constrained market. And where the wealth generated in this property comes from is not from the rents. It's from the increased value of the property just by existing over time."

– Councilmember Kristen Sneddon

That is the theory in one sentence: values rise "just by existing," so capping the rents does no real harm to the owner. It is also exactly backwards from how these buildings are actually bought, sold, and financed.

Apartment buildings are valued on income. When allowable income growth drops to roughly two percent a year while expenses grow at several times that, buyers reprice the risk — and in Santa Barbara they already have. Buyers now underwrite covered buildings on the rents actually in place, not the rents a renovation might someday justify. And the market splits: two buildings a block apart now trade on different math, depending on which side of the 1995 line — or the city line — they sit.

A building's price is what its income can support. When the law caps the income, the "increased value just by existing" quietly stops existing too. The long-run supply effects have a literature. The most-cited modern study — **Diamond and McQuade's Stanford analysis**¹¹ of San Francisco's 1994 rent control expansion — found affected owners reduced rental supply by about 15 percent, controlled stock fell roughly 25 percent over fifteen years, and the resulting scarcity pushed citywide market rents up over the long run. Santa Barbara's council heard this research in public comment. The formula did not move. Mayor Randy Rowse, dissenting at the **May 19 session**¹²:

¹⁰<https://www.youtube.com/watch?v=UyOUAB3PZUE&t=21533s>

¹¹ <https://www.gsb.stanford.edu/insights/rent-controls-winners-losers>

¹² <https://www.youtube.com/watch?v=6Tc4fEYHXmY>

"I think it's a train wreck both for landlords and tenants in the long run. ...we've got a financial analysis of what it is from one side, but not from the other. ... we've pretty much put a very chilled atmosphere out there in the business of being a landlord."

—Mayor Randy Rowse

The record behind all of it

Everything in this article traces to **SBRSO — the Santa Barbara Rent Stabilization Observatory**¹³, the free research site our team built and maintained as the ordinance moved: the **Fair Return Calculator**¹⁴; a **plain-English, section-by-section guide**¹⁵ to the draft and a status tracker updated at every milestone; **The Cost Squeeze**¹⁶ with downloadable CSVs; the **Council Record**¹⁷ — 87 verbatim quotes and counting; and **The Honest Case**¹⁸, a long-form essay that makes the strongest case for rent stabilization before testing it against the evidence.

The disclosure, stated plainly because it matters: SBRSO is funded by **Radius Commercial Real Estate**¹⁹, the Santa Barbara brokerage where I work, and I lead the project. We represent owners of multifamily property, including property this ordinance covers. That is precisely why the quotes are verbatim rather than paraphrased, the methodology is public, and the **corrections policy**²⁰ is real — the record has to stand on its own or it is worthless.

For providers elsewhere in California, the practical takeaway is twofold. Near term: spend ten minutes in the **calculator**²¹ with your own numbers — the base-year lesson applies wherever MNOI does, and your city's base year may get picked sooner than you think. Longer term: when a version of this ordinance reaches your city, the side with the cleanest record tends to win the argument. Santa Barbara's record is free to study, and free to copy.

Where it stands now

As this article goes to press: rents in covered Santa Barbara units remain frozen at December 16, 2025 levels. On **July 28**²², the council reviewed roughly 655 public comments and straw-voted drafting direction across a 127-item amendment matrix — narrowing exemptions toward the state-law list, phasing a registry that will eventually cover all rental units (registration becomes a condition of lawfully collecting rent), making the rent board advisory, and retaining the MNOI fair-return standard. A revised ordinance is expected back in August, with adoption at a subsequent meeting and the program targeted to begin January 1, 2027. Whether that calendar holds, the record will show — in real time, at sbrso.com/ordinance, which sends one short email when something actually changes.

About the Author

Jack Gilbert leads SBRSO — the Santa Barbara Rent Stabilization Observatory — and is a multifamily investment advisor with the Golis Team at Radius Commercial Real Estate in Santa Barbara (DRE 02197493), alongside Steve Golis (DRE 00772218) and Aneta Jensen (DRE 01994822). Contact: jjgilbert@radiusgroup.com · (805) 728-5561. Council quotes are verbatim from official City of Santa Barbara meeting video via SBRSO's Council Record; regulatory details reflect the June 10, 2026 public-review draft of SBMC Chapter 26.90 and the council's July 28, 2026 straw-vote direction, and remain subject to amendment and adoption. Nothing here is legal, tax, or appraisal advice; fair-return outcomes depend on jurisdiction-specific standards and individual facts.

¹³ <https://sbrso.com>

¹⁴ <https://sbrso.com/fair-return>

¹⁵ <https://sbrso.com/ordinance>

¹⁶ <https://sbrso.com/squeeze>

¹⁷ <https://sbrso.com/council-record>

¹⁸ <https://sbrso.com/honest-case>

¹⁹ <https://www.radiusgroup.com>

²⁰ <https://sbrso.com/about>

²¹ <https://sbrso.com/fair-return>

²² <https://www.youtube.com/watch?v=LLIZJ7qAuW4>



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We will fight to protect property rights at the ballot box, in the courts, and now by referendum.



By Don Katich — SBRPA Board of Directors

This is the newest and most vital front in the long campaign to defend the rights of property ownership in Santa Barbara. The hour demands resolve, as the City Council advances a permanent Rent Stabilization Ordinance that would infringe upon the use and value of private dwellings. Against this advance the **Help Save Santa Barbara Housing Committee**, sponsored by Santa Barbara Rental Property Association Issues Political Action Committee, has joined the fight. Gathered beneath it are housing providers, small business owners, renters, homeowners, residents, and citizens of every walk who share one conviction—that Santa Barbara requires practical measures to ease the cost of living, not a vast and expensive new bureaucracy at City Hall. They reject the Council's present direction and are determined that the people themselves shall judge the matter.

The referendum is no mere procedural formality. It is the constitutional instrument by which the citizens of Santa Barbara may review and, if they choose, overturn an ordinance adopted by their elected representatives. Once the ordinance is attested by the City Clerk, a period of thirty days begins. In that short span the Committee and its allies must gather and submit more than 5,500 valid signatures from registered Santa Barbara voters. Should the petition be found sufficient, the ordinance is suspended. The Council is then compelled to act: it may repeal the measure entirely, it may call a special election so that the question may be decided without delay, or it may place the ordinance before the voters at the next regular municipal election. In either electoral course the final decision rests not with a narrow majority of the Council but with the broader body of the people who must live under the law.

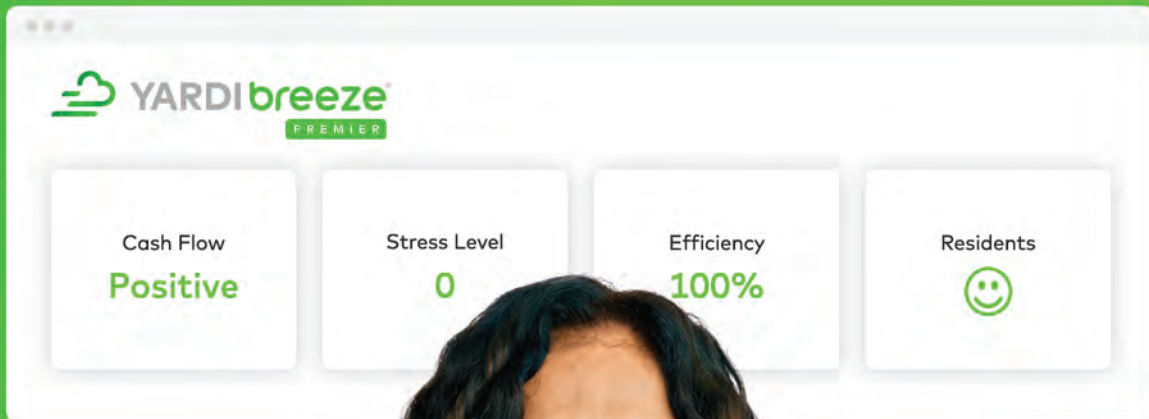
This process is deliberately swift and deliberately rigorous. The thirty-day window ensures that the challenge is mounted before the ordinance takes deep root. The signature threshold—set by state law at roughly ten percent of the city's registered voters—demands genuine public support rather than the effort of a few. When that threshold is met, the people's right to decide becomes operative. In contests over housing regulation and the security of property, few tools are more powerful. Major

contests over housing regulation and the security of property, few tools are more powerful. Major restrictions upon ownership affect not only the owners of today but the supply, maintenance, and cost of dwellings for years to come. The referendum restores the ultimate authority to those whose lives and livelihoods are directly touched.

We have witnessed the force of this instrument before. In the City of Pacifica, after the Council moved to impose rent control, opponents turned to the referendum. Pacifica's referendum petition protested the interim ordinance imposing a rent increase and just cause eviction requirements. The petition had at least 2,490 valid signatures, exceeding the 2,427 required, and prevented the interim ordinance from taking effect. Voters ultimately defeated Measure C, with 60.4% No and 39.6% Yes. That example stands as both precedent and encouragement. The **Help Save Santa Barbara Housing Committee** seeks the same outcome: practical policies that improve affordability, encourage responsible stewardship of property, keep rental housing in productive use, and guarantee that no permanent regulatory regime is imposed without the explicit consent of the citizenry.

Let no one suppose that the protection of property rights concerns only the housing providers. It concerns every man and woman who owns, or who aspires to own, property in Santa Barbara and throughout California. If you own a single-family home, they are coming for you. If you own a condominium, they are coming for you. If you dream of owning a place for yourself or for your family, they are coming for you. The only path to cheaper housing without a genuine increase in supply is to make existing homes less valuable—and government has shown itself remarkably proficient at interfering with the marketplace to that end. The housing crisis is not an accident of nature; it is the accumulated result of decades of city policies that have rendered new development virtually impossible. It is simple arithmetic: the cost of building in Santa Barbara does not pencil out. When regulations, fees, delays, and restrictions drive the expense of construction beyond any reasonable

Continued on page 21



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rights. The City has discussed vacancy control and has directed its staff to examine a vacancy tax upon residential and commercial premises. There are proposals for heavier transfer taxes upon higher-value homes—measures sometimes styled a mansion tax. Pressure mounts within the rent-stabilization debate to narrow or remove the exemptions that have long shielded single-family homes and condominiums. Voices are heard advocating the erosion or outright repeal of Proposition 13, that foundational protection of property taxation. Each of these ideas, if pursued, would further diminish the security and predictability upon which private ownership depends.

In the courts the struggle continues. The Association, joined by individual owners, has carried the fight into the federal district court against the temporary rent freeze that took effect on the twenty-sixth of February and against the five-year lockout that would bar an entire parcel from residential rental use once any unit is withdrawn. The amended complaint asserts that these measures amount to an unconstitutional taking without just compensation, a denial of due process and equal protection, and an unlawful interference with contracts freely entered. While the costs of insurance, taxation, and essential maintenance continue their relentless rise, the freeze holds revenue in chains. Such a regime endangers the very upkeep of the dwellings upon which so many families rely.

Milton Friedman observed with characteristic clarity: "The existence of a free market does not of course eliminate the need for government. On the contrary, government is essential both as a forum for determining the 'rules of the game' and as an umpire to interpret and enforce the rules decided on. What the market does is to reduce greatly the range of issues that must

be decided through political means." When government expands beyond that limited role and begins to dictate the terms of ownership itself, efficiency falters, investment flees, and the very supply of housing contracts. The referendum, the lawsuit, and the electoral contest are the means by which citizens may insist that government remain the umpire rather than the player who rewrites the rules mid-game.

At the ballot box the defense continues. Candidates must be chosen who understand that property rights are not a special privilege but the common foundation of prosperity and liberty. Beyond mere defense lies the constructive work: to clear the obstacles that prevent new housing from rising. Streamlined permitting, reduced fees for needed projects, sensible density where appropriate, and clear pathways for construction and adaptive reuse would expand supply, relieve pressure upon existing rentals, and deliver genuine affordability without the sacrifice of ownership or the creation of yet another apparatus of control.

Thus on every front—by referendum, in the courts, and at the polls—we shall contend. We shall not be weary. We shall not yield. The rights of property are not the concern of a narrow interest; they are the inheritance of the whole community. Let every citizen who values that inheritance stand with the **Help Save Santa Barbara Housing Committee**, join the gathering of signatures the moment the ordinance is attested, sustain the legal cause, choose wisely when the ballots are cast, and demand policies that build rather than bind. In this steadfast purpose lies the surest path to victory and the ultimate preservation of your rights. This is our hill to die on.




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Help Save Santa Barbara Housing Committee

Santa Barbara Voters Deserve a Say!

Help fund the referendum effort before City Hall makes rent control permanent.

The Santa Barbara City Council is moving toward a permanent rent control program that would create a new layer of bureaucracy over local rental housing, including rent caps, a rental registry, petition hearings, enforcement procedures and new costs for housing providers.

Santa Barbara's affordability challenges are real. But rent control will not create more rental housing, lower insurance costs, reduce maintenance expenses, or make it easier for small local housing providers to stay in the rental market.

That is why the ***Help Save Santa Barbara Housing Committee*** has been formed.

If the City Council adopts rent control, the committee intends to work to refer that decision to the ballot so Santa Barbara voters can decide.

A referendum does not happen automatically. It requires immediate legal work, petition preparation, printing, professional signature gathering, compliance, outreach and funding. Once the ordinance is adopted and attested, the campaign will have a very short window to collect the required signatures from Santa Barbara voters.

Your contribution will help fund:

- Petition preparation and legal compliance
- Professional signature gathering
- Printing and campaign materials
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- Coalition organizing and communications

This is not just a fight about rent control. It is about affordability, fairness, property rights and whether major decisions affecting Santa Barbara's future should be made by City Hall alone or by the voters.

Donate online:

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For those who were unable to attend our recent Fair Housing Seminar in person, or who would like additional resources to keep Fair Housing guidance close at hand, SBRPA is excited to introduce two new electronic Fair Housing resources from a third party vendor.

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Thank you for being part of SBRPA and for your continued commitment to informed and responsible rental housing practices. – [Santa Barbara Rental Property Association](http://www.sbrpa.org)

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Presenter: Attorney Guillermo Partida with Slaughter, Reagan & Cole LLP

As a civil litigator, Mr. Partida practices law in the areas of Personal Injury Defense; Premises Liability; and Habitability defense. Previously, Mr. Partida has served as in-house corporate counsel and outside corporate counsel to small and mid-sized companies. In addition, he has practiced in the areas of Construction Law, Construction Defect litigation, Employment law, Wage & Hour litigation, General Real Estate Law, Products Liability, and Insurance Subrogation.

The focus of **Property Management 101** will be on uninhabitable conditions, pest control, mold issues, slip and falls, and dog bites. The overview will include:

- Key new and recently updated California rental housing laws
- Pre-tenancy compliance (advertising, screening, fair housing considerations)
- Tenancy issues (rent increases, notices, habitability, maintenance obligations)
- Termination of tenancy (notices, evictions, common pitfalls)
- Post-tenancy issues (security deposits, documentation, risk management)
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CalRHA Legislative Updates



Kate Bell, KateBellStrategies.com

July 2026

State Budget Deal

Due to voter registration numbers, Democrat Xavier Becerra should be elected Governor in our November election against Republican Steve Hilton. Governor Newsom officially endorsed Becerra this week, as did the CA Chamber of Commerce.

The budget also included extension of sales tax to software and digital downloads, beginning January 1, 2027. Specifically, the law extends sales and use taxes on "tangible personal property" as defined in law to include digital products, except as provided, prewritten computer software transferred on tangible storage media, transferred electronically, or accessed remotely. The bill also appropriates \$750,000 from the General Fund to the California Department of Tax and Fee Administration for the purposes of administering the changes to the sales and use tax to include pre-written software and their first meeting of interested parties is on July 21st.

Legislative Update

The Legislature is now on summer recess until August 3rd. Prior to their recess, several bills stalled in policy committee, including **SB 880 (Wahab) Corporate Ownership**, which CalRHA was actively opposing.

SB 880 (Wahab). **SB 880** would have impacted commercial ownership and sales of rental properties and included a provision requiring sales to be offered to tenants first. Fortunately, that bill failed in the Assembly Judiciary Committee.

Another bill CalRHA was opposing was **AB 2062 (Patterson) Security Surveillance**, failed in the Senate Privacy committee. **AB 2062** would have prohibited consumer's security surveillance system from being utilized unless the company first obtains the consumer's express consent and the consent of all adult residents of a residential rental property, or is required to do so by a court or arbitrator order.

Finally, **AB 2350 (McKinnor) Consumer Loans**, failed in Senate Banking. CalRHA was opposing **AB 2350** because it would have barred consumer loans for a

residential rental agreement (including rent-split loans). Updates on other key bills are included below:

AB 649 (Lowenthal) Construction Related Relief. AB 649,

which was a two-year bill, passed the Senate Judiciary Committee in June and is set for a hearing in Senate Appropriations on August 3rd. The bill provides a process for a business to avoid liability for construction-related accessibility claims, as specified. The bill changes the statutes that allow for defendant businesses to obtain attorney's fees when a suit is brought against them for construction-related accessibility claims. [August Update: Held/Dead](#)



Josh Lowenthal

AB 748 (Harabedian) Streamlined Housing Plans.

CalRHA supports **AB 748**. The bill mandates that local agencies must establish preapproval programs for residential housing plans. **AB 748** is set for a hearing in Senate Appropriations on August 3rd. [August Update: Held/Dead](#)



John Harabedian

SB 439 (Becker) Price Gouging During War.

This bill was gutted and amended in June to expand California's emergency price-gouging law to include certain wartime conditions, allowing it to apply to essential consumer goods or services when the Attorney General finds a sufficient connection between the war and price increases. CalRHA is actively opposing **SB 439**, which is pending in the Assembly Appropriations Committee. [August Update: This bill has been amended to more clearly tie wars to an emergency declaration by](#)



Josh Becker

Continued on page 33

Under California's **Tenant Protection Act (AB 1482)**, annual rent increases are capped at 5% plus the local Consumer Price Index (CPI), with a 10% maximum limit. Housing subject to AB1482 are multi-family units, duplexes or larger. Single family homes are usually exempt ***so long as the rental agreement expressly states that the property is exempt***. Please contact your attorney if you are not certain if your unit is exempt.

For units subject to AB1482, rents over any twelve-month period may be increased by no more than five percent plus the applicable consumer price index (CPI). The applicable CPI looks at price increases on an April-to-April calendar year basis. The April-to-April CPI from 2025 to 2026 for Santa Barbara county was 3.6%. Therefore, beginning August 1, 2026 the maximum increase in rents on tenants of non-exempt residential units is 8.6%.

RENT CAP

SANTA BARBARA COUNTY:

Effective August 1, 2026 for Units Subject to Rent Control Under AB1482

	Base Increase	CPI Increase	AB1482 Allowable Increase
For rent increases that take effect BEFORE August 1, 2026	5%	2.7%	7.7%
For rent increases that take effect ON OR AFTER August 1, 2026	5%	3.6%	8.6%



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the President or Governor and limit it to 30 days, with the option for a 30 day extension, if needed.

SB 1117 (Cervantes) Lowering

ADU Costs. Currently, impact fees cannot be charged on ADUs with 750 square feet or less of livable space. For ADUs larger than 750 square feet, fees must be proportional to the main dwelling's size. The bill proposes that fees for ADUs only apply to the area beyond 750 square feet.



Sabrina Cervantes

CalRHA is supporting **SB 1117** which is pending in Assembly Appropriations. **August Update:** Currently, impact fees cannot be charged on ADUs with 750 square feet or less of livable space. For ADUs larger than 750 square feet, fees must be proportional to the main dwelling's size. The bill proposes that fees for ADUs only apply to the area beyond 750 square feet. CalRHA is supporting **SB 1117** which passed Appropriations and is pending on the Assembly Floor.

SB 1160 (Durazo) Eviction Data Reporting.

SB 1160 was amended in June to now require the Judicial Council to assess county court readiness for reporting unlawful detainer case data and, beginning in 2028 and 2029, mandates statewide quarterly reporting through JBSIS by ZIP Code. By July 1, 2027, the Judicial Council must determine when each county court system can submit specified unlawful detainer data. **August Update:** SB 1160 was amended coming off Suspense to delay implementation by five years and make the bill contingent upon an appropriation by the Legislature. It would first require the Judicial Council, by July 1, 2032, to determine when each county court system can submit the required data; counties able to do so would begin quarterly reporting on January 1, 2033, and all counties would be required to comply by January 1, 2034.



Maria-Elena Durazo

SB 1296 (Durazo) Pet Mandates in Rental Property Advertisements and Applications.

CalRHA worked with the author's office on amendments to SB 1296. The bill would now require landlords who allow pets to keep a written pet policy, disclose it in specified online and application materials, and refund application fees in certain cases if the policy was not properly disclosed and take effect April 1, 2027.

The bill is pending on the Assembly Floor. **August Update:** The bill will require landlords who allow pets to keep a written pet policy, disclose it in specified online and application materials, and refund application fees in certain cases if the policy was not properly disclosed and take effect April 1,

SB 1371 (Durazo) Solid Waste Handling: Labor Disputes.

CalRHA is opposing **SB 1371**, along with a large coalition, because it would make trash service disruptions during labor disputes harder to prevent and harder to manage. **SB 1371** is pending in the Assembly Appropriations Committee. **August Update:** CalRHA is opposing **SB 1371**, along with a large coalition, because it would make trash service disruptions during labor disputes harder to prevent and harder to manage. **SB 1371** is pending on the Assembly Floor.

The Legislature will reconvene from Summer Recess on August 3, 2026 and work on bills in the fiscal/Appropriations Committees, where they need to pass before August 14th. Legislation will then need to pass the Floor and be sent to the Governor by August 31st. The Governor then has until September 30th to sign or veto legislation.

AUGUST UPDATE

Political Update

The Assembly and Senate Republicans voted to replace their leaders in the state. Alexandra (Ali) Macedo from Tulare has taken over for Assembly-member Heath Flora. Senator Roger Niello from Roseville has been voted in as the next Senate Republican Leader and will replace termed-out Brian Jones with the transition to occur in November. Democratic leadership is stable at this time and focused on the upcoming November election.

Legislative Update

The Legislature took up the Suspense files in the Appropriations Committees on August 13th, which determined the fate of hundreds of bills. Almost 1/3 of the bills on Suspense were held/died, which is typical compared to prior years.

The outcome of the bills is shown in blue text after July write-up.

The Legislature will now conduct Floor Sessions for the final two weeks of the legislative session and then the Governor then has until September 30th to sign or veto legislation.



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We encourage our Business Partners to submit articles of interest to masgazine@sbrpa.org. For more information about the program, please contact our Chairperson, Lori Zahn at Lori@LoriZahn.com or 805.451.2712.



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Lionheart Roofing crew at work on a commercial building rooftop.

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AE/AP Leadership Symposium

AE/AP Leadership Symposium

September 28 - September 30

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Join us for the 2026 AE/AP Leadership Symposium!

The AE/AP Leadership Symposium brings together Association Executive 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.

Registration

Early bird registration rate until August 31.

On-site registration rate starts September 1: \$275.

- If an Association Executive is also paying registration for their Affiliate Board President, please use the "Volunteer" registration option via the registration selections.

- Per above, there's also an option to register an Additional Volunteer.

- If an Affiliate Board President is registering themselves, please have them do so via the registration link using the "Volunteer" selection.

- Please note that registration is limited to members only. If you are having issues with registration, please reach out to your Resource Director to make sure your account is set up correctly.

Financial Assistance

Financial Assistance includes: One (1) registration for the Affiliate Association Executive, One (1) registration for the Affiliate Association Board Officer and Two (2) hotel nights for the Association Executive.

Support will be provided to Affiliate Associations with 75,000 units or fewer.

- Financial assistance requires a coupon code.
- Reach out to Linda Snell (lsnell@naahq.org) to secure the code.
- Registrations are not transferable.
- All registrations must be completed by Friday, September 11 to secure financial assistance.
- Book your own hotel reservation. NAA will move your reservation to the NAA master bill.
- Financial assistance is limited and available on a first-come, first-serve basis.

Speakers

Linda Caradine-Poinsett, PhD, MJ, MBA

Dr. Linda Caradine-Poinsett is a strategic leader with extensive executive experience in the nonprofit and association management sectors. She has served as the chief executive of several well-respected associations and foundations in the medical and dental industries. Dr. Caradine-Poinsett is known for cultivating meaningful relationships with key stakeholders, industry experts, and legislative leaders.



ensuring that her organizations thrive in a rapidly evolving landscape. Her leadership is marked by a deep commitment to governance, strategic planning, and leadership development, making her a trusted guide in achieving organizational growth and sustainability.

Erin Volland, MPA, CAE

Erin Volland, MPA, CAE is the Director of Consulting at Association Management Center (AMC) focused primarily on AMC's governance work. Erin has spent her career working in associations. She is a certified association executive and is a recipient of the Forty Under 40 Award. She has led member engagement as well as driven component relations strategy by developing healthy and viable state and specialty societies, sharing leading practices and assessing component performance against leading practices, and implementing leading practice resources. She has also served as a staff partner to advisory bodies, committees, task forces, workgroups, and boards.



SCHEDULE

Monday, September 28

- Attendee arrival
- 5:30 p.m. – 7:00 p.m. | Welcome Reception

Tuesday, September 29

- 8:00 a.m. – 9:00 a.m. | Breakfast
- 9:00 a.m. – 5:00 p.m. | Program
- 11:00 a.m. – 11:15 a.m. | Break
- 12:30 p.m. – 1:30 p.m. | Lunch
- 3:00 p.m. – 3:30 p.m. | Break
- Evening - dinner is on own.

Wednesday, September 30

- 8:00 a.m. – 8:45 a.m. | Breakfast
- 8:45 a.m. – 11:00 a.m. | Program
- 9:45 a.m. – 10:00 a.m. | Break
- 11:00 a.m. | Session Adjourns. On own for lunch.

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Illegal Immigration Surge Triggered 30% Rise in Home Prices and 20% Rise in Rents

US government researchers estimate that an increase in unauthorized immigrant workers boosted local employment roughly one for one, with little measurable effect on average wages. They found that however a 1% increase in unauthorized workers was associated with approximately 2.2% higher home prices and 1.4% higher rents, largely because housing supply did not keep pace with increased demand. Using this estimate, the economists calculated that unauthorized immigrant workers accounted for about a 30% increase of home prices and about a 20% increase in of rents in average metropolitan areas between March 2021 and March 2024. This does not mean immigration was the only cause of rising housing costs. The research also reports that net unauthorized immigration added roughly 7 million people in the US population during that period before slowing in mid-2024.

American's Spend More in Taxes Than They Spend on Food, Clothing and Shelter

Taxes are a major part of the U.S. affordability crisis. Americans collectively pay more in taxes than the spend on food, clothing, and housing combined. American pay roughly \$8.19 billion in taxes, including state and local, corporate income, property, payroll/social insurance and federal taxes and they spend \$7.39 billion on food, clothing, utilities, and housing spending. The total tax burden is substantial and holds families back from building better lives.

Fixing the Affordable Housing Problem

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Young families will move there in droves to take advantage of the American Dream. Schools will quickly be established, businesses will move there to serve the fledgling upstart town. More businesses will move there to take advantage of the opportunity to get into the area on the ground floor.

State Street Update

The SB City Council voted to extend Title 31, allowing State Street to remain in its current "closed to vehicle traffic" configuration while work continues on the State Street Master Plan. The final plan is expected to return to City Council for review and potential adoption.

The Council also directed staff to develop an interim operations and management plan. A community meeting on the interim operations plan is in the process of being scheduled.

Meanwhile there is plenty of available space for rent in every block on State Street...so at least there is that upside.

State Street's Interim, After Six Years – What Doesn't Work

The recent opinion piece by Santa Barbara Mayor Randy Rowse shows that after six years of closing downtown State Street to regular traffic, the city has learned what does not work—but is still choosing to maintain the status quo.

Rowse criticizes the lack of a promised interim plan or experimentation with reopening portions of the street, arguing that the "Promenade" concept has largely existed in name only. He says the closure has contributed to downtown stagnation, displaced traditional events such as parades and festivals, hurt property values and rents, created uncertainty for businesses, and made e-bike conflicts and public-safety concerns more prominent.

He advocates restoring vehicle circulation, not out of nostalgia or special concern for automobiles, but to improve access, retail activity, business viability, and city finances. At the same time, he points

to several positive developments—including new investments by the Santa Barbara Film Festival, Music Academy of the West, UCSB, and Yardi—as opportunities to revitalize downtown.

Cottage Hospital Named as One of California's Seven High-Cost Hospitals

Santa Barbara Cottage Hospital has been identified by California's Office of Health Care Affordability (OHCA) as one of just seven "high-cost" hospitals statewide, out of more than 400. The designation is based on unusually high commercial prices and spending—not on the quality of medical care.

Consumer advocates argue that Cottage's prices are contributing to the region's affordability problems and say high medical costs are forcing people to delay or skip care. OHCA has therefore imposed a stricter cost-growth target on the seven hospitals with potential penalties for noncompliance.

Cottage Health defended its nonprofit mission, pointing to financial assistance, community programs, research, education, and other investments. The central dispute is whether the hospital's high prices are justified by its services and regional role—or reflect the limited competition and strong market position of Cottage Health in Santa Barbara County.

New Federal Program Reduces Redundant Inspections for Housing Voucher Homes

When a landlord decides to rent a unit to someone who uses federal housing assistance vouchers, like Section 8 vouchers, that unit requires inspection. The 21st Century ROAD to Housing Act doesn't get rid of that inspection requirement wholesale. Rather, it cuts down on multiple inspections in quick succession. Inspections are now waived if a unit has been inspected as part of a requirement for other federal housing programs within the past year.

New landlords can now do "pre-inspections," getting the inspection requirement out of the way so that a low-income tenant can move into the property faster.

Between the city and county's housing authorities, there are approximately 6,700 federal housing vouchers (commitments by government to pay the rent) distributed to tenants.

Santa Barbara Housing Project Gets Okay to Switch From Rentals to Condos

The Santa Barbara Planning Commission approved

changing a proposed 50-unit housing development at 560 North La Cumbre Road from apartments for rent to condominiums for sale, which include 10 affordable units that will remain affordable despite the switch to condos.

The property owned by Hope Community Church was rezoned from single-family to multifamily homes as part of the county's Housing Element effort to meet state housing requirements. Neighbors voice concerns about increased traffic, the size and character of the project, and lack of public notification and community input before the project advanced.

Commissioner John Parke said that the commission was not reconsidering whether project should be built, only whether it could be sold as condominiums. He viewed the affordable for sale housing as a positive addition to the local housing mix.

Plants Do Well When Fed Plant Food. Global Warming Advocates Waking Up Because of New Data

International climate organizations, like the United Nations, are moving away from their earlier worst-case warming projections that were used to justify major changes to energy systems. Recent observations show a more positive environmental picture than was previously presented.

NASA satellite research shows substantial global vegetation growth over the past four decades, attributing most of this "greening" to higher atmospheric CO₂ concentrations. According to the post, elevated CO₂ improves plants water-use efficiency by allowing them to lose less moisture through their leaves, making vegetation more drought-resistant and enabling plant growth in previously arid regions such as the Sahel, the Middle East, and parts of Australia.

Roundabout Opens in Old Town Goleta

The new roundabout is now open at the intersection of Pine Avenue and Ekwill Street with one travel lane in each direction, providing northbound and southbound access on Pine Avenue to traffic marking another milestone in Project Connect. The project is designed to improve traffic flow and reduce congestion, increase safety for drivers, pedestrians, and bicyclists, replace the aging San Jose Creek bridge and improve flood protection, and create better east-west connections through Old Town Goleta. While some construction remains motorists should expect temporary lane changes, traffic controls, and occasional delays while additional work is completed.

The IPO Sonic Boom

The most significant outcome of SpaceX's public offering was not Elon Musk's immense wealth, but that roughly 4,400 employees became millionaires through company stock ownership. This demonstrates how manufacturing can create broad-based prosperity, benefiting not only engineers but also welders, electricians, machinists, technicians, mechanics, and other skilled tradespeople.

America's historical economic strength came from industries like aerospace, defense, and manufacturing, where wealth was shared across the workforce. Successful innovation depends on collaboration among scientists, engineers, technicians, and skilled labor—not on any single individual.

California's Central Coast has many advantages—including Vandenberg Space Force Base, strong universities, aerospace expertise, and skilled workers—but has failed to attract major aerospace manufacturing investments despite hosting many SpaceX launches.

Thousands Call for Public Safety, Environmental Regulation of a Proposed Giant Housing Development Adjacent to The Santa Barbara Mission

Community opposition is intense to a proposed 270 apartment, including 54 affordable units, eight-story development at 505 East Los Olivos Street. The project could reach a height of 112 feet, making it comparable to or taller than some of Santa Barbara's most prominent landmarks. Approximately 5,400 people signed a petition organized by the local nonprofit SAGE (Smart Action for Growth and Equity), calling for meaningful environmental review of the project. Particular concern is focused on wildfire risk and the flow of traffic during an evacuation from Mission Canyon.

Because the project qualifies under California's Builder's Remedy provisions, it can bypass many local zoning restrictions after the city missed a state housing update deadline.

Agricultural Production Reached \$2.2 Billion in Santa Barbara – Strawberries Lead the Way

Santa Barbara County's agricultural production reached an estimated \$2.2 billion in 2026. This represents an 11.5% increase compared to 2024, these figures represent gross value and do not account for production costs such as labor, planting, irrigation, harvesting, packaging, distribution, among other production activities reflecting the strength and

resilience of the local industry despite fluctuating markets, labor costs, weather, and water concerns.

High-value crops such as strawberries, wine grapes, and nursery products remained among the county's leading agricultural products, with berries continuing to be a major economic driver. The report emphasizes that agriculture supports thousands of local jobs and contributes significantly to Santa Barbara County's economy, while also reinforcing the region's national reputation for specialty crops and premium wine production.

Overeducated Liberals With Worthless Degrees are DSA's "Sweet Spot" Voter

Democratic Socialists of America (DSA) draws much of its support from a specific demographic: highly educated people with relatively low or middle incomes, particularly those with postgraduate degrees earning roughly \$30,000–\$60,000 annually. Nate Silver's analysis suggests this group is among the most consistently Democratic and liberal in the country.

Education and income normally rise together, but this group represents a break in that pattern. Many DSA members are college-educated but work in fields such as teaching, nonprofits, social work, or the public sector, where advanced credentials may not translate into high earnings. This as a form of "credentialed downward mobility" that may create frustration and openness to socialist politics.

Silver identifies higher-income people without college degrees as one of the most Republican-leaning groups. He also finds that highly educated, lower-income voters tend to be especially focused on cultural issues such as LGBTQ rights, race, the environment, and Israel-Palestine, sometimes more than on traditional economic issues like jobs and healthcare.

Karl Marx and Frederick Douglass

Karl Marx & Frederick Douglass were both born in 1818. Marx grew up in comfort, Douglass in chains. Marx thought the world owed him more comfort; Douglass only demanded liberty, and he'd do the rest.

Unsurprising. The most resentful people in the US are those who believe they are owed everything and fail; the least resentful are those who were given nothing and achieve. Put me down as a Frederick Douglass supporter.

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

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Zach.saleh@lionheartkc.com
(913) 777-8823

Raymon Arias Construction
(805) 965-4158

COIN-OPERATED LAUNDRY

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

HEATING/AIR

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

INSURANCE

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

LOCKSMITHS

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

MUSEUM

Bosse Toy Train Museum
www.bossetoytrainmuseum.org
info@bossetoytrainmuseum.org
(805) 708-4444

PAINTING

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

PAVING

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



PRINTING

Sundance Press

www.sundancepress.com
(520) 622-5233

PROPERTY MANAGEMENT

Bristol Property Management

info@bristolsb.com
(805) 963-5945

DMH Properties

danielleholzer@dmhproperties.net
(805) 962-3707

Link Rental Property Management

www.link.realestate
hello@link.realestate
(805) 801-6498

Sandpiper Property Management

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

Tower Property Management & Maintenance Services

TowerPM.org
TowerMail@gmail.com
(805) 740-0023

REAL ESTATE

Battaglia Commercial Real Estate

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

Beachside Partners Lori Zahn

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

Berkshire Hathaway Ken Switzer

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

Coastal Housing Partnership

rentals.coastalhousing.org
corby@coastalhousing.org

Four Seasons Properties Robin Lacks

www.Fourseasonsluxuryhomes.com
robinlacks@gmail.com
(805) 452-9935

Hayes Commercial

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

Radius Group - The Golis Team

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

Spectrum Realty

www.spectrumrealty.com
(805) 681-6268

SOFTWARE

YARDI

www.yardi.com
(805) 699-2040

WATER TECHNOLOGY

Sol Wave Water Steve Nipper

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

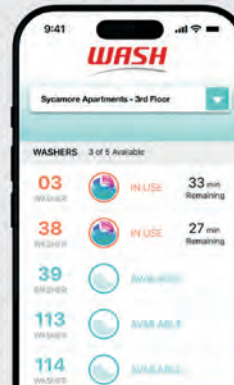
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