

A TIME FOR CHOOSING

NOVEMBER 3, 2026



Eric Friedman on Property Rights, Rent Control, and SB's Future

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October 2026



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President's Message

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



This month's message starts with something big - [News Flash – Win for Apartment Owners](#)

The 1st District Court of Appeal in San Francisco on Friday, September 11th, upheld a Judge's decision that has prevented Proposition M from taking effect since 54.5% of voters approved in November of 2022. This proposition would have imposed a vacancy tax on those apartments that had stood vacant for six months or more.

In *Debbane v. City and County of San Francisco*, Docket No. A172067, the Court of Appeal upheld the decision that declared this vacancy tax an unconstitutional "taking" of private property stating that the Ellis Act (California Government Code sections 7060-7060.7) grants property owners both "the right to enter the rental market" and "the right to exit the rental market" and to remain out of it as stated by Justice Kathleen Banke in a 3-0 ruling.

This is very significant for Santa Barbara property owners since the City Council has threatened to impose a vacancy tax at some point.

This could also have significant impact on the "additional requirements" for going out of business under Santa Barbara Municipal Code section 26.50.100 that went into effect on January 27, 2026 pursuant to Ordinance 6207 that require that if one unit is taken off the market, all units on the parcel must be taken off the market at the same time and those units cannot be rented for a period of five years after their removal from the market.

Meanwhile, in the *SBRPA v. City of Santa Barbara* case, we are still working out the pleadings challenges. The Opposition to the City's new Motion to Dismiss was filed and we just received the City's Reply Brief. The District Court will no doubt take this under submission without oral argument and give us a ruling within the next few weeks. We will keep you informed.

The City Council agenda for September 22, 2026 contains agenda item 12 bringing back the updated Rent Stabilization Ordinance adding section 26.90 to the Municipal Code and section 26.100 adding a Rental Registry to the Housing Chapter. The agenda further includes a proposal Amending Resolution No. 2026-057, Adopting the Budget for Fiscal Year 2027, to Approve an Allocation in the Fiscal

Year 2027 Expenditure Appropriations in the Measure I Flexible Housing and Homelessness Fund in the Amount of \$500,000 to Support the Implementation of a Residential Rent Stabilization Program and Rental Registry.

The revised Rent Stabilization Ordinance includes the following elements:

- Base rent remains tied to December 16, 2025;
- Annual general adjustment remains the lesser of 60% of the change in the Consumer Price Index or 3%;
- One-increase-per-twelve-month rule, and the January 1, 2027 operative date are unchanged;
- Capital Improvement Petition pass-through remains capped at 10% of monthly rent or \$100, whichever is less; and
- The Rent Stabilization Board remains a seven-member body with a four-vote threshold.

Staff has the audacity to state that it will introduce and subsequently adopt an "Ordinance of the Council of the City of Santa Barbara Amending the Santa Barbara Municipal Code to Preserve Affordable Housing and **Protect Tenant and Landlord Rights by the Addition of Chapter 26.90 Relating to Residential Rent Stabilization and Chapter 26.100 Relating to Residential Rental Registry.**" (Emphasis added.) This hardly protects landlord rights in any way, shape or form. The RSO takes away landlord rights and eliminates what few protections for landlords that may still exist.

It gets worse.



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1. There is a new requirement for Capital Improvement Plans. Section 26.90.100, which previously dealt with the rental registry, now relates to capital improvement plans and **establishes a pre-approval process that must be completed before a special rent increase petition may be filed for a capital improvement pass-through.** The details of this new requirement are discussed later in this report.

So, now housing providers have to go through a PRE-approval process BEFORE they can file for permission for a special rent increase petition for capital improvement pass-throughs. What housing provider is going to want to do any capital improvements under these onerous conditions thus sending the aging housing stock further into disrepair.

2. Consolidated notice requirement. Section 26.90.110, which previously related to rental registry, now consolidates notice requirements and **creates a tenant disclosure package tied to the lease offer requirements of Municipal Code Section 26.40.010.**

It takes approximately an hour now to put together a Notice of Termination that encompasses all of the notices to the tenants of rights going from one section of the Housing chapter to the next. The exemptions are all over the place so each section must be read with great care because the exemptions are NOT the same for Just Cause as they are for Rent Cap. So, now we are facing yet more disclosures to be made to the tenant in this new idea of a tenant disclosure package tied to the lease offer requirements?

The exemptions that were allowed have been reduced to 3 categories down from 9.

Owner-occupied duplexes are now covered under the Rent Stabilization Program. The exemption contained in the Public Review Draft for rentals in a two-unit structure in which the owner occupies one unit as a principal residence at the inception of the tenancy and continues in occupancy has been deleted.

Deed-restricted affordable housing owned, operated or managed by a public agency or non-profit organization and subject to a recorded affordability covenant has also been removed from exemptions.

All other clarifying exemptions, for example transient rentals, student housing operated by educational institutions, and other institutional and service program housing, have all been deleted.

The new draft includes something called "Base rent anti-circumvention." For a tenancy that commenced

on or before December 16, 2025, the base rent applies notwithstanding any provision of a new or amended rental agreement purporting to establish a higher rent. "This provision was added to foreclose attempts by some landlords to use lease language, particularly during the temporary rent moratorium, to circumvent the law." Staff report.

The RSO has created a new definition of "rent increase."

"A rent increase includes any reduction, suspension or termination of a housing service, absent a simultaneous and corresponding reduction in rent. This was implied in the Public Review Draft but has now been made specific."

Services provided to tenants have been expanded.

"The definition of housing services has been clarified and broadened to name heating, ventilation and air conditioning (**HVAC**); **electricity, gas, internet, telecommunications, sewer, and refuse collection; access rights; and the right to keep a specified number of pets.** Telephone services are subsumed within telecommunications."

The definition of "rent" has been expanded.

"Rent" now includes: "the value of any non-monetary consideration a tenant provides or that a landlord demands in connection with occupancy or the provision of housing services for a rental unit."

The definition of "capital improvements" has been changed.

The definition now ties the amortization requirement to the federal income tax law, excludes improvements primarily relating to a service or amenity for which tenants pay separately from rent, and broadens the exclusion for corrective work to any notice of violation or other notice by a government agency ordering repairs.

The Program Administrator has been given authority to designate a comparable index by regulation if no qualifying index is published. It appears that the Program Administrator gets to decide if a "qualifying index" exists.

It gets worse and worse.

Rights are reduced and burdens are expanded.

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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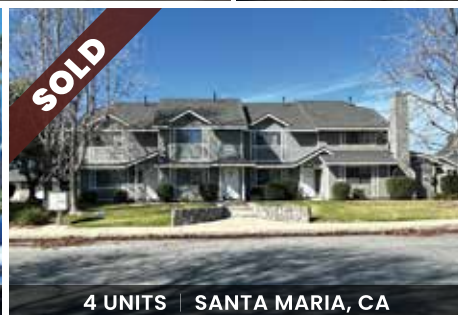
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SBRPA Calendar



Upcoming Events

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

october 2026

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	SBRPA Coffee Time	9	10
11		13	14	15	16	17
18	19	20	NAA webinar	22	23	24
25	26	27	28	29	30	 HALLOWEEN



2026 Q4 Events and Programs

Assembly of Delegates (AOD)

Wednesday-Friday, November 11-13, 2026
1515 Wyandotte St, Loews Kansas City, KC, MO

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. See page 37 for more information.

NAA's Monthly Advocacy and Legal Webinar

Join us for our popular webinar series, National Apartment Association's (NAA) Monthly Advocacy and Legal Webinar (ALW). This series is hosted by NAA staff, exclusively for the association's members and affiliate partners.

This webinar takes place on the third Wednesday of each month at 2 p.m. ET. Please note some dates have been adjusted to avoid scheduling conflicts with NAA events.

- Wednesday, October 21, 2026
- Wednesday, November 18, 2026
- Wednesday, December 16, 2026

See page 39 for more information.

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



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Q&A

ERIC FRIEDMAN

Property Rights, Rent Control, and SB's Future

SBRPA: As mayor, what will be your defining accomplishment during your first term if elected?

My defining accomplishment as Mayor will be proving that Santa Barbara can tackle its affordability crisis without sacrificing fiscal discipline. My first term will demonstrate measurable progress in affordable housing that's built and occupied, a downtown that's genuinely thriving again, and a city budget with a healthy reserve that is sustainably balanced for the long term.

I've spent eight years proving I can deliver results through the

Local Housing Trust Fund, Library Plaza, and disciplined budgeting on the Finance Committee. As Mayor, my first term will be defined by scaling that same approach citywide, so families who work here can afford to live here, and Santa Barbara's downtown corridor reflects the vibrant, accessible future residents deserve and the public trust has been restored when it comes to the city finances.

SBRPA: Within the first 90-days of your term as mayor, name three proposals or direction to staff that will contribute to the economic vitality and development in the City?

Within my first 90 days, I will direct staff to focus on three concrete priorities that lay the groundwork for successful economic vitality.

First, an early review of the budget that is focused on the next three-year forecast. An immediate focus on the budget is especially important for the three new Council members. From their first day in office we need to ensure they understand the current budget



budget challenges and what choices will need to be made in order to maintain services the public demands. Doing so will also make clear to residents and businesses where the state of the city finances are so they know what to expect.

Eric Friedman grew up in Santa Barbara County where he is raising his sons with his wife, Julie. He has 25 years of local public and volunteer service that includes serving on the Santa Barbara City Council since 2018 and fourteen years as a staff assistant at the Board of Supervisors.

His leadership created the *Local Housing Trust Fund*, funded the award-winning Library Plaza renovation, and he has made fiscal discipline a foundation of his service. Eric also serves on regional and statewide committees focused on increasing water security and coastal land-use planning.

He holds a Master of Public Administration from Cal State Northridge and a B.A. in History from the University of Notre Dame.

Second, proactive community engagement on State Street. I will work with the City Administrator to initiate structured focus groups and planning sessions

with residents, business owners, and property owners, so the State Street Master Plan and Paseo Nuevo redevelopment reflect what our community wants and develop a realistic plan for funding and an interim operations plan that meets the needs of the local businesses that are left out.

Third, prioritizing housing production, with an emphasis on downtown. We will look at city-owned land, streamlined permitting, and partnership opportunities, to accelerate affordable housing production immediately, because economic vitality starts with people being able to afford to live in the city where they work.

Eric is a man with a diverse background – a Trader Joe’s worker, a former staffer for Rep. Salud Carbajal, and the current Santa Barbara City Council representative for District 5.

SBRPA: We have heard the term “Affordability Crisis” as a reason to deny a small sector of our community the right to raise rents up the allowable State Rent Control level. Given that this “Affordability Crisis” does not require any tenant to demonstrate a financial hardship when in fact the Tenant may have more expendable income than the housing provider, explain your reasoning to support the RSO as drafted to a landlord who may go into debt, foreclosure, bankruptcy because of City Council actions? Or if you don’t support the RSO, how do you explain your reasoning to those who can no longer afford to live in the city?

I understand the frustration behind this question, and I think it's fair to acknowledge upfront that rent stabilization policy involves tradeoffs on both sides, tenants facing housing insecurity, and independent local rental owners facing financial pressure of their own. Both sides need to be considered in this policy discussion.

That said, I don't support the ordinance for many reasons, including that it leads to higher rents overall, fewer rentals on the market, a reduction in maintenance on properties, and local owners selling to out-of-town investors who don't have the best interests of our city in mind. That ultimately hurts the same tenants the policy is meant to protect.

For renters who are facing an affordability crisis, it is important to learn if they are eligible for any public assistance for existing units or those that are coming online. While there may be short term benefits in the ordinance, they may not live in a unit that has those benefits, so rents will rise. They need to understand this fact. They may also be faced with a situation where a local property owner sells, which can lead to even

more instability. Time is of the essence to find solutions that include new production and creative ideas such as employer sponsored housing or a limited voucher program to assist with expenses such as move in costs. Unfortunately, this situation was created over decades of no-growth policies, so now we must fast track a response on the production side.

Finally, the City has passed a number of rental protections, so it is important that they know their rights and how to protect themselves from evictions that don't follow the ordinances in place.

Good policy has to work for all parties involved.

“The mayor has a unique ability to bring the council together and try to find those common points of interest on some of the issues that have been dividing us, whether it’s State Street, housing issues, economic development.”

Eric Friedman, Noozhawk, 1/7/2026



image courtesy of Noozhawk

Eric Friedman has been the City Council Representative for District 5 since 2017, an area that includes upper State Street, Las Positas, La Cumbre, and San Roque.

SBRPA: State Street Master Plan and the RSO - rent stabilization ordinance are two major policies intended to help Santa Barbara, but both carry significant economic tradeoffs. What specific, measurable results would you use to determine whether each policy is actually working, and what evidence would cause you to reconsider your position?

Good policy has to be judged by results, and I'd hold both of these to that standard.

For the State Street Master Plan, I'd measure success through concrete, trackable indicators: vacancy rates along the corridor, foot traffic and sales tax revenue generated by State Street businesses, the pace and cost of actual project completion against the \$96 million estimate, and direct feedback from residents and business owners through the kind of structured engagement I'd prioritize in my first 90 days. If vacancy rates keep climbing, if costs continue to balloon without expected progress of implementing the plan, or if residents and business owners tell us the plan isn't reflecting what they asked for, that's feedback I'd take seriously and use to adjust our approach.

For the Rent Stabilization Ordinance, I'd track whether it's achieving its intended purpose, protecting tenants from bad-faith evictions and destabilizing rent increases. I've been upfront about the consequences we can expect, such as independent local rental owners removing units from the market or reducing investment in current properties, or whether our overall housing supply is growing or shrinking as a result. If the data showed the RSO was meaningfully discouraging new rental housing or driving property owners out of the market altogether, that would be evidence to make adjustments. A policy that protects some tenants while shrinking the housing supply for everyone else isn't achieving what it sets out to do.

Eric Friedman and Kristen Sneddon, current City Council representatives, are considered the front runners in the Mayoral race. Also running are David Matthew Kilrain, Mark Redmond, Wendy Sims-Moten and Michael Stilwell.

SBRPA: State Street Master Plan's estimated financial liability is \$96M, how much of that price tag will you be asking the citizens of Santa Barbara to cover via enhanced fees, additional or new taxes, or assessments?



My goal is to minimize what residents are asked to cover through new fees, taxes, or assessments. Before asking taxpayers for additional revenue, I will work with the City Administrator to come up with a funding plan that emphasizes State and Federal funding sources, use of one-time funds, along with public-private partnerships similar to what we achieved with Library Plaza. It is important that local funds, such as Measure C, that were intended to prioritize other projects remain committed to their original purposes, such as the two fire stations that need to be relocated. The funding plan will be made available for public review and input.

Residents should not be asked to shoulder a \$96 million liability without first exhausting every available funding mechanism and partnership opportunity. That means pursuing state and regional infrastructure funding sources and bringing private investment to the table wherever possible.

I will only consider new revenue measures after all other options are exhausted and a clear case can be made that there will be positive return on investment.

“We have to find a way to improve the circulation and let the public, whether it's the businesses or the longtime Santa Barbara folks who have had a lot of change, be able to say, ‘we want to come downtown again.’”

Eric Friedman, Santa Barbara Talks with Josh Molina

This kind of discipline is exactly what a project like State Street requires. State Street is one of Santa Barbara's greatest assets. It's a main attraction that should work for the city, for residents, and for the visitors who contribute to our local economy. Getting this investment right means building a State Street that becomes both an economic engine and a beloved gathering place for generations to come. Santa Barbara residents deserve a Mayor who treats this \$96 million investment as the serious fiscal responsibility it is.

SBRPA: Santa Barbara's 6th-cycle RHNA is 8,001 units through 2031. From mid-2022 through 2025 the city issued permits for only a small slice of that target; 2025 itself was 255 permits, heavily skewed to above-moderate units. The housing element is now certified, so new Builder's Remedy filings should have stopped, but projects filed in the gap—especially the 270-unit, eight-story proposal at 505 E. Los Olivos near the Mission. Do you support the 8001-unit requirement since the city is facing an “Affordability Crisis”? What needs to happen to ensure city compliance?

The 8,001-unit RHNA is a target the city must make a good faith effort to achieve, or else risk losing further local control. The permit numbers you've cited make clear exactly why we can't afford to fall further behind. 255 permits in 2025, heavily skewed to above-moderate units is an absolute shortfall against a state mandate, and a direct reflection of why families and workers can't find housing they can afford here. However, there are some larger projects in the pipeline that we need to recognize, such as Paseo Nuevo and La Cumbre Plaza that will positively impact those numbers.

To increase supply, the city needs to prioritize housing in strategic areas, such as downtown, that also contributes to economic vitality and rejuvenation. That means continuing to streamline our permitting and approval process so qualifying projects, especially those including affordable units, aren't stuck in delays that add cost and discourage development. It also means re-evaluating density, again in specific areas and fully supporting adaptive reuse.

Since the 505 East Los Olivos property is currently under review, I cannot comment on the specifics of the project at this stage, or I risk having to recuse myself from any future hearings. It is important that a fair hearing takes place through the established planning processes and that the public has opportunity to provide input, along with proper review of impacts to emergency planning, cultural resources and other community concerns.



Artist's rendering of proposed project at 505 E Olivos property behind the SB Mission. image sagesb.org

SBRPA: The Supreme Court has ruled that Housing Providers are protected from local regulation overreach if they are denied a "Fair Rate of Return" on their rental housing. The Santa Barbara draft RSO has a provision providing a petition process to

demonstrate a "Fair Rate of Return." Since the Fair Rate of Return is a constitutional right, should the Fair Rate of Return petition process be discretionary or ministerial?

A responsible decision on 'discretionary' or 'ministerial' needs a full legal review from the City Attorney's office. Ultimately

the process needs to be fair, transparent, and accessible to housing providers seeking to demonstrate a fair rate of return in order to avoid constitutional issues. The process must be tested with legal guidance to ensure it withstands scrutiny, rather than adopting a standard that's vulnerable to litigation down the road.



The first Mayoral debate held at the New Vic Theater with candidates Eric Friedman, Wendy Sims-Moten, and Kristen Sneddon.

To see the full debate, go to <https://www.facebook.com/reel/2497838874060075>

SBRPA: Under California law, the Costa-Hawkins Act exempts specific properties from Rent Control. Would you support a Statewide repeal of Costa Hawkins in full or in part? If yes, what type of units (SFR, Condos) would you exclude from the Costa-Hawkins protections?

Any reform to Costa Hawkins needs to be thoughtful about the specifics, including which unit types, single-family homes, condos, newer construction, should be included or excluded, since these carry different tradeoffs for housing supply and viability for local owners to continue investing in the market. The most critical component to addressing housing costs is increasing supply. Any changes could disincentivize production, which would have long-term consequences for affordability. Any decision on whether to repeal all or some of Costa Hawkins would need to be evaluate these potential impacts to new supply before any decision is made.

SBRPA: A rental registry and rent board adds staff, legal risk, and ongoing cost to the City. In a year when contingency reserves are diminished, how would you pay for the additional administration expenses, and what is your threshold for repealing or loosening the ordinance if vacancy falls, petitions explode, or litigation costs exceed the benefit?

Given the fiscal discipline I've brought to the city's budget for eight years, I don't believe we should launch new administrative structures, like a rental registry or rent board, without a clear, sustainable funding plan that doesn't rely on our already diminished reserves. Costs need to be covered through dedicated fees tied directly to the program, such as registry or petition fees paid by participants in the system, rather than pulling from the General Fund or reserves that are meant to protect the city in a genuine emergency. These are costs that need to be shared by owners and renters.

On the second question, it is important to set measurable benchmarks before implementation. This means tracking vacancy rates, petition volume, and litigation costs against projected benefits from day one, with a built-in review period where the Council revisits the ordinance based on that data. Any policy that starts generating more litigation costs and administrative burdens rather than tenant protection benefit needs to be revisited.

SBRPA: In 2024, a Statewide ballot initiative to repeal Costa-Hawkins, Prop 33 went down to defeat by a significant margin in SB county with 38% voting yes and 62% voting no. Yet the current City Council refused to allow the voters of Santa Barbara the option to vote on a RSO

ballot measure. Given the overwhelming voter preference to keep Costa-Hawkins and the divided community pitting

Tenants vs. Landlords, would you now support allowing voters to decide the fate of the RSO?

I support having this placed on the ballot for the public to decide. This would need to have an education campaign and a full understanding of the implications of the ordinance, both pro and con so the public can make an informed decision. To be clear, this isn't designing a new ordinance, it is simply whether the adopted ordinance is something the community supports. Allowing the people to vote on whether to keep or repeal the adopted ordinance, has now affect on flexibility should it need to be changed at some point.

SBRPA: What specific changes to the city process will you champion to lower the time and cost to develop multi-family, commercial, retail, or Tenant Improvements in the City?

I will continue to advocate for streamlining our Community Development process, building on the reforms I've already supported. Applicants must have predictable timelines rather than open-ended delays. Specifically, I will champion clear service-level timelines for permit review at each stage, improved coordination, from the start, between departments so applicants aren't bounced between offices, expanded use of technology to track project status, and continued expansion of the Adaptive Reuse Ordinance model that's already reduced costs for converting existing commercial space to housing. I also support pre-approved plan sets and standardized review criteria for projects meeting clear community standards, so staff time is focused on projects that

require closer scrutiny. This is demonstrated in my support for the Better Buildings pilot program and Pathways to Yes initiative within the Community Development Department. I also support using vacant city land or other lots, such as building on top of parking lots while keeping the parking, to reduce the costs of project. This would come with a commitment to increase the number of affordable units.

SBRPA: Do you support revenue enhancements to include: Vacancy Tax on Commercial or Residential Properties in order to balance the city budget and restore reserve funds that have been used as a stopgap? Do you support increasing the Transfer Tax on all properties within the City?

I have strong concerns with a vacancy tax since it is a tax designed to change behavior that does not necessarily produce revenue. The City Finance Director has presented information that a vacancy tax is expensive

to administer and enforce, and it could cost more than the revenue it produces. I'm also cautious about the transfer tax since a broad increase affects every property transaction, not just those directly tied to the housing or vacancy issues we're trying to solve. My standard for any new revenue measure is the same: the city should exhaust efficiency and existing resources first while expanding our economic base beyond tourism, tech and taxes. Any new tax needs a clear, transparent scope that produces value for all residents.



Rep. Salud Carbajal, D-Santa Barbara, endorsed Eric Friedman for Santa Barbara mayor.

"With Eric as Mayor, Santa Barbara will have steady, responsible leadership and I am proud to endorse him."

Salud Carbajal, Santa Barbara NewsPress, 9/1/2026.

SBRPA: Do you support Proposition 43, the Howard-Jarvis "Save Proposition 13" ballot initiative?

I don't support prop 43 for the following reasons. Local governments are getting squeezed by factors out of their control. From State and Federal mandates to high inflation costs and other factors. Yet the public relies upon the services that local governments provide more than any level of

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Q&A from page 15

government. For example, public safety costs are rising faster than revenues can grow. If the public wants to fund public safety, or other services, it should be a fair vote in the same manner it is today. So, the question we need be asking is, if the public places a measure on the ballot, should a small minority of voters dictate to the majority whether or not those local services continue to be funded? In this case, where it is the public who placed the ballot measure, my preference is to let the public decide by a fair majority vote.

SBRPA: Are there any Departments, programs or elements in local government you would consider eliminating or reducing as a measure to reduce the city's financial exposure?

I believe every department should operate with clear objectives, a defined scope of work, and specific duties and projects they're accountable for delivering. That structure should be what determines their budget and their capacity.

These decisions can't be made without year-over-year data. Departments face different challenges at different times, and viewing their capacity and funding through that lens, and understanding that circumstances change, helps the city staff and prepare appropriately rather than react after the fact.

Any reductions would need to be evaluated holistically so any impacts are fully understood. It would be more effective to evaluate vacant positions as they arise to determine if they are still meeting a specific need.

SBRPA: Do you support reducing the number of Sworn Peace Officers and/or SBPD support staff authorized as of April 1, 2026?

No. I have consistently supported ensuring our Police Department has the staffing and resources it needs, including voting to move our new police station forward. I don't support reducing sworn officers or support staff levels.

Editor's Note: SBRPA reached out to the two frontrunner candidates vying to be the next mayor of Santa Barbara. Both Kristen Sneddon and Eric Friedman agreed to participate in the Q&A. Both candidates were given the same questions and same amount of time to respond. Mr. Friedman provided answers to the SBRPA questions and responded within the specified timeframe. Ms. Sneddon did not provide answers to the SBRPA questions.

ERIC'S PRIORITIES

Working for Santa Barbara

Eric's focus as mayor will be making sure that opportunity reaches the people who call Santa Barbara home through affordable housing, strong schools and libraries, and public services you can count on.



Affordable Housing



Fiscal Responsibility



Emergency Preparedness & Response



Environmental Sustainability

*The above is from Eric's webpage.
For more information, <https://www.voteericfriedman.com>*




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\$8,700,000



6 of 8 luxury beach-area units under landlord control, all large 2-BR's 440PorLaMar.com

2 OCEANFRONT 4-PLEXES
\$7,200,000



Total of 8 large high-cash-flow student rental units, \$750K annual

6 UNITS NEAR UCSB
\$4,550,000



Large oceanfront units near campus \$467K annual 6531DelPlaya.com

8 UNITS BY EAST BEACH
\$4,395,000



Premier location with big upside 412CoronaDelMar.com

ISLA VISTA CASH FLOW
\$3,800,000



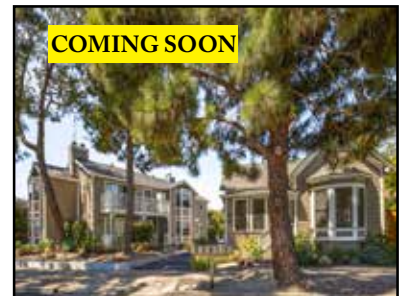
2 large duplexes, recent permitted cutback, 8.5%-9% est. cap rate

8 UNITS UPPER STATE AREA
\$3,295,000



Existing cap rate near mid-5%'s, great location 3432Richland.com

DUPLEX/HOUSE + 4 UNITS
\$2,750,000



Great value as straight investment or as owner-occ + good income

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Meet the BOD



Robert Rauchhaus, Director

A New Board Member's Perspective: Why Rent Control Fails the People It's Meant to Help

I'm honored to be joining the SBRPA Board of Directors, and I want to use this first newsletter contribution to introduce myself and explain why rent control is an issue I care about — not just professionally, but personally.

I was raised in Santa Barbara. My parents immigrated to the United States in the 1950s to pursue the American Dream, and they succeeded in doing so. Growing up in the 1970s and '80s working in their retail business on State Street, I saw firsthand that if you worked hard and played by fair rules, you could build something for yourself and your family.

After graduating Santa Barbara High School, I left Santa Barbara for Army basic training, then college, then work in consulting. While earning my BA, MA, and PhD in international relations from UC Berkeley, I spent ten years living in the Bay Area, much of it in Berkeley. Thanks to some of the oldest and most rigorously rent-controlled policies in the country, Berkeley was a dump. Not because Berkeley lacks money or beautiful old housing stock — it has plenty of both — but because rent control strips landlords of any incentive to maintain what they own. I watched buildings decay in real time: peeling paint, ancient plumbing, deferred repairs that never got made because there was no financial reason to make them.

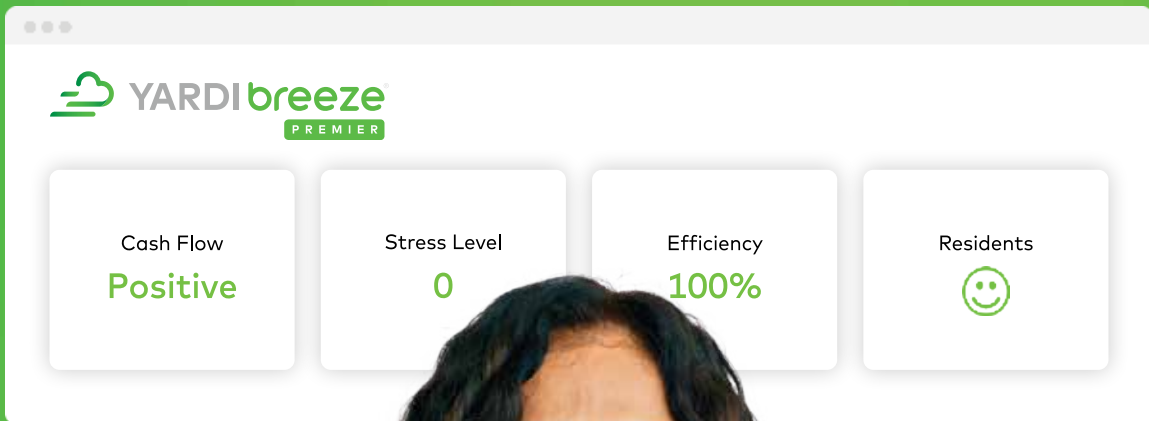


Bay area housing, 1971. Image Instagram

That's not a policy accident. It's the entirely predictable result of rent control's incentive structure, and it shows up the same way in every city that adopts it. Here's the honest accounting:

- Deferred maintenance. When rent is capped but repair costs aren't, every dollar spent on upkeep produces a smaller — often negative — return. Owners rationally stop investing, and the housing stock quietly rots.
- Frozen turnover. Long-term tenants have every incentive to hang onto a rent-controlled unit forever, whether they need it or not, because giving it up means losing an irreplaceable discount. Units stop circulating to the people who actually need them.
- Vacation-home hoarding. As I saw firsthand, deeply discounted units get held as second homes, storage, or convenience housing by people who could easily afford market rate — a direct transfer from the housing-insecure to the already-comfortable.
- Supply shrinkage. Developers and owners avoid building or maintaining rental housing in rent-controlled markets, because the long-term economics no longer pencil out. Over time, the supply that would otherwise ease the housing crunch simply never gets built.
- A shrinking, unfair beneficiary class. Rent control protects whoever happens to hold a unit on the day it passes — not the people who need housing most. New renters, young families, and anyone trying to move into the city get shut out entirely.
- Disinvestment at the neighborhood level. Multiply deferred maintenance and frozen turnover across an entire city for decades, and you get exactly what Berkeley became: a market where scarcity and decay reinforce each other, year after year.
- A false promise. Rent control is sold as protection for tenants. In practice, it protects a shrinking, increasingly arbitrary set of long-term occupants at the direct expense of everyone else trying to find a place to live.

Continued on page 21



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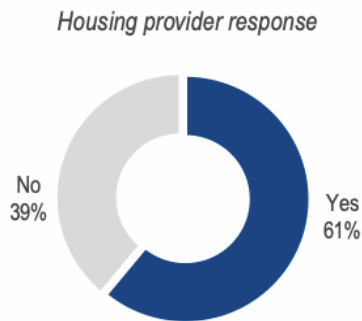


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Deferred Maintenance

61% of housing providers have or anticipate the need to defer work on rent-regulated properties



Examples of actions

- Forgoing nonessential maintenance and improvements
- Opting to repair instead of replace
- Selecting replacements based on short-term cost savings instead of long-term benefits
- Scaling back or capping improvement spending
- Scaling back or capping renovation spending

In late 2022 and early 2023, the National Apartment Association (NAA) commissioned a study of 3 areas impacted by rent control policies & proposals, including Santa Barbara. Above is the data results for "deferred maintenance."

The full article, "Examining the Unintended Consequences of Rent Control Policies in Cities Across America" is available on the NAA website.

I raise all of this now because Santa Barbara is at a real decision point on these same policies. Our association's federal lawsuit challenging the city's temporary rent freeze hit a procedural setback in July — the court wanted more factual specificity — but the door was left open for an amended complaint, and the core takings-claim hasn't been decided on the merits. That fight is ongoing, and the city is moving in parallel to draft a permanent rent stabilization ordinance.

This is exactly the moment for SBRPA to make the substantive case, not just the legal one, for why this path leads somewhere bad for tenants and owners alike. I didn't need a textbook to tell me where that road leads — I lived it, in a city that still hasn't recovered.

A bit more about my professional background: I've spent my career in M&A advisory and business brokering, including time at McKinsey & Company and independently as a consultant. I've held university appointments along the way, but my real passion has always been the private sector. Over time I've increasingly focused on commercial real estate — and I'm not just a broker, I own commercial property myself, including multifamily.

I'm looking forward to serving on this board and bringing both halves of that background — the research and the real-world experience — to bear on the issues in front of us. If any members want to talk specifics, my door and email are open.

Robert Rauchhaus
Email: robert@rauchhaus.com
PH: 805-705-8512

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
- Voter outreach and public education
- 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.

We need your help now.

Donate online:

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

Scan the QR code:



Help Save Santa Barbara Housing Committee

Sponsored by *Santa Barbara Rental Property Association Issues Political Action Committee*

SANTA BARBARA RENT CONTROL UPDATE

WHAT HAPPENED AND WHAT COMES NEXT



On September 22nd, the Santa Barbara City Council voted 4–3 to move forward with a permanent Residential Rent Stabilization Ordinance (RSO). Because Council made several changes during the hearing, the ordinance was not formally introduced that night. Instead, staff was directed to incorporate the amendments and return the revised ordinance to Council.

WHAT WILL BE IN THE NEW ORDINANCE?



Which Units Are Subject?

Nearly all rental units, including single-family homes, condos, and new construction (after Feb. 1, 1995).
Owner-occupied duplexes are not exempt.



Rent Caps

Capped at 60% of CPI, with a maximum **increase of 3%**.
If CPI is negative, the allowable increase is 0%.



No Banking

No banking of unused increases.
Rent caps allowed once every 12 months.



Citywide Rental Registry

Everyone must register except an owner-occupied unit where the owner and tenants share common facilities.



Rent Stabilization Board

At least 4 of 7 members are guaranteed as tenants, with no guarantee for housing providers or property managers.



Three Petition Processes

- Tenant petitions (lower rent)
- Capital improvement petitions
- Fair return petitions (above cap)



Relocation Payments (Under 30 Days)

\$150 per household per day for lodging plus \$30 per occupant per day for meals.



Program Costs and Fees

Estimated **\$2 million–\$2.4 million** annually. Property providers will pay a registration fee (50% may be passed through to tenants).

IMPLEMENTATION TIMELINE



Ordinance Introduction

Revised ordinance returns to Council on the Consent Calendar for formal introduction.



Second Reading and Adoption

Ordinance returns on the Consent Calendar for second reading and official adoption.



Permanent Rent Control Begins

Existing temporary rent freeze expires Dec. 31, 2026.



First Registration Deadline

Units subject to rent control must be registered by April 1, 2027, or within 30 days after the City's registry system becomes available.



Second Registration Deadline

Exempt rental units must register.



Registry Enforcement Begins

Unregistered units cannot be advertised, rent cannot be demanded, an owner cannot obtain a rent adjustment, and an eviction while the unit remains unregistered.

WHAT HAPPENS NEXT: REFERENDUM



30 DAYS TO COLLECT SIGNATURES

Once the ordinance is officially adopted on October 6th, Save Santa Barbara Housing will have just 30 days to collect enough valid signatures to qualify a referendum for the ballot.



5,335 VALID SIGNATURES REQUIRED

From registered voters in the City of Santa Barbara. Because some signatures may be invalid, substantially more than the minimum will need to be collected.



ONCE THE REFERENDUM QUALIFIES

The ordinance will be **frozen** and will not take effect while the referendum is pending. The City Council will then decide whether to repeal the ordinance or send it to voters.



WHO IS SAVE SANTA BARBARA HOUSING?

A coalition of local housing providers, residents and community members working to qualify the referendum and give voters the opportunity to decide the future of the City's rent control ordinance.



The campaign estimates approximately **\$550,000** is needed to qualify the referendum, primarily for legal and compliance costs, petition preparation, professional signature gathering and signature verification.

HOW CAN YOU HELP?



Contribute

Support the referendum qualification effort.



Help Gather Signatures

During the 30-day petition period.



Share Information

With property owners, residents and registered voters.



Learn more about Save Santa Barbara Housing and how to get involved.

www.savesantabarbara.com



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RSO UPDATE AS OF THE SEPTEMBER 22, 2026 SANTA BARBARA CITY COUNCIL MEETING

Dear SBRPA Members,

The Santa Barbara City Council met on September 22 for over 5-hours discussing the Rent Stabilization Ordinance with many members expressing frustration and confusion over the current draft.

As Mayor Rowse stated, the discussion items should have been brought up months ago.



There were very few members of the public in attendance and only a handful of speakers including on-line. This shows how important it is to show up and be heard.

There was only one person besides myself who spoke up against the removal on July 28th of the exemption for duplexes in which the owner has resided in one half since the inception of the tenancy of the tenant in the other half. I know this exemption is very important to many of my clients and its removal will cost them a lot of money and hardship.



Mike Jordan brought up concerns about who can bring a petition. Is it only the tenants listed in the agreement or are there suddenly 4 others who want to file?

He also wanted clarification on whether just non-exempt units need to register.

All rental units will now have to register whether they are exempt or not. The exempt units will pay less than the non-exempt units but ALL rental units will now pay a fee. If you do not register, you will not be allowed to advertise, raise rents or bring an action for possession or rent. There will be one year to come into compliance but beginning January 1, 2028, enforcement will begin against those units who have not registered.



Megan Harmon stated categorically that she could not vote for the RSO unless the deed restricted and Section 8 Housing units were exempt from the ordinance.



Eric Friedman requested to know the cost of a petition which was stated at \$13,950 with a fair rate of return petition costing \$27,000 and taking approximately 120 days from beginning to end.

He expressed concern over half a million dollars from the general fund and suggested that it should be a ballot measure instead so that all the voters would have a say.



Kristin Sneddon expressed concern about personal information required for registering a unit such as the number of people residing in every unit and their personal information.

After a discussion of how a fair rate of return would be determined, which anticipated the involvement of an economist for the landlord, she suggested changing the rent increase from 60% of CPI or 3% whichever was lower to a straight 3% but the Council did not want to go backward.

Only the Housing Authority letter to the City Council was discussed and only the wording by the Housing staff was added to the exemptions.

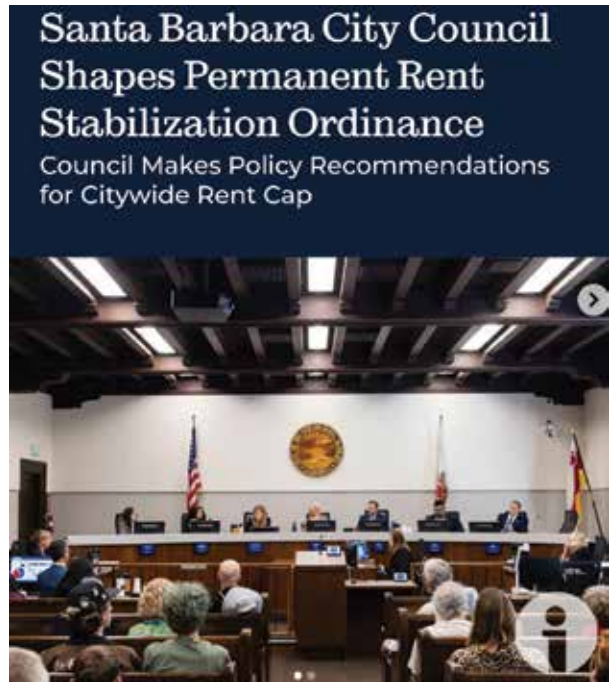
RSO Update, continued



In a surprising move, **Wendy Santamaria** suggested holding off on the vote on the RSO until a study had been completed regarding the actual cost of this program.

But, it was shot down by the others stating that it 9 years to get this far; and Sneddon stating that she wanted to see this happen while she was still on the City Council.

Santamaria also wanted to add to the Board requirement that out of the 4 members who must be renters in the City of Santa Barbara, one must be a "senior" renter.



SB Independent Instagram post, 9/23/2026
https://www.instagram.com/p/DW66p_gDJgH/

Note from Betty: In case this went unnoticed, the Rent Stabilization Board is now comprised of 4 members who must all be renters in the City of Santa Barbara plus 3 others for a total of 7. And, there was a deletion of ANY landlord members or at large members. How fair a resolution are housing providers going to get from a Board that has no housing providers and 4 tenants who render a decision by a 4-vote verdict?!

After an initial motion failed, the Council voted on two split motions to:

- 1) Approve staff recommendation with the removal of "tourist housing" and fraternity and sorority housing and keeping the exemption for single family homes and condos except if they are owned by a corporation and
- 2) Adopt the exemptions provided by Rob Friedrichs in his letter to the Council. Staff will redraft the Ordinance and bring it back for the consent calendar next week.

This also emphasizes the importance of our referendum. We need signatures to get it on the ballot and we need money to do so. Please give generously to this endeavor. This Rent Stabilization Ordinance will affect all of you and all of your

friends and neighbors who own any kind of rental property at all. Please take note that even single family homes are no longer exempt if they are owned by a corporation.

Finally, the lawsuit concerning the Rent Freeze and the Amendments to the Ordinance for Removing Rental Property From the Market moves forward. We survived one Motion to Dismiss and have Responded to the Second Motion to Dismiss. All pleadings are in the hands of the District Court Judge and we are awaiting a decision. We will keep you informed.

Betty L. Jeppesen

Betty L. Jeppesen
President

Comments to SB City Council during 9/22/2026 Meeting for RSO

Betty Jeppesen, SBRPA President

Good afternoon Mayor Rowse and Members of the City Council,

I am Betty Jeppesen and am the President of the Santa Barbara Rental Property Association with over 1,000 members.

The Council Agenda Report for today states that staff recommends the adoption of the proposed amendments to the Municipal Code: "to Preserve Affordable Housing and Protect Tenant AND LANDLORD Rights..."

But, there are no landlord rights in these amendments.

All of these amendments impose additional burdens on landlords and take away the few rights that landlords still have.

All decisions will be made by a rent stabilization board that will now be comprised of at least four members who are tenants of rental housing in the City. NO landlord or property manager seats are designated and no at-large, financial interest restrictions are stated. There is a four-vote threshold. How do you think landlords will fare in that sort of pseudo court?

Under Structural Reorganization, Section 26.90.100 which now relates to capital improvement plans now establishes A PRE-APPROVAL PROCESS that must be completed before a special rent increase petition may be filed for a capital improvement pass-through.

There is a limit of one plan application per property every 24 months. One wonders how limiting work on these aging properties will assist tenants.

Landlords will now have to pay tenants \$150 per day for lodging and \$30 per day for food with additional payments in advance as published by the City. There is a prohibition on approving any plan that would expose tenants to toxic or hazardous materials, including lead-based paint and asbestos. So, those would never be repaired.

Section 26.90.110 now creates an additional tenant disclosure package to be given with the annual one-year lease offer requirements. These notices must be given in English and Spanish "or in another language the landlord knows or reasonably should know the tenant understands. How is a Mom and Pop landlord supposed to comply with these translations?

Exemptions to this Ordinance have been reduced from 9 to 3 categories. Notably, duplexes in which the owner resides in one half since the inception of the tenancy were removed on July 28th. If you recall, it was asked why should these be exempt? Well, I will tell you why. Some owners could not afford to buy a rental unit but they were able to buy a duplex to supplement their social security if they rental out the other side. MANY of my elderly clients are in this situation and now you are eliminating their income.

Rent increase has been redefined and now includes any reduction, suspension, or termination of housing service, decrease of maintenance or deterioration of the unit without a simultaneous and corresponding reduction in rent. How is the value of any of this determined? It now includes heating, ventilation, and air conditioning, electricity, gas, internet, telecommunications, sewer, refuse, access rights and the right to keep a specified number of pets.

The rent registry will apply to all units. Those that are exempt have to be registered as exempt.

The cost will be about 2 to 2.4 million per year. It is anticipated that landlords will pay for this in fees. At the beginning, the start up costs will be taken from Measure I Flexible Housing and Homelessness Funds. Out of the million dollars in that fund, only \$100,000 will be left after the appropriations made this year. So, it is anticipated that there will be a measure I every year.

Failure to follow any of these rules to the strictest interpretation is a defense to an unlawful detainer for possession or rent.

I don't see any landlord rights here.



SBRPA PAC

SANTA BARBARA RENTAL PROPERTY ASSOCIATION

POLITICAL ACTION COMMITTEE

PROTECT YOUR PROPERTY. PROTECT YOUR RIGHTS.
VOTE.



NOVEMBER 3, 2026

The Santa Barbara Rental Property Association Political Action Committee proudly recommends the candidates below. These are the leaders most committed to defending our members' personal property rights and standing up against overreaching local regulation of rental housing.



ERIC FRIEDMAN

Mayor, City of Santa Barbara

An experienced city leader focused on housing supply, homeownership, and a healthy local economy.

★ **FEATURED ENDORSEMENT** ★

CITY OF SANTA BARBARA

Monte Wilson

City Council District 4

Cevin Cathell

City Council District 5

Alexander Stoeber

City Council District 6

ACROSS THE COUNTY

Maribel Aguilera

County Supervisor District 5

Phebe Mansur

Goleta City Council District 2

Nicholas Gonzales

Lompoc City Council District 3

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CALL TO ACTION

Santa Barbara Rental Property Association Legal Action Fund

SBRPA PAC

www.sbrpa.org → Contribute → Legal Action Fund

The Legal Action Fund allows SBRPA to actively defend the interests of rental housing providers when critical legal issues arise. These funds support strategic litigation and legal advocacy that protect property rights, promote balanced housing policy, and ensure our industry has a voice when it matters most. By contributing, you help strengthen SBRPA's ability to stand up for the rental housing community in Santa Barbara.

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2026 LOCAL ELECTIONS

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**CITY OF SANTA BARBARA
MAYOR**



Monte Wilson

**SB CITY COUNCIL
DISTRICT 4**



Cevin Cathell

**SB CITY COUNCIL
DISTRICT 5**



Alexander Stoeber

**SB CITY COUNCIL
DISTRICT 6**



Phebe Mansur

**GOLETA COUNCIL
DISTRICT 2**

SUPPORT SBAOR'S ENDORSED CANDIDATES

Supporting Leaders Who Understand Housing and Our South Coast Communities

CalRHA Legislative Updates

Kate Bell, KateBellStrategies.com



September 2026

Legislative Update

The Legislature finished their work on policy bills after midnight on August 31st and then came back the next day to pass several budget bills. In a major win for the industry, **SB 493 (Becker) – Price Gouging During Emergency Declaration**, failed to have the votes necessary to pass the Assembly Floor and was moved to the inactive file. Another bill, **AB 1128 (Muratsuchi) – Mobilehome Rent Control**, which would have mandated rent control for mobilehome parks in Torrance, failed in the Assembly on Concurrence in Senate amendments.

The Governor has until September 30th to sign or veto legislation that is pending on his desk. Several of those key bills include:

AB 1265 (Haney) Historic Tax Credits. CalRHA supports AB 1265, which would extend and revise (ex. removes cap) of the California's historic rehabilitation tax credit program, creating a similar credit for taxable years beginning on or after January 1, 2027, and before January 1, 2032.



Matt Haney

AB 1842 (Harabedian) Fire Disaster Mortgage Relief. CalRHA supports AB 1842, which would provide mortgage forbearance protections for borrowers whose homes become uninhabitable because of a federally declared disaster. It would require mortgage loan servicers to offer up to 180 days initially and up to 12 months total, while limiting fees, interest, and negative credit reporting.



John Harabedian

AB 2025 (Pellerin) Digitally Altered Images. AB 2025 would require a person who includes a digitally altered image in an advertisement or other promotional material for the rental of real property to include a disclosure, link, URL, or QR code to the original, unaltered photo.



Gail Pellerin

SB 868 (Wiener) Portable Solar Generation Devices.

CalRHA has requested a veto of SB 868, which would create significant concerns for multi-family housing providers. The bill is specifically intended to expand balcony and plug-in solar access to renters and other residents. These systems may involve mounting equipment on balconies or other portions of a residential property. Unfortunately, the bill substantially limits the utility oversight that currently helps ensure distributed generation equipment is safely connected and operated.



Scott Wiener

SB 1117 (Cervantes) Lowering ADU Costs.

CalRHA supports SB 1117, which would lower certain fees for accessory dwelling units, requiring charges to apply only to the portion of an ADU that exceeds 750 square feet of interior livable space. It would update local agency fee-setting duties under the Planning and Zoning Law and declare the issue a matter of statewide concern, applying to all cities including charter cities.



Sabrina Cervantes

Continued on page 33

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SB 1160 (Durazo) Eviction Data Reporting. SB 1160 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 counties would be required to comply by January 1, 2034.



Maria-Elena Durazo

SB 1296 (Durazo) Pet Ads. SB 1296 would 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. We had worked out language with the author's office. However, further amendments now create a private right of action so **CalRHA is asking for a veto of SB 1296.**

SB 1365 (Becker) Price Gouging.

The bill would change California's emergency price-gouging law by turning several current exemptions into affirmative defenses, expanding the definition of housing, and revising how certain daily rental prices are calculated. It would allow a defendant to justify rent increases tied to qualifying repair or addition costs incurred within the prior year under specified conditions, include all rental housing regardless of lease length, and set a new formula for daily-rate housing not previously rented daily. **SB 1365 is a veto priority for CalRHA.**



Josh Becker

SB 1371 (Durazo) Solid Waste Handling: Labor Disputes. SB 1371 would prohibit a city or county from entering into or amending a solid waste hauling agreement if it excuses the service provider from performing its duties in the event of a labor dispute. Unfortunately, the bill would make trash service disruptions during labor disputes harder to prevent and harder to manage. **CalRHA is part of a large coalition of opposition to SB 1371.**



ANNUAL MEETING

October 6-7, 2026

Join us for CalRHA's 2026 Annual Meeting in Sacramento!

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Please register for the meeting using the links below. Hotel accommodations at group rates are available at the Sheraton Grand Downtown Sacramento for a limited time.

Meeting registration:

<https://www.cal-rha.org/events/calrha-2026-annual-meeting>



santa barbara rental property association

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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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Assembly of Delegates



Assembly of Delegates (AOD)

Assembly of Delegates

Loews Kansas City Hotel
November 11-13, 2026

Assembly of Delegates (AOD)

Wednesday-Friday, November 11-13, 2026
1515 Wyandotte St, Loews Kansas City, KC, MO

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

The 2026 Assembly of Delegates meeting will take place in-person at the Loews Hotel in Kansas City.

Registration

Pre-Registration to the 2026 Assembly of Delegates is complimentary for all attendees who register by November 1, 2026. There is a \$50 registration fee for registrations received AFTER November 1.

Registration includes all NAA/NAAEI committee meetings, NAA Chair's Welcome Reception, and Post Installation Reception. The Installation Dinner is a paid ticketed event.

AOD is a Member Only event. NAA reserves the right to cancel registrations for individuals who are not members.

Schedule

Wednesday, November 11th

8:00 a.m. – 4:00 p.m. | Lyceum*
10:00 a.m. – 11:00 a.m. | Legal Advocacy Comm. Mtg*
10:00 am – 11:30 a.m. | NSC Officers*
12:00 p.m. – 5:00 p.m. | AOD Registration Open
12:00 p.m. – 1:00 p.m. | Investment Subcommittee*

*Invitation Only

Wednesday, November 11th (continued)

1:00 p.m. – 2:00 p.m. | NAA & NSC Officers*
2:15 p.m. – 3:45 p.m. | Executive Committee*
4:00 p.m. – 5:00 p.m. | NAAEC & NAAEI Officers*
5:30 p.m. – 6:30 p.m. | NAA BOD Reception*
7:00 p.m. – 9:00 p.m. | NAAPAC Recognition Dinner*

Thursday, November 12th

7:30 a.m. – 4:30 p.m. | AOD Registration Open
8:30 a.m. – 9:30 a.m. | NAAEI Budget & Finance Comm.
8:30 a.m. – 9:30 a.m. | NAAPAC Ambassadors
8:30 a.m. – 9:30 a.m. | Apartmentalize Committee
8:30 a.m. – 9:30 a.m. | Technology Committee
8:30 a.m. – 9:30 a.m. | Independent Rental Owners (OP)
9:45 a.m. – 12:00 p.m. | Advocacy Committee
9:45 a.m. – 10:45 a.m. | NAAEI Curriculum Develop.
& Program Administration
9:45 a.m. – 11:15 a.m. | National Suppliers Council
9:45 a.m. – 10:45 a.m. | NAA Gives Committee
9:45 a.m. – 10:45 a.m. | Independent Rental Owners (SIC)
11:00 a.m. – 12:00 p.m. | Next Gen Committee
11:00 a.m. – 12:00 p.m. | NAA Voices Committee
12:00 p.m. – 1:00 p.m. | LUNCH BREAK
(Attendee Lunch on Own)
12:00 p.m. – 1:15 p.m. | Vol. Leadership Orientation Lunch*
1:00 p.m. – 2:30 p.m. | Governance Committee*
1:00 p.m. – 2:30 p.m. | NAAEI RPM Careers Committee
1:30 p.m. – 2:30 p.m. | NAA Budget & Finance Comm.
1:30 p.m. – 2:30 p.m. | Association Executive Council
1:30 p.m. – 2:30 p.m. | Marketing & Communications
Networking Group
2:45 p.m. – 3:45 p.m. | Membership Committee
2:45 p.m. – 3:45 p.m. | NAAPAC Board of Trustees
2:45 p.m. – 3:45 p.m. | Operations Committee
2:45 p.m. – 3:45 p.m. | Affordable Housing Committee
2:45 p.m. – 3:45 p.m. | CAMT Advisory Group

*Invitation Only

Continued on page 39



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Assembly of Delegates *from page 37*

Thursday, November 12th (continued)

4:00 p.m. – 5:30 p.m. | NAAEI Board of Directors
4:00 p.m. – 5:30 p.m. | Nominating Committee
4:00 p.m. – 5:30 p.m. | Privatized Military Housing Committee
5:45 p.m. – 6:45 p.m. | Chair's Welcome Reception
– Sponsored by NSC
7:00 p.m. – 9:00 p.m. | Local Affiliate Reception*
Offsite

Friday, November 13th

8:00 a.m. – 9:30 a.m. | Board of Directors Breakfast
& Meeting*
8:00 a.m. – 11:00 a.m. | AOD Registration Open
9:45 a.m. – 10:45 a.m. | Region Meetings
11:00 a.m. – 11:30 a.m. | Awards Celebration
11:30 a.m. – 12:30 p.m. | NAA Town Hall
12:30 p.m. – 1:15 p.m. | Assembly of Delegates
6:00 p.m. – 6:30 p.m. | Installation Reception
6:30 p.m. – 8:30 p.m. | Installation Dinner and
Program (Ticketed Event)
8:30 p.m. – 10:30 p.m. | Chair's Post Reception

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Travel

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Rooms are reserved for registered attendees of the 2026 Assembly of Delegates. You must be registered for the conference prior to making your hotel reservation. Only one (1) hotel reservation will be allowed per registered attendee. NAA has the authority to cancel any duplicate hotel reservations or those that are not registered for the conference with or without prior notification.

NAA's Monthly Advocacy and Legal Webinar

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- Legal news that could affect industry operations.

As the leading voice for the apartment housing industry, NAA works to ensure that public policy does not impede but rather enhances your ability to operate your business and provide housing to one-third of Americans, and we strive to bring you high-quality content and resources to help keep you legally compliant.

Date and Time: This webinar takes place on the third Wednesday of each month at 2 p.m. ET. Please note some dates have been adjusted to avoid scheduling conflicts with NAA events.

- Wednesday, October 21, 2026
- Wednesday, November 18, 2026
- Wednesday, December 16, 2026

For more information, go to <https://naahq.org/webinars/monthly-advocacy-legal-update>



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Rental Owner Updates

Hanging doors

I've hung numerous doors as a handyman...probably over 100. I've fought with many of them to get them plumb and level. Finally I arrived at a decent methodology to do it.

And then...someone invented these new TopStar screws.

I've never used them, and I no longer do handyman work...but they seem really slick. Has anyone tried them? If I had to hang more doors, I'd give them a shot! [youtube.com/shorts/uYmAbSkxB5o](https://www.youtube.com/shorts/uYmAbSkxB5o)

Hoosier [IN]

Those TopStars look very interesting. I just installed an exterior door last month and fought it for some reason. I might snag a pack to hold for the next one. (even tho the video said level when he meant plumb)

As for the Quick Hangers that GKARL posted, I just picked up a couple packs of them from an auction. They look promising as well, at least for interior doors. Probably best for hollow core units.

I do not want to install any more doors soon, but I do want to toy with these two products.

6x6 [TN]

Interesting. I used these the last time I installed doors: Home Depot, Quick Door Hanger Install Kit.



These weren't bad for the install, but the Topstars may work better.

GKARL [PA]

The TopStars looks like each box comes with a driver. Lose one, buy another box and store it better.



They are pricey tho. I can see them helping with speed but not overall cost. You can buy a lot of shims for what they want for a box.

I also would not want to use them on interior doors as the holes are pretty big. More work to fill them. But on an exterior door I could see them working well.

zero [IN]

Tiny drywall repairs

In the past, for tiny drywall repairs I've always used a mud pan to mix up mud and apply with a knife. Recently I learned you can use a ziplock bag...put hot mud (powder) in it, pour water in, mix it by "kneading" it, add water until it's the right consistency, then snip off a corner and squeeze it onto your blade like a pastry chef would with icing.

This prevents messy cleanup...you simply throw the entire bag in the trash when done. You'll want to use regular mud for your last coat, as it's easier to sand, less dust, and has a more uniform texture for painting...but this works well for hot mud.

Hoosier [IN]

That is an amazing hack that I am writing down.

I am terrible at mixing the right amount of hot mud. Always too little or too much. Wastes a lot and the cleanup needs done right then, not when I am finished with the project.

zero [IN]

Continued on page 45

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Tiny drywall repair (continued)



If you're doing a patch that small, why not just use painters caulk and wipe it smooth?

NE [PA]

How tiny? I agree with NE otherwise although I find it shrinks and I have to do it twice.

If I need it to be stronger I slip a little piece of wood in and screw it top and bottom. Then mud.

If it's broken up but still a little material then I use fixall. Wait ten minutes and wipe with a sponge slightly below level. Wait another 10 and skim with mud.

JS [CA]

I'm not talking about pinholes...I'm talking about a doorknob hole or a 2" hole or a 4" hole or whatever...or if you have 3-4 small dents or areas. No way I would use caulk on those types of repairs. Hot mud doesn't shrink. Yes if it's a larger area you will need wood backing or a California patch...my point is about the mud cleanup being easier.

Hoosier [IN]

Great tip Hoosier!

Passing it along to my crew.

You need a YouTube channel to post short videos of these cool tips! HoosierTips&Tricks

I'll add to lay on a SUPER thin layers of regular spackle and quick dry each layer with a heat gun on low as I build up the layers.

Whole (hole!) repair completed and dry, ready to paint on one trip.

BRAD 20,000 [IN]

Thank you for the tip, Hoosier.

I am so slow and taping drywall I have been afraid to try using hot mud.

What happens if it dries in your pan before use get it all out?

Does it clean up off of your tools?

I have been watching a few videos from the "pros" and have possibly learned a few things.

My understanding, what little that may be, is that you only use paper tape with the hot mud. Also, that you use either the hot mud or all-purpose mud to tape and then use the Plus 3 mud as a finishing mud, as it doesn't shrink and sands easier. I have found the Plus 3 to be better for finishing and it does sand easier. On the other hand, for whatever reason, I have been having trouble with bubbles forming with the Plus 3 even though the all-purpose didn't do it when I set the tape.

Needless to say, I am still practicing.

Thanks again for that tip. I may try hot mud now.
6x6 [TN]

Mix a little dish soap in the blue lid mud to keep the bubbles down.

If it dries completely it is a rock in the pan and a real pain.

I started to try 20 minute hot mud, but usually use the 45 minute stuff. I guess they have 5 minute. I might as well just cut the bag open, pour water in and wait for it to brick up.

I only use paper tape with drywall mud. Too many failures with the other stuff. I only use it with mortar work now.

zero [IN]

If you're getting bubbles, it's because you're not wetting the tape.

You'll never get the bubbles with the mesh tape, though. It took some talking on my handyman's part, but I'm convinced now. Paper tape only for inside corners, mesh for the rest.

Robin [WI]

Bubbles in the mud - that make pinholes on the wall - are from air in the mud. Don't whip it too much with a power mixer & let it settle a little after mixing. Don't keep mixing it up in your pan as you go.

Paint needs to be constantly stirred, but not drywall mud.

DJ [VA]



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Prop 5 - Recall Revenge

Proposition 5, would change how replacements are chosen when a state elected official is recalled. It would allow government, rather than voters, to replace officials thrown out of office.

California's current system recalls elections asks voters two questions: whether to remove the official and, if removal succeeds, which replacement candidate should take the office. The candidate receiving the most votes becomes the successor. Prop. 5 would eliminate the second question. If a state officer were recalled, the replacement would instead be determined through existing vacancy and succession rules or a later election, depending on the office.

Prop. 5 would weaken California's recall process by allowing voters to fire an official but removing their ability to immediately choose that person's replacement.

Prop 39 – Trust, But Verify

Proposition 39, California should adopt additional voter-identification and citizenship-verification requirements to increase confidence in elections. It portrays current California election procedures as too permissive, particularly for mail voting and ballot collection.

Prop. 39 would require government-issued identification for in-person voting and the last four digits of a designated government ID number for mail ballots. The state would also provide voter ID cards on request. Election officials would be required to make efforts to verify voters' U.S. citizenship using government data and annually report how many registered voters' citizenship has been verified.

Prop 40 – Tax Billionaires Today, Tax Everybody Tomorrow

Proposition 40, is a dangerous wealth tax that could drive wealthy taxpayers out of California, reduce investment, and ultimately hurt the broader economy.

It would impose a one-time tax of up to 5% on the wealth of people and trusts with more than \$1 billion in covered assets. The tax is based on wealth rather than annual income. Taxpayers could spread payments over five years.

Unintended consequences included that wealthy Californians are likely to move out of the state or change their investments to avoid the tax, taking future income-tax revenue and economic activity with them. Taxing accumulated wealth discourages entrepreneurship, investment, risk-taking and innovation which are the drivers for success.

Prop 43 to Protect Prop 13

Proposition 13 protected Californians from unaffordable property-tax increases. Proposition 43 is the next step in protecting those taxpayer limits. Under current law, local taxes that are used for a specific purpose require a two-thirds vote to be approved. These are called special taxes. However, recent court decisions have allowed special taxes that are proposed by voters to be approved with a majority vote. Under Proposition 43, beginning on January 1, 2027, any new, increased, or extended local special taxes proposed by voters would require a two-thirds vote.

Howard Jarvis and Paul Gann created Proposition 13 in response to California's rapidly rising property taxes. Proposition 13 passed in 1978 and limited the property-tax rate to generally 1% of assessed value while limiting annual increases in assessed value to 2% in most circumstances.

State Street Year 6

Santa Barbara City Council adopted the final State Street Master Plan on September 1, 2026, ending years of debate over the future of downtown State Street. The plan covers the 400–1300 blocks, roughly one mile of the downtown corridor.

The plan calls for roughly 30-foot sidewalks on both sides of State Street, with two 10-foot travel lanes in the center and retractable bollards at intersections.

Unlike an earlier version, the final plan does not specify when vehicles will be allowed. The council will decide access rules later. The design is intended to remain flexible so future councils can adjust vehicle access.

Earlier estimates were \$6–8 million per block; the latest estimate is about \$9 million per block, putting the project at roughly the mid-\$90-million range. Funding has not yet been secured, although the city is pursuing grants and other sources. Santa

Barbara has now committed to a long-term redesign of State Street centered on wider pedestrian space, flexible vehicle access, and a major public investment. The biggest unresolved questions are exactly how vehicles will be allowed to use the street and where the roughly \$90+ million needed for the project will come from. Meanwhile without vehicle traffic commercial rents downtown are at 1980s levels, and sale tax revenues have fallen well below the city's expectations.



Image statestreet.santabarbaraca.gov

SB County is Now Officially "Pro-Housing" – LA Here We Come.

Santa Barbara County has received its first-ever "Pro-Housing" designation from the state of California, along with \$1.25 million in funding for its housing efforts. The designation recognizes local governments that adopt policies and programs intended to increase housing production and make development easier.

\$1.25 million award will support the county's housing goals, potentially including acquiring housing developments, repairing existing housing, down-payment assistance, homeless services, and other housing incentives.

One idea is converting unused county property into workforce housing. The county has already approved converting the former probation building for that purpose.

The designation gives Santa Barbara County an advantage when competing for state funding. County officials say the designation has already helped secure more grant money than expected for homeless services, and even a few extra points can make a difference in highly competitive statewide programs.



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Santa Barbara County is being rewarded for making it easier to build housing, while the \$1.25 million and improved access to future grants give the county additional resources to pursue housing projects.

The designation itself doesn't build housing or guarantee lower housing prices. It gives the county funding and a competitive advantage for additional state money while rewarding policies intended to increase the housing supply. It will help make sure that SB will look more like LA and less like our storied history.

The SB County Wine Tax Did Not Bring in the Projected Revenues

Santa Barbara County's Wine Improvement District (WID) collected about \$1.1 million in its first year, below its original projection of roughly \$1.65 million. The district was created in February 2025 and began collecting a 1% assessment on qualifying gross wine sales at tasting facilities in April 2025. It covers more than 327 wine-tasting businesses across the county.

The WID is intended to unify Santa Barbara County's numerous wine regions and marketing organizations under a broader countywide campaign. In its second year, it plans to emphasize individual AVAs, wine-country travel experiences, social-media video and more distinctive storytelling.

The program generated substantial funding for countywide wine promotion, but its first-year revenue fell about one-third short of projections, while the mandatory nature of the assessment has created a significant legal and political dispute with some wineries. The county is now increasing oversight while an audit and federal lawsuit proceed.

California to Ban Watering Decorative Grass

California will bar businesses, HOAs, and government agencies from watering purely decorative grass with drinking water, under a state law that starts phasing in on Jan. 1, 2027.

The law applies to "nonfunctional turf," the mowed grass that lines sidewalks, parking lots, and buildings but serves no recreational or community use. Single-family homes, parks, cemeteries, and sports fields are exempt, and the affected lawns can still be watered with recycled water.

Government properties must comply first, in 2027, followed by commercial, industrial, and institutional sites in 2028 and HOA common areas in 2029. Converting a lawn runs about \$10 a square foot, though many water districts offer rebates to offset the cost.

Improvements on Tap for SB's Lobero Theatre

The Lobero Theatre is moving closer to a major expansion after the Santa Barbara Planning Com-

mission approved the project. The proposal focuses on expanding the theater's cramped backstage and support facilities while preserving the historic 1924 theater itself.

The addition is roughly 10,900 square feet and was designed to complement the historic Spanish Colonial Revival theater rather than alter it. Earlier reviews by the Historic Landmarks Commission were strongly positive, with commissioners generally finding that the addition fit the surrounding downtown architecture.

Lobero officials describe the expansion as the theater's most significant transformation since its construction in 1924. The theater has outgrown its existing support spaces, and the additional facilities are intended to make it more functional as a modern performing-arts and community venue.

The Lobero will have to close during construction. Some organizations have already moved their 2027-28 performances to the Granada Theatre, while about 20 other local organizations are expected to be displaced during the closure. Lobero leadership says keeping the project on schedule is therefore important to hundreds of people who depend on the theater.

The project has received broad support from Santa Barbara's planning and historic-preservation officials. The building design itself appears to have generated little opposition; the primary unresolved concern is how replacing the existing paseo affects public pedestrian access. The project still needs a final review by the Historic Landmarks Commission before proceeding.

Congratulations to Mark Sheilds at Design ARC for shepherding this project through the process.



Image lobero.org

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The opinions expressed in this article are those of the author and not of SBRPA.

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