

RESOLUTION NO. 6290

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA ESTABLISHING RENTER RELOCATION ASSISTANCE PAYMENT AMOUNTS FOR NO-FAULT JUST CAUSE EVICTIONS

WHEREAS, as reported in the 2023 Carpinteria Valley Economic Profile, apartments and mobile homes represent 53 percent of the City's total housing stock and there are very few housing units available for rent within the City; and

WHEREAS, in the greater South Coast of Santa Barbara County, the vacancy rate is less than 3%;¹ and

WHEREAS, there is a housing shortage in the City, particularly for middle-, moderate-, low-, and very low-income households; and

WHEREAS, low-income residents are most at risk of displacement from rental housing as a result of rapidly rising rents, are more likely to have challenges staying in their homes if they are living paycheck-to-paycheck, and are vulnerable to just cause evictions; and

WHEREAS, eviction and subsequent relocation creates particular hardships for individuals with limited means, given the shortage of local affordable rental housing options; and

WHEREAS, housing costs in the City have risen substantially in recent years, with the fair market rent for a one bedroom unit increasing 75 percent from 2018 to 2024 according to Small Area Fair Market Rent data published by the U.S. Department of Housing and Urban Development;² and

WHEREAS, on May 8, 2023, the City Council received a report on anti-displacement regulatory options for potential inclusion in the Carpinteria Municipal Code ("CMC") and adopted Resolution No. 6235 initiating amendments to the City's Local Coastal Program and CMC related to various anti-displacement measures, including but not limited to, a just cause eviction ordinance; and

WHEREAS, on September 11, 2023, the City Council adopted Urgency Ordinance No. 770 related to Just Cause for Termination of Residential Tenancy; and

WHEREAS, on January 23, 2024, the City Council submitted the City's 6th Cycle 2023 - 2031 Housing Element ("Housing Element") to the State Department of Housing & Community Development (HCD), which contains a number of anti-displacement policies that support adoption of the relocation amount proposed in this Resolution,

¹ Source: Santa Barbara South Coast Chamber of Commerce (Dashboard April 2023) at <https://sbsscchamber.com/wp-content/uploads/2023/05/Data-Dashboard-April-2023.pdf>

² Source: U.S. Housing and Urban Development at <https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html#year2024>

including Program 1 (Adequate Sites to Accommodate Regional Housing Needs), Program 5 (Affordable Rental Housing Development Assistance), and Program 17 (Affirmatively Furthering Fair Housing); and

WHEREAS, pursuant to Ordinance No. 770, tenants served “no fault” evictions are currently entitled to only one month’s rent plus one dollar of relocation assistance from their rental unit owners (unless a different amount is established by the City Council via resolution); and

WHEREAS, one month’s rent plus one dollar of relocation assistance are unlikely to adequately cover relocation expenses, which typically include first months’ rent, last months’ rent, security deposit, application fees, logistical moving and packing costs, and temporary storage; and

WHEREAS, the City Council desires to strengthen relocation assistance to reflect the realities of the current rental market and to provide stronger tenant protections to protect renters from displacement and homelessness, and to promote housing and neighborhood stability; and

WHEREAS, the protection of the City’s long-term residents is important to maintain local workforce supporting the City’s economy, including its tourism, hospitality and agricultural industries; and

WHEREAS, the fair market rent in the 93013 zip code for a one (1) bedroom unit is \$3,080 and \$3,480 for a two (2) bedroom unit, according to the 2024 Small Area Fair Market Rents published by the U.S. Department of Housing and Urban Development; and

WHEREAS, a minimum payment equal to two (2) months’ rent in effect at the time of an eviction notice or \$6,500, whichever is greater, is considered to be a reasonable level of relocation assistance that would be helpful to the renter while not overly burdensome on the rental unit owner, as \$6,500 is approximately the median between the published fair market rent for one (1) bedroom units and two (2) bedroom units in our local area for a two (2) month period, and a minimum payment amount of two months’ rent or \$6,500, whichever is greater, is in line with amounts set by surrounding jurisdictions.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The above recitals are true and correct, and incorporated herein by reference.

SECTION 2. The Carpinteria City Council hereby resolves that the relocation assistance payment required under the Carpinteria Municipal Code Section 7.04.050.A shall be an amount equal to two months of the rent that was in effect when the owner issued the notice to terminate the tenancy or \$6,500, whichever is greater. The City

Council also endeavors to review this amount to ensure that it remains sufficient on at least an annual basis.

SECTION 3. Adoption of this resolution is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to the "common sense exemption" (Cal. Code Regs., Tit. 14, Sec. 15061(c)(3)). It can be seen with certainty that there is no possibility that the adoption of a payment amount for relocation assistance may have a significant effect on the environment because it does not approve any development project or other physical change to the environment. Rather, the action generally establishes financial requirements among individuals and thus has no potential to result in physical change in the environment, either directly or indirectly. Accordingly, adoption of Resolution 6290 is exempt from CEQA pursuant to the common sense exemption.

PASSED, APPROVED AND ADOPTED this 12th day of February 2024 by the following vote:

AYES: COUNCILMEMBER(S): Lee, Nomura, Solorzano, Alarcon, Clark

NOES: COUNCILMEMBER(S): None


ABSENT: COUNCILMEMBER(S): None

ABSTAIN: COUNCILMEMBER(S): None



Mayor, City of Carpinteria


ATTEST:




Brian C. Barrett, CMC, CPMC
City Clerk, City of Carpinteria



I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on February 12, 2024.


Brian C. Barrett, CMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:


Jena Shoaf Acos, on behalf of Brownstein
Hyatt Farber Schreck, LLP acting as
City Attorney of the City of Carpinteria