

RESOLUTION NO. 6434

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

WHEREAS, there is a housing shortage in the City and the greater South Coast of Santa Barbara County, particularly for middle-, moderate-, low-, and very low-income households; and

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

WHEREAS, in the City, approximately half of rented housing units are occupied by residents considered "rent-burdened," meaning they spend over 30% of monthly household income for rent costs;² 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 67 percent from 2019 to 2025 according to Small Area Fair Market Rent data published by the U.S. Department of Housing and Urban Development;³ 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 30, 2025, the State Department of Housing & Community Development (HCD) certified the City's 6th Cycle 2023 - 2031 Housing Element ("Housing Element") as being in substantial compliance with Housing Element law. The City's Housing Element contains a number of anti-displacement policies that support adoption

¹ Source: Santa Barbara South Coast Chamber of Commerce (Dashboard Q2 2025) at https://sbscchamber.com/wp-content/uploads/2025/07/2625257_DataDashboardQuarterlyUpdate2Quarter2025_063025.pdf

² Source: U.S. Census, 2023, Table B25140, "Housing Costs as a Percentage of Household Income in the Past 12 Months" at <https://data.census.gov/table/ACSDT5Y2023.B25140?q=B25140&q=160XX00US0611446>

³ Source: U.S. Housing and Urban Development at <https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html#year2025>

of the relocation amount proposed in this Resolution, 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, qualified tenants served “no fault” evictions are entitled to the amount established by the City Council via resolution to cover relocation expenses, which typically include first months’ rent, security deposit, application fees, logistical moving and packing costs, and temporary storage; and

WHEREAS, on February 12, 2024, the City Council adopted Resolution No. 6290, setting the required relocation assistance amount at two months’ rent or \$6,500, whichever is greater; and

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

WHEREAS, Resolution No. 6290 directs the City to review the adopted relocation assistance payment amount on at least an annual basis, to ensure the required payment amount reflects the realities of the current rental market; and

WHEREAS, the 2026 fair market rent in the 93013 zip code is \$3,090 for a one (1) bedroom unit and \$3,520 for a two (2) bedroom unit, according to the 2026 Small Area Fair Market Rents published by the U.S. Department of Housing and Urban Development; and

WHEREAS, the south coast of Santa Barbara County (the cities of Goleta, Santa Barbara, and Carpinteria, plus the unincorporated communities in between) constitutes a regional economy with a shared housing stock, and both employment opportunities and housing stock are not limited to the boundaries of any one jurisdiction in the region; and

WHEREAS, a minimum payment equal to two (2) months’ rent in effect at the time of an eviction notice or \$6,750, 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 \$6,750 lies 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 \$6,750, whichever is greater, is in line with amounts set by surrounding jurisdictions; and

WHEREAS, the City Council desires to update the required payment amount to reflect prices in the current rental market, to further protect renters from displacement and homelessness, and to promote housing and neighborhood stability.

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 \$6,750, 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 No. 6434 is exempt from CEQA pursuant to the common sense exemption.

PASSED, APPROVED AND ADOPTED this 9th day of February, 2026 by the following vote:

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

NOES: COUNCILMEMBER(S): None

ABSENT: COUNCILMEMBER(S): None

ABSTAIN: COUNCILMEMBER(S): None

Matawa Alarcon
Mayor, City of Carpinteria

ATTEST:

Brian C. Barrett

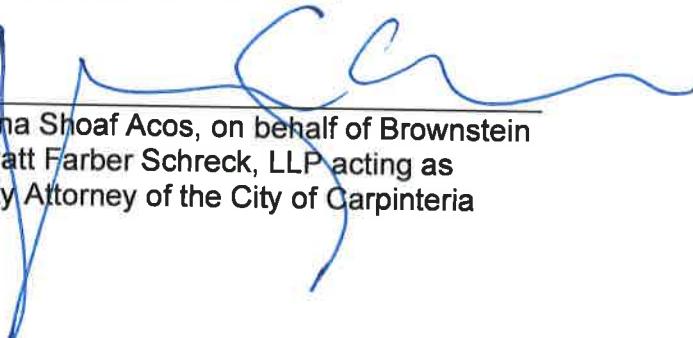
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria



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 9, 2026.


Brian C. Barrett, MMC, 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