

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: January 21, 2021
To: Harbor Commission
From: Mike Wiltshire, Waterfront Director
Subject: **Business Services Report**

TEMPORARY EVICTION MORATORIUM ORDINANCE AND RENT DEFERRAL PROGRAM UPDATE

On March 24, 2020, the City Council of the City of Santa Barbara enacted a Temporary Eviction Moratorium Ordinance which provided temporary rent deferral for commercial tenants if those tenants were unable to pay rent due to Unforeseeable Commercial Conditions as a result of the Coronavirus (COVID-19) pandemic. The Ordinance was originally intended to be coterminous with the State of California's rent deferral program, which on September 23, 2020, was extended to March 31, 2021.

On November 17, 2020, City Council adopted an uncodified emergency ordinance terminating Section 3A of the Temporary Eviction Moratorium Ordinance (TEMO) No. 5943 effective as of December 31, 2020. As a result, the Waterfront Department's rent deferral program ended on December 31, 2020, and beginning January 1, 2021, monthly rent was due and payable to the Waterfront Department.

Tenants who participated in the rent deferral program are required to repay the full amount of the deferred rent, including percentage rent if applicable, to the Waterfront Department by December 31, 2021. A shorter payback period may be negotiated and the Waterfront Department will be working with tenants to discuss payback options.

Currently, the Waterfront Department has over \$1.2M in deferred rents outstanding.

Prepared By: Brian Bosse, Waterfront Business Manager