



City of Santa Barbara

TENANT DISPLACEMENT ASSISTANCE ORDINANCE INFORMATION (TITLE 30 – OUTSIDE COASTAL ZONE)

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Please note that all submittals are subject to review by city staff.



City of Santa Barbara

Submittal Requirements and Process

The **Tenant Displacement Assistance Ordinance (TDAO)**, Chapter 30.190, requires applicants to notify all tenants on the property via a Notice of Intent that an application will be filed with the City. The Notice of Intent explains how the ordinance applies to tenants including the entitlement to financial assistance in an amount equal to four times the median advertised rental rate or \$5,000, whichever is greater. Special needs resident households will be eligible for a higher compensation.

The TDAO requirements and process applies when an application for discretionary or ministerial approval is filed with the City for a demolition, alteration, conversion or change of use resulting in the elimination of a residential unit, and causing the displacement of tenants, even if the project results in a net increase in residential units. An application includes, but is not limited to, the following: design review (ABR, HLC, SFDB), Staff Hearing Officer or Planning Commission approval, Building Permit, Zoning Clearance, or Public Works Permit.

A. DETERMINE WHETHER THE APPLICATION RESULTS IN TENANT DISPLACEMENT

Will the application result in any of the following? (check all that apply)

- 1. The demolition of any rental unit on the lot.
- 2. The alteration of any structure on the lot that reduces the number of rental units on the lot.
- 3. The conversion of a single residential unit to a condominium unit.
- 4. A change of use of real property from a residential use to a nonresidential use.

If any of the above apply, the application results in tenant displacement, go to Step B.

If none of the above apply, the application does not result in tenant displacement as defined in the Municipal Code, and the TDAO does not apply to the application.

B. DETERMINE IF THE TENANT DISPLACEMENT ASSISTANCE ORDINANCE (TDAO) APPLIES TO THE PROPOSED TENANT DISPLACEMENT

Does the project meet any of the following? (check all that apply)

- 1. A condominium conversion, subject to Chapter 30.155, Conversion of Residential Units to Condominiums, Hotels or Similar Uses. The TDAO does not apply to the application; however, other tenant protection measures are required. *Refer to SBMC§30.155.150 for applicable tenant protection provisions.*
- 2. A conversion of any portion of a mobilehome park or a permanent recreational vehicle park subject to Section 30.180.290, Mobilehome and Permanent Recreational Vehicle Park Conversion Regulations. The TDAO does not apply to the application; however, other tenant protection measures are required. *Refer to SBMC§30.185.290 for conversion requirements.*
- 3. The vacation of an illegally constructed residential unit. The application does not qualify as displacement under the TDAO.
- 4. The vacation of a rental unit resulting from the damage or destruction of the unit which is caused by a natural disaster. The application does not qualify as displacement under the TDAO.

If any of the above apply, the application does not qualify as displacement under the TDAO.

Tenant Displacement Assistance Ordinance Information (Title 30 – Outside Coastal Zone)

If B.1 applies, refer to SBMC§30.155.150; else if B.2 applies refer to SBMC§30.185.290; else if B.3 or B.4 applies, the application is not subject to TDAO. If none of the above apply, go to Step C.

C. DETERMINE IF THE APPLICATION IS EXEMPT FROM THE TENANT DISPLACEMENT ASSISTANCE ORDINANCE (TDAO)

Does the project meet any of the following? (check all that apply)

- 1. Unit has been vacant for at least 6 months prior to filing an application. *Provide copy of Owner Occupancy or Vacancy Exemption for Tenant Displacement Assistance Ordinance Affidavit (Form C).*
- 2. Unit has been occupied by owner or immediate family member for at least 6 months prior to filing an application. *Provide copy of Owner Occupancy or Vacancy Exemption for Tenant Displacement Assistance Ordinance Affidavit (Form C).*
- 3. Resident's lease ended prior to filing an application, AND the tenancy was not extended on a month-to-month basis. (Note: If a tenant was occupying the unit under a month-to-month lease at any time within 6 months of filing the application, and received a notice to quit or a Notice of Intent to File an Application, they are an Eligible Resident Household.) *Provide copy of expired rental lease agreement.*
- 4. Resident committed an unlawful detainer. *Provide copy of final court judgment.*
- 5. The real property on which the rental unit is located was sold in an arm's length transaction for fair market value after the resident household vacated the rental unit and prior to the filing of the application. *Provide proof of such sale.*

If any of the above apply, the application is exempt under the TDAO; submit the additional documentation as described above with your complete application at the Planning Counter.

If none of the above apply, the TDAO applies to the application. Go to Steps D through G.

D. COMPLETE AT LEAST 60 DAYS PRIOR TO SUBMITTAL OF APPLICATION

The Owner **must provide** the **Notice of Intent to File an Application (Form A)** to each Eligible Resident Household at least 60 days prior to filing an application to the City by either:

- 1. Personal delivery; or
- 2. Certified mail, postage prepaid, with return receipt requested.

If the City's **Notice of Intent to File an Application (Form A)** is not used, an alternative form can be used; however, **first**, it must be approved by City Staff prior to providing it to each Eligible Resident Household.

Waiver: *If **all** of the following requirements are met **and** verified by staff, the tenant(s) may waive the requirement to receive the **Notice of Intent to File an Application** at least 60 days prior to the submittal of the application. The waiver shall be by mutual written agreement between the property owner and all members of the eligible resident household:*

- a) the written agreement is executed by the property owners (or the owner's authorized agent) and all adult members of the eligible residential household;*
- b) all of the signatures on the written agreement are **notarized**; and*
- c) The written agreement is executed after the members of the eligible resident household have received notice of the provisions of the TDAO (i.e. Form A) as evidenced by the notarized signatures of all adult members of the eligible resident household on a form approved by the Community Development Director (Form E).*

E. TDAO INFORMATION REQUIRED AT THE TIME OF SUBMITTAL

Concurrent with the filing of the application, the Owner or the owner's agent must submit to the Planning Division, the completed **Notice of Intent for Resident Household Affidavit (Form B)** with an attached

Tenant Displacement Assistance Ordinance Information (Title 30 – Outside Coastal Zone)

copy of **Notice of Intent to File an Application (Form A)** provided to tenants as evidence of compliance with SBMC§30.190.020.A (Notice of Intent) & §30.190.020.B (Resident Information) with the following information:

1. The name of every member of the Eligible Resident Household who is a signatory on lease, or considered to be a resident under an oral lease;
2. The names of all members of resident households that were issued a notice to vacate six months prior to filing the application, where the unit has not since been rented;
3. The households that are “special needs” resident households as defined in SBMC§30.190.010.H; and
4. If displacement assistance has already been paid or a waiver of assistance has been granted by written agreement (See Waiver allowance in Step F).

F. PRIOR TO CITY APPROVAL OF ANY APPLICATION THAT WILL RESULT IN A DISPLACEMENT

1. Monetary Displacement Assistance

The Owner must pay jointly, in one lump sum (prior to displacement or City approval of any application):

- a. Each Eligible Resident Household four times the median advertised rental rate or \$5,000, whichever is greater (per rental unit basis).
- b. Each Eligible Special Needs Resident Household five times the median advertised rental rate or \$6,000, whichever is greater (per rental unit basis).

*Waiver: The tenant may waive the monetary displacement assistance or receive the monetary displacement assistance in advance of the actual Displacement by mutual written agreement between the property owner and all members of the eligible resident household, **if** the following requirements are satisfied:*

- a) The written agreement is executed by the property owners (or the owner’s authorized agent) and all adult members of the eligible residential household,*
- b) All of the signatures on the written agreement are **notarized**, and*
- c) The written agreement is executed after the members of the eligible resident household have received notice of the provisions of the TDAO (i.e. Form A) as evidenced by the notarized signatures of all adult members of the eligible resident household on a form approved by the Community Development Director (Form E).*

2. Certification of Displacement Assistance

Prior to displacement or, the issuance of any building permit, public works permit, or zoning clearance letter for the application, the property owner shall submit to the Community Development Department either:

- a. A copy of a cancelled check verifying payment of displacement assistance; or
- b. A copy of a written waiver or modification of the displacement assistance obligation.

G. NOTICE TO NEW TENANTS

Tenants who move in **after** an application for development has been filed are not entitled to relocation assistance. The **Notice to New Tenants (Form D)** shall be presented to each prospective tenant prior to execution of lease or occupancy of the rental unit. Do not use this form, or any similar version, for tenants who currently occupy a residential unit at the time an application is filed.

FORM A
NOTICE OF INTENT TO FILE AN APPLICATION

**Puede obtener esta
forma en español**

(To be delivered to the residents of each rental unit on the property)

In accordance with the City of Santa Barbara's Tenant Displacement Assistance Ordinance (Santa Barbara Municipal Code Chapter 30.190), the owner of the property located at

_____ is required to notify you of the owner's intent to file
(Address)

an application with the City of Santa Barbara, which results in the elimination of a residential unit and the displacement of tenants.

Anticipated Application Filing Date: _____

THIS IS NOT AN EVICTION NOTICE.

This is only notice of the owner's intent to file an application with the City. The property owner must provide you with a separate written notice before requiring you to vacate your residence.

In accordance with the Tenant Displacement Assistance Ordinance, you are entitled to notice of the following:

1. **Financial Assistance.** Eligible resident households (as defined below) are entitled to displacement assistance in the amount of:

Studio: \$ _____ 1Bd: \$ _____ 2Bd: \$ _____ 3+Bd: \$ _____

Special needs resident households (as defined below) are entitled to displacement assistance in the amount of:

Studio: \$ _____ 1Bd: \$ _____ 2Bd: \$ _____ 3+Bd: \$ _____

Displacement assistance is calculated on a "per rental unit" basis and is paid jointly, in one lump sum, to all members of the eligible resident household or special needs resident household. The assistance shall be provided prior to any displacement or the issuance of any permit or zoning clearance letter, whichever occurs first.

Eligible resident households or special needs resident households may agree to an alternative form of assistance in lieu of the displacement assistance specified. If an eligible resident household or special needs resident household agrees to an alternative form of assistance, each adult member of the eligible resident household or special needs resident household will be asked to sign a written agreement of the displacement assistance. All of the signatures on the written agreement will be required to be notarized.

2. **Relocation Assistance.** The following is the name and phone number of some local property management companies that provide rental housing:

3. **Right of Purchase (Right of First Refusal).** Per SBMC§30.190.060.A, if the property is redeveloped with residences for sale, each eligible resident household shall have an exclusive right to contract for the purchase of one of the resulting residences upon the same terms and conditions that the residential unit will be initially offered to the general public or on terms more favorable.

Form A - Notice of Intent to File an Application

The exclusive right to contact shall be valid for at least ninety (90) days from the date of issuance of a Subdivision Public Report or the commencement of sales, whichever date is later. The manner in which any exclusive right to contract shall be exercised shall be in accordance with administrative rules established by the Community Development Department in the City’s affordable housing policies and procedures.

4. **Right of Notice before Termination of Tenancy.** California Civil Code Section 1946 entitles every tenant to receive written notice before the termination of their tenancy.
5. **Right to Terminate Lease.** Per SBMC§30.190.060.B, resident households have the right to terminate their lease or rental agreement without an obligation for future rent. An election to terminate the lease and relinquish possession of the rental unit **does not** constitute a waiver of the monetary displacement assistance for eligible resident households pursuant to SBMC§30.190.020.A or as otherwise outlined in SBMC§30.190.040.
6. **Rent Increases.** California Civil Code Section 827 entitles resident households to 30 days written notice before any rent increase of 10% or less (including any other rent increases in the last 12 months) and 60 days written notice before any rent increase in excess of 10% (including any other rent increases in the last 12 months).
7. **Right to Notice for Public Hearings.** In accordance with SBMC§30.205.070, whenever the provisions of the Municipal Code require a public notice residents shall receive a written notice of public hearings and a right to present testimony at such hearings. If you wish to receive notice of upcoming hearings, please contact the Planning Division at **(805) 564-5578** to be listed as an interested party.
8. **Eligible Resident Households.** As defined in SBMC§30.190.010.C, persons entitled to occupy a residential unit under a valid lease or rental agreement (written or oral) with the owner of the real property at the time an application is filed with the City and who will be displaced as a result of the project in accordance with SBMC§30.190.010.B, qualify as an eligible resident household. With limited exceptions, there shall be a rebuttable presumption that any resident household that received a notice to quit pursuant to Section 1946 of the California Civil Code within six months preceding the filing of an application is an eligible resident household for purposes of receiving displacement assistance.
9. **Special Needs Resident Households.** An eligible resident household qualifies as a special needs resident household if: (1) at least one member of the household is 62 years of age or older, (2) at least one member has a permanent disability that qualifies the member of the household as a disabled person pursuant to section 298.5 of the Vehicle Code, or (3) the household qualifies as a low income household pursuant to the City’s Affordable Housing Policies and Procedures (contact City Housing and Human Services at **(805) 564-5461** with questions concerning the low income qualifications).
10. **Rental Housing Mediation.** The City’s Rental Housing Mediation Board is available to answer questions regarding landlord and tenants’ rights and responsibilities. They also provide mediation services between landlords and tenants. You may contact the Task Force by telephone at **(805) 730-1523**.

To review the Tenant Displacement Assistance Ordinance (TDAO), please visit the City’s website at www.SantaBarbaraCa.Gov/Municode, click on “SBMC Title 30 The Zoning Ordinance (outside Coastal Zone)”, and then search for SBMC Chapter 30.190. A copy of the ordinance can also be obtained at the Planning Division Counter at 630 Garden Street for a nominal fee.

Name and Address of Property Owner: _____

Name and Address of Applicant: _____

FORMA A

AVISO DE INTENCIÓN DE SOMETER UNA APLICACIÓN

(Será entregada a los residentes de cada vivienda que se alquila en la propiedad)

Conforme a la Ordenanza De Asistencia Para Inquilinos Desplazados de la Ciudad de Santa Bárbara (Código Municipal de Santa Bárbara, Capítulo 30.190), el dueño de la propiedad situada en

_____ es requerido avisarle a usted de su
(Dirección del Proyecto)
intención de someter una aplicación a la Ciudad de Santa Bárbara que resulta en la eliminación de una vivienda residencial y el desplazamiento de los inquilinos.

La fecha en que anticipa someter la aplicación es: _____

ESTO NO ES UN AVISO DE EXPULSIÓN.

Esto es solo un aviso de la intención del dueño de someter una aplicación a la ciudad. El dueño debe proveerle por separado un aviso escrito antes de requerir que tenga que desocupar su residencia.

Conforme a la Ordenanza De Asistencia Para Inquilinos Desplazados de la Ciudad de Santa Bárbara, usted tiene derecho de que se le avise sobre lo siguiente:

1. **Asistencia Monetaria** – Residentes de hogares elegibles (como se define más abajo) tienen derecho a asistencia de desplazamiento en la cantidad de:

Estudio: \$_____ Apartamento/1 Recámara: \$_____

Apartamento/2 Recámaras: \$_____ Apartamento/3 Recámaras o más: \$_____

Residentes con necesidades especiales (como se define más abajo) tienen derecho a asistencia de desplazamiento en la cantidad de:

Estudio: \$_____ Apartamento/1 Recámara: \$_____

Apartamento/2 Recámaras: \$_____ Apartamento/3 Recámaras o más: \$_____

La asistencia de desplazamiento se calculará “por propiedad alquilada” y será un pago junto, en una sola cantidad, a los residentes de hogares elegibles o residentes con necesidades especiales. La cantidad total no es por persona, sino por propiedad alquilada. La asistencia será proveída antes de que sea desplazado o antes de que la ciudad de el permiso, lo cual suceda primero.

Residentes de hogares elegibles o residentes con necesidades especiales pueden aceptar una forma de asistencia alternativa en lugar de recibir la asistencia presentada en esta forma. Si una casa elegible acepta una forma alternativa de asistencia, se le pedirá a cada miembro adulto de la casa que firme por escrito su renuncia a la asistencia de desplazamiento. Todas las firmas en el acuerdo escrito deberán ser notarizadas.

2. **Asistencia de Traslado** – Lo siguiente incluye los nombres y teléfonos de compañías locales de administración de propiedades que ofrecen viviendas de alquiler.

3. **Derecho de Compra (Primer Derecho de Rechazo)** – Acuerdo con el Código Municipal de Santa Bárbara (SBMC) §30.190.060.A, si la propiedad se desarrollara con viviendas que se venderán, residentes elegibles tendrán el derecho exclusivo de contratar para la compra de una de las residencias basado en los mismos términos y condiciones con los cuales se ofrecerán al público o términos más favorables. El derecho exclusivo a contratar será válido por lo menos 90 días del día que se reparta el Reporte Público de Subdivisión o al comienzo de ventas, el que sea más reciente. Es la obligación de los residentes de hogares elegibles acertar este privilegio acuerdo con las reglas administrativas

Forma A - Aviso De Intención de Someter una Aplicación

establecidas por el Departamento de Desarrollo Comunitario en los procedimientos de Viviendas Asequibles de la Ciudad de Santa Bárbara.

4. **Derecho a Aviso antes de Terminar El Contrato de Alquiler** – La Sección del Código Civil de California 1946 le da derecho a cada inquilino de recibir aviso por escrito antes de que su contrato de alquiler se termine.
5. **Derecho a Terminar su Contrato** – Acuerdo con SBMC§30.190.060.B, residentes de hogares elegibles tienen el derecho de terminar su contrato sin la obligación de alquilar más adelante. La elección de terminar el contrato y entregar la vivienda **no da** a entender que renuncia a la asistencia financiera para residentes de hogares elegibles en acuerdo con el código SBMC§30.190.020.A o como escrito en SBMC§30.190.040.
6. **Aumento de Alquiler** – Acuerdo con la Sección del Código Civil de California 827, residentes de hogares elegibles tienen derecho a un por escrito 30 días antes de que se les aumente la renta 10% o menos (incluyendo otros aumentos hechos durante los últimos 12 meses) y un aviso escrito 60 días antes si la renta es aumentada más de 10% (incluyendo otros aumentos hechos durante los últimos 12 meses).
7. **Derecho de Aviso para Audiencia Pública** – Acuerdo con SBMC§30.205.070 y conforme a las leyes pertinentes, los residentes tienen derecho a un aviso por escrito de audiencias públicas y el derecho de presentar testimonio en tales audiencias. Si desea recibir noticia de próximas audiencias públicas, por favor llame al Planning Division (División de Planificación) al **(805) 564-5578** para ser incluido como persona interesada.
8. **Hogares de Residentes Elegibles** – Acuerdo con SBMC§30.190.010.C, personas con derecho, por virtud de un contrato de alquiler o arrendamiento válido (escrito u oral) con el propietario, que ocupan una vivienda alquilada cuando se someta la aplicación a la ciudad, y que son o serán requeridos desocupar su vivienda como resultado del proyecto en acuerdo con SBMC§30.190.010.B, calificarán como hogares de residentes elegibles. Con excepciones limitadas, habrá una presunción refutable de que cualquier hogar residente que recibió un aviso para renunciar en conformidad con la Sección del Código Civil de California 1946, dentro de seis meses anteriores de someter una aplicación, es un hogar residente elegible para los propósitos de recibir asistencia de desplazamiento.
9. **Residentes con Necesidades Especiales** – Un hogar de residentes elegible califica como hogar residente de necesidades especiales si: (1) por lo menos un miembro de la casa tiene por lo menos 62 años o más de edad, (2) cualquier miembro de la casa califica como discapacitado acuerdo con la sección del Código del Department of Motor Vehicles (Departamento de Vehículos) 295.5, o (3) el hogar residente califica como un hogar de bajos ingresos acuerdo con las reglas administrativas establecidas por el Departamento de Desarrollo Comunitario en los procedimientos de Viviendas Asequibles de la Ciudad de Santa Bárbara. (Pueda llamar al City Housing and Human Services (Departamento de Viviendas y Servicios Humanos) al **(805) 564-5461** con preguntas acerca de las calificaciones de bajos ingresos.)
10. **Junta de Mediación Para Viviendas de Alquiler** - El City's Rental Housing Mediation Board (Junta de Mediación Para Viviendas de Alquiler) está disponible para ayudarle con preguntas acerca de derechos de inquilinos y dueños. También proveen servicios de mediación. Puede llamar a las oficinas al **(805) 730-1523**.

Si le gustaría ver una copia de la Ordenanza De Asistencia Para Inquilinos Desplazados de la Ciudad de Santa Barbara la puede ver por el Internet en www.SantaBarbaraCa.Gov/Municode, escoja “SBMC Title 30 The Zoning Ordinance (outside Coastal Zone)”, luego busque “SBMC 30.190.” Una copia también se puede obtener por una tarifa nominal en el Planning Division Counter (mostrador de la División de Planificación) ubicado en 630 Garden Street.

Nombre y domicilio del dueño de la propiedad:

Nombre y domicilio del que somete la aplicación:



City of Santa Barbara

FORM B

NOTICE OF INTENT FOR RESIDENT HOUSEHOLDS AFFIDAVIT

STATE OF CALIFORNIA)

COUNTY OF SANTA BARBARA) ss.

CITY OF SANTA BARBARA)

I, _____ hereby certify that on
(Full Name)

_____ I provided the attached Notice of Intent to each eligible resident
(Date)

household at _____, which is at least 60 days prior to
(Address)

filing this application in compliance with the City of Santa Barbara Tenant Displacement Assistance Ordinance (SBMC Chapter 30.190). I also certify that the attached information includes the name of every member of the resident household who is a signatory on a written lease or the name of every person over the age of 18 who the property owner considers to be a resident under an oral lease for each residential unit currently occupied. I have also included the names of every person who was a signatory on a written lease or who was considered to be a resident under an oral lease, and the names of all members of resident households that were issued a notice to vacate within the six (6) months preceding the filing of the application where the unit has not since been occupied.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

(Signed) _____

NAME: _____
(Print Full Name)

ADDRESS: _____

PHONE _____

EMAIL: _____

DATE: _____

Form B - Notice of Intent for Resident Households Affidavit

APPLICANT: Please list by rental unit, the name of every member of the resident household who is a signatory on a written lease or who the property owner considers to be a resident under an oral lease for each rental unit on the property. In addition, please provide the name of every person who were members of a resident household that were issued a notice to vacate within six (6) months preceding the filing of the application where the unit has not since been rented. Indicate any households that are “special needs” resident households as defined in SBMC§30.190.010.C. Attach additional pages as necessary. Indicate if displacement assistance has already been granted or if a waiver of assistance has been granted by written agreement, and provide a copy of the written agreement with all of the notarized signatures. The written agreement must be executed after the members of the eligible resident household have received notice of the provisions of Title 30.190 as evidenced by the notarized signatures of all adult members of the eligible resident household on the form approved by the Community Development Director.

DATE APPLICATION FILED: _____ **DATE NOTICE SENT:** _____

NAME	ADDRESS, UNIT NUMBER	SPECIAL NEEDS?	ASSISTANCE PAID?
1.		YES / NO	YES / NO / WAIVED
2.		YES / NO	YES / NO / WAIVED
3.		YES / NO	YES / NO / WAIVED
4.		YES / NO	YES / NO / WAIVED
5.		YES / NO	YES / NO / WAIVED
6.		YES / NO	YES / NO / WAIVED
7.		YES / NO	YES / NO / WAIVED
8.		YES / NO	YES / NO / WAIVED
9.		YES / NO	YES / NO / WAIVED
10.		YES / NO	YES / NO / WAIVED
11.		YES / NO	YES / NO / WAIVED
12.		YES / NO	YES / NO / WAIVED
13.		YES / NO	YES / NO / WAIVED
14.		YES / NO	YES / NO / WAIVED
15.		YES / NO	YES / NO / WAIVED
16.		YES / NO	YES / NO / WAIVED
17.		YES / NO	YES / NO / WAIVED
18.		YES / NO	YES / NO / WAIVED
19.		YES / NO	YES / NO / WAIVED
20.		YES / NO	YES / NO / WAIVED



City of Santa Barbara

FORM C OWNER OCCUPANCY OR VACANCY EXEMPTION FOR TENANT DISPLACEMENT ASSISTANCE ORDINANCE AFFIDAVIT

STATE OF CALIFORNIA)

COUNTY OF SANTA BARBARA) ss.

CITY OF SANTA BARBARA)

I, _____, owner of the property located at
(Full Name)

_____ certify that an application for
(Address/APN)

development involving the displacement of a resident household was filed with the City on

_____; and that there are no Eligible Resident Household(s) on the property
(Date)

currently or for a period of six (6) months prior to the date of filing an application with the City; further

described as follows (check one):

- I, or a member of my immediate family (defined as a spouse, registered domestic partner, children, parents, and the spouses or registered domestic partners of children of a property owner) currently reside in the above mentioned property and have done so for at least the six (6) months prior to the date of filing an application with the City; names of all occupants are listed below:

NAME	ADDRESS, UNIT NUMBER	RELATIONSHIP TO OWNER
1.		
2.		
3.		
4.		
5.		
6.		
7.		

Form C - Owner Occupancy or Vacancy Exemption for Tenant Displacement Assistance Ordinance Affidavit

- The above mentioned property is currently **vacant and unoccupied**, and has been vacant and unoccupied for a period of six (6) months prior to the date of filing an application with the City.
- The above mentioned property is occupied by a tenant currently, or for a period of six (6) months prior to the date of filing an application with the City; however, the resident household's occupancy ended due to the expiration of a term lease and the tenancy was not extended by the operation of Section 1945 of the Civil Code (month-to-month lease). (***Copy of the lease agreement must be attached.***)
- The above mentioned property was occupied by a tenant for a period of six (6) months prior to the date of filing an application with the City; however, the resident household was found to have committed an unlawful detainer pursuant to Subdivisions 2, 3, 4 or 5 of Section 1161 of the Code of Civil Procedure. (***A final judgment of a court of competent jurisdiction must be attached.***)
- The above mentioned property was sold in an arm's length transaction for fair market value after the residential household vacated the rental unit and prior to the filing of the application. (***Proof of such sale must be attached.***)

If the above mentioned property was occupied by any resident household other than the ones described above, the residents are an Eligible Resident Household and subject to a Notice of Intent and Displacement Assistance.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

(Signed) _____

NAME: _____
(Print Full Name)

ADDRESS: _____

PHONE _____

EMAIL: _____

DATE: _____

FORM D
NOTICE TO NEW TENANTS
SBMC§30.190.060.C

Use only for NEW TENANTS who rented the unit(s) AFTER an application has already been filed with the City

(To be presented to each prospective tenant prior to execution of lease or occupancy of rental unit.)

To the prospective occupant(s) of: _____
(Address)

The owner(s) of the building, at _____, has filed an
(Address)

application on _____ with the City of Santa Barbara for
(Date Application Filed)

_____. If this application is approved and the project proceeds, you
(Nature of Application Filed)

may be required to vacate this residence.

The City of Santa Barbara has adopted a Tenant Displacement Assistance Ordinance. SBMC Chapter 30.190. The Tenant Displacement Assistance Ordinance entitles tenants who were living in a rental unit at the time an application for development is filed with the City to certain relocation assistance. The Tenant Displacement Assistance Ordinance anticipates tenants moving into rental units after an application for development has been filed with the City, but the ordinance does not extend relocation assistance benefits to tenants who move in after an application has been filed.

By signing below, you acknowledge that you are agreeing to occupy this rental unit with knowledge of the following facts:

1. An application for development has been filed with the City.
2. You may be required to vacate your rental unit if the application for development is approved.
3. Because you are agreeing to occupy the rental unit after an application for development has been filed with the City and with knowledge that the application has been filed with the City, you are not entitled to relocation assistance benefits under the City's Tenant Displacement Assistance Ordinance.

I have received this notice: _____
(Prospective Tenant's Signature) (Date)



City of Santa Barbara

FORM E

AGREEMENT WAIVER OR ALTERING THE RIGHTS, BENEFITS OR PROTECTIONS AFFORDED BY THE TENANT DISPLACEMENT ASSISTANCE ORDINANCE AFFIDAVIT

STATE OF CALIFORNIA)

COUNTY OF SANTA BARBARA) SS.

CITY OF SANTA BARBARA)

We, _____
(Full Names of Property Owner and all Adult Members of the Eligible Resident Household)

hereby certify that we have entered into the attached agreement regarding the waiver or alteration of the rights, benefits or protections afforded by the Tenant Displacement Assistance Ordinance.

I/We, _____
(Full Names of all Adult Members of the Eligible Resident Household)

hereby further certify that on _____ I/we received the attached Notice of Intent for a proposed
(Date)

project at _____
(Address)

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

(Signed) _____

NAME: _____
(Print Full Name)

ADDRESS: _____

PHONE _____

EMAIL: _____

DATE: _____

Add lines for property owner and each adult member of the eligible resident household. All signatures must be notarized.

PROPERTY MANAGEMENT COMPANIES

1. Cochrane Property Management
102 West Arrellaga Street
PO Box 4370
Santa Barbara, CA
(805)965-2887 / (805) 966-6468 (Fax)
2. Dahlia Court Apartments
1300 Dahlia Court, Apt. 1
Carpinteria, CA 93013
(805)566-2117
3. De Vida Apartments
168 Camino De Vida
Santa Barbara, CA 93111
(805)967-6987
4. Friendship Manor (Seniors)
6647 El Colegio Road
Goleta, CA 93117
(805)968-0771
5. Home Realty & Investment Inc.
1913 State Street
Santa Barbara, CA 93101
(805)687-0711
6. Housing Authority of the City of Santa Barbara
808 Laguna Street
Santa Barbara, CA 93101
(805)965-1071
7. Isla Vista Management Company
12 Baker Lane, Suite 110
Goleta, CA 93117
(805)968-7360
8. Ladera Street Apartments
322 Ladera Street
Santa Barbara, CA 93101
(805)966-7535
9. Meridian Group Real Estate Management
5290 Overpass Road, Building C
Santa Barbara, CA 93111
(805)692-2500 / (805)692-5020 (Fax)
10. El Patio Gardens Family Community
4006 A Via Lucero
Santa Barbara, CA 93110
(805)563-1322 / (805)687-6794
11. Oasis Apartments LLC
50 Magnolia Avenue, Suite F
Goleta, CA 93117
(805)967-5212
12. Peoples' Self Help Corp.
26 East Victoria Street
Santa Barbara, CA
(805)962-5152
13. Sandpiper Apartments
375 Ellwood Beach Drive
Goleta, CA 93117
(805)968-0088
14. Santa Barbara Community Housing
11 East Haley Street
Santa Barbara, CA 93101
(805)963-9644
15. Satterfield Realty
32 West Calle Laureles
Santa Barbara, CA 93105
(805)687-1501
16. Shepard Place (Seniors)
1069 Casitas Pass Road
Carpinteria, CA 93013
Must be 55 +
(805)684-5589
17. Sierra Property Management
5290 Overpass Road, Building D
Santa Barbara, CA 93111
(805)692-1520 / (805)692-1420 (Fax)
18. Sumida Gardens Apartments
122 Sumida Gardens Lane
Goleta, CA 93117
(805)880-6900 / (805)964-6900
19. Storke Ranch Apartments
6822 Phelps Road
Goleta, CA 93117
(805)968-9541
20. Westside Apartments
1130 San Andres Street, #4
Santa Barbara, CA 93101
(805)962-2528
21. Ronald Wolfe & Associates
173 Chapel Street
Santa Barbara, CA 93111
(805)964-6770
22. Peoples' Self Help Corporation
6651 Picasso Road, Suite 203
Goleta, CA 93117
(805)571-6009 / (805)680-1870

Tenant Displacement Assistance Ordinance Information (Title 30 – Outside Coastal Zone)

**City of Santa Barbara
Tenant Displacement Assistance Ordinance
Median Rents as of April 2018
By Unit Type and Bedroom Count**

	Studio	1 BR	2 BR	3 BR	4 BR
Apartments	\$ 1,456	\$ 1,748	\$ 2,525	\$ 3,838	\$ 3,290
Duplexes	\$ 1,411	\$ 2,314	\$ 2,853	\$ 3,200	NSD
Condos	\$ 3,195	\$ 2,250	\$ 2,550	\$ 3,500	\$ 3,590
Houses	\$ 1,650	\$ 2,256	\$ 3,425	\$ 4,869	\$ 5,375

H:\Group Folders\PLAN\Handouts\Official Handouts\Zoning\TDAO Information.docx

Created 12/11/2017 12:07:00 PM Revised 5/18/2018 8:28:00 AM