



BOARD OF SUPERVISORS  
AGENDA LETTER

**Agenda  
Number:**

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** 1<sup>st</sup> and 3<sup>rd</sup> District Supervisors  
**Department No.:**  
**For Agenda Of:** July 7th, 2009  
**Placement:** Departmental  
**Estimated Tme:** 60 minutes  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Board Member(s) Name & Phone: Supervisor Doreen Farr: 568-2192  
Supervisor Salud Carbajal: 568-2186  
Contact Info: Name & Phone: Chris Henson: 568-2197  
Jeremy Tittle: 568-2182  
**SUBJECT:** Review and consider amendments to Ordinance 4444 of the Santa Barbara County Code relating to the rights and duties and landlords and tenants in rental properties

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**County Counsel Concurrence**

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:** That the Board of Supervisors:

Direct the Department of Housing and Community Development to review and propose amendments to Ordinance 4444 of the County Code and take necessary steps to implement the following;

- A. The expansion of categories covered by the ordinance to include demolition, remodel, rezoning of land use from residential to commercial and condo conversions in addition to the red tagged properties that the ordinance currently applies to;
- B. Designation of Housing and Community Development as the overseeing department, establishment of a process and formal system of tracking of evictions, and implementation of an "incremental fee" for non-reporting;
- C. Increase relocation payments, and;
- D. Establish a protocol for working with Community Based Organizations for enhanced community education regarding this ordinance.

While there has been significant attention to the plight of homeowners facing the loss of their homes due to foreclosure, it is important that we do not overlook renters who are also victims of the economic crises confronting our nation and County.

Due to the high housing prices in our region and the relative lack of affordable housing, a significant percentage of working families in our County are renters. These residents are extremely dependent on having an adequate supply of rental housing available that is affordable to low and moderate-income residents. Recently rents have increased and there have been high profile cases of tenant displacement due situations not covered by the County's current Ordinance 4444 . These factors can make it increasingly difficult for residents, especially those with low incomes, to locate affordable rental housing. Given these circumstances, at this time, we believe it is important that our County examines what potential enhancements exist which could provide assistance to renters displaced by certain circumstances beyond their control.

**Attachment**

Santa Barbara County Code, Ordinance 4444

**Authored by:**

Chris Henson  
Jeremy Tittle