ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

63 September 15, 2026

EDWARD YEN
EXECUTIVE OFFICER

July 17, 2026

Kenneth Hahn Hall of Administration
Attn: Edward Yen , Executive Officer, Board of Supervisors
500 West Temple Street, Room 383
Los Angeles, California 90012

Honorable Members:

In a letter dated June 10, 2026, the City of Santa Monica requested to consolidate our Municipal Election with the County's Statewide General Election to be held on November 3, 2026. In addition, we are enclosing for your consideration certified copies of four resolutions adding ballot measures to the Santa Monica General Municipal Election. Resolution Number 11782, 11783, 11784 and 11785 was adopted by the City Council of the City of Santa Monica at their regular meeting of July 14, 2026.

Resolution No.11782 (CCS) : " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS AN INITIATIVE MEASURE TO ADD CHAPTER 2.74 TO THE SANTA MONICA MUNICIPAL CODE TO ESTABLISH A CITY COLLECTED SPECIAL PARCEL TAX OF $495 PER PARCEL OF TAXABLE REAL PROPERTY LOCATED WITHIN THE CITY OF SANTA MONICA FOR FUNDING THE SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT".

The Ballot language is as follows:

MEASURE " ": Shall a measure imposing a City of Santa Monica collected parcel tax of $495 per taxable parcel, adjusted annually for inflation, exempting qualifying seniors, affordable housing, non-profits, religious organizations, and schools, providing continual funding for Santa Monica's public schools, including retaining teachers, assisting disadvantaged students, supporting art, music, science, math, and early childhood education, keeping school facilities clean and safe for student and community use, generating an estimated $12,000,000 annually until repealed by voters, with oversight requirements, be adopted?

Resolution No.11783 (CCS) : "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS A MEASURE TO AMEND ARTICLES XXIII AND XVIII OF THE CITY CHARTER TO REAFFIRM APPLICATION OF LOCAL JUST CAUSE EVICTION LAWS, UPDATE TERM LIMIT PROVISIONS FOR RENT CONTROL BOARD COMMISSIONERS, UPDATE AND CLARIFY

PROCEDURES FOR INCREASING THE MAXIMUM ANNUAL RENT CONTROLLED RENTAL UNIT REGISTRATION FEE, CLARIFY RENT CONTROL BOARD AUTHORITY TO REGULATE TIME LIMITS FOR DECIDING INDIVIDUAL RENT ADJUSTMENT PETITIONS, AND ADD REQUIREMENTS FOR OWNERS TO EVICT TENANTS FOR NONCOMPLIANCE WITH AFFORDABLE HOUSING DEED RESTRICTIONS".

The Ballot language is as follows:

MEASURE " ": Shall the City Charter be amended to: affirm the City of Santa Monica's just cause eviction laws; allow Rent Control Board Commissioners to serve up to three terms, including appointed service; annually increase the cap on rent controlled unit registration fees; clarify Rent Control Board authority to regulate timelines for deciding rent adjustment petitions; and permit eviction from affordable housing units for tenants who are not eligible or do not establish eligibility?

Resolution No.11784 (CCS) : "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS A MEASURE TO AMEND ARTICLES XVIII AND XXIII OF THE CITY CHARTER TO PROHIBIT EVICTIONS BASED ON NON-PAYMENT OF RENT WHEN THE TENANT OWES LESS THAN A FAIR THRESHOLD AMOUNT OF RENT".

The Ballot language is as follows:

MEASURE " ": Shall the City Charter be amended to prohibit evictions based on non-payment of rent when a tenant owes less than one month of the average of fair market rents, set annually by the U.S. Department of Housing and Urban Development, for ZIP codes in Santa Monica?

Resolution No.11785 (CCS) : "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS A MEASURE TO AMEND ARTICLES XVIII AND XXIII OF THE CITY CHARTER TO REVISE REQUIREMENTS FOR OWNERS TO EVICT TENANTS FOR BREACH OF A RENTAL AGREEMENT BASED ON THE ADDITION OF NEW OCCUPANTS, REVISE PROTECTIONS FOR CERTAIN OCCUPANTS REMAINING IN A RENTAL UNIT AFTER THE ORIGINAL TENANT VACATES, EXPAND JUST CAUSE EVICTION PROTECTIONS TO SINGLE-UNIT DWELLINGS, AND MODIFY REQUIREMENTS FOR GOOD FAITH OWNER MOVE IN EVICTIONS FROM NON-RENT CONTROLLED RENTAL UNITS".

The Ballot language is as follows:

MEASURE " ": Shall the City Charter be amended to prohibit evictions when additional occupants move into a unit, subject to legal limits; prohibit evictions of lawful occupants who remain after a tenant vacates; extend existing eviction protections to tenants renting single-unit dwellings and

condominiums; and require for owner occupancy evictions from non-rent controlled units, that the owner occupy the unit within 60 days after the tenant vacates and for at least 2 years thereafter?

It is respectfully requested that these resolutions be considered at the next meeting of the Board of Supervisors of Los Angeles County, pursuant to California Election Code Sections 10400, 10401, and 10403.

Sincerely,

Denise Anderson-Warren

Denise Anderson-Warren
Interim City Clerk

Cc: Los Angeles County Registrar-Recorder Elections Division

City Council Meeting: July 14, 2026 Santa Monica, California

RESOLUTION NUMBER 11782 (CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS AN INITIATIVE MEASURE TO ADD CHAPTER 2.74 TO THE SANTA MONICA MUNICIPAL CODE TO ESTABLISH A CITY COLLECTED SPECIAL PARCEL TAX OF $495 PER PARCEL OF TAXABLE REAL PROPERTY LOCATED WITHIN THE CITY OF SANTA MONICA FOR FUNDING THE SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

WHEREAS, on May 29, 2026, the City of Santa Monica ("City") received a petition to submit to the voters an Initiative Measure Establishing a Parcel Tax Collected by the City of Santa Monica for funding for the Santa Monica-Malibu Unified School District; and,

WHEREAS, California Elections Code Section 9215 authorizes the governing body of a city to place proposed initiative ballot measures on the ballot; and

WHEREAS, on May 29, 2026, the city transmitted the petition to the Los Angeles County Registrar-Recorder for signature verification; and

WHEREAS, on June 9, 2026, the City Council adopted Resolution Number 11763 (CCS) calling for and giving notice of a General Municipal Election on November 3, 2026; and

WHEREAS, pursuant to California Elections Code Section 10403, on June 9, 2026, the City Council adopted Resolution Number 11764 (CCS) requesting that the County of Los Angeles consent and agree to the consolidation of all aspects of a General Municipal Election with the Statewide General Election to be held on Tuesday, November 3, 2026, for the purpose of electing members of the Santa Monica City Council, the Santa Monica Rent Control Board, the Santa Monica-Malibu Unified School District Board of

Education, and the Santa Monica College Community College District Board of Trustees; and

WHEREAS, on June 25, 2026, the Los Angeles County Registrar-Recorder completed the signature verification process and verified sufficient signatures were provided to require the measure attached as Exhibit 1 (the "Measure") to be placed on the ballot; and

WHEREAS, the City Council of the City of Santa Monica wishes to place the following initiative Measure on the ballot at the General Municipal Election to be held on November 3, 2026.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES RESOLVE AS FOLLOWS:

SECTION 1. A General Municipal Election has been called for November 3, 2026, for the purpose, among other things, of electing City Council members and submitting ballot measures to the voters.

SECTION 2. At the General Municipal Election called for November 3, 2026, the following Measure shall be submitted to the qualified electors of the City of Santa Monica:

MEASURE " ": Shall a measure imposing a City of Santa Monica collected parcel tax of $495 per taxable parcel, adjusted annually for inflation, exempting qualifying seniors, affordable housing, non-profits, religious organizations, and schools, providing continual funding for Santa Monica's public schools, including retaining teachers, assisting disadvantaged students, supporting art, music, science, math, and early childhood education, keeping school facilities clean and safe for student and community use, generating an estimated $12,000,000 annually until repealed by voters, with oversight requirements, be adopted?	Yes _____ No _____

SECTION 3. The City Clerk shall file a certified copy of this resolution with the Board of Supervisors and with the county election department of the County of Los Angeles.

SECTION 4. The City recognizes that additional costs may be incurred by the County by reason of the addition of this Measure to the ballot and agrees to reimburse the County for any additional costs.

SECTION 5. The City Clerk shall transmit to the City Attorney, in accordance with Elections Code Section 9280, a copy of this Measure. The City Attorney shall prepare an Impartial Analysis of the Measure, which shall not exceed 500 words in length. The Impartial Analysis shall be filed by the date set by the City Clerk for the filing of primary arguments. In accordance with Santa Monica Municipal Code section 11.04.190 and California Elections Code Section 9295, not less than 10 calendar days before the City Clerk submits the official election materials for printing, the City Clerk shall make a copy of all applicable election materials available for public examination in the City Clerk's Office.

SECTION 6. The City Council authorizes its members, as follows, to file written arguments against the Measure described above and which is contained in Exhibit 1 to this Resolution, which Exhibit is incorporated by reference herein:

AGAINST: _____

All written Arguments filed by any person in favor of or against any Measure, including any Rebuttal Arguments, shall be accompanied by the names and signatures of the persons submitting the Arguments as required by applicable law, and any names, signatures, and Arguments may be filed until the time and date fixed by the City Clerk in

accordance with applicable law, after which no change may be submitted to the City Clerk unless permitted by law.

SECTION 7. The City Clerk shall cause the Text of the Measure, which is contained in Exhibit 1, together with the City Attorney's Impartial Analysis, and any Arguments for or against the Measure, as well as any Rebuttal, to be mailed to all qualified voters with the Sample Ballot. In addition to other notices and publications required by law, the City Clerk, not less than forty (40) days and not more than sixty (60) days before the General Municipal Election, shall cause the Text of the Initiative Measure to be published once in the official newspaper and in each edition thereof during the day of publication. The City Clerk is authorized to give such notices and to fix such times and dates as are required by law or which are appropriate to conduct the election properly.

SECTION 8. The provisions of Resolution Numbers 11763 (CCS) and 11764 (CCS) are referred to for particulars concerning the General Municipal Election to be held on November 3, 2026, and in all respects the election shall be held and conducted as provided for by applicable law. The City Clerk is authorized and directed to procure and furnish any official ballots, notices, printed materials, and all supplies or equipment that may be necessary in order to properly and lawfully conduct the election.

SECTION 9. The City Clerk shall certify the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:

HEIDI VON TONGELN
City Attorney

Adopted and approved this 14th day of July, 2026.

Caroline Torosis, Mayor

I, Denise Anderson-Warren, Interim City Clerk of the City of Santa Monica, do hereby certify that Resolution No. 11782 (CCS) was duly adopted at a meeting of the Santa Monica City Council held on the 14th day of July, 2026, by the following vote:

AYES: Councilmembers Negrete, Hall, Raskin, Snell, Zernitskaya, Mayor Pro Tem Zwick, Mayor Torosis

NOES: None

ABSENT: None

ATTEST:

Denise Anderson-Warren, Interim City Clerk

City Council Meeting: July 14, 2026 Santa Monica, California

RESOLUTION NUMBER 11783 (CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS A MEASURE TO AMEND ARTICLES XXIII AND XVIII OF THE CITY CHARTER TO REAFFIRM APPLICATION OF LOCAL JUST CAUSE EVICTION LAWS, UPDATE TERM LIMIT PROVISIONS FOR RENT CONTROL BOARD COMMISSIONERS, UPDATE AND CLARIFY PROCEDURES FOR INCREASING THE MAXIMUM ANNUAL RENT CONTROLLED RENTAL UNIT REGISTRATION FEE, CLARIFY RENT CONTROL BOARD AUTHORITY TO REGULATE TIME LIMITS FOR DECIDING INDIVIDUAL RENT ADJUSTMENT PETITIONS, AND ADD REQUIREMENTS FOR OWNERS TO EVICT TENANTS FOR NONCOMPLIANCE WITH AFFORDABLE HOUSING DEED RESTRICTIONS

WHEREAS, the City's Rent Control Law (Article XVIII of the City Charter, also referenced as "RCCA") provides for an elected Rent Control Board, with authority to carry out its duties of regulating rent controlled rental units independently including by financing its operations through registration fees sufficient to cover its reasonable and necessary expenses; and

WHEREAS, in 2026, a subcommittee of the Rent Control Board ("Board") developed proposals for targeted updates to the RCCA to improve clarity, administrative efficiency, and alignment with current practices, retaining the core structure and substantive framework of the existing RCCA provisions while providing additional precision in specific areas; and

WHEREAS, City Charter Section 1803(e) currently limits Board Commissioners to two terms and establishes four-year terms but does not expressly address whether appointed terms count toward that limit; and

WHEREAS, City Charter Section 600 allows City Councilmembers to serve up to three terms and applies term limits to both elected and appointed service; and

WHEREAS, aligning Board Commissioner term limits with City Council term limits

would promote consistency across City governance structures, eliminate ambiguity regarding how prior Board service is counted, and supports continuity and institutional knowledge among Board Commissioners, all while maintaining reasonable limits on tenure; and

WHEREAS, in 2014, the voters approved a Charter amendment establishing a maximum allowable annual registration fee of $288 per rent controlled unit and allowing up to fifty percent (50%) of that fee to be passed through to tenants; and

WHEREAS, the 2014 amendment established the concept of a voter-approved maximum fee but did not provide a mechanism for adjusting that maximum fee over time, other than through voter approved amendments when the Board's budgetary needs approached the fee cap; and

WHEREAS, allowing for the maximum allowable fee to be increased by CPI, subject to a 5% cap, and without requiring a voter-approved charter amendment each time the maximum allowable fee is increased, while clarifying that the maximum allowable fee is a limit and not the fee actually established by the Board, would improve flexibility in setting the annual registration fees and would reinforce that fee-setting remains a policy decision of the Board within voter-established limits; and

WHEREAS, the Board has adopted regulations consistent with the directive in Charter Section 1805(d)(12) to adopt rules and regulations governing the processing of individual rent adjustment petitions, by adopting regulations that establish procedures for processing petitions, including timing provisions and mechanisms that allow for additional time for petitions to be processed where appropriate; and

WHEREAS amending Charter Section 1805(d)(12) to expressly recognize that the Board's regulations shall govern both the general timeframe for resolution and the

circumstances under which additional time may be appropriate would improve transparency regarding how petition timing is administered, while preserving the Board's authority to adopt and apply regulations governing petition procedures; and

WHEREAS, Santa Monica rent control generally does not apply to residential rental units constructed after April 10, 1979; and

WHEREAS, since 1979, new affordable rental housing has primarily taken the form of deed restricted affordable housing, where developers agree to long-term maximum rent restrictions and tenant income qualifications in exchange for financial and other incentives; and

WHEREAS, many deed restricted affordable housing units have been constructed in exchange for funds and planning concessions provided by the City of Santa Monica; and

WHEREAS, the City only obtains its bargained-for benefit of affordable rental housing if these deed restricted affordable housing units are actually occupied by income-qualified moderate and low-income households who are paying no more than the maximum allowable rent permitted by the affordable housing deed restriction; and

WHEREAS, audit and enforcement efforts have shown substantial and recurring violations of affordable housing deed restriction requirements, including the renting of affordable units to over-income households, households who do not meet minimum occupancy requirements (such as a one-person household in a three-bedroom affordable unit), and other kinds of prohibited tenants, such as business associates and family members of owners and property managers; and

WHEREAS, the City's Below Market Housing (BMH) Program, which oversees and administers deed restricted affordable housing units, generally requires landlords and

property managers of affordable housing units to execute affordable housing lease addenda making qualifying under the applicable deed restriction and providing income qualification documentation to show qualification substantial and material parts of the rental agreement, such that non-qualification under the deed restriction, refusal to provide income qualification documentation, or otherwise causing a violation of the deed restriction would constitute a breach of the rental agreement and would provide just cause for eviction; and

WHEREAS, despite this requirement, there have been substantial and recurring violations of this requirement such that over-income or otherwise unqualified households are living in affordable housing units and preventing these units from being used to house moderate or low-income households who need them but, because the landlord did not make compliance with the deed restriction a substantial and material term of the tenant's rental agreement, there may not be lawful just cause to evict these unqualified tenants; and

WHEREAS, the status quo favors less scrupulous affordable housing landlords who have not executed affordable housing lease addenda by allowing them to argue that they cannot evict over-income tenants and therefore disfavors more scrupulous landlords who have enacted affordable housing lease addenda and therefore can and must take on the cost of evicting unqualified tenants in order to comply with the applicable affordable housing deed restriction; and

WHEREAS, the City's policy regarding over-income tenants in deed restricted affordable housing units as set forth in the Affordable Housing Production Program Administrative Guidelines balances the goals of housing stability and of providing affordable units to lower-income households who need them, including by allowing

tenants who initially qualify but subsequently have their income increase above the qualifying amount to remain in their unit unless and until they exceed 140% of the applicable maximum income, by giving tenants whose income increase beyond the applicable threshold priority for other available affordable units, and by requiring longer notice periods for certain over-income tenants to vacate; and

WHEREAS, it is fair to give affordable housing unit tenants reasonable notice regarding the requirement to provide income qualification documentation before endeavoring to evict them but not fair to allow tenants to occupy scarce affordable housing units needed by many low-income households if they are deliberately refusing to provide income qualification documentation on an ongoing basis; and

WHEREAS, state law requires an explicit finding that local eviction protections are more protective than the state law baseline under California Civil Code Section 1946.2 in order for local eviction protections to be operative and enforceable; and

WHEREAS, the eviction protections in the RCCA and HPCA are more protective than the state law baseline under California Civil Code Section 1946.2 and the purpose of adopting these provisions is so they will apply locally; and

WHEREAS, the Board has heard input from the public on the feasibility and desirability of the additions and amendments to the RCCA and discussed herein; and

WHEREAS, in light of the foregoing recitals, the Board has recommended amendments to the RCCA as set forth in the transmittal letters dated June 16 and June 29, 2026 and attached hereto as Exhibit 1; and

WHEREAS, the City Council has considered and approved the Board's recommendation because these amendments are in the public interest as they would ensure continued application of the City's just cause eviction framework, improve clarity

of Board practices, administrative efficiency, and alignment with current Board practices; and protect the integrity of deed restricted affordable housing while not unduly infringing on affordable housing tenants' rights; and

WHEREAS, after consideration of the Board's recommendation, the City Council desires the City Charter be amended at both Article XVIII and Article XXIII to maintain consistency of "just cause" for eviction protections that apply to both controlled and non-controlled rental units in the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES RESOLVE AND PROCLAIM AS FOLLOWS:

SECTION 1. At the General Municipal Election called for November 3, 2026, the following measure shall be submitted to the qualified electors of the City of Santa Monica:

MEASURE " ": Shall the City Charter be amended to: affirm the City of Santa Monica's just cause eviction laws; allow Rent Control Board Commissioners to serve up to three terms, including appointed service; annually increase the cap on rent controlled unit registration fees; clarify Rent Control Board authority to regulate timelines for deciding rent adjustment petitions; and permit eviction from affordable housing units for tenants who are not eligible or do not establish eligibility?	Yes _____ No _____

SECTION 2. That the City Clerk shall file a certified copy of this resolution with the Board of Supervisors and with the county election department of the County of Los Angeles.

SECTION 3. That the City of Santa Monica recognizes additional costs may be incurred by the County by reason of the addition of this measure to the ballot and agrees to reimburse the County for any additional costs.

SECTION 4. The City Clerk shall transmit to the City Attorney, in accordance with applicable law, a copy of the proposed measure. The City Attorney shall prepare an

impartial analysis of the measure, which shall not exceed 500 words in length. The impartial analysis for the measure shall be filed by the date set by the City Clerk for the filing of primary arguments. In accordance with applicable law, not less than 10 calendar days before the City Clerk submits the official election materials for printing, the City Clerk shall make a copy of all applicable elections materials available for public examination in the City Clerk's office.

SECTION 5. The City Council authorizes its members, as follows, to file written arguments for or against the measure described above and which is contained in Exhibit 2 to this Resolution, which Exhibit is incorporated by reference herein:

FOR: Councilmember Hall

AGAINST: _____

All written arguments filed by any person in favor of or against the measure, including any rebuttal arguments, shall be accompanied by the names and signatures of the persons submitting the argument as required by applicable law, and any names, signatures, and arguments may be filed until the time and date fixed by the City Clerk in accordance with applicable law, after which no change may be submitted to the City Clerk unless permitted by law.

SECTION 6. The City Clerk shall cause the text of the measure, which is contained in Exhibit 2, together with the City Attorney impartial analysis, and any arguments for or against the measure, as well as any rebuttals, to be mailed to all qualified voters with the sample ballots. In addition to other notices and publications required by law, the City Clerk, not less than forty (40) days and not more than sixty (60) days before the General Municipal Election, shall cause the text of the measure to be published once in the official newspaper and in each edition thereof during the day of publication. The City Clerk is

authorized to give such notices and to fix such times and dates as are required by law or which are appropriate to conduct properly the election.

SECTION 7. The provisions of Resolution Numbers 11763 and 11764 are referred to and incorporated into this resolution for more particulars concerning the conduct of the General Municipal Election to be held on November 3, 2026, and in all respects the election shall be held and conducted as provided for by applicable law. The City Clerk is authorized and directed to procure and furnish any official ballots, notices, printed materials and all supplies or equipment that may be necessary in order to properly and lawfully conduct the election.

SECTION 8. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:

HEIDI VON TONGELN
City Attorney

Adopted and approved this 14th day of July, 2026.

Caroline Torosis, Mayor

I, Denise Anderson-Warren, Interim City Clerk of the City of Santa Monica, do hereby certify that Resolution No. 11783 (CCS) was duly adopted at a meeting of the Santa Monica City Council held on the 14th day of July, 2026, by the following vote:

AYES: Councilmembers Negrete, Hall, Raskin, Snell, Zernitskaya, Mayor Torosis

NOES: None

ABSENT: Mayor Pro Tem Zwick

ATTEST:

Denise Anderson-Warren, Interim City Clerk

City Council Meeting: July 14, 2026 Santa Monica, California

RESOLUTION NUMBER 11784 (CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS A MEASURE TO AMEND ARTICLES XVIII AND XXIII OF THE CITY CHARTER TO PROHIBIT EVICTIONS BASED ON NON-PAYMENT OF RENT WHEN THE TENANT OWES LESS THAN A FAIR THRESHOLD AMOUNT OF RENT

WHEREAS, the City's Rental Control Law (Article XVIII of the City Charter, also referenced as "RCCA") and the City's Housing Policies Law (Article XXIII of the City Charter, also references as "HPCA") prohibit evictions of tenants except as enumerated in the law, generally excluding only tenants renting single-family homes and condominiums; and

WHEREAS, on or about November 8, 2022, Section 1805 of the City Charter was amended to allow for Annual General Adjustment to the maximum rent ceiling, based upon the CPI, with a reduced maximum increase set at 3%; and

WHEREAS, the global pandemic due to COVID-19 caused unprecedented hardships, disruptions, and long-term impacts that continue to negatively affect Santa Monica's residents; and

WHEREAS, subsequent emergencies, including the Woolsey and Palisades Fires, have caused further hardship, disruptions and long-term impacts that continue to negatively affect Santa Monica's residents; and

WHEREAS, the eviction moratorium, rental assistance, rental housing price gouging protections, and other efforts to prevent displacement have wound down while the long-term impacts of the pandemic, fire, and other emergencies continue to be felt; and

WHEREAS, inflation rates continue to spike and rising costs are hampering residents' ability to stay in their homes; and

WHEREAS, at least 14,660 renter households in the City are cost burdened, representing 31.6% of renter households, as further discussed in the City's current Housing Element, adopted October 11, 2022; and

WHEREAS, according to the City's most recent Assessment of Fair Housing, approved by the City Council on April 20, 2020, there are 10,225 households in Santa Monica experiencing severe housing cost burden, of which 2,930 of these households are families; and

WHEREAS, Santa Monica rents are well above national average rents, and according to the United States Federal Reserve's Report on the Economic Well-Being of U.S. Households in 2025, nearly one-third of renters nationwide earning less than $50,000 fell behind on rent at some point in the year, and more than 17% of renters earning less than $100,000 fell behind on rent at some point in the year; and

WHEREAS, according to the same report for the year, over one-third of adults were one $400 financial setback away from being unable to pay their bills; and

WHEREAS, tenants and legal aid practitioners have reported evictions occurring over small or de minimis rental debts of hundreds of dollars or less, which evictions may be legal under existing law; and

WHEREAS, based on nonpayment eviction notices and eviction lawsuits provided to the Santa Monica City Attorney's Office pursuant to Santa Monica Municipal Code ("SMMC") Section 4.27.060, over the past several years, tenants have received eviction notices based on rental debts as low as $73.87 and eviction lawsuits based on rental debts as low as $405.67; and

WHEREAS, tenants faced with one-off or short-term costs, such as car repairs and healthcare payments, or temporary disruptions in income, may fall behind on rent payment despite their long-term ability to afford monthly rent payments; and

WHEREAS, many tenants faced with unexpected necessary expenses may be able to pay those expenses and their rent, on their own or by securing rental assistance that may take time to apply for and receive, if they have enough time; and

WHEREAS, other jurisdictions, including the City of Los Angeles, the County of Los Angeles, the City of Oakland, and the City of Berkeley, have enacted just cause eviction protections setting a fair threshold amount of rent that must be owed before a landlord may lawfully evict a tenant for nonpayment; and

WHEREAS, Small Area Fair Market Rents as determined by HUD for ZIP codes wholly or partially in Santa Monica are on average approximately 30% higher than Fair Market Rents as determined by HUD for the Los Angeles-Long Beach-Glendale Metropolitan Area; and

WHEREAS, the Santa Monica Rent Control Board (the "Board") has heard input from the public on the feasibility and desirability of amending the RCCA to prohibit evictions based on non-payment of rent when a tenant owes less than a fair threshold amount of rent; and

WHEREAS, in light of the foregoing recitals, the Board has recommended the City Charter be amended to modify Article XVIII to prohibit evictions based on non-payment of rent when a tenant owes less than one month of the average of the Small Area Fair Market Rents as determined annually by HUD for equivalent-sized rental units in the ZIP codes wholly or partially within the City of Santa Monica, as set forth in the transmittal letter dated June 29, 2026 and attached hereto as Exhibit 1; and

WHEREAS, the City Council has considered and approved the Board's recommendation because these amendments are in the public interest as they would strengthen tenant protections from unnecessary displacements; and

WHEREAS, after consideration of the Board's recommendation, the City Council desires the City Charter be amended at both Article XVIII and Article XXIII to maintain consistency of "just cause" for eviction protections that apply to both controlled and non-controlled rental units in the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES RESOLVE AND PROCLAIM AS FOLLOWS:

SECTION 1. At the General Municipal Election called for November 3, 2026, the following measure shall be submitted to the qualified electors of the City of Santa Monica:

MEASURE " ": Shall the City Charter be amended to prohibit evictions based on non-payment of rent when a tenant owes less than one month of the average of fair market rents, set annually by the U.S. Department of Housing and Urban Development, for ZIP codes in Santa Monica?	Yes _____ No _____

SECTION 2. That the City Clerk shall file a certified copy of this resolution with the Board of Supervisors and with the county election department of the County of Los Angeles.

SECTION 3. That the City of Santa Monica recognizes additional costs may be incurred by the County by reason of the addition of this measure to the ballot and agrees to reimburse the County for any additional costs.

SECTION 4. The City Clerk shall transmit to the City Attorney, in accordance with applicable law, a copy of the proposed measure. The City Attorney shall prepare an impartial analysis of the measure, which shall not exceed 500 words in length. The

impartial analysis for each measure shall be filed by the date set by the City Clerk for the filing of primary arguments. In accordance with applicable law, not less than 10 calendar days before the City Clerk submits the official election materials for printing, the City Clerk shall make a copy of all applicable elections materials available for public examination in the City Clerk's office.

SECTION 5. The City Council authorizes its members, as follows, to file written arguments for or against the measure described above and which is contained in Exhibit 2 to this Resolution, which Exhibit is incorporated by reference herein:

FOR: Mayor Torosis

AGAINST:_____

All written arguments filed by any person in favor of or against the measure, including any rebuttal arguments, shall be accompanied by the names and signatures of the persons submitting the argument as required by applicable law, and any names, signatures, and arguments may be filed until the time and date fixed by the City Clerk in accordance with applicable law, after which no change may be submitted to the City Clerk unless permitted by law.

SECTION 6. The City Clerk shall cause the text of the measure, which is contained in Exhibit 2, together with the City Attorney impartial analysis, and any arguments for or against the measure, as well as any rebuttals, to be mailed to all qualified voters with the sample ballots. In addition to other notices and publications required by law, the City Clerk, not less than forty (40) days and not more than sixty (60) days before the General Municipal Election, shall cause the text of the measure to be published once in the official newspaper and in each edition thereof during the day of publication. The City Clerk is authorized to give such notices and to fix such times and dates as are required by law or

which are appropriate to conduct properly the election.

SECTION 7. The provisions of Resolution Numbers 11763 and 11764 are referred to and incorporated into this resolution for more particulars concerning the conduct of General Municipal Election to be held on November 3, 2026, and in all respects the election shall be held and conducted as provided for by applicable law. The City Clerk is authorized and directed to procure and furnish any official ballots, notices, printed materials and all supplies or equipment that may be necessary in order to properly and lawfully conduct the election.

SECTION 8. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:

HEIDI VON TONGELN
City Attorney

Adopted and approved this 14th day of July, 2026.

Caroline Torosis, Mayor

I, Denise Anderson-Warren, Interim City Clerk of the City of Santa Monica, do hereby certify that Resolution No. 11784 (CCS) was duly adopted at a meeting of the Santa Monica City Council held on the 14th day of July, 2026, by the following vote:

AYES: Councilmembers Negrete, Hall, Raskin, Snell, Zernitskaya, Mayor Torosis

NOES: None

ABSENT: Mayor Pro Tem Zwick

ATTEST:

Denise Anderson-Warren, Interim City Clerk

City Council Meeting: July 14, 2026 Santa Monica, California

RESOLUTION NUMBER 11785 (CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS A MEASURE TO AMEND ARTICLES XVIII AND XXIII OF THE CITY CHARTER TO REVISE REQUIREMENTS FOR OWNERS TO EVICT TENANTS FOR BREACH OF A RENTAL AGREEMENT BASED ON THE ADDITION OF NEW OCCUPANTS, REVISE PROTECTIONS FOR CERTAIN OCCUPANTS REMAINING IN A RENTAL UNIT AFTER THE ORIGINAL TENANT VACATES, EXPAND JUST CAUSE EVICTION PROTECTIONS TO SINGLE-UNIT DWELLINGS, AND MODIFY REQUIREMENTS FOR GOOD FAITH OWNER MOVE IN EVICTIONS FROM NON-RENT CONTROLLED RENTAL UNITS

WHEREAS, the City's Rental Control Law (Article XVIII of the City Charter, also referenced as "RCCA") and the City's Housing Policies Law (Article XXIII of the City Charter, also referenced as "HPCA") prohibit evictions of tenants except as enumerated in the law, generally excluding only tenants renting single-unit dwellings and condominiums; and

WHEREAS, landlords generally may evict tenants for substantial violations of rental agreements, except as limited by the RCCA and HPCA; and

WHEREAS, the RCCA and the HCPA currently do not permit evictions for violations of provisions of rental housing agreements prohibiting subleasing, if specified conditions are met, including that the new occupant replaces a departed subtenant on a one-for-one basis ("the roommate replacement right"); and

WHEREAS, even where a rental housing unit has bedrooms or space for additional occupants, existing law may permit eviction of a tenant for allowing family or other household members to move into the unit, if prohibited by the written lease agreement; and

WHEREAS, fair housing law may require landlords to allow tenants to live with

spouses, domestic partners, and minor children, but may not always or unambiguously require landlords to allow tenants to live with other family members or household members; and

WHEREAS, protecting tenants from eviction for living with family and household members within lawful and safe maximum occupancy limits would reduce homelessness and rent burden and keep families and households together without altering the character of Santa Monica's residential neighborhoods; and

WHEREAS, studies show that housing stability leads to better education, health, and economic outcomes for adults and children; and

WHEREAS, even where tenants may be able to afford higher rent, they may struggle to afford "first, last, and deposit" as well as moving expenses necessary to move into a new rental unit; and

WHEREAS, the death, incapacitation, departure of or separation from a family or household member may further limit tenants' capacity to find and qualify for a new residence, as well as to afford "first, last, and deposit" payment and moving expenses to move to a new residence; and

WHEREAS, protecting family and household members who lawfully reside in a unit from being evicted after a tenant vacates would promote housing stability and prevent homelessness; and

WHEREAS, the HPCA permits owners to evict tenants based on the owner's good faith intent to occupy the unit or have a qualified family member occupy the unit, subject to certain limitations to ensure tenants are not unfairly displaced for this reason; and

WHEREAS, Article XVIII, Section 1806(a)(8) was amended by Measure RC in 2022 to further regulate owner move in evictions from rent controlled rental units to ensure

that owner move in evictions are not used to circumvent just cause requirements, but the same amendments were not made to Article XXIII, Section 2304(a)(8); and

WHEREAS, owners of single-unit dwellings are significantly more likely to evict tenants for owner-occupancy than owners of multi-family properties; and

WHEREAS, the Santa Monica Rent Control Board (the "Board") has heard input from the public on the feasibility and desirability of the additions and amendments to the RCCA discussed herein; and

WHEREAS, in light of the foregoing recitals, the Board has recommended the City Charter be amended to modify Article XVIII as set forth in the transmittal letter dated June 29, 2026 and attached hereto as Exhibit 1; and

WHEREAS, the City Council has considered and approved the Board's recommendation because these amendments are in the public interest as they would strengthen tenant protections from unnecessary displacements; and

WHEREAS, after consideration of the Board's recommendation, the City Council desires the City Charter be amended at both Article XVIII and Article XXIII to maintain consistency of "just cause" for eviction protections that apply to both controlled and non-controlled rental units in the City; and

WHEREAS, in addition to the amendments recommended by the Board and parallel corresponding amendments that would align the HPCA with the RCCA so that the same just cause protections would apply to controlled and non-controlled units, the City Council has considered expanding the HPCA to extend just cause for eviction protections to cover single-unit dwellings and condominiums; and

WHEREAS, there are a growing and significant number of single-unit dwellings and condominiums being used for residential rentals in the City; and

WHEREAS, other jurisdictions, including the City of Los Angeles, County of Los Angeles, Culver City, Beverly Hills, West Hollywood, Pasadena, Berkeley, San Francisco, Oakland, and East Palo Alto currently extend just cause for eviction protections to single-unit dwellings and condominiums, making Santa Monica an outlier with respect to comparable jurisdictions with robust tenant protections; and

WHEREAS, tenants of single family homes are more likely to be evicted for owner move in than tenants in multi-unit dwellings; and

WHEREAS, to ensure tenants of non-rent controlled units have adequate protection against bad faith owner move in evictions, it is necessary to amend the HPCA to align with the 2022 amendments of the RCCA with respect to owner move-in evictions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES RESOLVE AND PROCLAIM AS FOLLOWS:

SECTION 1. At the General Municipal Election called for November 3, 2026, the following measure shall be submitted to the qualified electors of the City of Santa Monica:

MEASURE " ": Shall the City Charter be amended to prohibit evictions when additional occupants move into a unit, subject to legal limits; prohibit evictions of lawful occupants who remain after a tenant vacates; extend existing eviction protections to tenants renting single-unit dwellings and condominiums; and require for owner occupancy evictions from non-rent controlled units, that the owner occupy the unit within 60 days after the tenant vacates and for at least 2 years thereafter?	Yes _____ No _____

SECTION 2. That the City Clerk shall file a certified copy of this resolution with the Board of Supervisors and with the county election department of the County of Los Angeles.

SECTION 3. That the City of Santa Monica recognizes additional costs may be

incurred by the County by reason of the addition of this measure to the ballot and agrees to reimburse the County for any additional costs.

SECTION 4. The City Clerk shall transmit to the City Attorney, in accordance with applicable law, a copy of the proposed measure. The City Attorney shall prepare an impartial analysis of the measure, which shall not exceed 500 words in length. The impartial analysis for each measure shall be filed by the date set by the City Clerk for the filing of primary arguments. In accordance with applicable law, not less than 10 calendar days before the City Clerk submits the official election materials for printing, the City Clerk shall make a copy of all applicable elections materials available for public examination in the City Clerk's office.

SECTION 5. The City Council authorizes its members, as follows, to file written arguments for or against the measure described above and which is contained in Exhibit 2 to this Resolution, which Exhibit is incorporated by reference herein:

FOR: Councilmember Raskin

AGAINST:_____

All written arguments filed by any person in favor of or against the measure, including any rebuttal arguments, shall be accompanied by the names and signatures of the persons submitting the argument as required by applicable law, and any names, signatures, and arguments may be filed until the time and date fixed by the City Clerk in accordance with applicable law, after which no change may be submitted to the City Clerk unless permitted by law.

SECTION 6. The City Clerk shall cause the text of the measure, which is contained in Exhibit 2, together with the City Attorney impartial analysis, and any arguments for or against the measure, as well as any rebuttals, to be mailed to all qualified voters with the

sample ballots. In addition to other notices and publications required by law, the City Clerk, not less than forty (40) days and not more than sixty (60) days before the General Municipal Election, shall cause the text of the measure to be published once in the official newspaper and in each edition thereof during the day of publication. The City Clerk is authorized to give such notices and to fix such times and dates as are required by law or which are appropriate to conduct properly the election.

SECTION 7. The provisions of Resolution Numbers 11763 and 11764 are referred to and incorporated into this resolution for more particulars concerning the conduct of General Municipal Election to be held on November 3, 2026, and in all respects the election shall be held and conducted as provided for by applicable law. The City Clerk is authorized and directed to procure and furnish any official ballots, notices, printed materials and all supplies or equipment that may be necessary in order to properly and lawfully conduct the election.

SECTION 8. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:

HEIDI VON TONGELN
City Attorney

Adopted and approved this 14th day of July, 2026.

Caroline Torosis, Mayor

I, Denise Anderson-Warren, Interim City Clerk of the City of Santa Monica, do hereby certify that Resolution No. 11785 (CCS) was duly adopted at a meeting of the Santa Monica City Council held on the 14th day of July, 2026, by the following vote:

AYES: Councilmembers Zernitskaya, Raskin, Hall, Mayor Torosis

NOES: Councilmembers Snell, Negrete

ABSENT: Mayor Pro Tem Zwick

ATTEST:

Denise Anderson-Warren, Interim City Clerk