

de la Guerra, Sheila

# Public Comment- Group 2 #1

**From:** Fernando Cortes <fernandocortes610@gmail.com>  
**Sent:** Wednesday, April 5, 2023 4:44 PM  
**To:** sbcob  
**Cc:** Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve  
**Subject:** Ban Renovictions in SB County



**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Hello Supervisors,

Thank you for holding the special meeting tomorrow, April 5 at 9am. I appreciate the time you allowed me to speak in person on Tuesday, April 3rd; unfortunately, like hundreds of other tenants across the county, I am unable to take any additional time off work to implore you in person to take action against this crisis. On Tuesday, I briefly described how the suffering this action would cause innocent families, children, and students, and how your action could prove to us that the law can be on our side. Here, I'd like to shed light on what failing to take action would cause.

A predator's instinct is to hunt prey they perceive as weaker than them, and that is exactly what corporations like Core Spaces model their business on. They stalk an environment for the prey they perceive as most vulnerable; the working class, the non-english speaking, the elderly, the disabled, and the children in these areas that are targets of renoviction makes them lick their lips. "They won't fight back," they think. "They can't fight back," they think. "They don't have the resources or the language or the legal aptitude to fight back," they think. Their thoughts and predatory nature would be proven right and upheld for other predators to follow suit should you fail to take action.

The opposite of love is not hate, it is indifference. Failing to properly investigate the ordinances around a legal "Offer" before driving people out of their homes is a symptom of indifference. Failing to look into the demographic they are throwing to the curb is a symptom of indifference. They came into our homes, strolled past our personal belongings, saw the pictures of our friends and families, roamed past the toys and beds of our children, and they still made the conscious decision that "these human beings do not deserve this home because it interferes with our profits." Or maybe they were completely blind and apathetic to all of this, only seeing the dollar signs. I do not know which of these possibilities is more revolting, but regardless, their indifference towards our livelihoods is shocking, and failure to take action would set the precedent that this indifference towards our community, the community that relies on YOU for protection, is not only possible, but acceptable.

With that, I urge you all to pass legislation to stop this renoviction and prevent these crimes from causing irreparable damage to our most vulnerable community members. Failing to take the action is a slippery slope who's affects I hope we do not have to witness, and I hope that you can prove to us that the law can be on our side.

**de la Guerra, Sheila**

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**From:** meesterblack2006@gmail.com  
**Sent:** Wednesday, April 5, 2023 5:44 PM  
**To:** sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve  
**Cc:** Miyasato, Mona  
**Subject:** Urgency Ordinance For Just Cause Evictions - Special Hearing 4/6

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Chair Williams and Members of the Board of Supervisors,

I want to thank the Board of Supervisors, particularly Supervisors Capps and Williams, for sponsoring this important item at the Board of Supervisors tomorrow, April 6<sup>th</sup>. I urge the Board to adopt the Urgency Ordinance to immediately provide additional protections to renters from renovictions. The County should do everything in its power and authority to prevent the situation that is occurring in Isla Vista. We cannot afford to lose affordable housing and place people at risk of becoming homeless, or forcing them to leave the community, due to out of town investors evicting tenants in the name of renovations.

Sincerely,

Dianne Black, County Resident

Sent from Mail for Windows

## de la Guerra, Sheila

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**From:** Samara Canfield <samsamcanfield@yahoo.com>  
**Sent:** Wednesday, April 5, 2023 6:32 PM  
**To:** sbcob  
**Subject:** Renoviction

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Dozens of municipalities throughout CA already have strong ordinances much stronger than the 2019 Tenant Protection Act, which specify whether 'substantial remodel' no-fault evictions are allowed at all and under what conditions. In fact it is considered the norm in a rental housing ordinance to have restrictions on substantial remodel evictions that would prevent what is happening in IV.

-Most of these municipalities' ordinances require owners to take meaningful steps towards remodeling (including securing permits) *before* a termination of tenancy notice is ever served. Importantly most ordinances require the landlord to re-offer the unit to the previous tenant at their original rental rate, an enforcement mechanism that discourages sham remodel evictions merely to raise the rent.

-5 jurisdictions do not allow for substantial remodel justified evictions at all. They only allow a landlord to evict to comply with a government order to vacate, abate, or similar. These are Baldwin Park, Culver City, Inglewood, LA County unincorporated, and Maywood. An ordinance like this for SB County must clarify that a landlord cannot repossess a rental unit based on 'substantial remodel' justification, and any attempt on part of the landlord will result in an affirmative defense for the tenant in case of unlawful detainer action. A tenant who is wrongfully evicted under this article may file a civil action to recover actual and punitive damages, and obtain injunctive and other equitable relief. Owner's failure to comply may constitute a criminal offense.

-SB County could adopt an approach used by Alameda and Los Angeles, which allows temporary relocation for tenants for *qualifying repairs or improvements*. In these cases, 'substantial remodel' can only be justified for safety and habitability concerns, must submit city-approved plans in advance, which include mitigation measures, temporary housing for the tenants, and right of return at the same rent.

-If the CBC & The Sweeps mass eviction is the biggest in CA history, SB County needs to pass the strongest eviction protection ordinance in CA history. Such an urgency ordinance is vital for the immediate preservation of public peace, health, and safety in the county per Cal. Gov't Code §§ 25123(d), 2513. Passing something weak, with holes in it, which Core Spaces and other scrupulous landlords will get around with a couple of legal tricks, is unacceptable.

-County counsel fear of litigation from Core Spaces and the landlord lobby generally should not override its duty to protect the residents of Santa Barbara County.

-any perceived opposition to this type of recommended ordinance is just a reflection of the billion dollar real estate industry pummeling our communities with PR money. In reality, 82% of Californians support these types of suggested ordinances to protect rental housing and these types of ordinances have been in practice in other jurisdictions for decades.

Thank you.

Samara Canfield

Sent from Yahoo Mail on Android

## de la Guerra, Sheila

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**From:** Mo Tadayon <motadayon1@gmail.com>  
**Sent:** Wednesday, April 5, 2023 11:26 PM  
**To:** sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve  
**Subject:** Regarding Renovictions

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## de la Guerra, Sheila

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**From:** Cristian Torres <cristiandtorres13@gmail.com>  
**Sent:** Wednesday, April 5, 2023 6:01 PM  
**To:** sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve  
**Subject:** Ban Renovictions

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Best,  
Cristian Torres