

de la Guerra, Sheila General Public Comment-Group3

**From:** Max Golding <maxgolding1@gmail.com>  
**Sent:** Saturday, June 3, 2023 12:04 PM  
**To:** sbcob  
**Subject:** Ban Airbnb evictions



**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.**

Landlords should not be able to evict a bunch of tenants to convert the units into Airbnbs anywhere in the county. Regardless of zoning, location of the rental units.

Write a law that says they can't do this. Landlords can only take off market for family move in, and must prove somehow it's for family move in. Not because they want to ruin people's lives to make even more passive income.

Don't you dare tell me that you, the government, can't tell property owners what to do with their property. You are the ONLY institution capable of doing this. No excuses. Do it.

**de la Guerra, Sheila**

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**From:** liz cross <crossliz83@gmail.com>  
**Sent:** Saturday, June 3, 2023 1:41 PM  
**To:** sbcob  
**Subject:** Ban Air bnb and inhumane evictions

**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,

I am absolutely appalled that landlords can evict tenants and convert units into Airbnb's and short term rental properties. I live in Summerland California, and our property recently sold. The day after the sale finalized, these new landlords evicted half of the tenants living on the property. They stated they are re-purposing the units and converting them into non-residential and commercial use. These new owners bought out one of the tenants' leases and told him that they are converting into vacation rentals. This is disgusting and inhumane. The majority of these tenants are elderly, some are disabled, and most have lived in these units for decades. There needs to be laws to protect tenants like these, and not laws that protect landlords to ruin peoples lives for profit. This seems like a loophole for the renoviction restrictions. A permit was not sent to us, and this should be required as well. My fiancé is a third generation Santa Barbarian, and we can't even find a place to live here right now. And same with the majority of the tenants that live on our property. We are working people and we add a lot of value to our community. I believe you, as the government, have an obligation to protect the people in this city and write laws to protect us, the working class. What is the end goal, everyone owns an Airbnb and you have no people to work in this city? Only the wealthy survive? You have to make a change before it spirals way out of control. We need a moratorium on all no fault evictions. **AND WE NEED CHANGE!** I appreciate your time in reading this and hope action can be taken.

Thank you,

Residents of 125-129 Greenwell Ave  
Summerland, CA

## de la Guerra, Sheila

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**From:** andersondenniswa@aol.com  
**Sent:** Sunday, June 4, 2023 12:02 PM  
**To:** sbcob  
**Subject:** Fwd: Transient Occupancy Tax

**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.**

Clerk of the board, Santa Barbara County BOS:

Please assure that each board member of the Santa Barbara County Board of Supervisors, receives a copy of below:

Thanks

Honorable Supervisor:

I'm writing to you today to let you know that your Counties Transient Occupancy Tax (TOT) revenues are going to decrease.

This is due to the possible passage of California Senate Bill 584, that is currently in the State Assembly for review, passage, amendment, or defeat.

The funding mechanism of the bill applies a 15% tax on short-term rentals via guests staying at Airbnb's, Verbo stays, or short-term rentals via Expedia. This is on top of whatever the County charges as a TOT.

I have a Family cabin in Tuolumne County that we use as a short-term rental. That given County charges a 12% TOT. With the State's 15%, guests will be required to pay a total of 27% in taxes to rent our cabin. Guests will not pay this amount of tax to rent a short-term rental.

If passed, the short-term rental activity in your County is going to decrease dramatically, thus decreasing your annual TOT.

The bill exempts Hotels, Motels, and Bed Breakfasts from this given tax. It only applies to short-term rentals.

Prior to the existence of short-term rental activity, in California, Counties only received a TOT from Hotels, Motels and B&B's. Since the establishment of short-term rental activities, the TOT revenues have increased dramatically, in your County. With such high taxes, the short-term rental market is going to dry up, in your County, and your TOT revenues will decrease.

The short-term rental market has not caused a lack of available housing in California. It represents 1% of all properties in California. Driving out, the activity of short-term rentals, will not increase the availability of properties to low-income families. (Our cabin is valued at \$540k. We depend on the supplemental income to make the mortgage payments. If this bill passes, we will be forced to sell our cabin. I find it very unlikely that a low-income family will qualify for a \$540k home. This same scenario applies to most of the properties in California. The short-term rental market is not responsible for the inflated prices of properties in California, nor are they responsible for the homeless situation in California. They should not be held responsible to fund programs that they did not cause.)

This bill is a marginal one at best. It narrowly passed the Senate on a 27-11 vote.

There are other reasons this bill should not pass:

- It takes away income from Families that depend on short-term rentals for their livelihoods.
- It eliminates jobs that low-income families currently have (Housekeeping, Maintenance etc.,)
- It attacks an element of the real estate market that does not have a strong lobbying group in Sacramento, as does the Hotel, Motel, and B&B segments.
- It will decrease the TOT revenue in all Counties, throughout California.
- It is targeted to eliminate short-term rentals and to support union construction pay, that already has the Davis-Bacon Act, to protect it.
- It will negatively affect the tourism industry in your County.
- The tax is not a stable funding source for the program. It's estimated to raise \$175 million for Counties in the State. However, it is subject to diminished returns. The revenue projections did not take into account that short-term rental users will not pay taxes in the range of 27-30% (or more) and they will not rent, short-term rentals. Given the fact that Hotels, Motels, and B&B's are not subject to this tax, any offset to these establishments will not be made up by the various Counties, in their TOT.
- This tax would negatively affect low-income Families. Currently, many low-income families, can only afford to vacation by utilizing the short-term rental market. This is because they will rent a vacation home, say in the mountains, and vacation with many of their extended Families, splitting the costs amongst the various Families. They can not afford hotels to vacation in, and this tax will prevent them from being able to participate in the short-term rental market.

I urge you, as a County Board, to work with your Sacramento Assembly Members to defeat this bill.

Sincerely  
Dennis Anderson  
3340 Harbor Drive  
Atwater, CA 95301  
Cell Phone: (209) 756-7120