



From: Denice Spangler Adams <calldsa@gmail.com>
Sent: Thursday, April 6, 2023 9:27 AM
To: sbcob
Cc: Williams, Das; Nelson, Bob; Hartmann, Joan; Lavagnino, Steve
Subject: PUBLIC COMMENT- PAUSE 9a EMERGENCY MTG VOTE NO - PAUSE owner Property Rights & Just Cause Requires Community Discussion PRIOR TO VOTING ANY CHANGE

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Supervisors: PAUSE

The ENTIRE COMMUNITY needs to discuss property owner rights and rental housing matters. Do NOT take an emergency vote today to amend the County's just cause eviction rules. PAUSE.

We'd need no add'l housing if SBCC served only students within District boundaries; and UCSB stayed within enrollment limits requiring all housed undergraduates (UGs) live on campus housing.

COVID absence of students created mass vacancies.

Community needs to know % of housing occupied by students.

Existing law as I understand it: person or corporate entity can buy an apt building, give 2 months relocation notice and give \$7000 to existing tenant; or must honor under contract law the terms of the contract between the tenant and past landlord owner.

Then once building is vacant the apartment complex owner can renovate their owned apartment complex. Future rents will then reflect cost of renovation and ROI.

Historically HUD & CHFA structured tax funded private properties to allow sale after 30-40 years of providing market or stabilized rents aka AFFORDABLE HOUSING AS THE BUILDING AGES and fixed costs are locked in.

The purpose of allowing sale of publicly funded housing projects was for the non-profit or prior owning entity to find a buyer with financial capacity to renovate the property.

Locally individual homes aged 30 years or older are typically renovated between sales.

RESTRICTIONS ON PROPERTY OWNER RIGHTS TO IMPROVE PROPERTY IS CONFISCATION OF PRIVATE PROPERTY.

Tenant - landlord contracts delineate terms between the two parties and must be honored or upheld by the court. Violations of contract law are a judicial matter.

PAUSE!

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