

From: Spencer Brandt <spencer.brandt@islavistacsd.com>
Sent: Monday, May 5, 2025 7:31 PM
To: Rich Lee; Laura Capps; Joan Hartmann; Steve Lavagnino; Bob Nelson; sbcob
Cc: Eleanor Gartner; Chris Henson
Subject: RE: Isla Vista Rental Housing Inspection Pilot Program
Attachments: Spencer Brandt - IVRHIPP .pdf

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May 5, 2025

RE: Isla Vista Rental Housing Inspection Pilot Program

Honorable Chair Capps and Supervisors,

I'm writing to express my personal support for the Isla Vista Rental Housing Inspection Pilot Program (IVRHIPP). As someone who lived in an Isla Vista garage with three roommates for two years, I've experienced firsthand what many residents continue to face: substandard housing conditions including rodent and insect infestations, broken appliances, mold growth, unsafe balconies and patios, and missing smoke and carbon monoxide detectors.

I strongly support the intent of this program because it represents a crucial shift from reactive to proactive enforcement of safe housing standards. The current complaint-based system places an unfair burden on tenants who are often the least empowered and most impoverished members of our community. As the Staff Report correctly identifies, many renters—particularly students and low-income residents—fear retaliation if they report violations, or cannot afford the potential rent increases or fines that might follow if their landlords pass on the costs of addressing violations.

Proactive inspections create an approach of "trust, but verify." The registration system will provide much-needed transparency about rental property ownership and conditions. Most importantly, this program will help level the playing field between landlords and tenants, addressing an imbalance that has allowed substandard conditions to persist for decades in Isla Vista.

I've spoken to numerous renters who are concerned that this program could lead to displacement if units like unpermitted garages receive NOVs, or if property owners opt to perform "substantial remodel" "renovictions" prior to curing violations. I believe it is critical that the Board of Supervisors strike a balance between enforcement of clear-and-present danger Health & Safety Code violations and keeping people in their homes. This is why I appreciate Supervisor Capps' work to begin conversations with UCSB to rehouse potentially displaced students.

That said, greater clarity is needed regarding whether or not an official commitment has been made, which populations will be eligible for rehousing assistance, and whether support will come through on-campus housing or financial compensation. It's critical that these resources are available for the over 5,000 residents who are not UCSB students—our families with children, long-term residents, and Santa Barbara City College students.

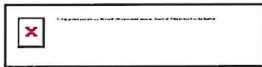
The Isla Vista Community Services District recently expanded the IV Rental Housing Mediation Program to provide greater attorney capacity for mediations, independent legal advising, and resources to address roommate and sublease disputes and security deposit recovery. Our program stands ready to assist landlords and tenants as they navigate housing disputes that may result from enforcement actions envisioned in this program. Learn more at the IVCS website, at islavistacsd.ca.gov/free-rental-housing-mediation-legal-advice.

I want to thank Supervisor Capps for bringing this important initiative forward. In conjunction with UCSB's newly-under-construction student housing, this program represents an important complementary strategy to address the housing crisis. By ensuring existing rental units meet safety standards while simultaneously increasing housing supply, we can create a more stable, inclusive Isla Vista community where both students and families can thrive. I ask for your support in adopting this ordinance and implementing safeguards to strike a balance between enforcement and keeping people in their homes.

Sincerely,



Spencer Brandt
Isla Vista Community Services Director



Spencer Brandt

President of the Board of Directors
Isla Vista Community Services District



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DIRECTOR SPENCER BRANDT
Isla Vista Community Services District Board of Directors

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Sincerely,

A handwritten signature in black ink, appearing to read "Spencer Brandt". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Spencer Brandt
Isla Vista Community Services Director