

Katherine Douglas

Public Comment

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**From:** George Russell <georuss1887@gmail.com>  
**Sent:** Friday, June 23, 2023 4:55 PM  
**To:** sbcob  
**Subject:** Rental property owners

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.

Dear County Board of Supervisors.

Please remember that many, perhaps even most, small duplex and tri plex owners are Seniors who rely on the rental income to try to afford to remain in Santa Barbara

With insurance, utilities, repairs and taxes all going up at inflation levels, it is difficult for these mom and pop property owners to continue to provide rental units to Santa Barbara residents unless the property owners are able to keep pace with inflation after expenses are taken out.

Please keep this in mind as you review this topic.

Thank you.

George Russell

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**From:** Susan Shields <shields3033@gmail.com>  
**Sent:** Friday, June 23, 2023 5:04 PM  
**To:** sbcob  
**Subject:** Proposed Tenant Protection Regulation

**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.**

I reside in the county and strongly support any legislation you devise to protect the rights of the many tenants in the county. The cost of housing is already unaffordable here for the average person. Landlords seem to have nothing to stop them evicting renters for specious reasons which creates a perilous situation leading to poverty or, at worst, homelessness. Many of the workers that we need here, such as two of my sons, are forced to move away. I hope you will take effective action.

Susan Shields  
3033 Calle Rosales, SB 93105

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**From:** James Wagner <jameswagner\_sb@yahoo.com>  
**Sent:** Friday, June 23, 2023 7:27 PM  
**To:** sbcob  
**Subject:** County's tenant protection ordinance

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Complete (Docketed & Attached)

**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.**

I have a small ADU on my property that I rent out with a month-to-month lease.

We have been fortunate with the tenants that we have provided a place to live for over 25 years.

We increase the rent annually in line with the rate of inflation.

We recently had over 300 people express interest in the rental when we most recently had a vacancy approximately 2 years ago.

My mother also rents an ADU in Los Angeles and her tenant stopped paying \$1,100/ month rent over a year ago and then after not paying rent for over a year demanded \$140,000 in relocation assistance.

My mother attempted to evict for non-payment of rent and the tenant's lawyer asked for a jury trial.

We hired a lawyer and they let us know that we could pay \$12,000-\$15,000 for his time in court and we would likely lose the case... Instead, we paid the lawyer \$2,600 to settle and the best that the lawyer reported that they could do was negotiate the relocation assistance down to \$30,000.

Lost below market rent 13 months x \$1,100 = \$14,300 + \$2,600 lawyer + \$30,000 relocation assistance = **\$46,900 + Months of heartache and anguish.**

Our lawyer let us know that even when tenants do not pay rent and have broken the lease in other ways including being a nuisance, eviction is expensive and often takes extended periods of time.

My mother has **taken her ADU off the market** and is leaving the space empty for fear of having such a costly and aggravating experience ever again.

There needs to be adequate due process and fair treatment of both tenants **and** property owners.

If adequate time is given to the tenant then I do not think that relocation assistance should be charged.

Placing a family member in the space or selling the property should be an adequate reason to terminate the tenancy without relocation assistance.

If relocation assistance is to be levied, it should be based on the rental rate for the space and take into account any past-due rent.

Thank you for your time and attention

Wishing you, and yours well, and wellness.

James Wagner