

**From:** Angeliza Sanchez <angelizasanchez@icloud.com>  
**Sent:** Wednesday, April 5, 2023 9:24 AM  
**To:** sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve  
**Subject:** Code Red- Isla Vista

#14

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.

Good morning,

I am a tenant at the Core building previously known as CBC & The Sweeps. I am emailing you in regard to the mass renovation occurring, please take the time to read the following.

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 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. Part of this ordinance 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.

-We could alternatively be satisfied with SB County adopting 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.

Best,

Angeliza

## de la Guerra, Sheila

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**From:** Max Golding <maxgolding1@gmail.com>  
**Sent:** Wednesday, April 5, 2023 9:41 AM  
**To:** sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve  
**Subject:** Urgency just cause eviction ordinance  
**Attachments:** Substantial remodel comparisons.pdf

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Example from San Diego: "SEC. XXX. REMEDIES.

**(a) No landlord shall be permitted to recover possession of a rental unit or prevail in an unlawful detainer action, ejectment action, or other action to recover possession of a residential unit unless the landlord is able to prove strict compliance with any applicable provision of this ordinance, including all notice requirements. A landlord's lack of strict compliance with the terms of subsections (4)(a)(1), (2), or (4), 4(d), 4(g), 5(b), and all other noncompliance constituting a fatal defect to the landlord's case shall entitle a tenant to judgment.**

**(b) Where a landlord seeks judgment or to carry out a writ of possession in contravention of subsection 4(a)(1)(3) of this Ordinance, a court shall delay the entry of judgment or execution of the writ, such as by continuing all court dates that might result in entry of judgment or by staying execution of a writ."**

-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.

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-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.

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## SUBSTANTIAL REMODEL

**There are three different approaches that jurisdictions take for evictions to make repairs/remodel.**

### **Approach 1: No prior approval process**

Most jurisdictions allow landlords to temporarily evict to make repairs without going through a prior approval process with the city. Of the 24 cities that do it this way, 15 require the repairs to be necessary for health/safety reasons. 9 do not. (4/9 that do not require a health/safety reason were adopted after AB 1482 and use its language as their standard: Chula Vista, Commerce, Long Beach, and Santa Ana. All of those 4 also have added protections that 1482 does not have.)

Of the 13 local rent control jurisdictions that do it this way, all but 1 (Sacramento) allows the tenant to return at the same rent when repairs are completed. All but 2 (Sacramento and Santa Ana) do not reset the rent if the tenant does not return but a new tenant moves in.

### Additional protections that different jurisdiction have beyond 1482:

**Minimum days:** The minimum amount of time repairs must take in order to evict.

**Health/safety only;** The ordinance specifies that landlords can only evict for repairs to bring properties into compliance with applicable health and safety codes.

**Permits in advance:** The landlord must have all required permits before serving the termination notice

**Other work reqs.:** The city has some other threshold requirement for work to qualify: a minimum cost, a minimum scope of work, or a government order requiring abatement). I did not include the AB 1482 requirement, which a few cities have adopted, because it is very easy to meet.

**List repairs in notice:** The landlord is required to describe the repairs in the termination notice.

**If you use these materials please attribute to ACCE Institute and ACLegal**

**Right of return, same rent:** The tenant has the right to return at the same rent (or plus any rent increases the landlord could have imposed) once repairs are completed.

**Right to another unit:** If the landlord owns another comparable unit (either at the same property or another one, depending on the jurisdiction), they must offer it to the tenant as a replacement

**Landlord pays rent differential:** Landlord must either find the tenant comparable housing during period of displacement or pay the difference between their normal rent and temporary rental cost.

**No rent reset for new tenant:** If the tenant does not move back in, the landlord still has no right to reset the rent for the next tenant.

**Other defenses:** The jurisdiction requires a longer notice time period or for additional information to be stated in the notice. For example, in Oakland, the landlord must list the code sections that the repairs are being performed to bring the property back into compliance with.

**Approach 1 Chart**

City/ County	Min. days	Health/ safety only	Permits in advance	Other repair reqs.	List repairs in notice	Right of return, same rent	Right to another unit	Landlord pays rent differential	Landlord pays costs to move back	No rent reset for new tenant	Other defense
AB 1482	30	No	No	No	No	No	No	No	No	No	
Berkeley	30/60	Yes	Yes	None	No	Yes	Yes	Yes	Yes	Yes	
Beverly Hills	None	No	No	Cost threshold	No	Yes	Yes	Yes	Yes	Yes	1-year notice
Chula Vista*	60	No	No	Cost threshold	No	No	No	No	No	No rent control	
Commerce	30	No	Yes	None	Yes	Yes	No	No	No	No rent control	Notice reqs.
East Palo Alto	30	Yes	Yes	Cost threshold	No	Yes	No	No	No	Yes	

**If you use these materials please attribute to ACCE Institute and ACLegal**

<b>Emeryville</b>	None	No	Yes	None	No	No	No	No	No	No rent control	
<b>Fairfax</b>	30/60	Yes	Yes	None	No	Yes	Yes			Yes	
<b>Glendale</b>	30	No	No	Cost threshold	No	No	No			No rent control	
<b>Hayward</b>	None	Yes	Yes	None	No	Yes	No	No		Yes	
<b>Long Beach</b>	30	No	No	None	No	No	No			No rent control	
<b>Marin County</b>	None	Yes	Yes	None	No	No	No			No rent control	
<b>Mountain View</b>	30	Yes	Yes	None	No	Yes	Yes			Yes	
<b>Oakland</b>	60	Yes	Yes	None	Yes	Yes	No	No		Yes	Notice reqs.
<b>Pasadena</b>	30	Yes	Yes	None	No	Yes	Yes			Yes	City to confirm repair time
<b>Petaluma</b>	None	Yes	Yes	None	Yes	Yes	Yes	No	No	Yes	
<b>Richmond</b>	60	Yes	Yes	None	No	Yes	Yes	Yes		Yes	
<b>Sacramento</b>	30	Yes	Yes	None	No	Yes	Yes			No	120-day notice
<b>San Diego</b>	None	Yes	Yes	None	No	No	No			No rent control	
<b>San Francisco</b>	None	No**	Yes	Limited if not for health/	Yes	Yes**	No			Yes	

If you use these materials please attribute to ACCE Institute and ACLegal

				safety							
<b>San Jose</b>	30	Yes	Yes	Yes	No	Yes	Yes			Yes	
<b>Santa Ana</b>	30	No	No	No	No	Yes	Yes			No***	
<b>San Rafael</b>	None	Yes	Yes	No	No	No	No			No rent control	
<b>Union City</b>	None	No	Yes	No	No	Yes*	No			No rent control	
<b>West Hollywood</b>	6 mos ****	Yes	Yes	Only to correct an order to abate	No	Yes	No			Yes	

\* Takes effect March 1, 2023

\*\* Most evictions under this section require health/safety reasons; Landlords are not required to allow tenants to move back in if they evicted using a code section for buildings that are essentially uninhabitable and are being entirely renovated.

\*\*\*Says tenant has right of first refusal if unit is re-rented within 6 months of the date the repairs are completed; silent about the rent.

\*\*\*\* No time threshold if there is a building and safety or similar order finding the unit uninhabitable in its current state

**Approach 2: Advance city approval.**

Two cities (Alameda, Los Angeles) use an entirely different process. Landlords are allowed to temporarily relocate tenants for qualifying repairs or improvements, but have to submit city-approved plans in advance, which include mitigation measures, temporary housing for the tenants, and right of return. Alameda allows for city-approved permanent displacement if the repairs will take 6 months or more.

**Approach 3: No evictions**

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Five jurisdictions do not allow for this type of eviction 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.

**If you use these materials please attribute to ACCE Institute and ACLegal**

## de la Guerra, Sheila

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**From:** Sam S <samanthaszepesi@ucsb.edu>  
**Sent:** Wednesday, April 5, 2023 9:58 AM  
**To:** sbcob  
**Subject:** Current info

**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 and good morning!

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-We could alternatively be satisfied with SB County adopting 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.

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of suggested ordinances to protect rental housing and these types of ordinances have been in practice in other jurisdictions for decades.

Thank you!  
Sam Szepesi

## de la Guerra, Sheila

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**From:** Rizlenjani, Ellie <erizlenjani@goodsamaritanshelter.org>  
**Sent:** Wednesday, April 5, 2023 11:55 AM  
**To:** sbcob  
**Subject:** The Sweeps Renoviction

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--

Ellie Rizlenjani  
Rapid Rehousing Case Manager

Good Samaritan Shelter  
14 E. Carrillo St  
Santa Barbara, CA 93101  
Cell: (805) 952-6819

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## de la Guerra, Sheila

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**From:** akepper@umail.ucsb.edu  
**Sent:** Wednesday, April 5, 2023 12:45 PM  
**To:** Lavagnino, Steve; Nelson, Bob; Hartmann, Joan; Laura Capps; Williams, Das; sbcob  
**Subject:** Special Counsel Meeting on 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.**

Good Afternoon County Board of Subervisors,

**In regards to tomorrow's special meeting to slow or prevent the most at-risk populations in our district, I'd like to share with you some of the issues and information that I find most affecting:**

Preventing this kind of renoviction is possible! 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.

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See you tomorrow,

Ananya Kepper

**de la Guerra, Sheila**

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**From:** Chanyce Rose <chanyce99@gmail.com>  
**Sent:** Wednesday, April 5, 2023 2:18 PM  
**To:** sbcob  
**Subject:** Special Meeting on 4/6 - General Public Comment

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,

My name is Chanyce and I am a current tenant at CBC and the Sweeps facing renoviction.

I am contacting you today to urge you to ban renovictions and ensure that the housing crisis the county and state are currently experiencing is not exacerbated. Myself, along with over a thousand other residents at CBC & the Sweeps deserve much better than this. I implore you to find ways to support us tenants in this situation and find a way to ensure that we will not be displaced.

The consequences of this renoviction will be devastating to the county. Please support us and show us why we elected you. Thank you.

Warmly,  
Chanyce  
Pronouns: She/Her



## de la Guerra, Sheila

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**From:** Katya Martinez <katyam1400@gmail.com>  
**Sent:** Wednesday, April 5, 2023 2:35 PM  
**To:** sbcob  
**Subject:** Ban Renovictions!!

**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 a resident of SB County, and I urge you to ban renovictions. This is completely outrageous and ridiculous.

There are REAL PEOPLE that live at the CBC and the Sweeps. From college students to families, people call this place their home.

Although I myself do not live at that complex, the renovictions that have happened in the past few years (from the Mosaic to now the CBC and the sweeps), have caused massive housing insecurities, and rent prices at an all time high in just a span of a few short years. This will not only impact the current residents but future residents as well.

Families that have been living there for years, will now be forced to look for housing elsewhere (most likely now out of their budget), or have to relocate completely. College students at UCSB already face housing insecurity, and there is a large homelessness population within the UCSB community alone, this will continue to increase this rate. And also ridiculous that most students have to share rooms with multiple rooms and pay over \$800 a month to sometimes share a room with three other people for a simple basic human right!

You have been elected to be the voice of SB residents, and this is the time to actually make a change and difference. Although, this might not be impacting YOU directly, just imagine how those with children, families, etc., must feel being forced to leave their homes, simply because the management wants more money, when they make enough being greedy.

**de la Guerra, Sheila**

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**From:** Mahil Senathirajah <mahilsen@gmail.com>  
**Sent:** Wednesday, April 5, 2023 3:23 PM  
**To:** sbcob  
**Subject:** Public Comment for April 6, 2023 Supervisors Meeting - Just Cause for Residential Evictions  
**Attachments:** SB County Supervisors Mtg 040623 - Public Comment - Just Cause for Residential Evictions.docx

**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.**

Hi,

I would like to submit the attached for tomorrow's meeting

Please let me know if you have any questions or whether further information is required.

Thank you.

Mahil

Mahil Senathirajah  
805-453-6240

Public Comment

**Santa Barbara County Board of Supervisors Meeting**

April 6, 2023

**Subject: Urgency Ordinance, Just Cause for Residential Evictions**

Mahil Senathirajah, [mahilsen@gmail.com](mailto:mahilsen@gmail.com), 805-453-6240

I support the Urgency Ordinance related to Just Cause for Residential Evictions based on the following:

- “Renovictions” will ultimately raise the cost of housing in Santa Barbara which will have a deleterious effect on available workforce and, in turn, the economic health of the city/County.
  - In the past, I have had trouble attracting employees to Santa Barbara (to good paying jobs) primarily due to housing costs and, eventually, gave up and resorted to telework
  - Other sectors, including health care, are also having trouble
  
- “Renovictions” are massively disruptive to people’s lives, causing immediate stress at a time when mental health needs have already increased substantially through the pandemic. While renovations are legal, the least that can be done is to make sure they are carried out consistently with laws and regulations, both their letter and intent, and maximum support is provided to those affected.
  
- Recent substantial reduction of pandemic-era CalFresh food benefits and impending Medi-Cal “redeterminations”, which are expected to drastically reduce the number of people qualifying for Medi-Cal, will combine to put unbearable pressure on lower income individuals
  - In short, those facing renovictions will be unable to pay for food, health care and housing
  - They face a “housing cliff”, similar to the “hunger cliff” facing those losing CalFresh benefits
  
- Renovictions are inconsistent with our values as a community

# Statistics on Current Unaffordability of Housing

The following provides key statistics from three sources

## 1. Fund for Santa Barbara Regional Equity Study

### Regional Equity Study - The Fund for Santa Barbara

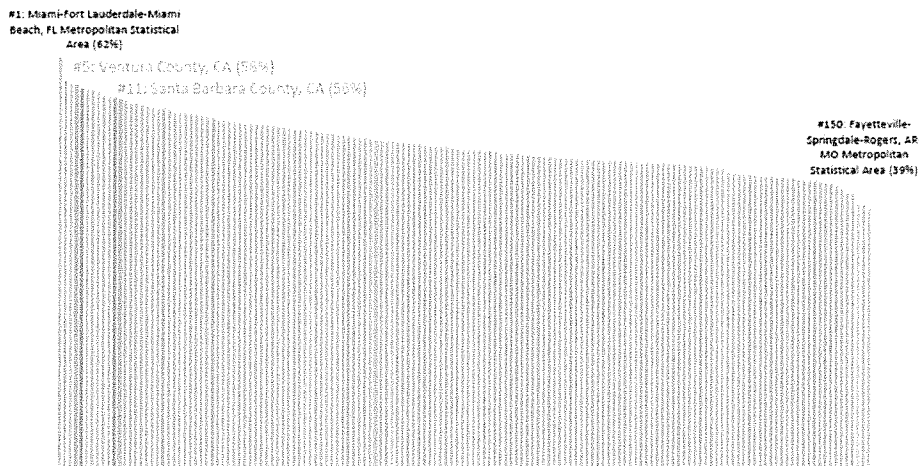
Santa Barbara ranks 5<sup>th</sup> among the largest 150 metro areas nationally for share of “rent-burdened” households, defined as those spending 30% or more of their income on rent. Excerpt (Pages 70 – 72).

#### *Housing affordability*

For many living in Santa Barbara and Ventura Counties, housing affordability was a persistent challenge even before the pandemic. Data on rent-burdened households (those spending 30 percent or more of their income on rent) show that the region ranks as one of the most unaffordable places in the nation. Santa Barbara and Ventura Counties ranked 5<sup>th</sup> and 11<sup>th</sup>, respectively, among the largest 150 metro areas for their share of rent-burdened households (Figure 41). According to a 2019 report on housing by the Central Coast Alliance United for a Sustainable Economy (CAUSE) low-income renters are competing in a tight rental housing market while real estate investors are driving up home prices in working-class neighborhoods, resulting in gentrification. In addition, some landlords have found it more profitable to make their housing available to agricultural companies for seasonal housing since federal requirements under the H-2A guestworker program allow for as little as 100 square feet per worker. According to the report, Latinx families have also been moving away from Santa Barbara to more affordable locations such as Ventura, Oxnard, Lompoc, and Santa Maria.<sup>64</sup> Other reports on housing in Santa Barbara also point to a shortage of affordable housing for low-income and college student residents in the region.<sup>65</sup> The pandemic only exacerbated already existing challenges with finding affordable housing. Even after the pandemic ends, it seems unlikely that home prices will return to their already-high pre-pandemic levels.

#### **Widening Divides: Trends Exacerbated by the Pandemic** *continued*

FIGURE 41: TOP 150 METRO AREAS RANKED BY RENT BURDEN, 2018



Source: USC Equity Research Institute analysis of 2018 5-year American Community Survey microdata from IPUMS USA. Note: Metro regions refer to the largest 150 metropolitan statistical areas in terms of 2010 population, based on the OMB's December 2003 definitions. Rent burden is defined as paying more than 30 percent of gross income on rent. Universe includes renter-occupied households paying cash rent. Data represent a 2014 through 2018 average.

## 2. March 2023 National Analysis

[The Complete 2023 Guide to Rent Prices in the US \(webflow.io\)](#)

Rents are high and also rising fast:

- Santa Barbara has highest one bedroom apartment rent of all small cities in country: \$2,173
- Santa Barbara has the fourth highest rent for 3 bedroom homes of all small cities in the country: \$3,350
- But the highest increase in median rent for 3 bedroom homes from March 2022 to March 2023: 26.5%

### Most Expensive Small Cities for 1 Bedroom Apartment Rentals

Smaller cities are often some of the most challenging places to find great apartment rentals and the top 10 on this list are no exception. We're not at NYC levels on the rent here, but rent for a 1 bedroom in each of these markets exceeds \$1,700 per month and goes as high as \$2,173/mo in [Santa Barbara, CA](#) - if you can find one.

Rank	Metropolitan Statistical Area	Median 1-Bedroom Apartment Asking Rent March '23	Change Since March 2022
1	Santa Barbara-Santa Maria-Goleta, CA	\$ 2,173	+ 3.5%
2	Ithaca, NY	\$ 1,995	+ 50.8%
3	Oxnard-Thousand Oaks-Ventura, CA	\$ 1,900	+ 2.7%
4	Bridgeport-Stamford-Norwalk, CT	\$ 1,898	+ 5.4%
5	Salinas, CA	\$ 1,875	+ 7.1%
6	Vallejo-Fairfield, CA	\$ 1,850	- 0.6%
7	Santa Rosa-Petaluma, CA	\$ 1,815	+ 10.0%
8	Poughkeepsie-Newburgh-Middletown, NY	\$ 1,788	+ 19.2%
9	Burlington-South Burlington, VT	\$ 1,750	+ 29.6%
10	Bozeman, MT	\$ 1,695	- 0.3%

### Cities With The Fastest Growing 3-Bedroom Home Rent in 2023

Nationwide, single-family rentals have grown in price at a dramatically higher rate than apartments, and in these 10 markets, that price increase is felt most dramatically.

This month, Santa Barbara, CA shows as the city with the most dramatic increase in median rent for available units with an overall increase of 26.5% in monthly rent. Odessa, TX, and Albany, NY round out the top three with rent increases of more than 25% in both cases.

Some happy news in this group. Last month's top 10 fastest-growing rents had four cities with rent growth above Santa Barbara's 26.5%, so the moderation trend we're seeing even applies to these cities.

Rank	Metropolitan Statistical Area	Median 3-Bedroom Home Asking Rent March '23	Change in Rent Since March 2022
1	Santa Barbara, CA	\$ 3,350	+ 26.5%
2	Odessa, TX	\$ 1,898	+ 26.5%
3	Albany, NY	\$ 1,988	+ 26.4%
4	Wichita, KS	\$ 1,275	+ 22.2%
5	Fort Smith, AR-OK	\$ 1,195	+ 21.8%
6	Cedar Rapids, IA	\$ 1,450	+ 21.3%
7	Macon, GA	\$ 1,038	+ 20.5%
8	Monroe, LA	\$ 1,295	+ 20.5%
9	Jackson, MS	\$ 1,550	+ 19.5%
10	Lawton, OK	\$ 1,035	+ 18.3%

### Most Expensive Small Cities for 3 Bedroom Single-Family Home Rents

Over the course of the past year, many renters found their way to smaller cities with great amenities or attractions (California/Florida sunshine!), and those on this list saw the highest rent as a result.

At \$3,695/mo, Salinas, CA (home to tony Carmel-By-The-Sea) is one of the most expensive markets in the country and certainly the most expensive small city for rental homes. Coming in close behind it, with median rent of \$3,600/mo, is Naples-Marco Island, FL.

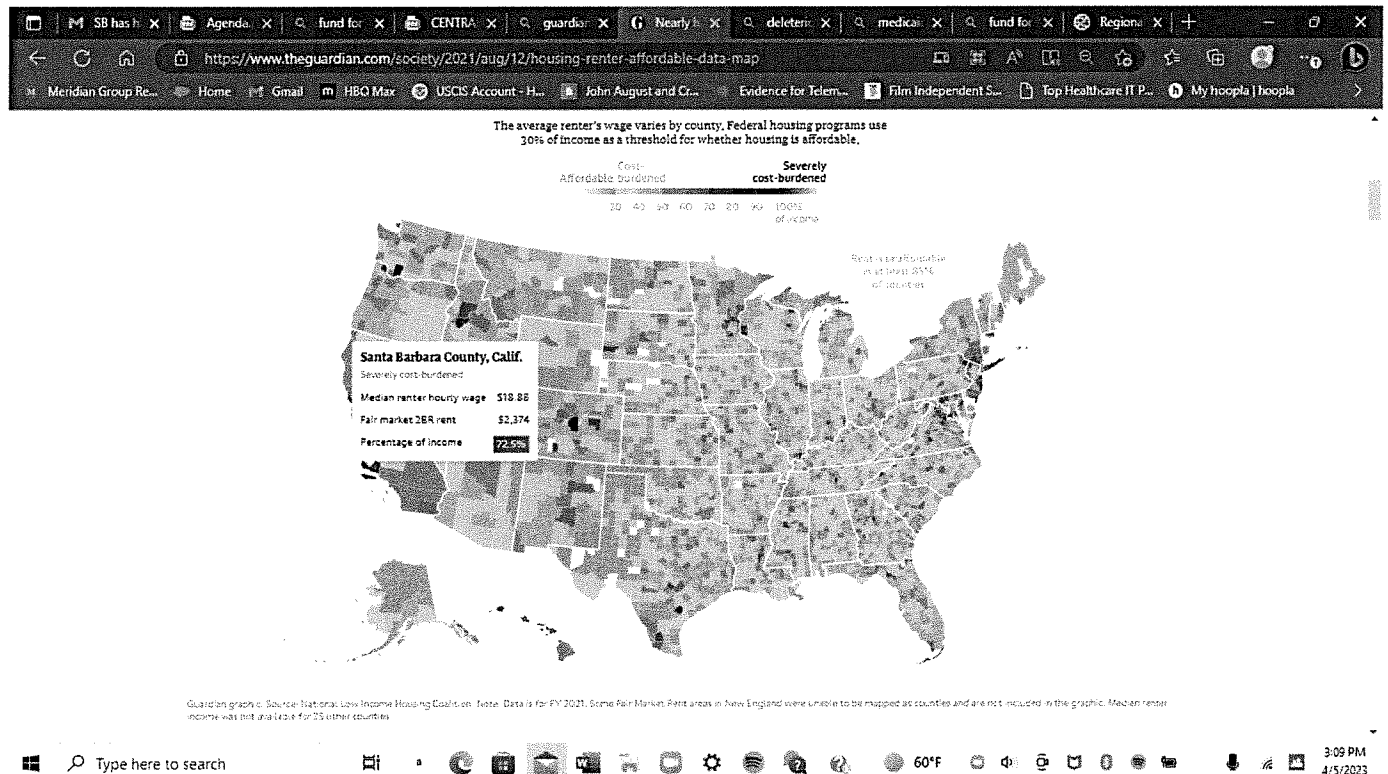
The Santa Barbara, CA metro region saw the highest overall growth in rent in this group, with rent up more than 26% in the past year.

Rank	Metropolitan Statistical Area	Median 3-Bedroom SFH Asking Rent March 2023	Change Since March 2022
1	Salinas, CA	\$ 3,695	+ 5.6%
2	Naples-Marco Island, FL	\$ 3,600	- 1.3%
3	Oxnard-Thousand Oaks-Ventura, CA	\$ 3,450	+ 3.0%
4	Santa Barbara, CA	\$ 3,350	+ 26.5%
5	Santa Rosa-Petaluma, CA	\$ 3,320	+ 7.2%
6	San Luis Obispo-Paso Robles, CA	\$ 3,300	+ 6.5%
7	Boulder, CO	\$ 2,800	+ 10.9%
8	Vallejo-Fairfield, CA	\$ 2,795	+ 0.4%
9	Bozeman, MT	\$ 2,700	0.0%
10	North Port-Bradenton-Sarasota, FL	\$ 2,635	+ 1.9%

### 3. Guardian Newspaper – Data from National Low Income Housing Coalition

Nearly half of American workers don't earn enough to afford a one-bedroom rental | Housing | The Guardian

Those making the median wage of \$18.88 in Santa Barbara would have to spend 72% of their income to afford a two bedroom apartment



## de la Guerra, Sheila

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**From:** Ananya Kepper <kepperan@gmail.com>  
**Sent:** Wednesday, April 5, 2023 12:40 PM  
**To:** Lavagnino, Steve; Nelson, Bob; Hartmann, Joan; Laura Capps; Williams, Das; sbcob  
**Subject:** Special Counsel Meeting on 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. Part of this ordinance 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.

-We could alternatively be satisfied with SB County adopting 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.