

From: Jennifer Smith <jsmith@lafsb.org>
Sent: Thursday, April 6, 2023 7:54 AM
To: sbcob
Cc: Williams, Das; Laura Capps; Hartmann, Joan; Bob Nelson; Lavagnino, Steve
Subject: RE: Urgency Ordinance 4/6
Attachments: Board of Supervisors .pdf

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Dear Supervisors,
 Please see attached and below on behalf of the Legal Aid Foundation of Santa Barbara County.
 Jennifer R. Smith
 Executive Director
 Legal Aid Foundation of Santa Barbara County
 (805) 963.6754 x103
 Email: jsmith@lafsb.org
 Website: www.lafsb.org

Dear Supervisors,
 Thank you for your attention to this important issue. We urge passage of the urgency ordinance with the following amendments:

- The current urgency ordinance as drafted will not help the hundreds of tenants who have already received notices of termination. At this stage, no lawsuits (known as “unlawful detainers”) have been initiated and tenancies are ongoing. We recommend the following change to the Legislative Intent:
 - o "It is the intent and the effect of this ordinance to apply prospectively immediately upon adoption. **The requirements herein shall apply to termination notices provided after the effective date of this urgency ordinance and in any unlawful detainer action initiated after the effective date of this urgency ordinance.**"
- Clarify the remedies with the addition of the following language to the Remedies section:
 - o Failure of a landlord to comply with any of the provisions of this Chapter shall provide the tenant shall be a defense to any unlawful detainer action.
 - o INJUNCTIVE RELIEF. A tenant may seek injunctive relief on his or her own behalf and on behalf of other affected tenants to enjoin the landlord's violation of this Chapter.

- REMEDIES ARE NON-EXCLUSIVE. Remedies provided in this section are in addition to any other existing legal remedies and are not intended to be exclusive.

We would also recommend a parallel track to allow for an immediate urgency ordinance (which can address immediate need) and a regular ordinance to allow more community input on the ordinance.



301 E. Canon Perdido St.
Santa Barbara, CA 93101
Phone: 805.963.6754

201 S. Miller St., Ste. 210
Santa Maria, CA 93454
Phone: 805.922.9909

102 E. Ocean Ave.
Lompoc, CA 93436
Phone: 805.736.6582

Equal Access to Justice for All
www.lafsb.org

April 6, 2023

RE: Special Meeting, File # 23-00364

HEARING - Consider recommendations regarding an Urgency Ordinance to amend County Code Chapter 44 to add Article IV, Just Cause for Residential Evictions

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Sincerely,

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Executive Director 805-963-6754 x103
jsmith@lafsbc.org

Alex Entrekin
Managing Attorney, Housing
aentrekin@lafsbc.org