

de la Guerra, Sheila General Public Comment-Group 3

From: Amanda Katherine Zavala <zamanda77@gmail.com>
Sent: Monday, May 15, 2023 12:01 PM
To: sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Subject: Isla Vista Sweeps



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Dear Board of Supervisors,

I am Amanda Zavala, and I'm a tenant in Santa Barbara 93101.

Thank you Supervisors for rapidly passing the urgency ordinance you did on April 4. You acted so rapidly and responsibly that we are all very grateful. However we're here today to ask that you take the next step and pass a moratorium on renoventions and no-fault evictions today.

Core Spaces management, executives, and their hired lawyers, have been lying to CBC & The Sweeps tenants about the law you passed. They have insisted the law doesn't protect them and that they have been misled by Legal Aid and SBTU, and many tenants have subsequently moved out of state for lack of ability to find affordable housing nearby. This is what your urgency ordinance was supposed to prevent.

During the pandemic it became common on a federal, state and local level for government bodies to pass moratoria on evictions due to the public emergency which was then the coronavirus. In Santa Barbara we have the emergency of the housing crisis generally, where vacancy rates are typically below 1 percent and rent has roughly doubled in the last few years which means there is virtually no affordable housing for working families and working people.

There is legal precedent for moratoria on no-fault evictions with or without a pandemic in place. Los Angeles and San Diego are great examples that staff can study, so they can draft a no-fault eviction moratorium for SB County as quickly as possible.

Thank you,
Amanda

Lia Graham

From: Bridger Claassen <bridgertclaassen@gmail.com>
Sent: Monday, May 15, 2023 3:58 PM
To: sbcob
Subject: We Urgently Need A Renoviction Moratorium

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.

To Whom It May Concern,

Hello, my name is Bridger Claassen. I am 25 years old and I have had the pleasure of living in Santa Barbara for the past 7 years. I understand the importance of profits. However, the predatory nature of the profits being made off of these landlords and real estate companies is absurd. Renovitions in particular, where a housing owner evicts the tenants only to skyrocket the rate of rent, is the most egregious. I believe there can be, and should be a balance between those profiting and those being exploited. I am a hard-working individual with a college education. I work two jobs, above minimum wage, and still more than half of my wages go straight to my landlord every month. The other half of my wages are used up on utilities and transportation. The little money I have left, I try to survive on. It's not living, it's surviving. This story of struggling to pay rent is as old as our society, however it is a story that is only worsening and it's an experience that a large population of our county is experiencing. It's no debate whether or not these so called renovictions are happening. They are taking place constantly, and the proof is readily available! Look up the change in housing costs in Santa Barbara over the past few years. Speak with people that are looking for housing here. There is no affordable housing left due to these renovictions! These are hard working families simply trying to provide for their children. Even well-educated people with good paying jobs are struggling. Allowing this kind of exploitation only serves to further diminish our work force. I work in a grocery store and in the past year alone, 60 percent of my peers have already quit or transferred to a store outside of our city out of necessity to survive financially. It's a beautiful, wonderful city. But the work force, which is the lifeblood of the city, is at a breaking point. Please make the responsible, compassionate choice and choose people over profits. Allowing companies to monetarily bleed individuals dry is sickening. I am currently facing eviction for renovations by St. George & Associates, a company well known within the real estate world for being particularly predatory and heartless. They are far from alone in their greedy pursuits. I implore you to act on behalf of those of us working paycheck to paycheck. We work so hard to live here. Please don't allow these greedy corporations to price us out of living in this city we work hard to live in and work hard to contribute to. Thank you.

Sincerely,
Bridger Claassen

Lia Graham

From: Stanley Tzankov <stanley.tzankov@gmail.com>
Sent: Monday, May 15, 2023 5:10 PM
To: sbcob
Subject: Please Pass Tenant Protections Against Unjust Evictions

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 Members of the Board of Supervisors ~

I'm reaching out as a cofounder of the Santa Barbara Tenants Union and as a longtime concerned working-class renter in our region. Over the past three years and beyond, I've been hearing from tenants in our region on an almost weekly, if not daily basis, who are suffering from the housing crisis in our region and increasingly from landlords and developers who are in the business to squeeze out unspeakable amounts of profit at the expense of our neighbors and the remotely affordable housing stock in our region.

So today, I'd like to echo our calls for the County to please pass a policy that includes a right to rerent at the same or similar rate with a moratorium on renovations in the meantime, alongside a one-year lease rule (similar to what the City of Santa Barbara has).

If Core Spaces -- or any of the many other companies increasingly using unjust evictions to displace some of the most vulnerable -- wants to, they can pull permits and continue their march forward to displace massive amounts of our neighbors, so we desperately need commonsense tenant protections to protect our residents and help defend our remotely affordable housing stock. This is first and foremost about the tenants in the crosshairs of runaway corporate greed being able to stay in their homes and secondarily an issue about our region's economy, sustainability, and vibrancy as a whole.

We're so encouraged about the momentum we built and time afforded by the formation of the Core Spaces Tenant Association and the just cause tenant protections that you passed and we applaud you for doing so in such record time! Ultimately, however, as you indicated in your remarks, that urgency ordinance was only a road bump to the mass evictions Core Spaces and other companies like them are planning. To protect our community against this increasing corporate landlord greed, we need to make you pass:

1. A Right to Rerent / Return at the same rent (or similar) long term
2. End no-cause evictions / put a renovation moratorium in the meantime
3. Also include a one-year lease rule

These policies are best practices in other communities and are important for ours in the short and long term, especially with how especially horrendous the housing landscape is here. We can and should pass these sorts of protections. They're legally vetted, politically popular, and increasingly overdue--

You'll be receiving a brief on these policies shortly, but without the County staff's continued good faith and diligent work to consider these policies at your direction, I worry that we'll fail to do right by the people you serve and protect and the broader health, safety, and prosperity of our region. And we're so grateful for all of the staff time and the interest we've received in meeting with your offices to talk more about this.

Tenants at CBC & the Sweeps apartments in IV are open to negotiating with Core Spaces and their lawyers, but all that we've ever been offered are blatant acts of intimidation, misinformation to urge tenants to move out, absurd and disingenuous offers for single-occupancy market-rate rooms -- not to mention parking spots being taken away, handicapped parking being mislabelled, seniors getting locked out of their homes via digital locks, and more.

Of course, the County needs to build plenty of housing that's affordable and alongside that we need to do so much better to protect the remotely affordable housing units we have and put an end to mass unjust evictions like this.

Thanks for your consideration - I trust you'll act with compassion, common-sense, and the urgency that this problem calls on to you.

Stanley Tzankov
1603 Garden Street, Unit A
Santa Barbara, CA 93101

Lia Graham

From: Kristen Walker <kristen@kristenwalker.com>
Sent: Monday, May 15, 2023 6:54 PM
To: sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Subject: Housing crisis has gone far enough - 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.

Hi Supervisors,

I can't attend the meeting tomorrow because of work obligations but I want to voice my support for banning renovictions. The housing crisis is disgusting in general... but what is happening in Isla Vista is as bad as it gets.

We need laws to protect renters from an insane market and housing crisis. Enough is enough. Please ban rennovictions.

Thank you,
Kristen Walker
805-450-3562

Sent from my iPhone

Lia Graham

From: Tandee Wang <tandee.wang@gmail.com>
Sent: Monday, May 15, 2023 8:29 PM
To: sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Subject: Stop Renovictions Please!

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 Santa Barbara County Board of Supervisors,

My name is Tandee, and I'm a resident of the City of Santa Barbara. As someone who feels the anxiety of a precarious housing market acutely, I've been following the news about the renoviction of tenants in CBC & The Sweeps closely. I am grateful for the urgency ordinance you passed on April 6, but I am distressed at the violent misinformation campaign being deployed by Core Spaces and John Thyne's law firm to scare tenants into thinking the ordinance does not apply to them.

Recognising that the emergency ordinance is a much needed but temporary solution, I'm writing to ask that you consider strengthening your ordinance and close the renovation loophole completely, by:

- Mandating county-wide that landlords must relocate tenants and let them return if they must conduct repairs where the tenant cannot safely remain.
- Implementing a mandatory 1-year lease law across the county.
- Passing a moratorium on no-fault evictions immediately, until proper amendments have been made to the just cause ordinance.

With your help and attention, we can make Santa Barbara a more liveable place for all tenants. I implore you to pass these measures.

Sincerely,
Tandee Wang
City of Santa Barbara

Lia Graham

From: Bethany Clement <imperfect_paradise@yahoo.com>
Sent: Monday, May 15, 2023 9:08 PM
To: sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Subject: End evictions! Help tenants!

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 Santa Barbara County Board of Supervisors,

Myself and thousands of tenants throughout the county are grateful for the urgency ordinance you passed on April 6, because it blocked certain kinds of loopholes certain landlords such as Core Spaces have used to get tenants out so they can double or triple the rent. And as you know, Core Spaces and John Thyne's law firm have now engaged in a violent misinformation campaign to confuse tenants into thinking the law you passed doesn't protect them. But the truth is, as necessary as the ordinance you passed on April 6 was, it was only a strong "speed bump." Core Spaces and landlords like them will eventually get their permits, then evict all the tenants in CBC & The Sweeps.

I ask that you amend your ordinance to make it stronger than a speedbump, and to close the renoviction loophole completely. Many other counties and cities in California have laws that make it so if the landlord needs to make repairs that can't be done with the tenant safely in the unit, they must relocate the tenant then let them return once the work is done. We sorely need this for Santa Barbara County. In addition, we need a mandatory 1-year lease law the same as what the City of Santa Barbara has. Lastly, you should consider passing a moratorium on no-fault evictions TODAY, until you have made the proper amendments to your just cause ordinance, and mandate

Sincerely,
Bethany C
Santa Barbara

Sent from my iPhone

Lia Graham

From: Dr. Connie Stomper <cms320@mac.com>
Sent: Monday, May 15, 2023 10:07 PM
To: sbcob
Subject: Policy to prevent unjust evictions

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.

A policy to prevent unjust evictions needs to be passed.

Landlords are using unjust evictions to displace some of the most vulnerable in Santa Barbara County so we need common sense tenant protections to protect residents and help defend our remotely affordable housing stock.

We need you to pass a policy that includes:

1. A Right to Rerent / Return at the same rent (or similar) long term
2. End no-cause evictions / put a renoeviction moratorium in the meantime
3. Also include a one-year lease rule

These policies are best practices in other communities and are important for ours in the short and long term.

Thank you for caring about the residents of the community you represent.

Connie Stomper

Lia Graham

From: Kym Paszkeicz <kympasz@gmail.com>
Sent: Monday, May 15, 2023 10:33 PM
To: sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Subject: Please pass an overall moratorium on renovictions & no-fault evictions

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 horrified by the mass eviction notices issued by Core Spaces to 1,000 IV residents at The Sweeps apartment building. The company has not pulled any permits to date so no eviction notices should have ever been issued. Improvements can be made without displacing hundreds of people. Our community does not have the capacity to relocate 1,000 tenants. There are simply not enough open rental units in our county. This will only deepen the severity of our housing crisis and cause more of our community members to become homeless.

There is legal precedent for moratoria on no-fault evictions with or without a pandemic in place. Los Angeles and San Diego are great examples that staff can study and easily draft a no-fault eviction moratorium for SB County as quickly as possible. Please pass an overall moratorium on renovictions & no-fault evictions. So much is at stake.

Thank you,

--

Kym Paszkeicz (she/her)

kympasz@gmail.com

805 448-3067

"Hope is invented every day." ~ James Baldwin

Lia Graham

From: Michael Piper <piperair@gmail.com>
Sent: Monday, May 15, 2023 11:15 PM
To: sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Lavagnino, Steve
Subject: Adding our voices to BAN RENOVICTIONS and STOP LANDLORD ABUSES

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 Santa Barbara County Board of Supervisors:

My husband and I am writing to add our voices regarding the rampant abuse of the 2019 tenant protection act by landlords and who are also using the no fault renovation notice as a means to foster price gouging.

My husband and I are victims of price gouging and just went through a terrifying experience.

I have lived and rented in Santa Barbara for the past 12 1/2 years and my husband has been here for 20 years both as a home owner and renter

Up until 6 months ago neither of us ever imagined how vulnerable we were to being "kicked out" of our home of 4 years and almost became homeless through no fault of our own (we are currently renting a room from a friend and still looking to find our own home)

Out of the blue our previous landlord suddenly informed us that he "hated to kick us out" since we were "great tenants" but by continuing the amount of rent we were presently paying he was "leaving money on the table") and so was offering a 50% increase in rent for us to stay and stressed he could get a 100% increase.

What also was disturbing was the unnecessary intimidation and bullying practices that occurred. Thus we are now aware of the overwhelming increase of hostile behavior by many landlords to "kick people out" on the street who have been responsible (and many are long-term tenants) in paying the rent on time and maintaining the rental property as if it was their own.

It doesn't seem to matter if a tenant pays the rent on time or not - good tenants are treated the same as bad tenants because there are too many loopholes in the 2019 tenant protection act to protect ALL responsible tenants from being thrown out of their homes and are more vulnerable than ever of being homeless since rents are now unaffordable to the average citizen.

In addition, landlords are not being held accountable for their abusive behavior, and illegal actions and tactics - they hire more expensive experienced lawyers and know how to work the system in forcing tenants out to get more money.

In a nutshell, because the rents are just too high and many people are being displaced from bad actor landlords who are trying to flip buildings by jacking up the rent or claiming renovations therefore; we seriously need better tenant protection rights, such as being very clear about just

cause notices - i.e. not allowing landlords to force tenants to sign leases that waive their rights of protection; changing non-obligation of landlords to inform tenants who moved in before Aug 2020 of just cause; notice, and need to ban "renovictions;" and have rent control.

In addition to hold bad actor landlords accountable for intentionally causing psychological harm by using hostile aggressive behavior such as bullying and retaliatory tactics to force innocent people out of their homes.

It is very sad what is happening in Santa Barbara County, especially the lack of humanity and respect for the well-being of so many good hard working community members who are being displaced - it's heartbreaking.

Our great hope is that the SB County Supervisors find a balance and good solutions in strengthening tenant protection rights where both tenants and landlords can abide by and live in peace together!

Kind regards,
Helen and Michael Piper

Lia Graham

From: heather hagen <heatherhagen74@gmail.com>
Sent: Tuesday, May 16, 2023 12:12 AM
To: sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Subject: Stop Renovictions - Stop Allowing the Violent Displacement of Our Community Members

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.

To the Santa Barbara County Board of Supervisors,

As a Santa Barbara resident and community member, I am grateful for the urgent ordinance you passed on April 6, as it blocked a few loopholes used by predatory landlords, such as Core Spaces, to displace tenants, in order to double or triple the rent. As you know, Core Spaces and John Thyne's law firm are now engaged in a deeply dishonest and destructive campaign of misinformation to confuse tenants into thinking the law you passed doesn't protect them. Despite the importance of the new April 6th ordinance, it was only a "speed bump." Core Spaces and other corporate landlords will eventually get their permits and evict all the tenants in CBC & The Sweeps.

I insist that you amend and strengthen the ordinance by closing the renoviction loophole completely. Many other counties and cities in California have laws that require landlords to relocate tenants, and allow them to return once work is complete, if the repairs cannot be safely done with the tenants in the unit. These protections are sorely needed here in Santa Barbara County. Additionally, we need a mandatory 1-year lease law, as is required in the City of Santa Barbara. Lastly, I urge you to consider passing a moratorium on no-fault evictions IMMEDIATELY, at least until you have made the proper amendments to your just-cause ordinance. Continuing to allow predatory, manipulative, corporate landlords to displace community members is destructive to their victims and to our community.

Sincerely,

Heather Fleming

Santa Barbara

Lia Graham

From: Nirvana Shahriar <nirvana@ucsb.edu>
Sent: Tuesday, May 16, 2023 7:00 AM
To: sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Subject: EXPAND TENANTS' RIGHTS NOW

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 Santa Barbara County Board of Supervisors,

Myself and thousands of tenants throughout the county are grateful for the urgency ordinance you passed on April 6, because it blocked certain kinds of loopholes certain landlords such as Core Spaces have used to get tenants out so they can double or triple the rent. And as you know, Core Spaces and John Thyne's law firm have now engaged in a violent misinformation campaign to confuse tenants into thinking the law you passed doesn't protect them. But the truth is, as necessary as the ordinance you passed on April 6 was, it was only a strong "speed bump." Core Spaces and landlords like them will eventually get their permits, then evict all the tenants in CBC & The Sweeps.

I ask that you amend your ordinance to make it stronger than a speedbump, and to close the renovation loophole completely. Many other counties and cities in California have laws that make it so if the landlord needs to make repairs that can't be done with the tenant safely in the unit, they must relocate the tenant then let them return once the work is done. We sorely need this for Santa Barbara County. In addition, we need a mandatory 1-year lease law the same as what the City of Santa Barbara has. Lastly, you should consider passing a moratorium on no-fault evictions TODAY, until you have made the proper amendments to your just cause ordinance, and mandate

Sincerely,

Nirvana Shahriar
(Goleta District 2)

--
Nirvana Shahriar, M.A. (she/her)
PhD Student, Department of English
Research Assistant, Center on Modern Culture, Materialism, and Aesthetics (COMMA)
University of California, Santa Barbara

I acknowledge that the UC Santa Barbara campus is situated on unceded Chumash lands and waters.

Lia Graham

From: Rich Appelbaum <richappelbaum@ucsb.edu>
Sent: Tuesday, May 16, 2023 7:23 AM
To: sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Subject: Pass A More Just Eviction Protection Ordinance

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 Das, Laura, Joan, Bob, and Steve,

The county should immediately pass an ordinance that includes a right to re-rent at the same or similar rate when renovations are made, and an end to no-cause evictions. A moratorium on evictions for purposes of renovation should be made retroactive so it applies to Core Spaces in Isla Vista. The county should also enact a one-year lease rule similar to the City's. I won't belabor the reasons for this, which you all know well – we face a severe low-cost housing crisis, are under state mandate to deal with it, and it is renters who are most severely hit.

With regard to Core Spaces, simple decency requires that you make a moratorium retroactive to protect the tenants there – please have the courage and vision to overcome whatever concerns you might have about its legality to do the right thing. (The City of Alameda just voted to override its' rent board's legal concerns and declared such a retroactive moratorium in a major similar renovation). There is no end to the number of renovations that large firms can make, as they acquire rental housing, make "improvements," then evict or cover costs by raising prices the current tenants cannot afford.

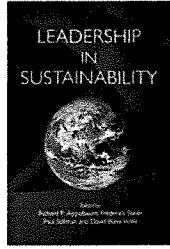
While I have your attention, also please support Dignity Move's La Posada project. Their downtown project has been a success (I was privileged to be able to help install the floors!) – it has not led to any dire consequences, which I know are concerns of some (fairly remote) neighbors. Again, please do the right thing.

We have an unprecedented housing and interrelated homeless problem in our county. You have the mandate to serve the needs of everyone in our community – and you have the power to immediately take the courageous steps that are needed to address these issues.

Best,
Rich Appelbaum

Richard P. Appelbaum, Ph.D.
Distinguished Professor Emeritus and former MacArthur Chair in Sociology and Global & International Studies
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<http://www.global.ucsb.edu/people/richard-appelbaum>



de la Guerra, Sheila

From: Nicole Salazar <nicole.hotchkiss@gmail.com>
Sent: Tuesday, May 16, 2023 8:09 AM
To: sbcob; Williams, Das; Laura Capps; jhartman@countyofsb.org; Nelson, Bob; Lavagnino, Steve
Cc: Santa Barbara Tenants ...
Subject: Support for Renoviction Moratorium

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:

I urge you to consider the following in your meeting today and to pass a policy county wide that protects all renters in our community, especially the vulnerable.

1. A Right to Rerent / Return at the same rent (or similar) long term
2. End no-cause evictions / put a renoviction moratorium in the meantime
3. Also include a one-year lease rule

I am in support of the above and urge more protections be put in place for our county residents. As a longtime renter myself, who had lived in peace for so long in my apartment, **I am now seeing the greed that has come in the short 9 months that our building has been bought up. My rent has increased 23% despite rent control laws in place and I am being illegally charged pet rent on a verified emotional support animal. I feel the next steps our landlord will make will be to evict us for renovations so they can get us out and charge market rate rent.**

All the while, us **long term tenants would have to leave our city home** with nowhere to go and wouldn't be able to stay due to the high costs of rent, many of whom are retired and on limited funds. **The new owners continue to make life difficult because they want every dollar they can get out of us. There is a 90 year old veteran in our building who can't even get an ADA compliant handrail to help him upstairs to the home he's known for the past 30 years because they don't want to spend the money.**

We need help and enforceable laws to stop landlords from displacing those that have made this city our home!

Thank you for your consideration and action.

Respectfully,
Nicole Salazar