

- Group 2



de la Guerra, Sheila **General Public Comment**

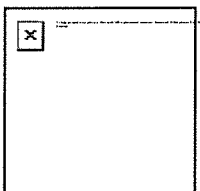
From: Renewal Revolution <amandamartin@renewalrevolution.com>
Sent: Monday, April 3, 2023 5:29 PM
To: sbcob
Subject: Public comment 4/4/2023

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.

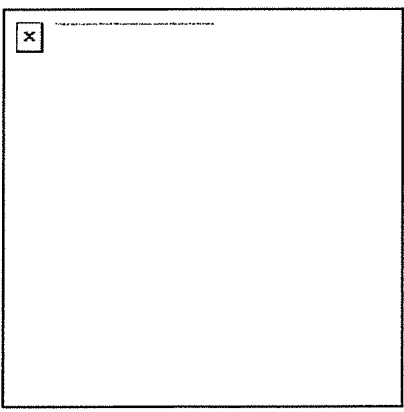
I'm wondering about the county's desire to take the time to address multiple steps towards resilience in each phase of this development. Too often carbon sequestration, clean materials, and mitigating against natural disasters gets pushed aside. We are left with expensive homes that are cheaply built with unhealthy materials that require a lot of maintenance long after funding has run out, furthermore they don't mitigate against fire, flood, heat, or coastal break down.

If the community comes together to address green and sustainable building from seed to structure we can address the climate, farm, energy, disaster, and workforce development issues, as well as all the programs from which the community can benefit when focusing on the housing crisis.

By doing this it will greatly reduce energy use and operating costs in the future as well as open the door to many untapped avenues of funding.



Amanda Martin-Behrendtsen



President & CEO

B-General Contractor #1058324

DIR-Public Works #1000560911

DUNS #116819594

Office: (805) 626-0315 Cell: (661) 917-8626

Renewal Revolution - LinkedIn - Insta - FaceBook - CCGBC

"Renewal Revolution; A Catalyst for Change, a Steward for Inspiring Hope, Fostering World Betterment by Ending Poverty, Maximizing Health, and Conserving Freedom through Green Renewables and the Development of Sustainable Growth." -AM

de la Guerra, Sheila

From: Joan Vignocchi <joan@lafsb.org>
Sent: Monday, April 3, 2023 6:59 PM
To: sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Subject: Please 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.

Dear SBC Board of Supervisors:

I am a housing attorney at Legal Aid. I represent tenants by trying to help them get another month at their current home and negotiate settlements to avoid them having an eviction on their record.

We do not have the capacity to take 264 cases (subtracting the few cases that the UCSB Student Legal Resource Center can take for the student residents).

Also, the biggest reason we need to fight tooth and nail in mandatory mediations for our clients is to buy them more time to find a place. It's already impossible. Having another 1000 people looking for housing in competition with students who can pay any amount for housing will be a disaster.

I had to move recently due to my home needing repairs due to mold that made me very sick. I pay 2,500 more a month than I earn. And I am a lawyer. I even begged several landlords to let me prepay the entire rent for the year to move in and I was denied. This is the only place I could get and luckily someone in my family died and left me enough money to be able to do that. This is our market right now.

The Sweeps and other buildings caught in this crisis have several low income workers and disabled people on fixed incomes who use their Section 8 vouchers for housing. Unless a tenant is already ensconced in a home, it's impossible to transfer vouchers because rents at a new place are above the federal max copay and HUD requires tenants to ONLY pay 30% of their income (sometimes 40%). There is literally nowhere for tenants to go.

We need you to pass an emergency ordinance to protect these tenants in the short term. But in the long term, it's not financially viable for investors to buy dilapidated properties and spend money on repairs when they can't rent the units out for maximum rents. Taxpayers are currently subsidizing these investments. We simply need government run housing for tenants whose wages or retirement income can't keep up with the market.

Please fast track any building proposal for affordable housing that can be done quickly and easily. Build UP! Build above shopping centers, on parking lots, anything that's already developed and easy. We can't all live in our cars. I went from having an 800 mortgage to having 5500 rent in about a week. And the only reason I can do it is because someone died in my family. Who else is as "lucky?" We can't rely on luck to house our workers who work for our local businesses, UCSB, SBCC, local schools, and the County.

Thank you for listening,
Joan

Joan Vignocchi, Attorney

(she/her/hers)

The Legal Aid Foundation, Santa Barbara County

301 E Canon Perdido Street, Santa Barbara, CA 93101

joan@lafsb.org

M. (805) 455-6763

de la Guerra, Sheila

From: John Douglas <jed805@gmail.com>
Sent: Monday, April 3, 2023 8:06 PM
To: sbcob; Laura Capps; Williams, Das; Supervisor Das Williams; Hartmann, Joan; Lavagnino, Steve; Nelson, Bob
Cc: Elliott, Darcel; Jordan Killebrew
Subject: Please protect SB County tenants 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.

Supervisors:

I agree with the I.V. Community Services District and the SB Tenants Union. Santa Barbara County should immediately take the following steps before more county residents end up having to sleep under bridges or in their cars:

1. Fund legal counsel for all tenants facing eviction in the Second District
2. Update Ordinance 44.44 to strengthen its provisions for renters moving forward.
3. Adopt additional legislation to regulate “renovictions” as recently approved by the Santa Barbara City Council.
4. Declare a moratorium on mass evictions in light of a local and state housing crisis. Per Government Code section 65589.5, California has a housing supply and affordability crisis of historic proportions.

Thanks for considering my views.

John E. Douglas
Santa Barbara

--

John Enrico Douglas
(805) 284-2082
jed805@gmail.com
www.JohnEDouglas.com

de la Guerra, Sheila

From: Emilie Elzein <ekelzein@gmail.com>
Sent: Monday, April 3, 2023 9:48 PM
To: sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Subject: Support for tenant protections

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 esteemed members of the Board,

My name is Emilie Elzein and I am a tenant in Santa Barbara County. I am currently in the process of packing my belongings and moving my furniture to a new home because of a renoviction. I urge the Santa Barbara County to take any legislative and regulatory actions possible to protect the tenants of Santa Barbara County from the, frankly, predatory rental market that is happening in Santa Barbara City & County. Individuals and families are forced to move from their homes, seek housing that is even more expensive than what they already rent, and live in fear that they are at the edict of landlords and the lack of regulatory enforcement. I understand this is a complex issue for jurisdictions to act upon and regulate. Housing is, and will remain, an intersectional issue - property owners who are not conglomerates and have not owned their property for a prolonged amount of time are held accountable for high property/other applicable taxes, paying for maintenance and repairs, and fielding responsible tenants to entrust their properties to. Housing affect job rates, community development, and local economics. The intersectionality is even *more* dire for the tenants. Tenants who are currently renting in the Santa Barbara County and Santa Barbara City boundaries, and who may fall prey to renovictions or other "just-cause" evictions, are left with the very hard decision to attempt to re-enter the housing market at an extreme cost or leave. The current rental market has an inflationary rate of around 9% - given that the ceiling for lease renewal rent increase is 5%, and new renters rates capping at 10% for what any given landlord is able to charge, it seems like a never ending amount that renters are expected to pay to live and work in Santa Barbara.

My current landlord offered a renewal of my lease with a 5% increase, and when I accepted, followed with a notification of non-renewal of my lease due to "renovations". The California State Civil Code 1946.2 (under "Division 3. Obligations [1427-3273.55], allows "no-fault just cause" evictions due to "intent to demolish or to substantially remodel the residential real property". "Substantially remodeled" is defined as "replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a government agency...". Furthermore, landlords are required to provide the tenant with compensation for vacating - which is estimated to be one months rent; priced at the rental rate during which the notice of lease non-renewal was provided to the tenant. Many tenants, like myself, are too scared of the possibility of legal action from the landlord or non-remittance of large deposits (often times deposits are 3x the monthly rent rate), to ask for relocation payments or inquire about necessary permits required to justify a non-renewal. Santa Barbara County has a robust planning and development department, a representative elected body, and the regulator and legislative capacity to make policy and enforce it. We must advocate for those who are falling prey to the most dire discrepancies of our municipalities. That includes renters of all socioeconomic statuses, but especially those who are teetering on the line of having to vacate and do not have the inability to re-enter the rental market.

I encourage the Board of Supervisors to heed the needs of their constituents and fulfill their duty as representatives of the people. I sincerely thank you for your time and action.

Emilie Elzein

de la Guerra, Sheila

From: Marcelino Sepulveda <marcelino@sbcoop.org>
Sent: Monday, April 3, 2023 5:01 PM
To: sbcob
Subject: Santa Barbara Student Housing, a 501c3 organization, Request for Appeal of Assessor's Findings

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 Board of Supervisors,

My name is Marcelino Sepulveda. I am the Executive Director of Santa Barbara Student Housing. SBSH is a 501c3 that provides low-rent cooperative housing for students attending post-secondary educational institutions in Santa Barbara County. We own 5 houses in Isla Vista.

The County Assessor has informed us that we are to bring our request for refund directly to you if we disagree with the Assessor's findings. We have reviewed our case with our representative Laura Capps and, if this is the appropriate procedure for our matter, would like our request to be heard by our Board of Supervisors at an upcoming meeting.

On February 15, 2023 we were shocked and dismayed to receive a finding by the Santa Barbara County Assessor's Office deeming our organization ineligible for the welfare exemption for the 2022 fiscal year on the basis that our "membership policies did not offer housing exclusively to students as of 1/1/22."

We very much disagree with this finding. In our response to the Assessor's request for information, we clearly showed that our membership policies were restricted, by our Board of Directors, to students-only on March 3, 2021. This date is almost a full nine months prior to the 1/1/22 review date indicated in the findings. We believe we are eligible for the welfare exemption and would like a refund.

Currently, the County is suing UC Santa Barbara for failing to provide sufficient student housing. It is imperative to note that we have to raise rents again in order to budget for property taxes. Paying full property taxes makes it hard for us to meet our charitable purpose of providing low-cost student housing - we have to raise room rates again in order to cover this expense. Our organization owns 5 houses in Isla Vista and our current property tax bill total is \$69,227.

As you may know, there are many students in Isla Vista that struggle to find adequate housing that they can afford. Our organization provides community-based housing for students that identify as low-income and are queer, people of color, or part of an underserved community. Our houses are safe havens for students that often feel marginalized in Isla Vista. We work closely with UCSB Student Housing in order to make our housing available to students in need.

Thank you for your attention to this request.

The notices state:

**WELFARE EXEMPTION INELIGIBLE FOR 2022 FISCAL YEAR. MEMBERSHIP POLICIES DID NOT O
TO STUDENTS AS OF 1/1/22. FIRST FILINGS CAN BE SUBMITTED FOR FUTURE FISCAL YEARS V
DOCUMENTS: RENTAL LISTS FOR THIS LOCATION AND COMPARABLE MARKET RENTS CHARGE
FISCAL YEAR(S), ORGANIZATION'S FINANCIAL STATEMENTS, AND THE NUMBER OF OCCUPIED**

The notification indicates that we are to bring our claim to the county board of supervisors:

If the exemption is denied and the claimant does not agree with the above findings, the claimant may be paid by filing a claim for refund with the county board of supervisors, and if the claimant's refund claimant may file a refund action in superior court.

Best wishes,

Marcelino Sepulveda
(805) 403-3439 - text is fine
Executive Director
Santa Barbara Student Housing Cooperative

**Please note: I am working from home and coming into the office periodically. If you need to reach me right away please feel free to text me at (805) 403-3439. I can handle most transactions remotely.*