

-----Original Message-----

From: Robert Bernstein <robert@robert.name>

Sent: Thursday, December 14, 2023 10:36 AM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Lucy Graham <lgraham@cityofgoleta.org>

Subject: Urgent Need for Protection Against Renovictions?

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi to City Clerk and to Senior Housing Analyst Lucy Graham

I just received a notice about a December 19 hearing on an "Urgency Ordinance for Tenant Protections".

Over a month ago I sent the message below to the Mayor and all members of the City Council on this topic. I did not receive a reply from any of them.

Can you please forward this to the Mayor and all members of the City Council? And can you please include this as my statement for this hearing? My wife and I will be travelling at that time. Thank you!

>Date: Wed, 01 Nov 2023 12:45:40 -0700

>To: Mayor Paula Perotte <pperotte@cityofgoleta.org>, Council Member

>Stuart Kasdin <skasdin@cityofgoleta.org>, Council Member Kyle Richards

><krichards@cityofgoleta.org>, James Kyriaco

><jkyriaco@cityofgoleta.org>, Luz Reyes-Martin

><lreyes-martin@cityofgoleta.org>

>From: Robert Bernstein <robert@robert.name>

>Subject: Urgent Need for Protection Against Renovictions?

Hi to Goleta Mayor and Goleta City Council Members

It was heart wrenching to hear the stories of the two renters being renovicted at the October 30 Special Meeting of the Goleta City Council.

My wife and I had the exact same thing happen to us in June 2020, at the start of the COVID turmoil. We were evicted from my home of 31 years by a new owner seeking to evade existing tenant protections.

The utterly misnamed "Tenant Protection Act of 2019" was supposed to limit rent increases at a state level. But it had two absurdly broad loopholes that made it worse than useless. It actually incentivized the eviction of long term tenants.

All that the owner has to do under that law is to declare that they are planning major renovations and/or that the owner plans to move into the building. No proof is needed. There is no penalty if they lie. And there is no meaningful compensation to the tenants. In our case, the owners used both loopholes and lied about both of them.

An individual or a family can have their entire life turned upside down just so a new owner can turn a bigger profit. Before that awful law this could still happen. But this barbaric law actually incentivized this

behavior. Before this law, a greedy landlord might start raising the rent. But they had no additional incentive to evict their tenants.

As the second speaker indicated, the City of Santa Barbara already has a remedy that helps a lot. It forces the owner to prove in advance that they actually are going to do such a major renovation and have all necessary permits. They have to prove the work requires the residents to vacate during that work. And the residents have to be offered the right to return.

Their ordinance also requires substantial compensation to any tenants who are forced to relocate. Three months of rent minimum.

These women spoke of being forced out into a situation where few or no other apartments are available. With short notice. And no meaningful compensation.

Can you all promise to at least copy the Santa Barbara City ordinance to protect tenants?

Something even stronger would be better. And something that protects people already under assault would be better. But this is an urgent and important remedy that is easy and costs nothing. Copying their ordinance means it has already been vetted legally and is working at least to some degree.

Please let me know that you are able to take this simple action to prevent any more such horror and trauma in our community. Thank you.

Best wishes,
Robert

Robert Bernstein
7100 Georgetown Road
Goleta, CA 93117
(805) 364-2522 (H)
robert@robert.name



Central Coast Alliance United for a Sustainable Economy

CAUSE

regional power in action

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Sofi Magallon

Maria Navarro

Frank Rodriguez

Lucas Zucker

56 E. Main St. #201

Ventura, CA 93001

December 15, 2023

City Clerk City of Goleta

130 Cremona Drive, Suite B

Goleta, CA 93117

Re: Item E.1 Strong Support for Tenant Protections - Adoption of Urgency and Non-Urgency Ordinances

Dear Mayor and Councilmembers,

I am writing on behalf of the Central Coast Alliance United for a Sustainable Economy (CAUSE) to express our unwavering support for the proposed Tenant Protections in the city of Goleta. CAUSE is a nonprofit organization committed to advancing social, economic, and environmental justice in the Central Coast through grassroots organizing and policy research.

Our organization has a longstanding commitment to addressing the challenges faced by low-income and marginalized communities in the region. CAUSE has been actively involved in advocating for policies that promote housing affordability and tenant rights. Our work is deeply rooted in empowering working families and ensuring that they have a voice in decisions that affect their lives.

The housing crisis in California has hit Central Coast communities, including Goleta, hard. Many residents struggle to afford stable housing, and the threat of displacement is a constant concern. CAUSE has worked tirelessly to amplify the voices of those most affected, advocating for policies that create a fair and equitable housing landscape. Grassroots leaders, many of them working-class, fought for just cause policies in the cities of Oxnard, Ventura and Santa Barbara.

We applaud the city of Goleta for taking proactive measures to strengthen tenant protections. The proposed urgency and non-urgency ordinance reflect a commitment to creating a housing environment that prioritizes the well-being of residents. CAUSE recognizes the urgency of the situation and supports the proposed timeline for the adoption of these regulations.

The proposed regulations, including just-cause requirements, a mandatory offer of a one-year lease, and a mandatory right of first refusal, align with CAUSE's vision for a more equitable Central Coast. By implementing these measures, Goleta can set a positive example for other communities facing similar challenges and contribute to the broader movement for housing justice.

We urge you to wholeheartedly support Item E.1 to fortify tenant protections in Goleta. Your commitment to addressing the immediate threat to public health, safety, and welfare is commendable and reflects a dedication to creating a community that values the rights and dignity of all residents. Thank you for your leadership and consideration of this critical matter. CAUSE looks forward to continuing to work collaboratively with the city of Goleta to build a more sustainable, just, and inclusive Central Coast.

Sincerely,

A handwritten signature in black ink, appearing to read "Lucas Zucker", is centered on the page. The signature is written in a cursive, flowing style.

Lucas Zucker
Co-Executive Director
Central Coast Alliance United for a Sustainable Economy (CAUSE)



December 19, 2023

Mayor Paula Perotte
Councilmember Stuart Kasdin
Councilmember James Kyriaco
Councilmember Luz Reyes-Martin
Councilmember Kyle Richards
130 Cremona Drive
Goleta, CA 93117

RE: Consider Adoption of Urgency and Non-Urgency Ordinances for Tenant Protections Adding Chapter 8.19 (Tenant Protections) to Title 8, Health and Safety, of the Goleta Municipal Code

Dear Mayor Perotte and Councilmembers,

The Santa Barbara Association of REALTORS® (SBAOR) represents about 1,300 REALTORS® throughout the South Coast and our mission includes engaging in real estate related community issues affecting our members and/or their clients who are homeowners, housing providers, tenants, and commercial owners. As one of the leading organizations in the South Coast primarily focused on housing, we oppose the amendments to the above-mentioned Municipal Code sections. The Santa Barbara Rental Property Association (SBRPA) is the premiere organization for housing providers, suppliers, and the rental housing community.

Since 2019, there have been a multitude of new tenant protection laws enacted on the state and local levels, including, but not limited to:

- State enacted the Tenant Protection Act of 2019 (AB 1482 - 5% + CPI rent cap & just cause)
- Santa Barbara City removed the sunset date from the Tenant Protection Act of 2019 - rent caps & just cause will remain in perpetuity
- Santa Barbara City and County enacted a mandatory offer of a one-year lease ordinance
- Santa Barbara City and County enacted a Just Cause & Relocation Ordinance
- Eviction moratorium due to COVID-19
- Santa Barbara City and County added Substantial Remodel requirements
- State limited security deposits to one month's rent
- State Amended the Tenant Protection Act which tightens up requirements for no fault evictions; adds damages, penalties, attorney fees and enforcement mechanisms for violations

Before discussing the proposed ordinance language, we would like to inform you that the Santa Barbara Association of REALTORS® and the Santa Barbara Rental Property Association commissioned American Strategies, a national polling firm, to gather authentic and accurate data from housing providers about what it really means to be a housing provider on the South Coast. This online survey was conducted between October 31st and November 20th, 2023 in which 211 housing providers responded.

Santa Barbara Association of REALTORS® | 1415 Chapala Street | Santa Barbara, CA 93101
(805) 963-3787 | (805) 966-9664 FAX | www.sbaor.com



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Housing providers in Santa Barbara County are worried about future regulations, and a majority (67%) say it is very likely that they would consider leaving the rental business if current proposals ever became law. Housing Providers are worried about all aspects of the business, with excessive regulation and eviction rules topping the list of concerns. Providers have also seen a significant increase in the cost of insurance, and most spend at least \$2000 per unit on both regular maintenance and capital projects annually.

Small “mom and pop” housing providers, who are the overwhelming majority of rental property owners in our City, have been inundated with new confusing regulations over the last few years. With more and more of them either selling or considering selling their rental properties this means there will be less rental housing in our city. This will translate to higher rents for tenants already struggling with a lack of supply of rental housing.

Below are our concerns with the above-mentioned amendments to the Municipal Code:

CONCERN

Beginning Declaration WHEREAS, according to the most recent data from the US Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) based on the 2016-2020 American Community Survey (ACS) data, 48% of renter households in the City experience a cost burden of paying more than 30% of their income toward monthly housing costs; and WHEREAS 71% of the cost-burdened renter households in the City are in the lower-income categories, earning less than 80% of area median income

We appreciate the data from the US Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) based on the 2016-2020 American Community Survey (ACS) data, however, we do want to point out some additional statistics which help explain these numbers a little more in depth. In 2022, the Santa Barbara Association of REALTORS® commissioned Rosen Consulting Group to prepare *Housing Affordability in the South Coast: Impacts of Past Policies and Potential Pathways for the Future*. This report provides context on the extent and impacts of the housing shortage in the South Coast, and the resulting affordability crisis, with a focus on economic and demographic drivers of housing demand, and historical and on-going factors limiting housing development. The research is intended to provide useful data and context on the housing affordability crisis in the South Coast, in order to help guide future policy-making, and inform local discussions on one of the most critical issues facing the region.

Some interesting data came out of this study (which was sent to you last year), and it found the total student population in the South Coast in 2019 was nearly 43,000, representing **almost one-quarter** of the total adult population. Students are a major source of housing demand, especially for smaller and lower-cost rental units and college and graduate students, who, despite their limited incomes, often have access to financial aid, student loans or family support to help cover housing expenses.

We point this out because we want to make sure you understand not only the percentage of area median income and cost burdened residents, but also the demographics of these residents.

8.19.030 Definitions

We request that should this ordinance be adopted, that the “Substantially Remodel” or “Substantial Remodel” definition apply to “buildings of four or more rental units in which an eligible relocation event occurs due to the demolition of any rental unit on the lot”. This definition is from the County of Santa Barbara Chapter 44 - Residential Property-Landlords and Tenants Rights and Duties and this change would give housing providers continuity with the various ordinances and laws on the South Coast.



8.19.060 Mandatory Right of First Refusal.

There are many concerns with the newly proposed section. We have no issue with the first right of refusal to re-rent, but NOT at the same rate. We want to ensure that should this provision be adopted it only applies to tenants of record and should they sublet without the proper permission from the property provider then there should be a penalty to the tenant(s). In addition, there should be a specific form, created and provided by the City of Goleta, that tenants can fill out with their interest in reoccupying the unit or denying reoccupation. This will give certainty to the housing provider so they can determine the future of the unit.

We question the legality of this proposed section of ordinance. The drafted language specifically states the “The rental price for the unit shall be set at no more than the total rental rate charged for the unit at the time of the notice of Termination of Residential Tenancy plus 5 percent plus the percentage change in the cost of living, or 10 percent, whichever is lower. However, it also states that this is to be implemented following a *termination of Residential Tenancy*”. If the housing provider has issued a no-fault just cause termination and has followed all the proper notifications and provided the relocation assistance, then the legal obligation between the two parties (housing provider and tenant) has been severed. Therefore, how can the total rental rate charged for the unit at the time of the notice of Termination of Residential Tenancy plus 5 percent plus the percentage change in the cost of living, or 10 percent, whichever is lower, be the determined rental rate when per Costa Hawkins the rental rate can go to market rate once the lease is terminated? We have no issue with the first right of refusal to re-rent, but NOT at the same rate. If the same rate is required for the first right of refusal, property owners will not remodel because they will not be able to recoup their costs. This section is rent control and not just first right of refusal to re-rent.

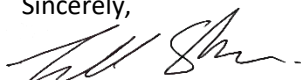
Instead of focusing on proposals that will end up hurting the very people you hope to help, the City should focus on solutions to the overarching problem. The lack of supply.

The majority of economists agree that the answer to the housing crisis is more supply due to the high demand and not additional restrictions to the market. Given the City of Santa Barbara has a population of over 32,339 (as of 2021) and only 11,019 housing units it is evident that the City has not permitted enough supply of housing given the demand of the population.

Instead of trying to implement even more onerous regulations, the City of Goleta should look into a robust education campaign. The City also should look at more ways to encourage and promote new housing stock. As the California Legislative Analyst’s Office states in *Perspectives on Helping Low-Income Californians Afford Housing* “the key remedy to California’s housing challenges is a substantial increase in private home building in the state’s coastal urban communities. An expansion of California’s housing supply would offer widespread benefits to Californians”.

SBAOR and SBRPA request you reject the proposals before you and instead use resources to educate the community on the existing policies regarding tenant protections, affordable housing, and the creation of housing instead of spending resources on creating more arduous policies.

Sincerely,



Todd Shea
SBAOR 2023 President



Betty Jeppesen
SBRPA 2023 President
Betty Jeppesen
SBRPA 2023 President



From: Anthony Bordin <AnthonyBordin@bhhsca.com>

Sent: Monday, December 18, 2023 3:06 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.

Anthony Bordin | Associate Sales Manager

p: 805.319.7067 c: 805.729.0527

AnthonyBordin@bhhsca.com

www.anthonybordin.com

DRE # 00974047



From: Berni Bernstein <bernibernstein@hotmail.com>

Sent: Monday, December 18, 2023 3:14 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

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From: John Entezari <johne@west.net>

Sent: Monday, December 18, 2023 3:23 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

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John Entezari - NMLS# 326501
Unison Financial Group
President
PO Box 1271 Summerland, CA 93067

Office:805-568-0505
Cell:805-689-6364
Fax:805-845-7959
CA DRE LIC.# 01113108

www.unisonfinancial.com

PRIVILEGED AND CONFIDENTIAL COMMUNICATION

This e-mail is for the use of the intended recipient(s) only. If you have received this e-mail in error, please notify the sender immediately and delete the message and any attachments.

From: Steve Brown <SBrown@radiusgroup.com>

Sent: Monday, December 18, 2023 3:52 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

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I urge you to vote NO on the proposed “tenant protections” ordinance. By passing these ordinances you are dis-incentivizing investors from creating more rentals and maintaining them as the cost of those two items don’t have caps on their cost. This ordinance is trying to solve a social problem at the expense of property owners. It smacks of a taking without proper compensation.

Steve

Steve Brown, Principal

DRE# 00461986

Radius Commercial Real Estate and Investments

Direct:805.879.9607 | Main:805.965.5500 ext. 101

226 E. De la Guerra., Suite 100 | Santa Barbara, CA 93101

sbrown@radiusgroup.com | radiusgroup.com

-----Original Message-----

From: Allan Jones <allan@santaynezvalley.com>

Sent: Monday, December 18, 2023 3:52 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Why Rent Control is Bad for Renters

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Honorable Council members of Goleta.

In response to Goleta's rent control ordinance, here are my top six reasons why rent control is bad for renters:

1. Increased rents: Landlords are incentivized to raise rent by the maximum amount by law every chance they get because if they do not, they will lose the chance later. This results in more frequent rent increases for renters.
2. Poorer living conditions: Landlords do not have the incentive to maintain and improve rent controlled property as much as market rate rentals because they do not have the ability to increase the rent as needed. This results in less maintenance, cutbacks in upgrades, and poorer service to tenants.
3. Tenants will sublease: If a tenant's rent controlled apartment is below market rates, tenants may sublease their unit to pocket the difference as profit to themselves. This scheme was used repeatedly in rent controlled in Santa Monica. Therefore, in many instances, rent control does not provide lower rents but incentivizes tenants to sublease illegally to pocket the difference in the market rate.
4. The best landlords are "Mom and Pop" owners - not corporations, governments, or affordable housing agencies. Why? "Mom and Pops" may have lived in the property years ago, have pride in the property, usually like the tenants, and often do not increase rents. I often hear from landlords saying they have not raised the rent on their renter since they moved in 10 or more years ago because they want to help them, they are such nice tenants, and like family to them. With rent control, landlords are encouraged to raise rents to the maximum allowed by law or risk the chance of raising it later if needed.
5. Banks do not like to lend on properties with rent control because of the increased risk of default: Expenses and inflation may rise more than an increase in rent making their loan payments more at risk. This hurts renters with fewer properties available, higher interest rates because of riskier loans, and less money available for the landlord to invest in the property for the renter.
6. Property values and condition deteriorate: Rental property values are based on their income. Lower income = lower value. Lower values = poorer condition. Fact: Renters do not care for properties as much as owners. Thus renters will be forced to live in poorer conditions.

From: Rick Van Wickle <rvanwickle@gmail.com>

Sent: Monday, December 18, 2023 4:00 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; +lreyes-martin@cityofgoleta.org;
+skasdin@cityofgoleta.org; +jkyriaco@cityofgoleta.org; +pperotte@cityofgoleta.org;
+krichards@cityofgoleta.org

Subject: Preserve Mom and Pop Housing Providers

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I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.

The incentive should be for home ownership, not perpetual renting. One's wealth is not created by renting. Owning your own home with no debt is the most affordable housing you will ever have. Let's use that as your goal when making affordable housing decisions.

Rent control is not the answer to cheaper living costs. Home ownership, more supply, low property taxes, ease of regulations, and more free market competition in housing are the answers.

Thank you for all your help.

Sincerely,

Allan S. Jones, CRS, GRI, Realtor®
President and Principal Broker
California Licensed Real Estate Broker #00984793 Santa Ynez Valley Real Estate Company, Inc.
#01132470
1595 Mission Drive
Solvang, CA 93463
Office 805-688-5717
Fax 805-688-3424
www.santaynezvalley.com
allan@santaynezvalley.com

From: Terry Stain <seascaperealty@hotmail.com>

Sent: Monday, December 18, 2023 4:05 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

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Seascope Realty

4915 Carpinteria Ave., Ste. C

Carpinteria, CA 93013

Terry Stain, Broker

805-684-4161 ext: 3

seascaperealty@hotmail.com

Cal. Lic. #01484280

It's always a good time for real estate on the South Coast--please let me know if you have any plans to sell or purchase property!

From: Brad Frohling <BFrohling@radiusgroup.com>
Sent: Monday, December 18, 2023 4:20 PM
To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>
Subject: Preserve Mom and Pop Housing Providers

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Dear Council,

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Government overreach at this level will not produce a net benefit to the housing matter.

Thank you.

Brad Frohling

Principal

Radius Group Commercial Real Estate

226 E. De La Guerra Street Suite 100 | Santa Barbara, CA 93101

Direct: 805.879.9613 | Fax: 805.965.5300

Main: 805.965.5500 | Cel: 805.698.0272 | DRE #:

01323736 | bfrohling@radiusgroup.com | www.radiusgroup.com

From: Trenton Hammel <trenton.hammel@movement.com>

Sent: Monday, December 18, 2023 4:25 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: VOTE NO ON RENT CONTROL!!! I am not an evil landlord!! Preserve Mom and Pop Housing Providers

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I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws and taxes on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving and selling because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers including budgeting and homeownereducation courses to create more homeowners (aka tax payers) in Goleta and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.

Trenton L. Hammel | Branch Manager

NMLS 720948

Mobile (805) 364-3199

Email Trenton.Hammel@movement.com



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Movement Mortgage has implemented Mimecast Email Security Services. To learn more, please visit <https://www.mimecast.com/>.

[Have I made you a raving fan today? If so, please email ravingfans@movement.com.](mailto:ravingfans@movement.com) Movement Mortgage has implemented Mimecast Email Security Services. To learn more, please visit <https://www.mimecast.com/>.

From: Trenton Hammel <trenton.hammel@movement.com>

Sent: Monday, December 18, 2023 4:38 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: VOTE NO ON RENT CONTROL!!! I am not an evil landlord!! Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Goleta Council Members and city leadership,

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws and taxes on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving and selling because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers including budgeting and homeowner education courses to create more homeowners (aka the tax payers, city revenue generators) in Goleta and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.

The Hammel Family

From: Bob Ruccione <bob@bobruccione.com>

Sent: Monday, December 18, 2023 4:40 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.

From: michael ferraropropertymanagement.com <michael@ferraropropertymanagement.com>

Sent: Monday, December 18, 2023 5:15 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.

From: Chris Kamen <crkamen@gmail.com>

Sent: Monday, December 18, 2023 7:54 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You are going to force nice mom and pop owners to sell to corporations who will sue you and fight you. It won't be a good trade for you. Let us try and survive in this inflationary economy which is only going to get worse, or we'll be forced to sell.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you. ?subject=Preserve Mom and Pop Housing Providers,I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet.

Thank you.

Chris Kamen
crkamen@gmail.com
805.390.1571

-----Original Message-----

From: Sharon Lum <lum.sharon@yahoo.com>

Sent: Monday, December 18, 2023 11:24 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet.

Thank you.

From: Wendy Gronsky <wgronsky@kw.com>

Sent: Tuesday, December 19, 2023 6:26 AM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.

Wendy Gronsky
Keller Williams Santa Barbara
(805) 259-7321
#01834350
wgronsky@kw.com

From: Miguel Avila <miguel.pacificcrest@gmail.com>

Sent: Tuesday, December 19, 2023 8:42 AM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; +lreyes-martin@cityofgoleta.org;
+skasdin@cityofgoleta.org; +jkyriaco@cityofgoleta.org; +pperotte@cityofgoleta.org;
+krichards@cityofgoleta.org

Subject: Preserve+Mom+and+Pop+Housing+Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I+urge+you+to+vote+no+on+the+proposed+tenant+protections+ordinance.+Housing+providers+are+stil
l+reeling+from+the+aftermath+of+the+pandemic+while+being+inundated+with+new+laws+on+the+Sta
te+level+and+the+surrounding+South+Coast+area.+Please+understand+that+the+Mom+and+Pop+Hous
ing+Providers+will+end+up+leaving+because+they+can't+afford+to+stay+as+a+member+of+the+comm
unity.+Please+consider+education+for+tenants+and+housing+providers+and+not+more+regulations+M
om+and+Pop+Housing+Providers+cannot+meet.+Thank+you.

From: Harris Properties <robert@harrisproperties.com>

Sent: Tuesday, December 19, 2023 8:47 AM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; +lreyes-martin@cityofgoleta.org;
+skasdin@cityofgoleta.org; +jkyriaco@cityofgoleta.org; +pperotte@cityofgoleta.org;
+krichards@cityofgoleta.org

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.

-----Original Message-----

From: Jena Harris <jharris@villagesite.com>

Sent: Tuesday, December 19, 2023 9:07 AM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Members,

I urge you to vote no on the proposed tenant protections ordinance.

Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and in the surrounding South Coast area.

As a local housing provider, I have kept my rents low to help my tenants during the pandemic for which I know they are grateful. However, with the proposed changes to rental housing, I will need to increase my rents at the highest rate possible to make ends meet.

To maintain rental property, especially in Isla Vista, is very expensive. There is a huge expense annually when tenants move out. Just to paint and make repairs to the apartments is much more costly than it used to be. That's not considering the expensive costs of regular maintenance, exterior repairs and damages to the building.

Even with prescribed increases I'll barely be able to keep my rentals viable. I fear that over a few years I may have to sell. But who will want to buy property that doesn't have the income to support itself?

Please understand that the Mom and Pop Housing Providers like me will end up leaving because they can't afford to continue providing rental housing under these extreme restrictions.

Please consider education for tenants and housing providers and not more regulations on Mom and Pop Housing Providers who cannot afford to meet the additional restrictions. Thank you.

Cordially, Jena Harris

Sent from my iPhone

From: Caryn Macias <carynmacias@kw.com>

Sent: Tuesday, December 19, 2023 9:33 AM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet.

Thank you.



CARYN MACIAS

Team Leader - DRE#: 02067167

Mobile: (805) 813-9175

Office: (805) 777-7117

Email: CarynMacias@kw.com

2655 First Street #150, Simi Valley, CA 93065

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From: brian brianbailey.com <brian@brianbailey.com>

Sent: Tuesday, December 19, 2023 10:39 AM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mary and City Council Members,

I attended UCSB graduating in 1977. In 1978 I began a 40-year real estate brokerage career. I had enough foresight to realize that buying local properties would be the best long-term method to assure a comfortable retirement. Now that my wife and I are retired these investments serve as our source of income in retirement. This has become increasingly problematic in light of the avalanche of new housing laws intended to punish housing providers for owning investment properties.

The increasingly draconian rules and regulations treating housing providers like an enemy are not the way to protect tenants long term. It may be easy to target a small group as the enemy and punish them, but it is the wrong way to go about insuring that tenants are properly protected. This may earn you political capital, but it is wrong way to go about it.

I recommend new rules that properly target housing providers and tenants that are focused and fair rather than slapdash responses that intend to cause housing providers as much pain as possible on multiple fronts. When the issue is mass evictions to renovate, respond to this specific issue in fair rather than punitive manner rather than "kitchen sink" ordinances that are punitive wish lists by constituents seeking to punish housing providers because they are housing providers.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.

Sincerely,

Brian Bailey

805-637-1031 Ofc./Text

805-603-1031 Fax

Brian@BrianBailey.com

www.BrianBailey.com

 *Please consider the environment before printing this email.*

From: mikeys <mikeys2@cox.net>

Sent: Tuesday, December 19, 2023 10:50 AM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Council:

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you. subject=Preserve Mom and Pop Housing Providers, I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet.

Thank you.

Michael Schaumburg

From: Mark Goetz <mwgoetz2@gmail.com>

Sent: Tuesday, December 19, 2023 10:51 AM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; +lreyes-martin@cityofgoleta.org;
+skasdin@cityofgoleta.org; +jkyriaco@cityofgoleta.org; +pperotte@cityofgoleta.org;
+krichards@cityofgoleta.org

Subject: Preserve Mom and Pop Housing Providers

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I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.

From: Lyndsey Jones <LyndseyJones@bhhsca.com>
Sent: Tuesday, December 19, 2023 11:06 AM
To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>
Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.



LYNDSEY JONES

REALTOR® • MARKETING COORDINATOR
SPECHLER & BECK REAL ESTATE GROUP

DRE 02125898
(805)680-2856
3868 State St., Santa Barbara, CA 93105
lyndseyjones@bhhsca.com
www.lyndseyjoneshomes.com
@thelyndseyjones



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NOTICE OF CONFIDENTIALITY



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.lafsbc.org

City of Goleta

December 19, 2023

RE: SUPPORT Item E.1, Tenant Protections

Dear Mayor & Councilmembers:

The Legal Aid Foundation of Santa Barbara County writes in support of the action items in E.1 for City of Goleta Tenant Protections. The proposed ordinances:

- 1) align with the approach taken by the County and City of Santa Barbara, creating consistency across south County jurisdictions
- 2) deter bad faith activity among landlords
- 3) and provide a critical tool to prevent housing displacement, instability, and homelessness.

The Legal Aid Foundation of Santa Barbara County is the only non-profit civil legal aid organization that headquartered in Santa Barbara County. Our mission is to provide high-quality civil legal services to low-income and other vulnerable residents in order to ensure equal access to justice. We change lives through direct representation, legal advice and information, and community education. Since 1959, Legal Aid has provided legal services to those most in need in Santa Barbara County. In Fiscal Year 22-23, Legal Aid provided legal advice and representation in 657 cases, involving 1637 residents of SB County. Below is a snapshot of our client demographics:

80% clients had incomes at 200% of FPL and below
(\$60,00 and below for a family of 4)

28% were seniors age 60 and over (oldest 94 years old)

26% identified as disabled

24% identified as having Limited English Proficiency.

These services resulted in over \$2,225,000 million dollars in back awards granted or claimed debts eliminated for clients. We believe that much of this amount was in COVID related rental assistance paid to landlords across the county.

The California Tenant Protection Act (2019) has been in effect for four years and requires just cause to terminate qualifying tenancies.

A 501 (c)(3) charity; all contributions are fully tax-deductible as provided by law. IRS No. 95-2112634



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.lafsbc.org

Unfortunately, our attorneys noticed that many landlords attempted to skirt just cause protections (sometimes by the advice of legal counsel) by issuing bad faith notices alleging “substantial remodels” without having any intent of completing a substantial remodel. Tenants would voluntarily move upon receiving these notices and later discover that units were being re-rented at substantially higher rates without any substantial remodel. This could happen to a family in the middle of a school year, to a senior on fixed income, or to other low-incomes families at risk of housing instability and homelessness.

The City of Goleta’s proposed just cause and relocation assistance rules will deter against these bad faith attempts at evicting tenants without just cause. *Landlords acting in good faith will still be able to pursue just cause evictions.* The proposed right of first refusal provides tenants, who through no fault of their own face displacement from their homes due to substantial remodel, an opportunity to re-rent the unit once a substantial remodel is completed.

The County of Santa Barbara has had a relocation assistance ordinance since at least 2010 and the City of Santa Barbara’s mandatory one-year lease offer and rental relocation assistance ordinances have been in effect since 2019. These are reasonable policy approaches during a time of incredible hardship for tenants across the County and in the City of Goleta. We support policy approaches that prevent housing displacement, instability, and homelessness.

Ongoing outreach and education to landlord and tenants on rights and responsibilities is important. The Legal Aid Foundation of Santa Barbara County would be happy to partner with the City to host information sessions or other outreach should new ordinances go into place. We also strongly support the work and services of the Rental Housing Mediation program. Thank you for your consideration of this important issue.

Sincerely, 

Jennifer R. Smith
Executive Director

From: Bobbi McGinnis <c21bobbi@gmail.com>

Sent: Tuesday, December 19, 2023 11:45 AM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; +lreyes-martin@cityofgoleta.org;
+skasdin@cityofgoleta.org; +jkyriaco@cityofgoleta.org; +pperotte@cityofgoleta.org;
+krichards@cityofgoleta.org

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. These changes will only enhance the cost of housing in the area. More regulations is not the answer.

When is the City of Goleta going to hold UCSB accountable for the size of the university and their lack of housing students. Tell UCSB to lower their admissions to 17,000 and the housing crisis will go away.

Thank you.

Roberta McGinnis
Century 21 Everest
DRE Lic.00628934
805-680-6921

From: picassoproperties <picassoproperties@cox.net>

Sent: Tuesday, December 19, 2023 12:32 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: NO to Rent control

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Council,

Unfortunately, there are not enough places to live here and that has always been the situation. And the prices reflect that balance.

Using rent control as a strategy has been proven to reduce the housing opportunities and instantly increases rents. Do you want that?

We live in a wonderful place and many want to live here, and that is what affects the rent. (Supply and demand)

I'd love to have a new car, but I just can't afford it; I'd love to take European vacations, but I just can't afford it, I'd love to.....etc.

Workers that don't make enough money just can't afford to live here and that's not your problem. The State has a rent control and provides educational opportunities, too.

The economic supply and demand will always prevail; i.e. San Francisco has a strict rent control that has also the highest rents – example of Rent control not working.

The supply has to increase to meet the demand- more dwellings, not more rent control. More ownership, not rentals.

This means that stronger and more timely landlord laws are needed and enforced providing the landlord with rental security of their property.

Landlords are being forced to rent, by the government to almost anyone. The result is less units on the market, exactly what you don't want to accomplish.

Owners have pulled their units off the market because of more stringent tenant laws.

Owners have become discouraged with rent control and will find other ways to "rent." Most are small family-owned rentals that just want a reasonable return on their investment; not confrontation and more laws!

By assisting the landlord with strong property rights, landlords will begin to feel that THEY (the owners that took the property risks) have control of their property.

Covid 19 harshly penalized the landlords. I know owners that couldn't evict tenants for over a year and never were paid the rent. This is NOT a fair system for the landlords. Many are discouraged from renting now.

Returning to a more pro landlord system will provide the owner with the needed security of the law to screen their prospective tenants and evict irresponsible tenants that default on rent and trash units.

With increasing landlord confidence that the law will stand behind them, more units will become available on the market; including rooms in larger houses.

Thank you,

Michael C. Schaumburg
805 679-3068

From: Brian Johnson <bjohnson@sbaor.com>

Sent: Tuesday, December 19, 2023 12:57 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

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Dear Councilmembers,

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet.

Thank you,

Brian Johnson

CEO

Santa Barbara Association of REALTORS®

From: [Casey J. Crawford](#)
To: [City Clerk Group](#); [Luz Reyes-Martin](#); [Stuart Kasdin](#); [James Kyriaco](#); [Paula Perotte](#); [Kyle Richards](#)
Subject: Preserve Mom and Pop Housing Providers
Date: Tuesday, December 19, 2023 2:10:29 PM

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I have been a housing provider since 1975 and have a good reputation with past and present tenants. It has been a career for me; and has also been a lot of hard work. It has become increasingly difficult to be a landlord because gradually the housing is becoming more and more socialized under government control, both state and local. The local governments should have just let the state rules apply; but now we have to deal with local rules also. It's become so complicated. Furthermore, since most of the rental housing is 'old', it has become challenging to be able to fix places up. For example, in the City of SB we need to give tenants months of notice, obtain permits, pay tenants money, etc. And there is consideration underway that we need to offer to re-rent to the old tenant at only a slight increase in rent. This is a financial disincentive to fix places up. And it is hard to move out a tenant who is causing problems. At this point, I would never recommend to anyone to become a landlord. Just leave it to the corporations and REITS to do it. They have the resources to deal with all of the rules and regulations.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.

Casey J. Crawford

From: [Paige Kaye SB Broker](#)
To: [City Clerk Group](#); [+lreyes-martin@cityofgoleta.org](#); [+skasdin@cityofgoleta.org](#); [+jkyriaco@cityofgoleta.org](#); [+pperotte@cityofgoleta.org](#); [+krichards@cityofgoleta.org](#)
Subject: Preserve Mom and Pop Housing Providers
Date: Tuesday, December 19, 2023 3:20:04 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to vote no on the proposed tenant protections ordinance.

WE NEED GOOD PEOPLE to provide housing. If you make this so onerous that only Corporations can own buildings due to a myriad of restrictions, it will be a disaster for tenants. The Mandatory Right of Refusal is ridiculous and wrong. How would a housing provider be able to recoup the cost of improving a unit?

Do you remember what happened in Santa Monica? Buildings were let to run to the ground because it was a noose around the landlords neck until finally to solve that horrible by-product of rent control the city allowed buildings to be scraped and built from the ground up and only then charge market rents. Well guess what? The result was NO affordable rentals in Santa Monica.

Please learn from history.

Strike this Mandatory Right of First Refusal and the mandatory offer of a year lease. That WILL NOT serve tenants, it will simply take more units off the market.

- Mandatory Right of First Refusal for tenants in certain circumstances to return to a rental unit they previously vacated at the total rental rate charged for the unit at the time of the notice of Termination of Residential Tenancy plus 5 percent plus the percentage change in the cost of living, or 10 percent, whichever is lower

Please consider NO more regulations Mom and Pop Housing Providers that urge real folk out of the market.

Sincerely
Paige Kaye

From: [Cindy Campbell](#)
To: [City Clerk Group](#); +lreyes-martin@cityofgoleta.org; +skasdin@cityofgoleta.org; +jkyriaco@cityofgoleta.org; +pperotte@cityofgoleta.org; +krichards@cityofgoleta.org
Subject: Preserve Mom and Pop Housing Providers
Date: Wednesday, December 20, 2023 2:13:43 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you.

From: [Sasha](#)
To: [City Clerk Group](#); [Luz Reyes-Martin](#); [Stuart Kasdin](#); [James Kyriaco](#); [Paula Perotte](#); [Kyle Richards](#)
Subject: Preserve Mom and Pop Housing Providers
Date: Wednesday, December 20, 2023 9:59:25 PM

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I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet.

Thank you.

Sasha Kapernekas

From: [Tom Kaps](#)
To: [City Clerk Group](#); [Luz Reyes-Martin](#); [Stuart Kasdin](#); [James Kyriaco](#); [Paula Perotte](#); [Kyle Richards](#)
Subject: Preserve Mom and Pop Housing Providers
Date: Wednesday, December 20, 2023 10:05:29 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Housing shortage is the issue at hand, which is due to high demand to live in SB and onerous permitting. It just took me over 2 years to get permits.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers such as me will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet.

The shortage of housing is the issue, it's a supply demand imbalance that needs to be rectified.

Thank you
Tom Kapernekas

From: gerhard paul <gp642@hotmail.com>

Sent: Friday, December 22, 2023 9:55 AM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>

Subject: Preserve Mom and Pop Housing Providers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet. Thank you. ?subject=Preserve Mom and Pop Housing Providers, I urge you to vote no on the proposed tenant protections ordinance. Housing providers are still reeling from the aftermath of the pandemic while being inundated with new laws on the State level and the surrounding South Coast area. Please understand that the Mom and Pop Housing Providers will end up leaving because they can't afford to stay as a member of the community. Please consider education for tenants and housing providers and not more regulations Mom and Pop Housing Providers cannot meet.

Thank you.
Gerhard Paul