

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

Three hundred and twelve (312) comments received as follows:

As a constituent and resident of the City of Santa Barbara, I am submitting the following comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance. I make these comments based on my experience living in Santa Barbara and navigating the local rental market.

The draft rent stabilization ordinance requires several changes in order to

1. Match the directives from our elected officials, and
2. Close loopholes that undermine the Rent Stabilization Ordinance.

Specifically, I join the many other constituents in requesting the following changes be made:

Proposed Rent Stabilization Draft Revisions

A. EXEMPTIONS (26.90.010)

1. Current draft exceeds Council direction by including two exemptions that are not required by state law; strike through both:
 - a. Duplex (26.90.010 3.)
 - b. Deed Restricted Units (26.90.010 6.)

B. CAPITAL IMPROVEMENTS (26.90.060)

a. Limits:

1. Corporate/REIT owned CANNOT passthrough capital improvement costs
2. Landlords owning 4 units or less CAN passthrough capital improvement costs
3. Landlords owning 5 or more units CANNOT passthrough capital improvement costs
4. Allow for Tenant Hardship Consideration
 - a. Families using public benefits should NOT be forced to pay for capital improvements

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

- b. Families earning less than 80% of AMI should NOT be forced to pay for capital improvements
 - b. Require Tenant Safety Plan approved prior to any Cap Improvement
 - 1. Notice of Capital Improvement must be delivered to the tenant before work begins or before passthrough may be approved
 - 2. Clear timeline of capital improvements
 - 3. Relocation assistance OR plans to be moved into an alternate unit during capital improvements
 - C. FAIR RETURN & RENT ADJUSTMENT PETITIONS (26.90.050)
 - 1. Remove fixed “right” to fair return that removes discretion of hearing officer. (26.90.050)
 - 2. Include presumptions that guide the hearing officer but allow for flexible decisions that include all proven expenses.(26.90.050 D.)
 - 3. Same petition requirements for landlord and tenant on forms in English and Spanish.
- II. RENTAL REGISTRY (26.90.100)
- A. Require all rental units to register!
 - 1. Draft only applies to “covered units”. (26.090.100 B. *et seq*)
 - 2. Strike through “covered” in 26.090.030 B. and change language to require that registration is only complete for “covered units” (26.090.100 B. 3.)
 - 3. Register all units that are not the owner’s primary residence sharing facilities (bathroom/kitchen) (i.e. home shares don’t need to register)
 - 4. Information that SHOULD be included in the registry: who owns the unit, year built, occupancy/vacancy status, date of last rent increase, date of start of annual year lease, how much rent is being charged

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

5. Information that SHOULD NOT be included in the registry, to avoid privacy issues: no identifying information of the tenant, no tax information about the property

III. RENT BOARD (26.90.090)

- A. Five not seven members with three tenants and two non-tenants and two alternates, with one of each category. 5 members will make it easier to reach a quorum. (26.90.90 A.)
- B. Enforcement Oversight:
 1. Allow the rent board to issue regulations or procedures (such as those governing fair return petitions and the rental registry) "at the direction of" or "approved or directed by" the Rent Stabilization Board.
 2. Program Oversight: The Board should be able to direct the program administrator to take action and oversee the program for the council and the people.

On the Just Cause amendments, the following changes need to be made:

I. Just Cause

A. EXEMPTIONS (26.50.030)

1. 26.50.030 (Just Cause Exemptions) copies Tenant Protection Act exemption language word-for-word, so the entire Chapter only applies to properties subject to the TPA.
2. 26.90 does not match, and any changes in exemptions must be compatible so that all tenancies protected by RSO also receive Just Cause protections from eviction.
3. JUST CAUSE FOR ALL (26.50.030)
 - a. Strike out the duplex exemption from 26.50.030 F.
 - b. Strike out Deed Restricted exemption from 26.50.030 I.
 - c. Remove “separately alienable” exemption from Just Cause 26.50.030 H.
 - d. Remove exemption for “new” construction (26.50.030

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

B. RELOCATION ASSISTANCE (26.50.020)

1. Temporary Relocation and Tenant Safety Plans for Renovations and Remodeling must be included
2. Permanent Relocation Increase
 - a. All No-Fault Permanent Displacement is at a Minimum the amount determined by the Tenant Displacement Assistance Ordinance (Muni. Code Chapters 28.89 & 30.190)
 - b. When local, state or federal law requires any additional relocation assistance, the amount of funds or type of services must be included in the notice of termination (Housing Crisis Act, Gov. Code Sec. 66300 et seq.)

C. ELLIS:(26.50.100)

1. Right to return with rent regulated if owner changes their mind after removing the unit from the market
2. Standard state law language within two, five and ten years as prescribed in Gov. Code 7060.2.

D. FAMILY MOVE-IN (26.50.070 2. a.)

1. Limit family move-in to only one unit per property.
2. Limits on owner/family move-in evictions of students, school staff and their families during the school year.
3. Limits on owner/family move-in evictions of elderly and disabled tenants.
4. Limits on owner/family move-in evictions of first responders and their families.

E. “AT FAULT” evictions should only be based on substantial, material violations that a tenant cannot cure. (26.50.070 1.)

1. Evictions for Non-Payment (26.50.070 1. a.):

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

- a. Only allow eviction for non-payment when the amount owing exceeds one month of fair market rent (no evictions for less than a month of fair market rent).
 - b. Add rule clarifying that a landlord cannot refuse third party rental assistance and then evict.
- 2. Lease Breach (26.50.070 1. b)
 - a. Higher Standard for Breach: To evict for a lease violation, the landlord must prove that the violation caused "substantial actual injury" to the landlord or other residents, that the tenant's conduct was "unreasonable," and that the violated term was non-trivial.
 - b. Reasonable Right to Cure: Landlords must provide a written warning notice granting the tenant a reasonable amount of time to cure the lease violation before initiating eviction proceedings.
 - c. Subleasing Protections: Landlords cannot evict a tenant for subleasing if the landlord unreasonably withheld the right to sublease. A landlord's refusal to allow a subtenant cannot be based on the proposed occupant's creditworthiness if that occupant will not be paying rent directly to the landlord.
 - d. Protections for Families: Landlords are prohibited from evicting a tenant simply for adding a child, parent, grandchild, grandparent, sibling, spouse, or domestic partner to the household, as long as the total number of occupants does not exceed maximum lawful occupancy limits.
- 3. Nuisance, Waste, & Crime (26.50.070 1. c.-d.)
 - a. Right to Cure within a Reasonable Time: Similar to lease breaches, a landlord must provide a written notice giving the tenant the opportunity to cease the damage, make satisfactory corrections, or pay reasonable repair costs.

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

- b. Limit to substantial damage or loss, or threats to the health or safety of other occupants of the Property or of the immediate neighbors of the property area.
- c. The fact that a tenant has been arrested not on the property or convicted of a crime in the past, been the victim of a crime, or contacted the police or other emergency services, in and of itself, should not be evidence of nuisance.
- d. Conduct by a Tenant that is the result of their status as a victim of domestic violence, sexual assault, stalking, human trafficking, elder abuse, or another crime against the Tenant should never constitute nuisance under this Section, provided that the Tenant can provide documentation or other evidence consistent with protections afforded under state and federal law.

The amendments requested can be found in a redlined version of the Draft Ordinance by going to the following link: <https://bit.ly/REDLINEDRSO>. Please include the amendments in the redlined ordinance into the public record.

Thank you,

Juliana Moore	Kay Spain	Kelsey Tinkham
Harper Bergquist	Sandra Mujer Guerrera	Saidy Taracena
Gavin Spencer	Cody Googin	Shannon Smith
Elijah Wright	Alan Mojarro	Kalya Limage
Lourdes Trujillo	Gina Rodarte Quiroz	Will Holland
Jovian Watson Mollner	Martha Sadler	Brittany Buhalog
Arianna McDonald	Heather Fleming	Laura Cadwell
Skylar Hafner	Joanna Kaufman	Joseph Pierandozzi
Rachel Sim	James Willhite	Danny Ettelson
Mehul Patel	Anne Berry	Miranda Kolias
Luke Carberry	Susan Thompson	Kassandra Ni
Mariette Dowty	Valeria Duarte	Nell Campbell
Marc Wilder	Miles Michie	Sarah Zook
Alejandra Aparicio	Sanford Jackson	Eli Seale
Naomi Joseph	Bret Warren	Barry Abshire
Karen Rice, Ph.D.	Adam Buhalog	Delaney Nelson

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

Katelyn Carano	Tania Reyes	Karine Anderson
Elaina Riedel	Linda Honikman	Morgan Leafe
Holly Shumway	Christina Gumpert	Genevieve Cabrera
Adyson Willett	Sarah Veeck	Rachel Altman
Vanessa Vance	Eva Catalan	Chax Richter
Leah Coffin	Janet Ferrusquilla	Ruby Baruth
Samantha Cohen	Ruth Marquette	Lili DeVoto
Laura Luengas	Jenn Skinner	Emilio Vega
Osbaldo Marin	Margie Cunningham	DeAndre Sanchez
Chanelle Irabien	Frank Rodriguez	Giselle Sanchez
Ivy Arkfeld	Christine Scott-Hudson	Zac Smith
Jennifer Buur	Renata Massion	Alexa Pazell
nw.riverofblessings@gmail.com	Alex Favacho	Zac Smith
Danielle Swanson	Ali Odabashian	Alexa Pazell
Cassandra McCambridge	Annie Rosenthal	Zhiyun Guan
Vi Ma	Mike Saxby	Paige Sundstrom
Barry McGeough	Coriander Stasi	Pamela Z
Emily Lash	Craig Weiner	Georgia Scherrer
Jesse Blatner	David Diaz	Tessa Johnstone
Shelly Sharp	Julien Luebbers	Abigail Boudreaux
Rachel Cantu	Patricia Russell	Zoila Aguilar
Keno Saunders	Juan Rojas	Cressida Silvers
Rick Morse	Sarah Rothschild	Michael Burrridge
Lee Kuroda	Alice O'Connor	Michelle Detorie
Betsy Ortiz	Sacco Nazloomian	Estela Montano
Chase Jarosz	Kathleen Knight	Tia Kordell
Fernando Cortes	Marc Miller	Yolanda Blue
Noelle Cabrera	Aide Sanchez	John Douglas
Casey Hankey	Dennis Brand	Martha Peyton
Benjamin Jackson	Daniela Soleri	Nicole Iaquinto
Caitlyn Corrao	Brittany Meckelborg	Diego Avila
Julia Burkitt-Hayes	Samantha Jones	Brian Cabrera
Mary Michael	Abby Garcia	Tasha Cunningham
Yassi Eskandari	Dorothy Blasing	Michelle Detorie
	Gilmar S	Rob Rosenthal

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

Ocil Herrejón	Manza Zavala	Na Brennan
Deborah Rogow	Sonny Chehl	Scott Forman
Sandy Hawtrey	Andrew Chafos	Megan Musolf
Madeline Miller	Andrew C. Hawkins	Eric Boesser
Kelli Johnson	Carson Knibb	Hannah Morand
Hilary Licht	Lainey Djajakusuma	Kathleen Lynch
Diane Fujino	Cody Sloan	Kim Berthelsen
Sean Meeker	Albert Corrieri	Helen Louise Azzara
Bill Walt	Krista Davis	Megan Ashley
Sarah Adams	Ciela Axelrod	Jamie Hu
Matef Harmachis	Kristina Bryte	Joseph Jiran
Gigi Rothstein	Josh Ritchey	Maeapple Chaney
Santa Barbara County	Steve Freire	Sherri Pendlebury
Action Network (SBCAN)	Linnea Skinner	Matthew Barron
Maria Salgado	Amy Burgard	Jerry Strong
Craig Griffith	Rob Mislang	Jenya Schneider
Jean Stultz	Matt Rodriguez	Claire Baker
Maile Ellington	Erika Hargreaves	Steven Cognac
Barton Woolery	Marissa Cordiano	sneachta2026@protonma
Dominque Lujan	Elizabeth Floyd	il.com
Maureen Mina	A. Swanson	Anthony Vasquez
Jayden Hinojosa	Barbara Parmet	Nolan Hicks
Janet Ferrusquilla	James Covan	Catherine Martinez
Liam McConnell	Xavier Ramos	Amanda McCandless
Leslie Catalan	Neysa Moncada	Demi Boelsterli
lifelovesliving@gmail.com	Matthew Larkins	Ann Dorsey
Gaye Johnson	Rhyn Hammargren	Emma Hanlon
Sarah Dahl	Nancy Eyrie	Jeanette Love
Deborah Gallup	Alexis Castaneda	play@liveeventtrivia.com
Natalie White	Colleen Mayer	Eliezer Sanz
Brian Hinojosa	Gabi Guillén	CJ Jessett
Paige Efstratis	Maximiliano Brau	Martha Peyton
Jose Martinez	Karen Myers	Madeleine Ignon
Brian Epstein	Jesus Cuevas	Chelsea Lancaster
Andrea Moore McCormick	Carolina Sanchez	Chiara Corbo

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

Chanel Loren	Liah Ramirez
Eddie Miller	Marco Arevalo
Ana Garcia	Heaven Protsman
Nicole McDowell	Alison
Randall Person	Max Golding
Zaphyr Smalls	Summer Howatt
Ariel Leira	Ronit Corry
Sydney Fortner	Faith Ellington-Baker
Jenna Norton	Cedar Brown
Kasandra Valdivia	Jared Muscat
Annie Rosenthal	Kelsey Bardfield
Shira Kaufman	Steve Wahwell
Joe Burnell	Juliane Fausey
Katie McMahon	Scott Rouleau
Miles Hagin	Amber Rouleau
Jag Oakes	Reyna Angel
Destin C.	Grace Hazan
Maria Cincotta	Sherri Knarr
Maile Couwenburg	
Myah Alireza	
Frank Velasquez	
Kari O'Driscoll	
Ashley Farrell	
Nicola C.C.	
Hillary Blackerby	
Megan Riley	
Kym Paszkeicz	
LaShawn Snerling	
Patricia Angel	
Sophia Lake	
David Pellow	
Hector Rodriguez Sanchez	
Alida Siegel	
Nise Baker	
Kim Gentzler	

The following personal stories were highlighted as part of the 312 comments received:

Dear Staff,

I have lived and worked in this city as a renter for over two decades. Having grown up in this region, I have seen it change dramatically as rents have continued to rise.

I am writing to express my support for the draft changes submitted to the City by groups such as SBTU, CAUSE, and others. I urge you to include all renters and all rental units where the law allows. Additionally, please ensure that the rent board is adequately reflective of the city's majority-renter population and is granted sufficient authority.

Thank you for your time and consideration.

Best regards,

Alex Rush Favacho

Hello Council,

Thank you for your time. I've lived and worked in Santa Barbara for four years now and currently am a renter. It can be incredibly difficult for tenants in this city.

I trust the work that CAUSE and SBTU have been doing on shaping the ordinance.

It is justly important to them that no tenants or rental units are excluded from the program, and that a rent board is a majority tenants with a real ability to meet regularly and enforce the law.

Thank you so much for your consideration and I hope this has impact!

Best wishes,

Ali Odabashian

To the City of Santa Barbara staff.

I am writing with regard to the draft Rent Stabilization Ordinance and amendments to the Just Cause Ordinance. These are proposed measures that I in principle strongly endorse, but that are in need of several changes, as detailed by the Santa Barbara Tenants Union and CAUSE in consultation with a broad constituency of residents. I include that detailed list of changes, which I have carefully reviewed and endorse, at the end of this message.

As a long-time Santa Barbara resident and faculty member at UCSB, I have seen far too many friends, neighbors, acquaintances, co-workers, and students displaced by a sudden rent hike that puts already skyrocketing and burdensome housing costs out of reach. I have also seen the impacts of such displacement, in overcrowded, substandard, and overpriced temporary arrangements; in frequent educational and employment disruptions; and in more and more working and middle-class earners having to relocate altogether. I have heard from countless UCSB students and administrative staff about their reluctance to report unsafe conditions or other housing violations for fear they will get pushed out of the substandard rental (in Santa Barbara as well as Isla Vista and Goleta) they have managed to secure. And I have engaged in numerous efforts to recruit promising young scholars and early career professionals to our university that have foundered due to the unavailability of decent, stable, affordable rental housing in Santa Barbara. Rent stabilization alone will not resolve Santa Barbara's housing affordability crisis, but a strong, comprehensive ordinance is a vital step in that direction.

In the interest of passing the most effective ordinance and amendments possible, one that aligns with the expressed interests and objectives of elected officials as well as constituents, I support the revisions to the draft ordinance and amendments detailed below.

Respectfully submitted,

Alice O'Connor

Professor of History, UCSB

City of Santa Barbara staff,

I have been a renter for over 25 years and have experienced excessive rent increases and being told I had to leave the apartment I had called home for 15 years, even though I was in

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

good standing, because the owner wanted to renovate the building and charge a higher rent. There was no offer of financial or other support for moving, nor was I given the option to rent a unit once they were renovated. I had 60 days to leave or be evicted.

Landlords have a tremendous amount of power over renters. Efforts need to be put in place to level the playing field so tenants can ensure where they live meets regulated standards and that they are treated fairly.

Ann Dorsey

To City of Santa Barbara staff,

let's try and be impactful and make a real difference in the people that we represent. This planet is falling apart and at least we can do our bit to make it a little bit better for the people that live in our community. Please consider helping the working folk that actually complete this city.

As a constituent and resident of the City of Santa Barbara, I am submitting the following comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance. I make these comments based on my experience living in Santa Barbara and navigating the local rental market.

Ashley Farrell

I wholeheartedly support the comprehensive set of demands put forth by tenant advocates. If approved, these pivotal requests have the potential to significantly enhance the affordability of housing in our community. They will not only facilitate access to residences for individuals from all economic backgrounds but also foster a more vibrant and inclusive demographic landscape by promoting racial diversity and economic equity. Such initiatives are essential for cultivating a fair and just society where everyone has the opportunity to thrive.

I firmly advocate for the swift passage of these critical demands, recognizing their potential to transform our housing policies and improve the lives of countless individuals.

Benjiman Jackson

I am writing in support of revisions to the draft Rent Stabilization Ordinance and amendments to the Just Cause Ordinance

I am 75 years old and have lived in Santa Barbara most of my adult life. As a longtime renter and member of this community, I have seen and experienced drastic changes in the rental market here over many decades. I can attest to the incredibly adverse impact these changes have had on myself, my family, my friends, and my community. The threat of rent increases and evictions now hangs over almost everyone who rents here. Individuals, families, workers, students, retirees. Seniors, disabled people, veterans, the marginalized and the vulnerable, but also the everyday employed, able-bodied, and healthy. No one is immune to these threats. It is, in my opinion, the shame of this community.

The current efforts to remedy this situation are long overdue and not nearly enough. However, they at least offer hope and relief to the many people who live here every day under such difficult circumstances. The draft Rent Stabilization Ordinance should include changes to match the directives of our elected officials and close loopholes that undermine the Rent Stabilization Ordinance, and changes should be made to the Just Cause amendments.

Julia Burkitt-Hayes

To City of Santa Barbara staff,

We are exhausted of watching our family members and community members get evicted or shuffled around because rent keeps increasing to unreachable amounts. Have you ever experienced housing instability in Santa Barbara? If not, you should be listening to those that have to recognize why this is so important!

Chanel Loren

Hello!

I have been a renter for many years, and I support the changes that SBTU and CAUSE are recommending.

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

I don't think any renters or rental units should be excluded from these protections. I also support having a rent board with real authority that's made up mostly of tenants.

Rents are going up while our wages stay the same. I have lived in my home for 25 years and I can barely afford rent working a decent 40 hour job. Then after a long day at my first job, I have to go to my second job so I can pay for my utilities, groceries, insurance and gas with no money left over. Working 50/55 hours a week contributes to a serious concern for my physical and mental health. This is no way to live or enjoy life in our beautiful beach town.

Thanks for taking the time to consider my comments.

Christina Gumpert

Renter in Santa Barbara for 25 years

Dear City of Santa Barbara Staff and Council,

I am writing in support of a strong Rent Stabilization Ordinance (RSO) and effective amendments to the Just Cause Ordinance. The current draft contains undermining loopholes and does not fully reflect instructions provided by our elected officials during council meetings.

I support the revisions to the draft RSO presented here <https://bit.ly/REDLINEDRSO> by local tenants groups regarding Exemptions, Capital Improvements, Fair Return and Rent Adjustment Petitions, a Rental Registry, and a Rent Board that reflects the community; also, amendments to the Just Cause Ordinance regarding Exemptions, Relocation Assistance, Ellis, Family Move-In, and "At Fault" evictions.

As a resident of Santa Barbara raising a family in the community, I have spent 20 years observing constant turnover of teachers, doctors, neighbors, friends, employees, and businesses as a consequence of the insane housing situation. And the renter horror stories I've seen. We are fortunate enough to own our house but I will always remember the year we spent looking, walking through house after house with a different family in each room including the garage, many overcrowded with renters, including children, living in unacceptable conditions because they have no choice.

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

Please incorporate revisions to the draft RSO and Just Cause Ordinance amendments
found linked here: <https://bit.ly/REDLINEDRSO>

Sincerely,

Cressida Silvers

To City of Santa Barbara staff,

I'm sure you've gotten this form letter a million times already, but I am sending you another because it is important and because I am not going to improve on the careful work that has already gone into it. Hopefully you already know how expensive it is to live in Santa Barbara. It should be possible for the people who work here to be able to afford to live in the community they serve. When my landlord hasn't fixed the giant hole in my fence for several months I put up with it because I can afford my rent, and, frankly, my landlord is one of the good ones in this town. At least when our sewer line got blocked by roots he hired someone to fix it. Because rent is so high here many people put up with much worse conditions because they know it's too hard to find a place they can afford. Thanks for your work, and please include these changes to the rent stabilization ordinance.

Dennis Brand

Dear Santa Barbara City Councilors and Staff:

I write with concerns about the Rent Stabilization Ordinance that's in development. I'm so pleased to see the City Council pass the Rent Stabilization Ordinance. And yet, it's crucial that the final ordinance includes as many of our neighbors as possible. This is about housing individual people and families and households, which is crucially important. But it's also much more than that. It's fundamentally about creating the kind of community that we want to live in. This includes making housing affordable so people have shelter, but also a sense of home. This includes being able to work in Santa Barbara, while being able to live here. At UCSB where I work, we regularly lose outstanding faculty because they can't afford to live here. The housing stressors on our students and staff are even worse. When our friends, co-workers, and neighbors have to live far, it impacts their quality

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

of life, it diminishes the quality of life for those like myself who do live locally, and it creates environmental pollutions that magnify global warming.

The outrageous cost of housing is creating two Santa Barbaras. The split is around class lines, to be sure. But it also pivots around generational lines or when one is trying to enter the rental or housing market. There's a danger in creating a community where newer residents and younger generations cannot afford to live here. My college-aged son was just lamenting about how his friends want to live here in Santa Barbara, but virtually all have to move away if they want to live independently. I want to live in a community that's affordable for young people, newer residents and renters intergenerationally.

To City of Santa Barbara staff,

I am a Santa Barbara resident and community member who is concerned about the current draft Rent Stabilization Ordinance. As written, the draft ordinance contains significant loopholes. If implemented in its current form, it would undermine the benefits that a strong and well-crafted ordinance would provide our community with.

While there are many changes that should be made to the draft ordinance, I would like to highlight two issues that would directly affect me.

First of all, the Rent Stabilization program should apply to all units that are not prohibited by state law. I myself rent a unit in a duplex so this issue is especially important to me. I have attended most council meetings on the RSO and I know that council gave direction in a previous meeting to only exempt those required by state law. So, I respectfully ask that this ordinance reflects that direction and does not create additional exemptions for duplexes and deed restricted units. Leaving these exemptions in, would significantly weaken the ordinance and leave many renters without the protections the Council intended to provide.

I would also like to highlight the need for a representative and powerful rent board. As you know, Santa Barbara is majority tenant. So, naturally, the rent board should reflect this reality. The board should also have program oversight authority, and the ability to issue new regulations and procedures as necessary to run the program smoothly.

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance
Public Comment Period – June 10, 2026 to July 10, 2026

In addition to these requested changes on the exemptions and the rent board, I join the many other constituents in requesting the following list of revisions be made to the current RSO draft.

Although I recognize that this list of recommendations has already been submitted many times, I ask that you still please give each point careful consideration. Every item on this list has very real consequences for the people that rent and live in Santa Barbara.

I am also one of the many community members who had input on the crafting of the Santa Barbara Tenants Union's Community Stabilization Ordinance, and strongly believe that proposal much accurately reflects both the direction provided by City Council and the needs of Santa Barbara residents.

Elijah Wright

To City of Santa Barbara staff,

As a constituent and resident of the City of Santa Barbara, I am submitting the following comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance. These comments are based on my experience living in Santa Barbara and navigating the local rental market.

In the past year, I have dealt with a landlord who newly acquired the building I have lived in since 2019 and who refuses to respond to basic habitability and maintenance requests. These have includes a broken sewer line that burst in our laundry area and was not repaired for over 48 hours, pipes bursting and flooding downstairs neighbors' apartments, unrepaired holes in the wall of the common area, and cracked stairs left unfixed after a worker damaged them. As tenants, we have reached out to city resources only to be told there is nothing they can do. Meanwhile my rent for the same apartment has increased by 32% since 2019. This is unsustainable.

It is increasingly urgent that the city actually enforce existing ordinances and make landlords comply with existing law. More and more local Santa Barbarans like me are being forced to live in dangerous conditions while paying beyond what is sustainable. Even though I am a fully employed professional, I can't afford to live with the endless increase in

rent while my living conditions dramatically worsen and am looking to move to a more affordable city.

Elizabeth Floyd

Hi Council and Staff:

I support the draft SBTU, CAUSE, and others have put forward. Please include all tenants and rental units in the program. And please make sure that the rent board is majority tenants and has real enforcement powers. It's also important to include lower rent for renters like myself. I want to be able to afford a two bedroom for my family but it's impossible in Santa Barbara. My family is forced to live in a shoe box apartment because we cannot afford the high rent in Santa Barbara. Please consider the draft SBTU, CAUSE and others have put forward. Thank you.

Best,

Eva Maria T. Catalan

Sent from my iPhone

To City of Santa Barbara Staff,

Alongside many tenants of Santa Barbara, we have been advocating for rent stabilization for over a decade directly to the city.

Our advocacy is the latest wave of tenants voicing the need for protections from a housing crisis that continues to displace residents.

And we know this conversation for rent stabilization started decades before that in Santa Barbara.

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance
Public Comment Period – June 10, 2026 to July 10, 2026

When I attended Franklin Elementary in the 1990's, I had dozens of family members who lived in Santa Barbara, including grandparents, parents, uncles, aunts, and cousins that were part of the vibrant immigrant community. Today, only a few of us remain. Many tenants have left our region because of a housing emergency they could not overcome, because of an eviction or a rent increase.

In December of 2016, after Westside tenants from mass eviction and rent increase made another wave of headlines and advocated to the Santa Barbara City Council, the Council directed preparation of an analysis of potential strategies for residential tenant protections.

This issue is not new.

We cannot treat it as new.

It deserves and merits a full breath and detailed focus, especially when directed by the Council to do so.

Frank Rodriguez

To City of Santa Barbara staff,

I have been involved in the process of building a just housing policy in Santa Barbara for over a decade. As a city college student, I experienced tremendous pressure from my property management company, Ivy Apartments, in what I learned was called soft evictions. It was only in my finding CAUSE and joining their fight for a just cause ordinance, did I find the people standing up for renters rights.

I've been active with the Santa Barbara tenants union since it's inception and am so thrilled to see the movement and profess towards a robust and meaningful RSO.

I am a non profit professional and work in conserving and stewarding the rich, biodiverse landscape we are all lucky enough to enjoy.

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

Currently, my naturally occurring affordable housing is on the market and I personally feel if the new owner takes the path of renaviction, I'll likely be unable to afford to continue living in the town I was born in, and the town that I've built my career upon.

I am in Megan Harmons district, district 6 and their constituent.

Gavin Spencer

To City of Santa Barbara staff,

As a lifelong resident of Santa Barbara and Ventura Counties, and as Director of the Blum Center on Poverty, Inequality, and Democracy at UC Santa Barbara, I appreciate the opportunity to comment on the draft Rent Stabilization Ordinance and the proposed amendments to the Just Cause Ordinance. I submit these comments in my personal capacity, informed by both my long-standing connection to this community and my professional work supporting research and partnerships focused on housing equity, economic mobility, and community well-being.

At the Blum Center, we work closely with students, faculty, community organizations, and public agencies to better understand the structural challenges that shape access to stable, affordable housing. Through our equitable student housing initiatives and regional housing coalition, we have seen firsthand how housing insecurity affects educational opportunity, workforce stability, public health, and civic life. While students are often at the center of these conversations, the underlying challenges extend across generations and income levels.

Stable housing creates the conditions in which people can pursue education, care for family, participate in civic life, and contribute to their communities. Policies that promote housing stability strengthen not only individual households but also the social fabric, economic resilience, and democratic vitality of Santa Barbara itself. Thoughtfully designed tenant protections are an important component of creating a more stable and equitable housing landscape while providing clear expectations for both tenants and property owners.

For these reasons, I support strengthening the draft Rent Stabilization and Just Cause ordinances through the amendments proposed by community advocates. In particular, I

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

believe it is important to close unnecessary exemptions, ensure meaningful oversight and transparency through a comprehensive rental registry and effective Rent Stabilization Board, strengthen protections during capital improvements and no-fault evictions, and align the Just Cause provisions with the goals of the Rent Stabilization Ordinance so that tenants receive consistent protections.

These amendments would help create a policy framework that is more transparent, more equitable, and better aligned with the City's stated commitment to housing stability. They would also recognize that preventing displacement is not only a housing issue but an investment in educational success, economic resilience, public trust, and the long-term health of our community.

Accordingly, I join many Santa Barbara residents in urging the City to incorporate the proposed amendments into the final ordinances.

Thank you for your thoughtful consideration of these comments and for your continued work to address one of the most pressing challenges facing our region.

Sincerely,

Gaye Theresa Johnson

Council & Staff,

I support the changes proposed by SBTU, CAUSE, and our community, therefore you should too, since this is of course, a democracy.

Please ensure that you include all renters and rental units, and that the Rent Board has meaningful authority to protect our renter-majority community from the parasitic minority of wealthy landlords, despite the willingness of the latter to bribe public officials to maintain control over housing to extract profits from the most marginalized members of the community with flagrant disregard and for even the meager extant legal protections.

Thanks for your participation in our democracy, in which you are actually not supposed to serve a wealthy minority to the detriment of everyone else,

Heather Fleming

To City of Santa Barbara staff,

As a renter and resident of the City of Santa Barbara, I am submitting the following comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance. I make these comments based on my 20 years of experience living in Santa Barbara and navigating the local rental market.

While I appreciate the work that went into this first draft, I believe the draft rent stabilization ordinance requires several changes in order to match the directives from our elected officials, and close loopholes that undermine the Rent Stabilization Ordinance.

Hillary Blackerby

To City of Santa Barbara staff,

Hello! As a former constituent and resident of the City of Santa Barbara, I am submitting the following comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance. I make these comments based on my experience living in Santa Barbara and navigating the local rental market.

I lived in SB for almost 10 years before this year. One of my dreams would be to eventually be able to find a new job there and move back. However, when I lost my housing late last year (due to my landlady requiring my space for family), I was shocked at how difficult it was to find new housing within my price range. Even the housing provided by UCSB, where I worked, would have required me to lose money in the long-term on my \$60K salary. Everything else that I looked at would have required a dramatic loss in my quality of life, as I was used to living alone with no roommates and in a private location with ample parking.

My choice at the time was to move out and take my parents up on an offer that had already been in the works for a while: moving me into their vacation home farther up the coast. This has worked out well for me so far and allowed me to regain my bearings for the last year. When my friend reached out to me about this ordinance, however, I wondered what my life would have been like if I had tried to stay in my dream city and lost more and more of my income (and sanity) to increasingly less tenable renting circumstances.

Jamie Hu

To the Mayor, Members of the Santa Barbara City Council, and City Staff,

My name is Janet Ferrusquilla, and I am a longtime Santa Barbara resident and renter. I appreciate the considerable work that has gone into developing the draft Rent Stabilization Ordinance and the proposed amendments to the Just Cause Ordinance.

I am submitting these comments not only as a constituent, but also as someone who has personally experienced the uncertainty and stress that can arise when tenants face disputed rent increases, ongoing habitability concerns, and an unequal balance of power with property owners or management companies. These experiences have shown me how important it is for our local ordinances to be clear, enforceable, and free from loopholes that could undermine the protections the City intends to provide.

Housing stability affects every part of a family's life. It affects our financial security, physical and mental health, our children's education, and our ability to remain active members of the Santa Barbara community. For many residents, these ordinances are not abstract policy discussions—they determine whether families can remain safely and affordably housed in the community they call home.

I respectfully ask that the final ordinances fully reflect the direction previously provided by the City Council and establish meaningful, practical tenant protections while ensuring transparency, accountability, and effective enforcement.

Janet Ferrusquilla

Dear City Leaders:

This is in regard to the Rent Stabilization Ordinance. I want to stand and speak for the people who will be impacted most: renters, working families, seniors, students, and community members fighting to stay in Santa Barbara.

I support the recommendations from CAUSE and SBTU, including:

- No new exemptions beyond what state law already allows.

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

- Just cause eviction protections for all tenants, including safeguards for seniors and limits on school-year evictions.
- Tenant Safety Plans requiring advance notice, temporary relocation assistance, and tenant input before major work.
- A strong, tenant-centered Rent Board with meaningful authority and majority tenant representation.
- A public rental registry with key information about rental properties and rents.

Thank you for taking my comments into consideration!

Jeannette Love, RCWP

Serving the Catholic Church of the Beatitudes

I'd like to write in with my support for the rent stabilization proposals that groups like CAUSE and SBTU have been working on for years.

I trust their calls for including every tenant and rental unit where legally possible and that we need a rent board that's effective and centers the voices of tenants.

Best,

Joanna Kaufman

Dear Council and Staff,

I write to you from a friend's couch, where I have crashed just two weeks ago after being priced out of Santa Barbara. I have been a member of this community for 8 years, investing deeply in local justice organizing, working as a pastor of a local church, and serving as administrative staff at UCSB. But the *moment* I had to leave UCSB's subsidized Family Student Housing, it became clear that Santa Barbara had *no* place for me. I am now looking for housing up in the Bay Area, because *that* is somehow cheaper than Santa Barbara, if

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

only because it has more units that fill the bottom tier of cost, vs the vanishingly few in Santa Barbara.

If I feel the loss and destabilization so deeply, and I have lived here for only 8 years, how much more for especially Latine families, who have been here for decades or longer, paid literally *hundreds of thousands* of dollars in rent over the years, but are getting "financially red lined" out?

If you look back at this time and realize you didn't do all you could, not only may you regret it politically (as more than half of your constituents are renters), but I think you will regret it morally. Why are you in government if not to make a mark, to preserve what is good and growing in the city you claim to love and serve?

Here are the specific ways I ask you to make your mark:

- Remove exemptions above what is required by state law (no duplex or deed restricted exemptions)
- No capital improvement passthrough for corporate/REIT owned, or those who own 5 or more unit. (Landlords with 4 or fewer can pass them through)
 - Allow of Tenant Hardship Consideration (families on public benefits and who make less than 80% AMI should not have to pay for landlords to do optional improvements)
 - Tenant Safety Plan must be approved before a disruptive Capital Improvement (notice, timeline, relocation assistance or alternate unit offered)
- Fair return should be determined by hearing officer (not fixed); include presumptions to guide, but allow flexibility on proven expenses by hearing officer. Same petition requirements for landlord and tenant on all forms, in all languages.
- The Rental Registry is SO important. Do not limit it to "covered" units.
- The rent board must be strong and decisive: 5 members, not 7. 3 tenants, 2 non-tenants, and 2 alternates. It must be able to issue regulations and procedures. And it should be able to direct the program administrator.
- Follow the changes to the Just Cause language that have been put forward by the SBTU and CAUSE

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

- Relocation assistance is non-negotiable. And increase the amount paid by the landlord for no fault permanent relocation.
- The Ellis Act in general should be abolished. It's a cheating loophole. But for us, we need to establish a clear right to return, with a regulated rent if the owner "changes their mind"
- Families of property owners should be limited in how many units they can use (1 per property), *when* they can move in (not during the school year), and *who* they displace (elderly or disabled folks, first responders)
- At fault evictions should only be because of substantial, material violations that a tenant cannot cure (has to owe more than 1 month rent; has to prove substantial injury + unreasonable + non-trivial; written warning and clarity about how tenant can address; can't unreasonable withhold right to sublease; can't be just for adding immediate family, as long as total # is still legal)
- Just bc someone has been arrested, convicted, or a victim of a crime, or contacted emergency services, it doesn't prove they are a nuisance. Especially important that victims of domestic abuse, stalking, trafficking, or other crimes are not punished for nuisances that are not their fault.

All of the details can be found [here](#).

Santa Barbara had no place for me, and I am still trying to find my next home. Don't let this happen to more people.

Best,

Karen Rice, Ph.D.

Dear Santa Barbara City Council Members,

It is no surprise that protecting tenants is such a huge and important discussion here in our wonderful city of Santa Barbara. Our city is home to a diverse and wonderful community, which is at threat due to a serve lack of REAL tenant protections that actually empowers ALL of us to live, work, and play in our amazing city.

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

My mother grew up in Santa Barbara. My great grandmother and grandmother were both single mothers who contributed to the economic development and beautification of Santa Barbara. As former family owners of the El Encanto Hotel, our family history is tied to this city. While I did not grow up in Santa Barbara, the opportunity to return here and be part of the community through work with local nonprofit organizations has been the gift of a lifetime.

I love this city. I love living here. I love renting here, and dream of nothing more than being able to stay a part of this community for the rest of my life. Having strong protections and stabilization for renters in Santa Barbara will empower those who love this place and contribute to its flourishing wellbeing (and, the wellbeing of all) to truly be here.

To City of Santa Barbara staff,

I would like to share a bit about my living situation in Santa Barbara. I am a highly educated person, employed full time and none of those things have protected me from housing insecurity. My current landlord is harassing and threatening me to get out of my apartment. He has built illegally in our yard, and now he presumably would like us to leave so he can raise the rent. I have nowhere to go. There is not 1 single affordable place in town. many people here live paycheck to paycheck. Landlords here have too much power. They make our lives difficult and our living situation worse and every year we have to pay them more money. \$4,000 for a small, old apartment is not sustainable. For anyone, anywhere. And it is AWFUL to have to try to survive here. I work locally and love this community but the way you all have allowed landlords to overrun this town is a shame. PLEASE take rent control seriously. Peoples lives depend on it.

As a constituent and resident of the City of Santa Barbara, I am submitting the following comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance. I make these comments based on my experience living in Santa Barbara and navigating the local rental market.

Laura Luengas

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance
Public Comment Period – June 10, 2026 to July 10, 2026

Hi Council & Staff,

In September 2025 I was subject to a constructive eviction here in Santa Barbara. My landlord use the just cause eviction clause to evict us in order for his daughter to apparently live in our apartment, but later it was revealed that he was renting under the table until 12 months were up and he could put it back on the market. Even though we have proof of this, we had no recourse other than to move out, because suing him was beyond our means. We need a Rent Board.

I support the changes proposed by SBTU, CAUSE, and our community.

Please include all renters and rental units, and ensure the Rent Board has meaningful authority and reflects our renter-majority community.

Thank you,

Luke Carberry

PhD Candidate

To City of Santa Barbara staff,

As a constituent and resident of the City of Santa Barbara, I am submitting the following comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance. I make these comments based on my experience living in Santa Barbara and navigating the local rental market.

I have been renting in Santa Barbara for 10 years, working tirelessly for the community in education, the school district, and non-profits. Many of my students tell me stories of not being able to afford food due to rent, sleeping in the bathtub, or dealing with asthma from black mold and termites.

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance
Public Comment Period – June 10, 2026 to July 10, 2026

I ache at these stories, and hold space for their fears--while simultaneously holding my own fear of losing my apartment and no longer being able to work here and serve this community. The old building I am in is up for sale, and I dread the new owner's intentions. Will they try to evict the whole building full of veterans and families and children? Will they do extreme repairs and make it unlivable until we move ourselves? Will they try to raise the rent dramatically-- past a cost we can budget for with the rising cost of gas and groceries?

I have always worked hard, and steadily, and with honor. I just want to continue to live with a roof over my head. I was homeless and living out of a friend's borrowed car during portions of college. I still graduated and worked to give back to my community. I fear the memory of that chapter every time I look at the insurmountable cost of the rental market.

People deserve to live in dignity and safety. Please honor the working class that holds the fabric of this town together. The wealthy are nothing without the sweat and labor off their backs.

Manza Zavala

To City of Santa Barbara staff

My name is Miles Hagin. I am a resident here in Santa Barbara in district 5 (Samarkand). For the last 8 years I have lived in varying states of rent burden.

I moved into my first home here in Santa Barbara in 2018. That home is owned by Dario Pini and was infested with rats. Rat droppings fell through the gaps in the roofing in the laundry room (previously a back porch that was enclosed). I woke up on multiple occasions to rats in the house, and it was common for me to wake up in the middle of the night because of the noise of the rodents crawling through the wall behind my head. The only way this was rectified was through my own legal research, multiple attempts to contact property managers in person as well as email and phone, and ultimately the withholding of rent as is legally protected under CA code for habitability issues. The property managers did not move in any way to rectify the serious health code violations until money was withheld. They did not care about our safety, only about their money.

From there, I moved to an apartment in which I had three neighbors living in either garages or literal garden sheds. My landlord at this apartment would regularly remind me that my apartment could easily be rented out for more money than they were renting to me. This was purposeful, and meant to make me accept the 'quirks' of living in an unpermitted addition with clearly questionable habitability issues.

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

Post covid, I found a studio apartment by the mesa. By studio apartment I mean a 260 square foot one-car-garage that had been turned into an office and subsequently rented out as a living space. I had no kitchen, no indoor running water, and routinely had critters of all sorts crawling under the garage door into my living space.

Most recently, I have lived in a home in Samarkand. As public records show, the home has been owned by the early 60's and has been in a family trust since 1975. It has been fully paid off for *decades*. And still, every year we get rental increases due to 'increased costs'. This is a property that we (the tenants) pay all utilities on, and which the yearly property tax is \$1,100. What increased costs are necessitating this rent increase? When our smoke detectors started to die, I personally went to the hardware store and replaced them. When I submitted my receipts as well as documentation that the previous smoke detectors were installed in 2015 to the management company, I received no compensation for the effort to keep our house compliant with code. After 6 months of emailing our property manager with details of the health code, invitations to provide any proof of maintenance that would negate the need for new detectors, and opportunities to respond to our requests, we received nothing but stonewalling. They would not reimburse. This is just one example of neglect from Sierra Property management in which their priorities are on full display. Profits over safety.

The relationship between tenants and landlords are fundamentally unequal. In order to rent, the tenant provides proof of income, proof of identity, proof of past tenancy, our car license plate, our social security numbers. We know NOTHING about our landlords. Why did the previous tenant move out? Was it because you neglected maintenance in order to push them out and raise the rent? Was it because you would enter the property without the legally required notice? We have little to no recourse for neglect. An expensive lawsuit is our only option and this is fundamentally understood and held over our heads by landlords and property managers. If we pay 60% of our income for rent, we have no money to pay a lawyer. The playing field is not equal. A strong RSO (like the one that council voted for, NOT the one that was proposed) would change that. I submit these comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance as a constituent, as a renter, and as a member of the community.

Miles Hagin

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance
Public Comment Period – June 10, 2026 to July 10, 2026

Hello

As a long term renter since 1979 and a contributing public servant for many years, it is critical that the RSO is well thought out and fair.

Please seriously consider these revisions in order to provide just and equitable relief.

Sending you strength in achieving a fair-minded resolution.

All the best,

Maureen Mina

To the City of Santa Barbara staff.

As a former constituent and former resident of the City of Santa Barbara, I am submitting the following comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance. I make these comments based on my experience as a renter in the area and because there is an urgent need to implement strong rent stabilization - we need to do this right, or it will be a wasted effort.

I say **former** constituent and resident because I was priced out of Santa Barbara this year. I used to live in UCSB subsidized housing, and when the term limit for that housing arrived, my partner and I found that despite making close to \$100,000 as a household, we could not afford to rent in the area anymore. In fact, we found that there were more units available in our price range in the Bay Area, despite the Bay Area's notorious reputation for being one of the most expensive places to live in the country.

Naomi Joseph

Dear Mayor, Council and Staff:

As a long time resident of Santa Barbara, 57 years, and a renter for all of those 57 years. I am writing in favor of a strong Rent Stabilization Ordinance.

The rent of the duplex that I rent has doubled in the last 11 years. I was recently helped by the temporary rent freeze.

I support the demands of CAUSE and the Santa Barbara Tenants Union. I strongly urge you to help Santa Barbara city tenants by adopting the demands of CAUSE and SBTU for the Rent Stabilization Ordinance.

Thank you for your consideration,

Nell Campbell

Hello Santa Barbara City Council,

My names Ocil and I urge you to support the demands from SBTU and CAUSE. I came to the Santa Barbara in 2012 and have been housing insecure since then. I've moved around every year due to the high rents. I thankfully come from housing secure upbringing, I grew up in the same house and moved once. I grew up playing with the neighborhood kids. We knew all our neighbors and constantly shared food and resources. We looked out after each other and knew each other's families. Our neighbors looked out after us when my parents couldn't as we trusted each other after growing up together. This is something I've tried time and time again to create but having to move every year due to high rent increases, it's been nearly impossible. The healthy, stable and interdependence that creates safe communities is nearly impossible to build when neighbors and families are crammed together, and constantly being pushed out. I love this region, my mother in law lives here and my finance grew up here but I truly can't imagine a future here with the high rents. I urge you to support your renters and the people that make up the fabric of this city.

Thank you,

Ocil Herrejón | she/ella

To City of Santa Barbara staff,

As someone who has very close friends and family living in the City of Santa Barbara, I am submitting the following comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance. I make these comments based on the experiences of friends and family living in Santa Barbara and navigating the local rental market.

Osbaldo Marin

Hi Council and Staff,

I'm writing in support of and to express my trust in the changes to the rent stabilization ordinance that SBTU has sent to you.

I believe we need to protect all tenants in the city and include all units in the program. I strongly support a rent board that centers tenants experiences and has real enforcement abilities. Without enforcement, any changes simply have no teeth, and I worry that the current board make up will leave tenants as a vulnerable minority.

Safe, stable, and affordable housing is critical to every individual's health and well-being, not just physically, but mentally; it's importance cannot be overstated. For the sake of our community, the people and culture that make Santa Barbara the wonderful place it is, I urge you to protect tenants.

Thank you for your time.

Rachel Sim

Almost fifty years ago I was part of the group that tried to pass rent stabilization in Santa Barbara. Now I'm a (very small) landlord in Santa Barbara. I've seen this issue from both

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

sides. I don't know why it's taken so long for the city to give tenants the protection they need and deserve, to preserve diversity in income, to let the people who make this city work for all of us live here in security and dignity. But bless the Council for finally doing what's right!

I fully endorse the suggestions made by Cause and the SBTU. In particular I want to stress the need for just-cause protections for *all* tenants, closing the loophole around a landlord's right to "fair return," and restricting exemptions to those already dictated by State law.

I've taught university courses on housing since 1987. The record is clear that well-designed rent stabilization protects tenants without unfairly penalizing landlords. It's the right thing for our city.

Thanks.

Rob Rosenthal

To City of Santa Barbara staff,

As a constituent and resident of the City of Santa Barbara, I am submitting the following comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance.

I make these comments based on my experience living in Santa Barbara and navigating the local rental market. I work at a local nature connection non profit and am being displaced out of Santa Barbara due to how unaffordable rent is. I hope this can help folks in a similar situation to mine to be able to afford to live here for longer with more stability.

Ruby Baruth

Dear City of Santa Barbara,

As a resident and worker in Santa Barbara for over 25 years, I am writing to express my concern regarding the state of rental housing in our city. I strongly support the draft proposal submitted to you by local tenant groups.

It is crucial that no tenants or rental units are excluded from this program. Furthermore, I

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

urge you to establish a strong rent board that effectively represents the city's tenant majority.

Thank you for your time and consideration.

Sincerely,
Ruth Marquette

Hola mi nombre es Sandra, la razón de mi correo electrónico es para dar a saber la concilio es necesario una ordenanza para estabilizar las rentas tengo viviendo 14 años en el lado de voluntario St entre pagando 1650 por mes y actualmente pagamos ya \$3495 ahorita por congelaron las rentas no me han subido pero en cualquier momento están por subirnos por lo menos \$300 o más mi salario es de \$18 , les pido de la forma más nos ayuden a la comunidad con esta situación tan difícil que se está pasando actualmente por favor, gracias de antemano.

Sandra Mujer Guerrero

To City of Santa Barbara staff,

As a resident and renter in the City of Santa Barbara, a strong RSO matters a lot to me. Later in this email, there is a comprehensive list of all the fixes the RSO needs. But first I would like to share my personal experience to highlight one aspect: the need for a **STRONG** Rent Board that has the ability to regulate + enforce.

I have been dealing with Meridian Property Management trying to get around the temporary rent freeze and threatening to implement an illegal mid 1 year lease increase. (Below is an addendum on our lease.) I have been working with the Rental Housing Mediation Program on a case since April 15th (nearly 3 months), with no current resolution.

I have been working with other Meridian tenants in the same situation. We are **ALL** experiencing some form of Meridian trying to skirt the ordinance. This is a **SYSTEMIC** issue.

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance
Public Comment Period – June 10, 2026 to July 10, 2026

The Rent Board NEEDS to have the ability to regulate + enforce the RSO, otherwise the RSO functionally is an empty pat on the back. This is an issue of equity. Not all renters have the knowledge that they fall under the RSO, nor the bureaucratic literacy and time to navigate a case with the RHMP that takes months.

The Rent Board should also have 5 members instead of 7, so that it is easier to reach a quorum. So many of the issues renters face have time sensitivity and tangible immediate impacts, so making it easier to reach a quorum is essential.

Sarah Dahl

To City of Santa Barbara staff (and City Council),

Please adopt the changes requested below. To be effective, the RSO ordinance must be paired with strong eviction protections and meaningful enforcement. The reality is that many landlords have no hesitation in falsely claiming renovations or owner move-ins as a pretext to displace tenants and evade rent caps. And if landlords can evict someone for being a few just days late or dollars short on rent, and then re-rent the unit for "market rate," that is creating an incentive for inhumane behavior.

If some of you feel compelled to pivot to the center for various reasons, I would much rather see that reflected in negotiations over the rent cap than in weakening eviction protections or mechanisms for enforcement/accountability like a rent registry.

Without these safeguards, more tenants will be displaced, and bad-faith evictions will continue to drive up market rents. And these protections are only as effective as their enforcement. Most tenants are not in a position to hire an attorney—if they even realize their legal rights have been violated—and legal aid resources are limited to seniors and those with very low incomes.

Arguments against these provisions ultimately prioritize property values over the people who actually live in this community, 60% of whom are renters. Santa Barbara's property values are very high--and, by any reasonable standard, will remain so. Many people who live here, however, face the very real prospect of displacement from their families and communities, long commutes that affect their quality of life, or even homelessness.

Sarah Veeck

To City of Santa Barbara staff,

I am a resident of the City of Santa Barbara in Councilmember Harmon's district, and I am currently the victim of an unlawful detainer filed against me based on a 60-Day "Substantial Renovation" Renoviction Notice that was fatally defective on a number of foundational requirements EVEN THOUGH I VACATED THE UNIT.

The landlord's attorney filed the UD even though I voluntarily vacated the unit only two days after the non-legal move-out date and had threatened to sue me civilly for the return of the relocation fees and rescission of my right to return to the unit after the renovations are completed. They took this action after also illegally cutting off my gas, hot water, and electricity on different occasions after the defective Notice was handed to me. The landlord also accepted and has retained the rent I paid in full that included the two extra days it took me to complete my move.

I am deeply disheartened by the draft prepared by City staff because it contains: (1) numerous workarounds for tenant protections that staff were directed to include; (2) provisions that City Council specifically voted NOT to include; and, (3) numerous other deficiencies that serve to eviscerate the intended protections of the RSO.

Sonny Chehl

To Santa Barbara City Staff and the Members of the Budget Committee,

I am a longtime Santa Barbara resident writing to provide comments on the proposed Rent Stabilization Ordinance and the related amendments to the Just Cause Eviction Ordinance. These comments are based on my experience with Santa Barbara's housing market and my interest in ensuring that local renters have meaningful protections while maintaining clear and effective regulations.

I appreciate all the work that has gone into developing these ordinances. However, I believe several revisions are necessary to better reflect City Council direction and to prevent avoidable loopholes that could weaken the effectiveness of the program.

Steve Wahwell

Dear Santa Barbara City Council Members & Staff,

As a Santa Barbara constituent, resident, business owner, and someone who has experienced both sides of the housing relationship as a landlord and a tenant, I believe stable housing is essential to the health of our entire community. With a majority of Santa Barbara residents being renters, housing stability must be treated as a community priority.

I am writing in strong support of adopting meaningful rent stabilization and stronger tenant protections in Santa Barbara. I also urge the Council to close the exemptions and loopholes that currently leave many renters without meaningful protections when they need them most.

My own experience has shown me that even responsible, upstanding tenants can be left in an incredibly vulnerable position because of exemptions that are difficult to understand, inconsistently applied, and often impossible for tenants to challenge without legal representation. When exemptions are overly broad or ambiguous, they can be used in ways that make it more difficult for tenants to identify or challenge discriminatory or retaliatory conduct. When housing protections depend on technical exemptions rather than the realities of a tenant's situation, the law fails to provide the stability it was intended to create.

Over the past several months, I have experienced firsthand the uncertainty that results when housing protections are limited or contain significant exemptions. Throughout my situation, I sought guidance from the appropriate sources, yet I still encountered conflicting interpretations of the law. Even City staff and multiple attorneys reached different conclusions regarding the application of one of the City's exemptions. That experience demonstrated that the ordinance is not as clear as it should be.

When laws contain ambiguous language or lack clear definitions, tenants and landlords are left relying on differing interpretations rather than predictable standards. This uncertainty can leave Santa Barbara residents with fewer practical protections than intended - potentially less than others in California. Plus, it undermines the purpose of tenant protection laws. Residents should not need to hire an attorney simply to determine whether their home is protected. Nor should the community foot the bill for needless lawsuits and court costs.

Whether intentional or inadvertent, the misuse of exemption claims undermines the purpose of tenant protection laws. The City should require landlords claiming an

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance
Public Comment Period – June 10, 2026 to July 10, 2026

exemption to substantiate that claim with objective documentation and provide clear disclosure to tenants, preferably at the beginning of the tenancy. This would reduce disputes, improve transparency, and help ensure that exemptions are applied consistently and only when they legitimately qualify.

Santa Barbara is facing a serious housing affordability crisis. Wages—including professional wages—have not kept pace with rising rents, especially at a potential increase of up to 8.6% per year. Citizens are not seeing wage increases like that. Rental housing and being a landlord is a business, but like other businesses that impact the public, it requires reasonable regulation and accountability, especially regarding peoples homes. A well-funded rental board, clear rental registry requirements, and accessible mediation resources could reduce conflict, prevent unnecessary legal disputes, and create more fairness for both tenants and landlords.

I also believe stronger tenant safety and transparency measures would go a long way toward preventing disputes and protecting residents. Clear safety plans, documented compliance requirements, and transparent communication between landlords and tenants can help identify issues early and ensure that housing remains safe, stable, and properly maintained.

Regarding the Ellis Act, I encourage the Council to ensure that any local regulations incorporate the protections and framework provided under state law, including the applicable timelines and requirements under Government Code § 7060.2. Policies should protect displaced tenants' rights, including the right to return where applicable, while also preventing the unnecessary loss and deregulation of naturally occurring affordable housing. These protections also need to include the right to return at regulated rents.

I also believe additional attention is needed for tenants experiencing disabilities, medical challenges, or temporary hardships. Losing housing during a period of vulnerability can create disproportionate hardship, and local policies should recognize the importance of stability and reasonable support during these circumstances.

I respectfully ask the Council to strengthen local tenant protections by:

- Adopting meaningful rent stabilization that limits excessive rent increases and helps prevent displacement.
- Closing (or significantly narrowing) exemptions that allow tenants to lose important protections without sufficient justification. If exemptions are included, all portions and terminology needs to be clearly defined.

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

- Require landlords claiming an exemption from tenant protection laws to disclose and substantiate that exemption with objective documentation, preferably at the beginning of the tenancy and before relying on it in any termination of tenancy.
- Expanding just-cause eviction protections so they apply to more renters.
- Providing fair relocation assistance when tenants are displaced through no fault of their own.
- Creating additional protections and resources for tenants experiencing disabilities, medical challenges, or other temporary hardships.
- Establishing clear tenant safety and housing compliance plans that protect residents and reduce preventable conflicts.
- Investing in enforcement and tenant education so housing laws are effective in practice, not just on paper.

The existence of broad or unclear exemptions weakens the purpose of tenant protections. If large categories of rental housing are excluded, many Santa Barbara residents remain vulnerable to displacement despite believing they have protections under local law.

I have also heard concerns from residents that existing protections, such as the current rent freeze, are not consistently enforced. Regulations only work when they are adequately funded, monitored, and enforced. Without enforcement, residents lose confidence in the protections that have been adopted and the community bears the cost through increased disputes, displacement, and legal proceedings.

Stable housing benefits everyone. It strengthens neighborhoods, supports local businesses, reduces homelessness, and helps retain the workers and residents who make Santa Barbara the community it is.

I urge the Council to prioritize policies that make tenant protections meaningful, accessible, and consistently applied. Santa Barbara has an opportunity to lead with housing policies that are fair, transparent, and reflective of the realities residents face today.

Susan Thompson

Hi Council and Staff

As a renter who grew up here, I'm glad that the City has taken the steps it has to get us to this point, but I worry that we need a strong rent stabilization ordinance.

I support the draft that CAUSE, SBTU, and others have proposed and want to urge you to include all renters and all rental units and not to leave anyone behind from the protections and registry listing.

I also urge you to create a rent board that's reflective of the majority that are renters in the city and have real enforcement powers.

Thanks for your time

Tania Reyes

To City of Santa Barbara staff,

I am grateful to call Santa Barbara my home since 2016. I've gotten my graduate degree here (Go Gauchos!), made my community here, got married here, built my career here, and have overall LOVED settling into a beautiful life in a beautiful place.

However, one giant black mark: the unfair, high-priced rental market.

My experiences over the last 10 years are not uncommon: I settle into a high-priced, nice-enough apartment or house only to need to move every two or three years because of issues with the space. I've dealt with black mold, untreated termites, lapsed maintenance, unresponsive property managers, unfair rent increases, and the overall feeling that I am not protected as a renter.

The issue of high rent, degraded properties, and lack of eviction protections are not new or niche issues -- every single renter I know has dealt with at least one of them. We laugh about the rental issues we've had -- leaky roofs, mushrooms in the shower, swarming termites, a continuous stream of dead ants falling from the ceiling -- but it's anything but funny (and yes, all of these things have happened to my friends or I in rentals). And the irony is, we pay SO much for rent to live in these degraded spaces. Please use this opportunity to make our city more livable!

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

I am submitting the following comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance. I make these comments based on my experience living in Santa Barbara and navigating the local rental market.

Tia Kordell

Hello Staff and Council,

I have lived and worked in Santa Barbara for most of my adult life. In the past six years, my rent has increased by almost 40% while my income has stayed virtually the same. I am genuinely fearful of the future.

I support the draft proposal that local tenant groups have submitted to you and feel it is important that no rental units or tenants are excluded. The rent board should be a genuine reflection of the large number of renters in this city.

I appreciate your time and consideration.

Sincerely,

Vanessa Vance

Dear City of Santa Barbara Council and Staff,

As a constituent and resident of the City of Santa Barbara, I am submitting the following comments regarding the draft Rent Stabilization Ordinance and the amendments to the Just Cause Ordinance.

I was born and raised in Santa Barbara and these comments are based on my experience living here and navigating the local rental market.

The draft rent stabilization ordinance requires several changes in order to match the directives from our elected officials and close loopholes. I support the related rent stabilization proposals and amendments submitted and advanced by CAUSE and SBTU. Specifically, I support their call for including every tenant and rental unit where

Public Comment on Draft Rent Stabilization Ordinance and Just Cause Ellis Act
Amendments Ordinance

Public Comment Period – June 10, 2026 to July 10, 2026

legally possible and the need for a rent board that's effective and centers the voices of tenants.

This issue has a profound impact on the vibrancy and livability of our city. Please listen to the voices of real residents who contribute positively to our town, and not just the loud voices of real estate interests.

Thank you for your attention to this matter.

Warmly,

Yassi Eskandari