

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

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

Dear Mayor and city council members. I urge you to support rent stabilization measures that limit annual rent increases and require landlords to have just cause to evict a tenant or working-class family. Such measures would also provide necessary protection for tenants against landlord abuses—such as failures regarding utilities (gas, water, and electricity) and a lack of proper housing maintenance. Many tenants live in deplorable conditions while paying high rents—ranging from \$2,500 to \$4,500 for two- to four-bedroom apartments—even when the units are in very poor repair. We must also remember that eviction causes families to lose their homes. They are often forced out of their communities, and their children must change schools and neighborhoods, causing mental, emotional, and psychological distress for both the children and their parents, who must also navigate a major life and financial disruption. For these reasons, I ask you to reflect on this issue and open your hearts to support rent stabilization; you represent this community and the trust the people have placed in you as city leaders.

Sincerely,

Community member and Inquilino.

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As a Santa Barbara resident for over 35 years, I have seen so many friends, co-workers, and my own family struggle with affordable housing. It seems everyone has a story, or—more frequently—multiple stories, about struggling to find housing in Santa Barbara and the tremendous anxiety of keeping housing once you've found the right place. Please be sure that all members of our community can find safe, reasonably-priced housing.

Christine Yost

Dear SB City Council--

While I am a fortunate homeowner, I realize 60% of my fellow citizens, including my daughter and her partner, have to rent. When I see what rents are like, I wonder how we expect anyone to live in our town. In my career at UCSB, I knew of numerous co-workers who had to commute from Lompoc or Ventura as that's the only place they could afford to live.

For such reasons I urge you to support strong rent stabilization, and not just a band aid that makes it seem as if you did something. There is no reason to offer exemptions beyond those required by state law. There also must be active, vigilant mechanisms to protect renters. And evictions can only be for just cause.

Please help make our lovely town at least somewhat affordable for everyone.

Thank you,

George Yatchisin

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I feel that a rent freeze is our only option at this point. The working class and the working poor cannot survive here at the rates rent are currently at. Let alone those rents being raised every year. People cannot afford to commute an hour into town to work. We will lose more and more of our workforce as the rents become more and more unsustainable, without minimum wage and bottom tier salaries rising fast enough to keep up.

Thank you.

Samara Canfield

Greetings!

Please side with the renters. I for one, would love to continue to live her.

A few months ago I sent you a chart of the math that showed that if the rent increase rates of the last few years were instituted 30 years ago, that one bedroom apartments would be close to \$12,000 a month now.

There is no good reason for the landlords to raise rents so much faster than inflation rises. If all sellers did that the dollar would be worthless in short order. Why should landlords be a such a privileged class?

Thank you,

David Salvia

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To Whom this may concern,

On behalf of me and my two elderly parents I write to you to give my support for any ordinance that helps control rent.

Me and my parents live in a small 1 bedroom apartment under the control of the Meridian Group on Hope St. in Santa Barbara. When we first moved here a 1 bedroom apartment was around \$1,500 a month. Now almost 10 years later, we are well over \$2,600 a month and we have to pay for rental insurance that was recently added to our rental leases. Studios in this same complex are around \$2,000 a month. I have been able to get raises at my job, but the rent quickly eats them up. I can not afford to move my parents into a two bedroom apartment so I may have my own room.

In most recent years, the rents have increased well over \$100 a month, making it over a thousand a year in increases. Now we are asked to pay a \$14 fee for renters insurance which I am sure will go up. It is impossible to get ahead or even keep your head above water like this. Every year me and my parents dread the rental lease renewal. Every year I look for other places to live. The struggle and hardship is constant. My father worked at local golf courses for almost 40 years here in Santa Barbara. There is no way his wage could afford anything in this rental environment.

It is a strain on the people's mental well being having to keep up with these rents. Unless you have a six figure job, it is almost impossible to afford a decent place to live in Santa Barbara. I was born and raised in Santa Barbara. It is my home and where I find comfort. At this rate, I can not see me and my family staying here. I urge the city of Santa Barbara to protect the people from these insane rental costs. These rental companies and corporations will not protect or assist us. It is up to the local city government to do so.

Thank you for your time.

E. Quezada

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Hi City Staff and Council:

My family, friends, and I grew up in the City and still live here today. I've seen this town change dramatically in ways that are really hurtful and damaging to the fabric of this community. I feel strongly that we need strong rent stabilization protections to create a more stable, just, and economically empowered community. And to uphold the sense of place, community, and belonging that so many residents value.

I support the draft changes that tenant groups and our allies have presented:

We should include all rental units in the registry. We should include all tenants in the protections as law allows. And we should have a rent board that's empowered and that's representative of the tenants that are a majority in the city.

Thanks for your work on this important issue.

-Graciela Cabello

Dear City Staff and Council,

I'm a renter in town as are most of my friends and I worry about the rent going up more and more. I support the draft that groups like SBTU and CAUSE have sent you.

I feel strongly that we need to include all tenants in the protections and not leave anyone behind.

We need a rent board that has regular public meetings, has ability to enforce, and is made up of majority tenants. And the registry should include all rental units.

Kind regards,

--

Clélia Balland

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To City of Santa Barbara staff,

I am Anastasia Senavsky writing on behalf of the Planned Parenthood Central Coast Action Fund (PPCCAF).

PPCCAF reaffirms our support, again, for strong, actionable solutions that protect tenants and increase affordable housing options throughout the city of Santa Barbara. And that solution are implemented without delay and with the urgency our community deserves. A Council majority has indicated support for a rent stabilization ordinance. If that proceeds, we request continued dialogue and action which adequately addresses and prioritizes policies for a strong, clear, and enforceable program that protects affordability, because, as we know, far too many in our community cannot afford one of the most fundamental basic needs, housing. This directly stands in opposition to PPCCAF's vision where all people have equitable opportunities to experience high-quality health and wellness.

Thank you,

Anastasia Senavsky

Dear Sir/Madam:

As a Santa Barbara resident, I am writing in support of a rent stabilization ordinance (RSO) that caps rent raises at the lesser of the annual CPI or 3% annually. Without this limitation, I would likely move out of state. I retired two years ago and very much want to stay. I can deal with California's 10% sales tax and up to 10% income tax, but not rent that starts at twice or more as much as rent for similar apartments in most other states, and compounds from that point.

I recently read in the Independent that 60% of Santa Barbara residents rent. So, the large majority of residents have a stake in rent stabilization. And this majority is increasingly organizing in tenant groups to assert this political power.

Landlords vaguely argue that labor and maintenance cost are rising, but without offering to have an independent audit of their business records to confirm or refute alleged hardships. I'm willing to bet that the owners of large and multiple apartment buildings have generous net profits, and will continue to fare well under rent stabilization.

With best regards,

Robert C. Hall

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Hello,

I have been a resident of Santa Barbara for 53 years and have witnessed decades of housing instability for people who, through circumstance or simply bad luck, have never been able to purchase a home. Several of my friends are senior citizens who built their lives here, raised their children here, and now live in rental housing. They face each new rent increase with genuine fear because they simply cannot afford to pay more. I worry about them every day.

For this reason I support rent stabilization measures and with them a strong oversight Board.

Thank you for your time.

Sunny Banwer

Hello RSO,

Housing affordability is not only a social issue but as an economic necessity. A permanent rent freeze in Santa Barbara would provide the stability that working families, seniors, teachers, healthcare workers, and small business employees need to remain in the community they serve. When rents continually outpace wages, disposable income is diverted away from local businesses and into housing costs, reducing consumer spending and slowing economic growth.

Stable housing creates a more reliable workforce, lowers employee turnover, and helps local employers attract and retain talent without constantly increasing wages to offset escalating rents. Neighborhoods with long-term residents also experience stronger civic engagement, lower displacement, and greater support for locally owned businesses.

From a fiscal perspective, preventing displacement can reduce public expenditures associated with homelessness, emergency services, and housing instability. A permanent rent freeze is not simply tenant protection—it is an investment in economic resilience, workforce stability, and the long-term health of Santa Barbara's community. A city cannot sustain a vibrant economy if the people who educate our children, care for our families, and keep our businesses operating can no longer afford to live there.

Sincerely,

Lynn

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To whom it may concern-

This issue is close to me personally and professionally. I have lived in Santa Barbara since graduating from Westmont College in 2003. I currently live in Santa Barbara near the harbor and was elated to find a rental unit under \$2K in 2019. The owner of the property sold Jan 1 2020, and it was bought and sold twice by different property management groups since then. The rent has been raised by the maximum allowed per year each and every year despite the economic challenges posed by covid. My payout per month has gone from around under 1600 to over 2400 per month in 6 years, over a 50% increase! I still consider myself fortunate, given the price of other nearby units.

Obviously this is unsustainable. Rent control/stabilization is needed NOW, or the constant bleed of locals and long term residents will continue. Over half of the staff I have managed or worked with in the last 5 years commute from out of town, Lompoc or Oxnard area. If nothing is done, the economic implications are fairly obvious.

Thank you for your consideration,

Lynn Bryson

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Hello,

I'm a local resident and small business owner in Santa Barbara. I have been privileged to live here for 5 years now. I am writing in favor of the rent stability ordinance, because it simply provides a pathway for tenants to maintain a level of control and stability over their lives in the face of aggressive tactics from landlords. This is essential because there are multiple levels of power imbalance.

This past November, my home was taken under intensive construction with no notice. I received an email on a Friday that workers were coming by on Monday. I received no response in my many correspondences and had to call my property management company's emergency line to talk to a person, who told me no one would be coming by until Wednesday. Monday morning, at 8am, while walking my dog, a 12 person construction crew is waiting outside my house. They tell me they are doing a multi week to multi month repair in the kitchen and both bathrooms.

My landlord also scheduled it out so that they do one bathroom at a time (2bd2ba home), so because they "did not have the budget to provide alternative housing accommodations". The first I am able to reach the property manager is hours after construction has begun and I am reiterated that there will be no budget or accommodations provided because the house is safe to live in.

I get home and the construction crew tells me not to enter because there are dangerous chemicals in the house. They give me a mask and I get my stuff and have to find a hotel room for the night.

This saga went on for months, from eventually getting a rent deduction and paying for hotel out of pocket to my diminished work performance, to after this entire ordeal, cleaning up a rat infested house. At the end of this all, the landlord attempted to charge me for the entire repairs and raised the rent 20% from the previous year to get me out of the house. And they deducted a portion of my rent deduction from my security deposit, literally listing that as the reason.

I was not a bystander. I benefited greatly from the legal resource center and the tenant's union assistance and was able to fight every step of the way. But I was a tenant there for 4 years, paid on time every month and that is how I was treated. And I was exhausted. Because while I was scrambling to figure out legal jargon and my rights and what I can do, I was also figuring out where I'm going to sleep every night, how I was going to manage work and my chronic pain health challenges. My property manager and landlord went about their days and nights unperturbed.

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This is a whole saga. But through it all, my entire life was uprooted and I was struggling to stay afloat, and while that was happening, I had to fight against a system that is deeply imbalanced, if not legally, then resourcefully. **Whatever the laws around housing truly are, it is damn near impossible for a working person dealing with a sudden upheaval to see that they are enforced.** I was deeply lucky to have enough savings and support systems to get through this time, but if this had happened to me other times in my life, I'm not sure where I would be today.

I appreciate your time and consideration. Please remember how much this means to so many members in the community.

Best,

Kian Ghodoussi

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To Whom It May Concern regarding

Rent Stabilization in Santa Barbara,

I am a local psychotherapist in Santa Barbara. I have a private practice. My clients are struggling to pay their rent now that grocery prices, utilities, and gasoline costs are rising. I have kept my hourly rate stable as a result, instead of raising my rates, in order to accommodate their deepening needs. People are suffering and afraid and need help and support to keep their families housed.

I hope Santa Barbara Councilmembers and landlords will do the right thing during this recession and look out for their constituents and tenants. We need to take care of each other, now, more than ever.

Keeping people housed is going to be the most important thing, and curbing astronomical rent hikes is imperative in this goal. Otherwise, families will not be able to pay rent as we head further into economic crisis, and many will be evicted for non-payment of rent and will become homeless. Additionally, evictions remain on people's records for years and make it nearly impossible to secure future housing. Please look out for your neighbors. It is the right thing to do.

Sincerely, Christine Scott-Hudson, MFT

RSO:

Thanks for the opportunity to comment on this timely and necessary ordinance. Rents have skyrocketed in Santa Barbara and scary tales are circulating about neighbors who have lost the basic security of a place to call home, after being forced to move due to a rent raise, "renovations," or some other solely profit-based reason.

I'm fully in favor of this ordinance to protect people on fixed incomes and others who may face a sudden insurmountable increase in rent. Their displacement would likely force them elsewhere as affordable housing is so limited here and the overall economy is trending downward. Please add my voice to those in favor.

Thank you,

Greg Harris

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Dear Mayor and Members of the Santa Barbara City Council,

My name is Lisa Haworth, and I am writing as a long time Santa Barbara resident, constituent and tenant who experienced firsthand why our city needs a strong Rent Stabilization Ordinance and meaningful Just Cause protections.

I lived in my apartment community for nine years before new ownership purchased the property. What followed was not simply construction—it was a deliberate campaign to force long-term tenants from their homes. We received repeated bogus eviction notices, endured constant construction, experienced repeated utility disruptions, many which were intentional and were subjected to ongoing harassment designed to make living there unbearable.

My neighbors and I formed a tenants association because we realized there were no meaningful systems in place to protect us. The only option presented to us was the Rental Mediation Board. We were told it was a neutral resource that helped landlords and tenants reach agreements, but that was not our experience. Its focus was not on helping tenants remain in their homes or ensuring landlords followed the law. Instead, it felt like the process centered on negotiating the terms of tenants' departures.

Our landlord never intended to preserve affordable housing or simply complete "safety" renovations in a way that allowed existing tenants to return. Their business model was clear: perform minimal renovations, remove long-term tenants, and re-rent the apartments at dramatically higher prices. Families, seniors, and longtime members of our community paid the price so the owners could maximize profits.

No tenant should have to endure months of intimidation, uncertainty, and harassment simply because they have an affordable home. My neighbors and I weren't asking for special treatment. We simply wanted to be treated fairly and have meaningful protections that prevented landlords from using harassment and loopholes to displace tenants.

As you consider the Rent Stabilization Ordinance, I urge you to create protections with real oversight and real enforcement. A rent board should exist to protect the public, hold bad actors accountable, and ensure the law is applied fairly, not simply serve as another process that results in tenants losing their homes.

My story is not unique. Without stronger protections, what happened to my neighbors and me will continue to happen to other Santa Barbara residents.

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I respectfully ask you to pass the strongest Rent Stabilization Ordinance possible so that future tenants, families and our local workforce are protected from the experiences that so many of us have already endured.

Lastly, I never imagined then after 9 years of living in my peaceful home, my neighbors and I would have to organize to form a tenants association simply to defend our basic rights. Even today, I still carry the emotional impact of watching my neighbors lose their homes and seeing a community that took years to build dismantled in a matter of months.

Thank you for your time, your service, and your consideration.

Sincerely,

Lisa Haworth.

Dear Rent Stabilization Office,

I am writing as a Santa Barbara resident to express my support for a strong Rent Stabilization Ordinance.

I support tenant protections that help keep Santa Barbara affordable, including just-cause eviction protections, a public rental registry, fair limits on rent increases, and reasonable hardship protections for tenants. I believe these measures can help reduce displacement and provide greater housing stability for working families, seniors, and longtime residents.

Thank you for considering my comments during the public review process.

Sincerely,

Falah Maayah

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To whom it may concern,

A permanent rent freeze is a lawful policy choice if adopted through the proper legislative process and grounded in the government's well-established authority to protect the public's health, safety, and welfare. California courts have long recognized that rent regulation can serve a legitimate public purpose by preventing displacement, preserving neighborhood stability, and addressing severe housing shortages. In a community like Santa Barbara, where housing costs have dramatically outpaced wages, a permanent rent freeze would provide long-term predictability for tenants, reduce homelessness, strengthen local businesses by allowing workers to remain in the community, and preserve the city's economic and cultural diversity. Stable housing is the foundation of a healthy community, and a permanent rent freeze is a reasonable, evidence-based measure to ensure that longtime residents, essential workers, seniors, and families are not priced out of the place they call home.

Sincerely,

Pablo A. Espinoza

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My name is Connor McGinley, I live at 2016 Bath St, Santa Barbara, CA 93105.

The property where I live is 8 apartments and 1 house subdivided into 3 additional apartments for 11 total units. It has been a rental property for many decades under the previous, local, owner. The property was purchased in 2024 by Andy Busch, an heir to the Anheuser Busch (Budweiser) fortune. I was served a no-cause eviction notice that same year.

8 of the 11 units on the property were vacant within a year, despite the fact that the new tenant protection laws made it illegal for our new landlord to evict us. Many of those who left were elderly, one of them was a local kindergarten teacher for 30 years. They could not deal with the pressure the new landlord was putting on them and they agreed, under that duress, to be paid to leave. Some of them, including the kindergarten teacher, had to leave the state because they could not afford the newer, inflated rents available to them in Santa Barbara.

I remained on the property with my wife and two small children. I was a small business owner at the time, but had to shut down my business due to tariffs and am currently enrolled in the local law school- Santa Barbara Colleges of Law. While I am in school my family is living on only my wife's income, as such the stability afforded by our relatively low rent is vital to our continued existence in this community.

Since choosing to remain we have been subject to many attempts to get us off the property, both in improper eviction notices and in what can only be described as constructive eviction attempts. Those include letting trash from the ongoing construction pile up 30 feet from my front door for over 3 months before removing it from the property. Removal of the fence around our private patio and replacement with an unfinished picket fence 1/3 the height of the previous, which allows people to see into our living room from the end of the driveway. Allowing the construction workers to live on the property in a half demolished building despite the city saying he can't- workers who are not particularly respectful of those who still live on the property. Refusal to give the renewal leases that are due, forcing tenants to pay their rent at his lawyers office with no receipt as to whether he is actually receiving our payments.

The property is managed by my landlord's company in San Diego. Because of how distant the property managers are, things happen very slowly. I have, for example, been attempting to get a replacement screen for one of my windows (which has no screen) for two years now. Most of my requests are met with responses that amount to- "we will do it when we do the construction on all the units of the property," aka- we will do it once you finally leave.

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Currently our landlord is attempting to evict us without first acquiring the proper permits to do so. He pulled the bare minimum permits he could- to replace fixtures and water heaters, then proceeded to begin full remodels of the vacant units despite not having the proper permits. He is trying to use those same minimal permits as grounds to evict those of us that remain. Whether his intent is to pull the correct permits while we are gone and thus extend the time that the repairs take in an effort to dissuade us from returning, or is to simply proceed with the work without any permits as he has been doing with the other units is unclear.

What is clear to us is that no accurate timeline is forthcoming. We've been told that we will have to vacate for anywhere between a few months to a few years. The way things are, this will make it nearly impossible to remain ready to move back in at a moment's notice because there is no knowing when we will need to be ready to move. This is likely by design.

All of this to say that while the tenant protections have allowed us to stay in our home, for which we are very grateful, the incomplete nature of them has allowed our landlord to abuse the holes in the protections to the point that 8 of the 11 tenants here have capitulated to his demands.

If he were required, as in other cities like LA, to give an accurate schedule for the construction he intends to do, we could plan our return. As it stands we will be forced to live in limbo until he decides the construction is done. He has already dragged the current construction he is doing on the property out well past the necessary time, perhaps in part because he lacks the permits to be doing the work in the first place, but more likely because it is not in his best interest to move quickly.

All of this has been very difficult to combat. A wealthy landlord like ours can afford the best lawyers in town, ours employs Lacy Taylor for example. She and her law firm are able to orchestrate sophisticated attempts to evict us and we are forced to participate on their terms. In order to navigate all of this we remaining tenants at my property have had to hire a lawyer, if we were unable to do so we would have had to give in to our landlords demands a long time ago. The tenant protections do not give a clear path for laymen to challenge the claims of their landlords. And, as is shown by my situation, landlords are doing things like submitting these eviction notices without first acquiring the required permits. They're likely doing this because it works. Without legal aid the average person is unable to navigate these legal notices and requirements. They're forced to take what their landlords tell them at face value, despite the fact that they may, like my landlord, be misleading them in order to get them to vacate their property.

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The tenant protections are great, but I think there are some pretty obvious loopholes that could be closed without much effort by simple, no-nonsense policies. Things like requirements of clarity and open communication from landlords, clearly set timeframes, legal assistance for understanding what is and is not required of tenants or a simplification of the eviction process under these rules.

I am fortunate to have been able to navigate these pitfalls and remain in my home. I know many people, even beyond the 8 who were my neighbors, who were not so fortunate. Currently the new rules are being treated as nothing more than new hoops for people like my landlord to jump through. Inconvenient, yes, but ultimately the result to tenants has remained largely the same.

Connor McGinley

I have lived in Santa Barbara for many years, the last 14 at the same address. My previous landlord is elderly and couldn't continue to work on or manage the multi-home property on which I live, so he sold it. A multi-millionaire bought it as an investment and is now trying to terminate my tenancy with an invalid notice so he can renovate. He claims this will take more than 30 days, but doesn't get any more specific on how long it will take. This is the second time his lawyers have "served" me with invalid papers with intent to evict ("renoviction"). I know his motivation is to make money, but this is my home.

I have the right to return thanks to the recent change in the law, but am stuck with not knowing for how long I will have to relocate. I also know that I can expect that once I do return, my rent will increase the maximum amount possible annually. It's so important for the working community to be able to afford housing without threat of being priced out by people who are solely looking to further increase their riches. Please implement rent stabilization, otherwise there won't be anyone left to serve/teach/nurse the millionaires who choose Santa Barbara as their home.

Stephanie Lanam

Bath Street

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I am writing in support of Santa Barbara's proposed rent stabilization ordinance, and I wanted to share my experience as a tenant.

I've lived in Santa Barbara for five years. I love this community and have worked hard to build my career here. Since moving here, I've nearly doubled my salary through promotions and raises, yet I still struggle to afford housing. Today I live in a studio apartment with no laundry, no parking, and no outdoor space, and I pay more than \$2,000 per month in rent. If someone with a stable, full-time career is struggling to afford housing, it highlights how difficult the rental market has become.

My first rental in Santa Barbara was a beautiful house on the Mesa that was managed by the property owners' sons. Unfortunately, it was one of the worst rental experiences I've ever had.

They would frequently show up at the property without notice and routinely ignored maintenance requests, including significant water leaks. After we renewed our one year lease, they claimed the lease wasn't valid because they had never signed it. They told us we would have to move because they planned to move into the property themselves. We wanted to stay, so we felt we had no choice but to renegotiate the lease, accepting nearly a 35% rent increase. This time, we made sure everyone signed.

Just a few months later, despite the lease clearly stating that water was included, they informed us they would no longer pay the water bill because it was "too high" and they believed we were using too much water. When we explained that changing the lease terms like that was illegal, they told us they had already contacted the water company and scheduled the service to be shut off the following month.

By then, after months of unresolved maintenance issues and constantly changing rules, we had had enough. We broke our lease and moved out. Despite telling us they needed the home because they were moving in, they rented it to a new group of tenants just a few weeks later. They also withheld \$900 from our security deposit for minor wall repairs.

That experience fundamentally changed how I view renting in Santa Barbara. We have not rented from a private landlord since because we no longer felt we could trust that our rights would be respected.

I recognize that not every landlord behaves this way. Many are responsible and treat their tenants fairly. However, experiences like mine demonstrate why stronger tenant protections are necessary. Rent stabilization and clear protections help create a more balanced relationship between landlords and tenants and provide stability for the people who make this community what it is.

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I love Santa Barbara and want to continue building my life here, but it is becoming increasingly difficult for working professionals to remain in the city. I hope you will support this ordinance and help ensure that Santa Barbara remains a place where people who work here can also afford to live here.

Thank you for your time and consideration.

Samantha Kramer

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My previous message mentioned the option of living at Motel 6. We all know that even that option is not feasible these days. Thus, the current rental situation is extremely dangerous for many single people and families.

Sarah Hearon

Hello,

I have lived in Santa Barbara for 37 years and have been a renter for the past 17 years. I am now 80 years old, and I can honestly say that the rental situation has been a kind of nightmare these last 5 years.

It seems that landlords became addicted to the idea of doubling the rent and did not have to worry about restraints. I was directly affected and was almost forced to put my belongings in storage and to live at Motel 6.

I am sure you realize that I was actually lucky to be able to even have that option. I was not going to have to live on the street or to leave Santa Barbara.

I am now paying a rental fee that is more than my monthly income. Fortunately, I was wise enough to build a savings account, which should last me for 2 years.

I might be dead in 2 years, so that would be a solution.

Or I can leave Santa Barbara, but I really think you understand that Santa Barbara will not benefit from the disappearance of a population that is actually middle class.

I urge you to seriously and compassionately consider plans that will give the middle class a chance to stay in Santa Barbara.

Thank you,

Sarah Hearon

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Fecha 7/2/26

Les insto a que apoyen _____

Estimados concejales y alcalde, mi nombre es Maria

I have experienced bed bugs for the past year and have told the property owner over and over and their response has been to purchase fumigation products at the store that do not help. We need real fumigation. I am constantly being served eviction notices for the manager saying she is moving in family but no clear explanation and then takes it back. This causes stress and I am always on time with my rent → some times early. Having stronger protections that include tenant safety plans and a rent board that will enforce my protections is important and give a place for me to advocate for myself.

Sinceramente,

Maria Mann

Ana Aree from CAUSE is helping me fill out this letter and has my consent for what is written and submitted to the public record.

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Dear City of Santa Barbara staff,

My rent has gone up faster than the cost of living by a lot. My rent was \$625 a month in 1989, and it is \$1,800 now. My rent went from \$625 to \$1,800 which is a 188% increase. My rent outpaced inflation by roughly 8% in relative terms, and by about 21 percentage points in cumulative percentage growth. My landlord raises it by five percent a year. That is the very definition of exponential growth.

I have secondary progressive multiple sclerosis which makes it impossible for me to work. I live off Social Security and my savings which are dwindling. If I can't pay my rent, I have no where to go.

I support Santa Barbara's proposed Rent Stabilization Ordinance (RSO), along with Just Cause and Ellis Act amendments.

Please help us renters be able to remain in our homes and afford food and medical care.

Regards,

Brian Epstein

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

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

City Council:

Please pass an RSO with strong tenant protections that will put meaningful limits on excessive rent increases, create a tenant-centered Rent Board with real authority and accountability, increase transparency through a public database of rental housing in Santa Barbara and strengthen protections that help working families, seniors, students and long-time residents remain in our community.

Thanks for considering my views.

Sincerely,

John E. Douglas

4th Council District

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

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

Mayor and Council Members,

I am writing as a concerned constituent writing because the draft Rent Stabilization Ordinance release in early June is not acceptable in its current form.

The early Rent Stabilization Ordinance (RSO) draft that City staff released the first week of June includes some progress and many affordability protections — like an annual general adjustment limited to 60% of the consumer price index up to 3%, a \$100 monthly limit on capital improvement passthroughs, and a prohibition on so-called “rent banking.” We recognize that staff, community, and City Council have worked for years to reach this point, and we thank staff for working with our coalition to reach this initial draft.

However, many of your constituents share my concern about how the initial draft needs significant additions and amendments to follow the Council’s direction and reflect policy best practices so that we can effectively protect tenants and fight displacement as a community.

There are larger issues around enforcement, rent adjustment language, capital improvement plans, and the proposed rent board’s lack of authority that we are concerned about. I am alarmed that the proposed ordinance diverges substantially from the City Council direction it was intended to carry forward. The draft introduces significant policy choices like exemptions not required by state law, capital improvement passthroughs for elective remodeling, and a proposed concept for a rent board with no meaningful oversight authority.

Hundreds of tenants and our allies have been participating in good faith for years — at City public comment periods, focus groups, forums, and in many additional community spaces. When the resulting draft departs from key directions previously provided by Council, it risks eroding trust in the public process that has required substantial time, trust, and engagement from residents across the city. We know we have come a long way together as a City in addressing this issue and look forward to continuing our work together for what is ultimately a broadly popular and painfully overdue set of tenant protections that significantly benefit our region’s health, economy, and environment.

Together, we are taking important steps forward to address a housing and affordability crisis only worsened by budget cuts at local, state, and federal levels and the rising cost of everything from groceries to gas. Everyone in our region – from our working families, seniors, and children to our local business owners, immigrants, and homeowners – deserve a stable housing landscape that meets our needs. Passing a RSO is an important piece of the puzzle in our region. But our city cannot afford to pass simply any old rent stabilization ordinance that just checks a box, but should meet the moment and pass

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

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

community protections that honor the pride and thoughtfulness of the public and staff leading this process.

Our people are struggling. Every day tenants continue to deal with poor maintenance of properties and illegal rent increases from bad-actor landlords and major property companies like Meridian, Sandpiper, Wolfe Properties, and Koto Group. People are forced to pack in tighter, work longer, commute farther, and make difficult decisions between basic necessities – with negative spillover effects felt deeply and widely beyond those immediately impacted. These current daily reminders — along with the countless untold stories of those already pushed out of our city — are painful examples of why our region continues to need an ordinance that reflects the urgency and severity of this crisis, the direction already provided by Council, and the policy best practices that are readily available to us.

Thank you for your care and attention to this important matter.

Sincerely,

Lainey Djajakusuma

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

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

Dear Mayor and Members of the City Council,

I am writing to express my strong support for the proposed Rent Stabilization Ordinance (p. 1). As a working citizen and a single mother of two (an 18-year-old son and a 14-year-old daughter), I know firsthand how devastating the current housing crisis is for local families.

Last December, I was forced to move to find an affordable home. The process was incredibly difficult. While I eventually found a two-bedroom apartment, it is barely sustainable. Rent currently consumes three-quarters of my monthly paycheck, leaving only the remaining quarter for groceries and other basic necessities.

The urgency of our situation is highlighted by what is happening right now in my neighborhood. Today, an apartment identical to mine is listed for rent at \$1,000 more than what I signed for just six months ago. This massive hyper-inflation proves that the market is entirely out of control and breaking the workforce that keeps Santa Barbara running.

I strongly urge the Council to pass this ordinance because its protections are desperately needed:

- **Predictable Rent Caps:** The limit on annual rent increases to 3% or 60% of CPI will stop the predatory \$1,000 rent hikes that displace families (p. 10).
- **Protection for Working Families:** Limiting rent hikes to just once per 12 months provides financial stability for families living paycheck to paycheck (p. 9).
- **Accountability for Habitability:** Linking rent increases to property maintenance ensures that landlords cannot profit while letting units deteriorate (pp. 10, 20).
- **A Voice for Renters:** Establishing the Rent Stabilization Board and a formal petition process gives tenants a legal pathway to fight overcharges and secure fair housing values (pp. 20, 27).

Please take immediate action to protect the local workforce. Pass this ordinance to ensure that families like mine are not permanently priced out of our community.

Thank you for your time and your service to our city.

Sincerely,

Julia Ruiz

Santa Barbara Resident

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

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

1. Renters are the majority of residents in Santa Barbara. When you combine the various taxes we pay to the city, (including property tax paid by those we rent from because, of course, they pass that cost along to us) we are, no doubt, substantially making possible everything that is funded by the city. Treat us and our interests accordingly.
2. Housing costs are very likely the by-far single largest expense for the vast majority of renters in the city of Santa Barbara. To allow that cost to spiral upward with no accounting of what is happening to our earnings (more or less stagnate for decades, of course) is basically criminal negligence. Everyone and their dog knows that wages do not rise at the rate that rents do, yet this imbalance between wages and the single largest draw upon them is allowed to persist and many, many in this city, state and country have been for years paying well beyond what is sustainable for them. As a result, they cannot save and they cannot pay for healthcare. These things are not disconnected. Do not act as if they are.

To whom it may concern,

Thank you for taking the time to read this. I am a busy single mother and don't have a lot of time to spend writing this. I want to voice my support of rent stabilization. Safe and secure housing is essential for people to be in this community. People cannot contribute meaningfully to society when they are in the constant stress of losing housing or spending the huge majority of income on rent. Housing should not be a commodity, it should be a necessity.

Thank you for your work on this important matter.

Sincerely,

Rachael Robinson

(5th generation Santa Barbarian)

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

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

As a long time renters in the community its time for reasonable and fair options exist for the over 50 percent of this community that are renters.

Sincerely,

Bree Wall

Hello,

I am a local psychotherapist in Santa Barbara. I have a private practice. My clients are struggling to pay their rent now that grocery prices and gasoline costs are rising. I have kept my hourly rate stable as a result, instead of raising my rates, in order to accommodate their deepening needs. People are suffering and afraid and need help and support to keep their families housed.

I hope Santa Barbara landlords will do the right thing during this recession and look out for their tenants. We need to take care of each other, now, more than ever.

Keeping people housed is going to be the most important thing, and curbing astronomical rent hikes is imperative in this goal. Otherwise, families will not be able to pay rent as we head further into economic crisis, and many will be evicted for non-payment of rent and will become homeless. Additionally , evictions remain on people's records for years and make it nearly impossible to secure future housing. Please look out for your neighbors.

Sincerely, Christine Scott-Hudson, MFT

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

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

Santa Barbara,

I've been living in Santa Barbara over 25 years and now have a family of three. I have an excellent job yet am always strained to provide for my family. We need to make it affordable for renters and buyers who live here or we will have no professionals that will come and support our schools, our hospitals, or our businesses.

This must be a topic of concern. It's also harder to support shopping and eating out when our rent takes all of our income. I think state street would be full of stores if locals could afford to shop and dine where we live.

It's gone on for far too long!

We need rent stabilization as soon as possible. Santa Barbara is unaffordable.

LINDA A. KAVANAGH

I would like to voice my support of the current proposed rent control ordinance. As a longtime renter who was born and raised in Santa Barbara, the lower of 60% of CPI or 3% is a sensible measure to prevent the ousting of valuable residents who keep this city operating.

Michael Hooten

General 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 and thank you,

I live downtown and walk downtown regularly every day all over the east side and no one even lives here anymore.

It's all vacation rentals. I grew up in Santa Barbara downtown 124 East Pedregosa St. and it was all families -all properties owned by people who actually lived and worked here. Now these homes are all vacation rentals- or else they are now second or third homes for the very wealthy billionaire class!

Therefore half the time they're empty and the other half they're filled with tourists. Come on it's out of control.

These people are making much more money from vacation rentals than they are to rent to the people that live and work here and it's not right! It's so wrong and not fair. Too bad greedy Landlord's! Especially the ones leaving the property vacant. Do the right thing rent to people who actually live here.

Thank you.

G. Comin

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

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

Dear Mayor, City Council Members, and Rent Stabilization Staff,

I am writing in strong support of Santa Barbara's proposed Residential Rent Stabilization Ordinance and urge the City to adopt the strongest possible tenant protections without weakening the ordinance through additional exemptions or loopholes beyond those already required by state law.

Santa Barbara's housing crisis is no longer affecting only traditionally low-income residents. Many working professionals, seniors, single-income households, families, and longtime community members now fall into a growing gap where they earn too much to qualify for affordable housing programs, yet still cannot realistically afford or qualify for market-rate rentals in the city.

In today's rental market, many landlords openly require applicants to earn three times the monthly rent to qualify for housing. At current rental rates, this can effectively require a six-figure income simply to be considered for even modest housing in Santa Barbara.

Recent local reporting noted that a single person may now need to earn approximately \$110,000 annually just to meet the basic cost of living in Santa Barbara. That figure was not presented as financial comfort or luxury, but as the minimum income needed to realistically survive in the current housing market. Meanwhile, many residents who earn above affordable housing thresholds still cannot realistically afford or qualify for market-rate rentals.

Affordable housing programs are important, but the reality is that affordable units represent only a very small percentage of the overall rental market and are often unavailable, highly competitive, or too small to realistically support families or long-term residents trying to remain in this community.

Like many residents, I have watched friends, coworkers, and longtime community members move away from Santa Barbara because the rental market has simply become unsustainable. The loss of working residents and local families is already changing the fabric of this community.

For many residents, one major rent increase, no-fault eviction, or unsafe housing situation could mean displacement from the city entirely. The people who work in and support this community every day are increasingly unable to continue living here.

I strongly support:

- Meaningful limits on annual rent increases

General 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 strong and independent Rent Stabilization Board
- Closing loopholes in just-cause eviction protections
- Tenant safety and habitability protections
- Clear enforcement and accountability measures
- Maintaining protections without expanding exemptions beyond state requirements

The proposed rent stabilization measures are a reasonable and balanced approach that still allow landlords to receive fair returns while helping prevent displacement and housing instability for tenants.

Santa Barbara cannot continue losing working residents, families, and longtime community members simply because there are not enough realistic housing options or protections available.

Thank you for your consideration, and work on this important issue.

Sincerely,

Nancy Ramirez

Santa Barbara Resident

General 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 afternoon,

I just wanted to take a moment to express my whole hearted enthusiasm for rent stabilization in Santa Barbara. I am a homeowner in Goleta, and even though this ordinance does not impact me personally, I rented here for over a decade and have felt deep concern for all of the tenants in our city who have had to lose their housing or leave the area due to gross and unethical price hikes over recent years.

My friends, neighbors, clients and community feel daily the omnipresent stress of housing insecurity. I am from Santa Barbara, and I want our community to embrace and support local residents (and the non-wealthy), so that my kids can experience the vibrancy and richness that comes with a diverse and thriving city, economy and community.

Please continue to do all that you can to promote accessible and affordable housing in our area. I appreciate your efforts and your work to make this possible. It is deeply meaningful work and has a widespread impact on many people's lives.

With gratitude,

Danielle

--

Danielle Amara Norlinger

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

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

Dear City of SB,

My family has been in Santa Barbara since 1974, It's always been an expensive place to live, concerned that if the rents are pushed too low, the quality of apartments and life will go down. I hear from Mom and Pop landlords that they may give up and sell their properties. Sounds like there are large corporations that buy properties to add to their Portfolio. SB Properties just become a business deal and not a place they care about.

I run a small business and my employees have found housing in SB. It was strange to hear stories from them that property managers don't really show the apartments, rather give them a code to let themselves in. The qualification is solely on them qualifying financially. Feels like a big corporate machine and that doesn't bring a personal touch that many small landlords bring.

Since we're on housing topics, it's also concerning to see so many large multi-family buildings going up with zero setback to lot lines. I can only imagine what it would be like for a young person to grow up with no yard or open space. This type of housing will create a big city feel where crime and drugs will run wild.

Feels like SB is becoming less SB each day. I rather have quality than quantity. I spoke from a friend how grew up with in SB who now lives in the San Francisco area and he felt that trying to make SB a place that everyone can afford will ruin it. SB is one of very, very special places in the world, sad to see it slowly becoming another off ramp in LA.

Sincerely,

Todd Buynak

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

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

Dear Mayor and City Council Members,

I am a longtime Santa Barbara resident, renter, retiree, and small business owner. I have lived in the same cottage since 2020 and operate the Mindful Eating Institute, where I support clients throughout Santa Barbara County.

I support reasonable rent stabilization measures that provide greater housing security for tenants while balancing the needs of property owners. Stable housing helps residents remain connected to their neighborhoods, workplaces, and communities.

Many responsible tenants, including retirees and small business owners, have limited ability to absorb significant rent increases. Housing stability allows people like me to continue contributing to Santa Barbara rather than facing the possibility of displacement.

I appreciate the City's efforts to address this important issue and encourage you to adopt thoughtful protections that help preserve the diversity and vitality of our community.

Thank you for your consideration.

Sincerely,

Petra Beumer

Santa Barbara Resident

Founder, Mindful Eating Institute

Thank you for asking as much of owners as tenants endure, especially those living in subsidized housing (which many more people in Santa Barbara qualify for that is available). It is long overdue that we keep owners in check from gouging just because they can. Being a native and raising my daughter here all her life, I really appreciate this initiative.

Kimberly Mitchell

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

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

Mayor and Council Members,

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The early Rent Stabilization Ordinance (RSO) draft that City staff released the first week of June includes some progress and many affordability protections — like an annual general adjustment limited to 60% of the consumer price index up to 3%, a \$100 monthly limit on capital improvement passthroughs, and a prohibition on so-called “rent banking.” We recognize that staff, community, and City Council have worked for years to reach this point, and we thank staff for working with our coalition to reach this initial draft.

However, many of your constituents share my concern about how the initial draft needs significant additions and amendments to follow the Council’s direction and reflect policy best practices so that we can effectively protect tenants and fight displacement as a community.

There are larger issues around enforcement, rent adjustment language, capital improvement plans, and the proposed rent board’s lack of authority that we are concerned about. I am alarmed that the proposed ordinance diverges substantially from the City Council direction it was intended to carry forward. The draft introduces significant policy choices like exemptions not required by state law, capital improvement passthroughs for elective remodeling, and a proposed concept for a rent board with no meaningful oversight authority.

Hundreds of tenants and our allies have been participating in good faith for years — at City public comment periods, focus groups, forums, and in many additional community spaces. When the resulting draft departs from key directions previously provided by Council, it risks eroding trust in the public process that has required substantial time, trust, and engagement from residents across the city. We know we have come a long way together as a City in addressing this issue and look forward to continuing our work together for what is ultimately a broadly popular and painfully overdue set of tenant protections that significantly benefit our region’s health, economy, and environment.

Together, we are taking important steps forward to address a housing and affordability crisis only worsened by budget cuts at local, state, and federal levels and the rising cost of everything from groceries to gas. Everyone in our region – from our working families, seniors, and children to our local business owners, immigrants, and homeowners – deserve a stable housing landscape that meets our needs. Passing a RSO is an important

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

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piece of the puzzle in our region. But our city cannot afford to pass simply any old rent stabilization ordinance that just checks a box, but should meet the moment and pass community protections that honor the pride and thoughtfulness of the public and staff leading this process.

Our people are struggling. Every day tenants continue to deal with poor maintenance of properties and illegal rent increases from bad-actor landlords and major property companies like Meridian, Sandpiper, Wolfe Properties, and Koto Group. People are forced to pack in tighter, work longer, commute farther, and make difficult decisions between basic necessities – with negative spillover effects felt deeply and widely beyond those immediately impacted. These current daily reminders — along with the countless untold stories of those already pushed out of our city — are painful examples of why our region continues to need an ordinance that reflects the urgency and severity of this crisis, the direction already provided by Council, and the policy best practices that are readily available to us.

Thank you for your care and attention to this important matter.

Cielle Watjen Brown

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

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Thank you for your care and attention to this important matter.

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

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

Mayor and Council Members,

I am writing as a concerned constituent of Santa Barbara writing because the draft Rent Stabilization Ordinance release in early June is not acceptable in its current form. I work at a local nature connection nonprofit, providing mentorship and bridging gaps in accessibility to natural spaces for all youth, and I am being pushed out of this city for lack of affordability and tenant protections. I am not alone. Please consider this message.

The early Rent Stabilization Ordinance (RSO) draft that City staff released the first week of June includes some progress and many affordability protections — like an annual general adjustment limited to 60% of the consumer price index up to 3%, a \$100 monthly limit on capital improvement passthroughs, and a prohibition on so-called “rent banking.” We recognize that staff, community, and City Council have worked for years to reach this point, and we thank staff for working with our coalition to reach this initial draft.

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Thank you for your care and attention to this important matter.

Ruby Baruth

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

I am writing as a concerned constituent because the draft Rent Stabilization Ordinance release in early June is not acceptable in its current form. **I am also a long-term tenant in Santa Barbara. I've lived here as a renter for nearly 40 years after graduating from UCSB. As a renter where the current high rents are simply unsustainable, I find myself desperately trying to figure out how to continue living and working here. However, with the rents so out of control, I may be one of the long-term, contributing residents forced out.**

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Thank you for your care and attention to this important matter.

Sincerely,

Megan B Higgins

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

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The early Rent Stabilization Ordinance (RSO) draft that City staff released the first week of June includes some progress and many affordability protections — like an annual general adjustment limited to 60% of the consumer price index up to 3%, a \$100 monthly limit on capital improvement passthroughs, and a prohibition on so-called “rent banking.” We recognize that staff, community, and City Council have worked for years to reach this point, and we thank staff for working with our coalition to reach this initial draft.

However, many of your constituents share my concern about how the initial draft needs significant additions and amendments to follow the Council’s direction and reflect policy best practices so that we can effectively protect tenants and fight displacement as a community.

There are larger issues around enforcement, rent adjustment language, capital improvement plans, and the proposed rent board’s lack of authority that we are concerned about. I am alarmed that the proposed ordinance diverges substantially from the City Council direction it was intended to carry forward. The draft introduces significant policy choices like exemptions not required by state law, capital improvement passthroughs for elective remodeling, and a proposed concept for a rent board with no meaningful oversight authority.

Hundreds of tenants and our allies have been participating in good faith for years — at City public comment periods, focus groups, forums, and in many additional community spaces. When the resulting draft departs from key directions previously provided by Council, it risks eroding trust in the public process that has required substantial time, trust, and engagement from residents across the city. We know we have come a long way together as a City in addressing this issue and look forward to continuing our work together for what is ultimately a broadly popular and painfully overdue set of tenant protections that significantly benefit our region’s health, economy, and environment.

Together, we are taking important steps forward to address a housing and affordability crisis only worsened by budget cuts at local, state, and federal levels and the rising cost of everything from groceries to gas. Everyone in our region – from our working families, seniors, and children to our local business owners, immigrants, and homeowners – deserve a stable housing landscape that meets our needs. Passing a RSO is an important piece of the puzzle in our region. But our city cannot afford to pass simply any old rent stabilization ordinance that just checks a box, but should meet the moment and pass

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

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

community protections that honor the pride and thoughtfulness of the public and staff leading this process.

Our people are struggling. Every day tenants continue to deal with poor maintenance of properties and illegal rent increases from bad-actor landlords and major property companies like Meridian, Sandpiper, Wolfe Properties, and Koto Group. People are forced to pack in tighter, work longer, commute farther, and make difficult decisions between basic necessities – with negative spillover effects felt deeply and widely beyond those immediately impacted. These current daily reminders — along with the countless untold stories of those already pushed out of our city — are painful examples of why our region continues to need an ordinance that reflects the urgency and severity of this crisis, the direction already provided by Council, and the policy best practices that are readily available to us.

Thank you for your care and attention to this important matter.

Rachel Altman