From: anne french
To: City Clerk
Subject: DEFEAT DECEIT
Date: Saturday, November 14, 2026 3:32:08 PM

Some people who received this message don't often get email from annefrench101@yahoo.com. Learn why this is important

Mayor and Councilmembers,

My name is Anne French, a Santa Barbara resident and renter writing to urge you stop stalling and extend the temporary rent freeze.

I was misled to sign the referendum petition against our city's rent stabilization ordinance. When approached to sign, the gatherer used clever innuendo to imply the petition supported renter protections without stating actual purpose. After learning from Santa Barbara Tenants Union this campaign was backed by the Santa Barbara Rental Property Association to repeal rent stabilization, I submitted written request rescinding my signature.

This is not genuine grassroots movement. It is lawyer-backed ASTROTURFING carried out by political mercenaries—wealthy special interests paying hired guns to override elected City Council through subterfuge, BAIT and Switch tactics with aggressive litigation threats. This is bad-faith obstruction and subversion of local democratic process.

Thousands of Santa Barbara renters could face steep rent hikes on January 1st because political mercenaries used subterfuge stalling the law. DEFEAT DECEIT—stand with renters, extend the temporary rent moratorium at your meeting, and refuse to let intimidation put families on the street.

This is NOT lawful democratic process!

Sincerely,

Anne French

[redacted] Santa Barbara CA 93105

annefrench101@yahoo.com

From: CLAUDIA DUNN
To: City Clerk
Subject: !!REQUEST TO EXTEND THE RENT FREEZE
Date: Sunday, November 15, 2026 6:32:55 PM

[Some people who received this message don't often get email from cdunndeal@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Santa Barbara City Council ~
As a long member of the SB community and tenant of a rental property here, I strongly URGE THE CITY COUNCIL TO AND PROTECT TENANTS LIKE MYSELF FROM SUDDEN RENT INCREASES DURING THE REFERENDUM PROCESS.

Thank you for looking out for ALL city residents.

Respectfully ~
Claudia Dunn

Sent from my iPhone

From: Michele Carbone
To: City Clerk
Subject: Item 15: Extension of the Temporary Rent Increase Moratorium [Ordinance Introduction; Ordinance Adoption]
Date: Monday, November 16, 2026 9:35:31 AM

Good afternoon, Mayor Rowse and City Council members.

My husband and I went to college here, met at a local company, and we've raised our children here. We worked here our entire lives, and have taken pride in maintaining our two duplexes and providing good homes for our tenants.

We're not a corporation. We don't own hundreds of apartments.

We worked incredibly hard to purchase our properties. We are working while we still can to maintain and improve our units and we always hoped they would help support us in our retirement.

In October 2025, Councilmembers Sneddon and Santamaria told us that "Rent stabilization provides predictability for both landlords and tenants by allowing steady, reasonable rent increases while preventing unaffordable spikes that can displace residents."

Now, I ask you: Where are those steady reasonable rent increases? Where is the predictability for housing providers? A continuing emergency rent moratorium with no end in sight is neither an emergency nor predictable.

I want you to understand that behind many rental properties are ordinary families who have worked hard, saved, and invested in this community. Our local housing providers are also the "essential workers - teachers, nurses, firefighters, police officers, caregivers and service staff" who live here. We, who are faced with increasing costs and diminishing income are now becoming the people who cannot afford to provide the housing that the city depends on to house all of our residents.

We're not asking you to ignore the challenges renters face. We're asking you to recognize the challenges our essential housing providers face, too.

Please consider the impact this extension would have on small housing providers. Please do not extend the rent moratorium.

Thank you.
-Michele Carbone

From: Jay R Braun
To: Santa Barbara City Council
Subject: Fwd: No on Rent Freeze Extension
Date: Monday, November 16, 2026 10:32:09 AM

Some people who received this message don't often get email from jrlmb.ci@gmail.com. Learn why this is important

---------- Forwarded message ---------
From: **Jay R Braun** <jrlmb.ci@gmail.com>
Date: Tue, Nov 10, 2026 at 9:01 AM
Subject: No on Rent Freeze Extension
To: <SBCityCouncil@santabarbaraca.gov>

We urge you NOT to extend the Rent Freeze.

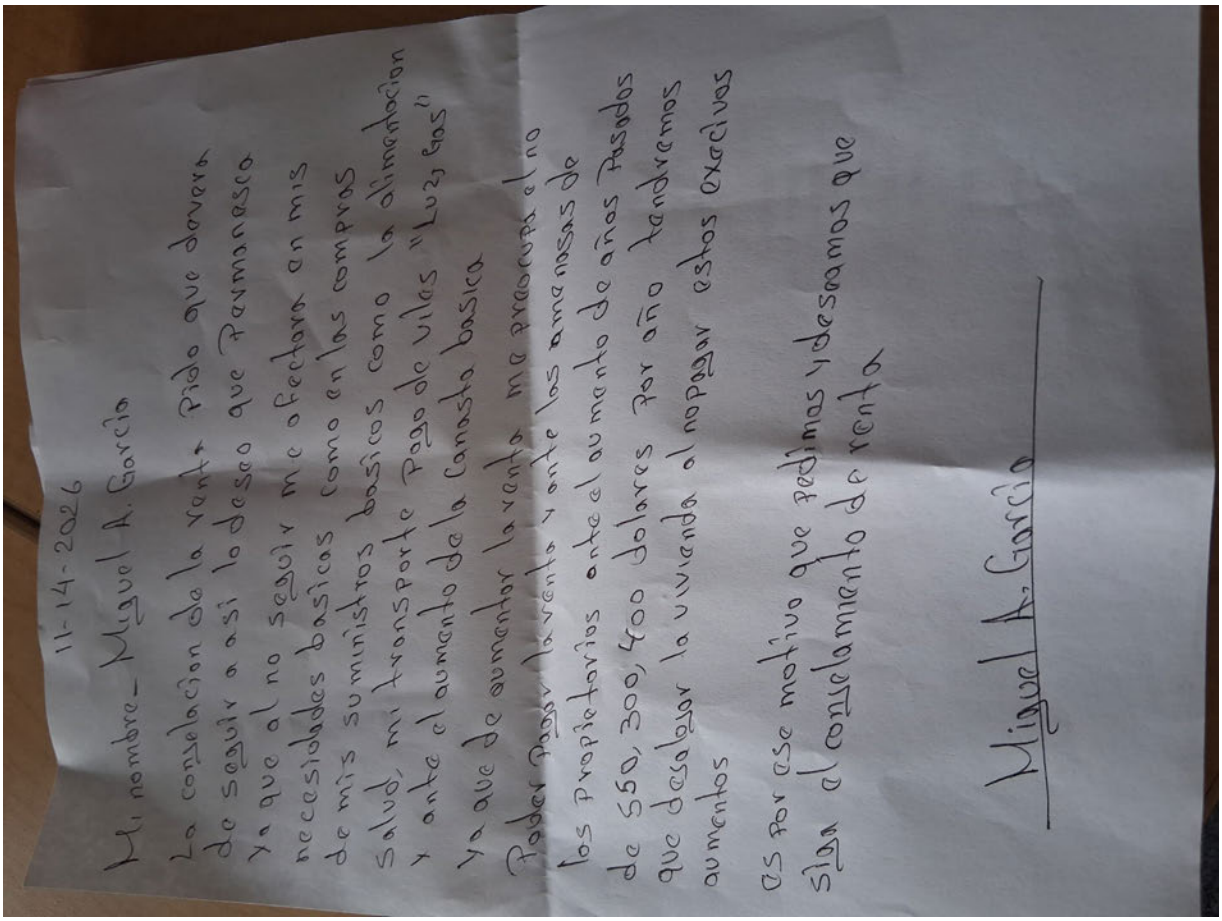
Please let the voters of Santa Barbara have their say.

We need more housing, not more reasons to avoid investing it that very thing.

Thank you

Jay R. Braun

From:	Ana Arce
To:	Randy Rowse; Wendy Santamaria; Meagan Harmon; Kristen Sneddon; Eric Friedman; Mike Jordan; Oscar Gutierrez
Cc:	Holly Perea; City Clerk; Barbara Andersen; Angeliza Sanchez
Subject:	Item 15: public comment
Date:	Monday, November 16, 2026 1:34:14 PM



Submitting a public comment letter on behalf of a community member from our CAUSE base.

Ana Arce

Santa Barbara County

Policy Advocate

1209½ De La Vina,

Santa Barbara 93101

c: (805) 419.5024

w: http://www.causenow.org

e: ana@causenow.org

pronouns: she/ her/ella

From:	Gigi Rothstein
To:	Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Eric Friedman; Meagan Harmon; City Clerk; Kristen Sneddon
Subject:	Housing Priorities From a Santa Barbara Resident
Date:	Monday, November 16, 2026 1:47:41 PM

Dear Council Members,
My name is Gigi Rothstein. I am a long-term Santa Barbara resident and small business owner, and I have followed and participated in the rent stabilization process throughout this year. I am writing to share the priorities I hope you and the incoming Council will keep in view as you take office in January.

1. NO GAP IN PROTECTION

The temporary freeze ends December 31, and the referendum signatures may take 30 to 90 days to verify. I hope the Council will act before the end of the year so tenants are not left exposed to state-law increases while voters and the city sort this out. Whatever the outcome, I ask that any decision be made clearly and early so tenants and owners can plan.

2. ENFORCEMENT AND IMPLEMENTATION

Tenants have reported rent increase notices and lease offers that raise rent during the freeze, and I understand the City Attorney is reviewing complaints. A policy is only as strong as its enforcement. I hope you will prioritize a working complaint process, timely seating of the Rent Stabilization Board, and a registry and staffing plan that is realistic and transparent. I also hope the fee study and its assumptions will be shared with owners and tenants before fees are set.

3. HABITABILITY PROTECTIONS FOR SECTION 8 AND DEED-RESTRICTED TENANTS

I was grateful for your votes and for Councilmember Santamaria's efforts on this issue. Tenants in exempt units still need a way to raise habitability concerns, especially families who are afraid to contact federal agencies. I hope the Council will find the pathway it directed staff to explore.

4. JUST CAUSE AMENDMENTS THAT CAN LAST

Much of what was proposed is basic fairness: notices in a tenant's language, protection for crime victims, school-year protections, and a stated reason for every eviction. I also hope the Council will bring owners and tenant advocates to the table together before the amendments return, as Councilmembers Harmon and Jordan suggested. An ordinance that owners helped shape is more likely to endure. I appreciated your idea of incentives for owners who keep rents low and maintain their units well.

5. LISTENING TO SMALL OWNERS

Small owners who testified described real fear about costs and about their retirements. I hope they will have a real seat at the table, and that the petition process for fair return works quickly and fairly. Protecting tenants and treating owners fairly should go together.

6. TRANSPARENCY AROUND THE REFERENDUM

I hope the City will provide clear, neutral information about what a referendum does and what happens to rents during the process, and that the complaints about signature gathering will be reviewed through the proper channels with results shared publicly.

I would welcome the chance to be a resource as these items move forward, whether by sharing my experience as a renter and small business owner, or helping with outreach. Thank you for your service, and congratulations again.

Respectfully,

Gigi Rothstein
Santa Barbara Resident

From: Margies Yahoo
To: City Clerk
Subject: Do you read provider concerns?
Date: Monday, November 16, 2026 2:16:22 PM

Some people who received this message don't often get email from margientim@yahoo.com. Learn why this is important

Dear Mayor Rowse and members of the city Council,

Much has been written in a number of online sources like The Independent and Noozhawk. I am wondering how many of you read them. The following is just one that has appeared this week. The following one I copied from Noozhawk.

There seem to be endless protections for tenants, but the plight of a housing provider does not seem to be considered or addressed.
To answer questions:

1. Ordinances add further restrictions to rent increases, below cost of living, targets older homes that require more maintenance. An exemption appeal costs $26000! Over 50% of city rentals are mom and pops that do not have deep money pockets or unlimited reserved like corporations.
2. Proposed ordinances for termination are more brutal than the ones currently in place that are more tenant protective than the state. Literally removing landlord's ability to terminate a tenant and increase cost for doing so.
3. Only tenant right groups were invited to participate in drafting of ordinances. No owner/landlords were invited. Input not sought or desired. Eliminating the idea of partnership and vilifying landlords.

Please help small landlords like my husband and myself and others with older buildings. It would be very nice if we had access to endless free services to help us as we try to maintain our property and provide a dwelling for tenants.

Marjorie Sullivan

Sent from my iPhone

From:	Krista Pleiser
To:	Eric Friedman; Kristen Sneddon; Meagan Harmon; Mike Jordan; Oscar Gutierrez; Randy Rowse; Wendy Santamaria
Cc:	City Clerk
Subject:	Comments re: inclusionary & rent freeze
Date:	Friday, November 13, 2026 4:34:06 PM
Attachments:	SB CC - Incluionary Housing Ordinance Amendments - 11-17-26.pdf SB CC - Extension of Temp Rent Freeze - 11-17-26.pdf

Greetings,

Attached are comments from the Santa Barbara Association of REALTORS® regarding the November 17, 2026, agenda items 14. Subject: Inclusionary Housing Ordinance Amendments (CITY2026-00003) [Ordinance Introduction; Resolution] and 15. Subject: Extension of the Temporary Rent Increase Moratorium [Ordinance Introduction; Ordinance Adoption]. Should you have any questions, please do not hesitate to contact us. Thank you.

Krista Pleiser, MPP, RCE
Chief Government Relations Officer
Santa Barbara Association of REALTORS®
1415 Chapala Street | Santa Barbara, CA 93101
(805) 884-8609 (Direct) | (805) 963-3787 (Main)
kpleiser@sbaor.com
For more information please visit www.sbaor.org
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Santa Barbara Association of REALTORS®

November 17, 2026 *Council Meeting Date*

Mayor Randy Rowse
Councilmember Eric Friedman
Councilmember Wendy Santamaria
Councilmember Oscar Gutierrez
Councilmember Meagan Harmon
Councilmember Mike Jordan
Councilmember Kristen Sneddon
PO Box 1990
Santa Barbara, CA 93102

RE: Inclusionary Housing Ordinance Amendments

Dear Mayor Rowse and Councilmembers,

The Santa Barbara Association of REALTORS® (SBAOR) represents about 1,200 REALTORS® throughout the South Coast and our mission includes engaging in real estate related community issues affecting our members and/or their clients who are homeowners, housing providers, tenants, and commercial owners.

SBAOR appreciates the City's ongoing efforts to address our housing shortage and increase housing opportunities. We have participated in discussions regarding the Inclusionary Housing Ordinance throughout the past year, submitting comments to the Planning Commission, City Council, and Ordinance Committee. While we appreciate several improvements made during this process, **our fundamental concern remains unresolved: the City's own financial analysis concludes that the housing projects studied are not likely financially feasible.**

We respectfully request that Council continue this item and direct staff to address the following concerns before adopting the ordinance:

- **Financial Feasibility:** The City's analysis finds that both rental and ownership development prototypes remain financially infeasible under the existing requirements and proposed alternatives. Adopting requirements without addressing these findings risks preventing the very housing the City seeks to create.
- **Inclusionary and Offset Fees:** Tuesday's proposed fee resolution would adopt offset fees of $91 per square foot for rental projects and $72 per square foot for ownership projects, based on the maximum fee levels identified in the City's study. While these amounts may be legally supportable, the City's financial analysis does not demonstrate that projects can afford them. Fees should be calibrated to demonstrated project feasibility rather than the maximum legally supportable amounts.
- **Homeownership Opportunities:** The existing 15% ownership inclusionary requirement continues to create challenges for condominium and townhome development. The City should reconsider this requirement or provide meaningful incentives to support ownership housing.

- **Automatic Fee Increases:** Annual fee adjustments based solely on construction costs could further compound financial challenges. Any increases should consider market conditions and development feasibility.
- **Accountability:** The ordinance should include periodic feasibility reviews and measurable housing production outcomes, with provisions to adjust requirements if they are preventing development.

Is This Really "Getting to Yes"?
The City has made a concerted effort to "Get to Yes" on housing development by streamlining processes, reducing regulatory barriers, and adopting programs intended to encourage housing production. These efforts include making the Average Unit-Size Density (AUD) Program the City's permanent multi-unit housing program and adopting an adaptive reuse ordinance to encourage the conversion of underutilized commercial properties into housing.

SBAOR supports these initiatives. However, the proposed Inclusionary Housing Ordinance risks undermining these same efforts by maintaining or adding financial requirements that the City's own analysis demonstrates are difficult for housing projects to support. The City's financial analysis illustrates the problem. Under the proposed full offset fee option, the representative 43-unit rental project would face more than $3.1 million in fees, resulting in a negative residual land value. The ownership prototype is similarly found to be financially infeasible under every scenario studied.

How can the City encourage housing development through one initiative while adopting requirements through another that make those same projects financially infeasible? We recognize and appreciate the improvements made to the ordinance, including maintaining the five-unit threshold for rental projects, lower fees for smaller developments, additional density for inclusionary units, and greater flexibility in satisfying fractional requirements. These are positive changes.

However, providing more ways to comply with an ordinance does not solve the problem if the underlying project still cannot be built.

SBAOR has consistently raised these concerns since April. The City's subsequent financial analysis reinforces our position. We believe Council should use this information to reconsider the proposed requirements rather than move forward with a policy that may further constrain housing production. Santa Barbara needs affordable housing, but it also needs housing development to be financially possible. If projects do not move forward, neither market-rate nor affordable units are produced. Getting to Yes should mean getting to housing that actually gets built.

We respectfully urge Council to continue this item and direct staff to develop requirements that support financial feasibility, encourage housing production, and align with the City's broader housing initiatives.

Thank you for your consideration.

Sincerely,

Jennifer Berger

Jennifer Berger
2026 President

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Santa Barbara Association of REALTORS®

November 17, 2026 *Council Meeting Date*

Mayor Randy Rowse
Councilmember Eric Friedman
Councilmember Wendy Santamaria
Councilmember Oscar Gutierrez
Councilmember Meagan Harmon
Councilmember Mike Jordan
Councilmember Kristen Sneddon
PO Box 1990
Santa Barbara, CA 93102

RE: Extension of the Temporary Rent Increase Moratorium

Dear Mayor Rowse and Councilmembers,

The Santa Barbara Association of REALTORS® (SBAOR) represents about 1,200 REALTORS® throughout the South Coast and our mission includes engaging in real estate related community issues affecting our members and/or their clients who are homeowners, housing providers, tenants, and commercial owners.

We strongly oppose extending the temporary rent increase moratorium, whether through an urgency ordinance or the regular ordinance process. We urge Council to reject both proposed ordinances and allow the moratorium to expire on December 31, 2026, as originally intended.

Our primary concerns are:

- **The moratorium was intended to be temporary.** The proposed extension would replace the established December 31, 2026, expiration date with an uncertain timeline tied to the outcome of the referendum.
- **The City has not demonstrated the need for emergency legislation.** The City's own staff report acknowledges that the regular ordinance process can be completed before the existing moratorium expires.
- **Existing laws already limit when rent increases can occur.** Not all housing providers can legally increase rents on January 1, 2027, because of existing leases, state law, and notice requirements.
- **Santa Barbara already has extensive tenant protections.** These include one-year lease requirements, just cause eviction protections, relocation assistance, and tenant anti-harassment provisions.
- **The proposed fair rate of return process remains problematic.** It introduces potentially significant costs, uncertain timelines, and no clearly established methodology.
- **Housing providers continue to face rising operating costs.** An extended freeze prevents lawful adjustments while insurance, maintenance, utilities, property taxes, and other expenses continue to increase.

The moratorium was intended to be temporary. When Council adopted the temporary rent increase moratorium earlier this year, it established a defined expiration date of December 31, 2026, or the

implementation of a permanent rent stabilization ordinance, whichever occurred first. The City has since completed its legislative work on the permanent Rent Stabilization Ordinance, and more than 9,100 signatures were submitted by community members seeking to place that ordinance before voters.

The referendum is a lawful part of the democratic process and should not become the justification for extending a temporary restriction indefinitely. Under the proposed ordinances, the freeze could remain in effect until voters decide the referendum, potentially extending well beyond the original expiration date. Housing providers who planned around a temporary restriction would now face an uncertain period during which they cannot make otherwise lawful rent adjustments.

The City has not demonstrated the need for emergency legislation. Section 511 of the Santa Barbara City Charter authorizes urgency ordinances when necessary for the immediate preservation of public peace, health, or safety. Santa Barbara's housing affordability challenges are serious, but they are not new. The City's own planning documents identify housing shortages and affordability concerns dating back to at least the 1970s. The City's 2023 AUD Progress Report also acknowledges that restrictive land use policies adopted during that period contributed to today's housing shortage.

While these longstanding challenges require meaningful solutions, the City has not demonstrated what new circumstances necessitate emergency legislation today. More importantly, the City's own staff report acknowledges that the regular ordinance process can be completed before December 31. If the City can accomplish its stated objective through ordinary legislative procedures, what justifies invoking emergency authority?

Existing laws already limit when rent increases can occur. The expiration of the temporary moratorium does not mean that all housing providers can immediately increase rents on January 1, 2027. Existing fixed-term leases, Santa Barbara's one-year lease requirements, and California's rent increase notice and limitation provisions restrict when adjustments may occur. Many housing providers will not be legally positioned to impose an increase on January 1, regardless of whether they wish to do so.

Before declaring an emergency, Council should provide evidence demonstrating how many rental units could actually experience lawful increases immediately following the moratorium's expiration, how many housing providers are expected to impose those increases, and the extent to which those increases are expected to result in displacement. A longstanding affordability challenge does not eliminate the need to substantiate the immediate emergency being claimed.

Santa Barbara already has extensive tenant protections. The expiration of the temporary rent freeze would not eliminate the substantial protections established under state and local law. California's Tenant Protection Act, AB 1482, limits annual rent increases for covered properties to 5% plus the applicable Consumer Price Index (CPI), not to exceed 10%. California law also requires advance notice of rent increases.

In addition, Santa Barbara Municipal Code Chapter 26.40 requires housing providers to offer qualifying one-year leases, with rents generally fixed during the accepted lease term. Chapter 26.50 establishes just cause eviction protections, relocation assistance requirements, certain rights to re-rent, and restrictions related to the withdrawal of rental properties from the market. Chapter 26.60 provides additional protections against tenant harassment and other prohibited conduct.

While these protections have different eligibility requirements, they demonstrate that Santa Barbara already has an extensive framework of tenant protections. Council should evaluate the laws already in place before concluding that extending the moratorium is necessary.

The proposed fair rate of return process remains problematic. The proposed ordinances now include a fair rate of return variance process. While this addresses one of the deficiencies in the original proposal, significant concerns remain. Housing providers would be responsible for half of the hearing officer and hearing recording costs, without an established cost estimate or maximum amount. The ordinance requires a hearing to be scheduled within 60 days but establishes no firm deadline for holding the hearing or completing the entire process. It also fails to establish a clear methodology for calculating a fair rate of return.

Of particular concern is Section 3.K, which expressly contemplates severing the variance process if it is found legally impermissible while preserving the extended moratorium. This provision expresses the City's intent to maintain the freeze even if the process intended to protect housing providers' constitutional rights is invalidated. Housing providers should not be required to navigate an expensive and uncertain administrative process simply to seek a constitutionally required fair return. The addition of this process does not resolve SBAOR's fundamental opposition to extending the moratorium.

Housing providers continue to face rising operating costs. Insurance premiums, maintenance expenses, utilities, property taxes, and other operating costs continue to increase regardless of whether rents are frozen. The original moratorium already required covered housing providers to absorb these costs throughout much of 2026. Extending the freeze without a definite expiration date compounds that burden and creates additional uncertainty for property owners attempting to maintain and reinvest in their rental housing.

Santa Barbara depends on its existing rental housing stock, including smaller housing providers who may have limited financial flexibility. Policies that discourage maintenance, reinvestment, and continued participation in the rental market deserve careful consideration.

SBAOR recognizes the City's concerns about housing affordability and displacement. However, extending a temporary rent freeze does not address the underlying shortage of housing that has challenged Santa Barbara for decades. The City should instead focus on policies that facilitate housing production, remove unnecessary barriers, preserve existing rental housing, and support long-term affordability.

We urge Council to reject both the urgency ordinance and the regular ordinance extending the temporary rent increase moratorium and allow the existing moratorium to expire on December 31, 2026.

Thank you for your consideration.

Sincerely,

Jennifer Berger

Jennifer Berger
2026 President

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From: David Barton
To: City Clerk
Cc: Dina Trenwith
Subject: Apartment Owner Opposition to Proposed Extension of the "Temporary" Rent Freeze Ordinance
Date: Wednesday, November 11, 2026 1:44:41 PM
Attachments: Opposition to Extending Rent Freeze Legislation.docx

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Some people who received this message don't often get email from david.barton9@icloud.com. Learn why this is important

Good afternoon, I will be out of town during next Tuesday's City Council Meeting, so I'm attaching my comments in writing which I would like to be read into the record and/or included at the hearing.

Thank you for your time and attention.

Best,

David H. Barton, Esq.

From: Alfred Pomerleau
To: City Clerk
Subject: Fwd: Maintain RENT FREEZE
Date: Wednesday, November 11, 2026 2:50:28 PM

Some people who received this message don't often get email from apjpomerleau@gmail.com. Learn why this is important

Please note that i had sent before the deadline but forgot the ca in address.

Thanks,
Alfred Pomerleau

---------- Forwarded message ---------
From: **Alfred Pomerleau** <apjpomerleau@gmail.com>
Date: Tue, Nov 10, 2026 at 9:23 AM
Subject: Maintain RENT FREEZE
To: <CLERK@santabarbara.gov>

Dear Sir or Madam,

Please keep the rent freeze intact through the referendum process. Do not allow landlords to take the opportunity to raise rents until the new law, that will limit increases to only 3%, is enacted.

As a long standing resident of Santa Barbara and now retired and living on a fixed income, the ever increasing rent is making it difficult to continue to live in my beautiful city--in time it may be prohibitive... As of now I can work part time but...

I am not alone in this situation. It is shared by many other retirees, the young, the families who hold two jobs, and so on. We should all have the right to afford to live in our community. We, the majority of residents threatened by exorbitant rents serve as the fabric, the essence which makes this place the jewel that it is.

Alfred Pomerleau
[redacted]
SB, CA 93105

From: Matthias Otte
To: City Clerk
Subject: Rent Freeze and proposed extension
Date: Wednesday, November 11, 2026 7:26:42 PM

[Some people who received this message don't often get email from flpilotspb@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To whom it may concern

I am an owner of a duplex in Santa Barbara that is affected by the rent freeze and all other regulations that homeowners were subjected to in the last few years.
As a housing provider I always made sure that I take care of the property, that I charge fair rent, that I allow pets and that I have a good relationship with my tenants.
I grew up in a socialist/ communist country and your (in my opinion) communist approach to strip a homeowner from all his rights are absurd, they are unfair and they serve nobody.
What will happen from here on is that the property will not be maintained as it was in the past, things will not get repaired, I will only sign one year leases for all future tenants and will not renew their lease after the year is up. This will be the consequence for tenants going forward - tenants having to move somewhere new every year. I will simply not care any longer about the tenant, since you already give them all the power and leave a homeowner with none. And if they complain, I will explain to them that the city council created this toxic and ridiculous environment.

It is shameful on the part of the city council to object tenants with these future actions by landlords and it serves absolutely nobody! I worked very hard to purchase a house in SB, I pay my taxes on time and I used to care for my tenants.
You city council people have no idea what it's like to work hard because all you do is sit on your chairs all day contemplating how else you can screw over landlords. You are literally destroying the city and the appeal for anyone to want to invest there. I always compared Santa Barbara to a business class cabin on an airplane. If you want to sit up front, you got to pay a price. It's the same with living in an expensive city.

I hope you come to your senses and recognize that without people like me there wouldn't be any available housing for people wanting to live in the city.

Let it sink in!!!

MO

From: Mike Pugh
To: City Clerk
Subject: Rent Stabilization
Date: Wednesday, November 11, 2026 8:35:06 PM

Some people who received this message don't often get email from mikepugh@gmail.com. Learn why this is important

My name is Mike Pugh. I was raised in Santa Barbara, raised my kids in Santa Barbara, and am now (helping to) raise my grandkids in Santa Barbara. I care very much about our community's past, present, and future.

In such a great place—one where almost everyone would love to live—it is no wonder that housing is a major challenge. I saw it play out over and over in my many years of serving as a mediator in Judge Sterne's small claims court. It can be difficult to be a property owner, a landlord, or a tenant here.

In this complex environment, I would hope that the Council's unique role would be to represent and balance the needs of all of its constituents. Instead, it appears that they've decided to pick one side at the expense of the other. This approach will make the problem worse, not better, and fails to serve anyone well over time.

I ask the Council to change direction, away from the current one-sided "winners and losers" approach that will only result in more lawsuits and referendums and cost and confusion and animosity, and towards a more balanced approach that will improve the situation and lay a foundation for ongoing collaboration.

From: clark
To: City Clerk
Subject: Disabled veteran effected by rent freeze
Date: Thursday, November 12, 2026 8:45:23 PM

Dear City Council Members,

I am a 100% disabled veteran and the owner of a duplex in Santa Barbara. I am not a wealthy corporate landlord exploiting working-class families. I worked hard, scrimped, and saved throughout my life to purchase a rental property where I could provide people with a nice place to live at a fair price.

I urge you to reconsider the rent control measures currently in place and those being proposed in Santa Barbara.

I consider myself a liberal, not a MAGA Republican or someone who wants to exploit working people. I recognize that California's cost of living is a serious problem, and housing affordability is a major part of it. However, rent control does not address the underlying causes of high housing costs. If I believed it actually solved the problem, I would support it. But the research I have read suggests that rent control offers, at best, temporary relief while potentially discouraging investment, reducing housing supply, and damaging a city's long-term housing market.

I have experienced firsthand why this matters. One of my duplex units was barely livable when I purchased the property. I invested in renovating it, transforming it into a beautiful home where a family can live comfortably. That investment was possible because I could reasonably expect to recover the cost through rent. If rental income cannot justify the expense of necessary improvements, what incentive does a property owner have to invest in maintaining or upgrading a unit? Without that incentive, properties deteriorate, and tenants ultimately suffer.

I understand that renters outnumber landlords in Santa Barbara, and I recognize the political appeal of rent control. However, promising voters that rent control will solve the housing affordability crisis when it does not address the underlying problem is misleading and irresponsible. We should be pursuing policies that actually increase housing availability and affordability rather than measures that may make the problem worse over time.

Please consider the long-term consequences of these policies, not just their immediate political appeal. Responsible property owners who invest their own money to provide quality housing should be part of the solution, not treated as the enemy.

Thank you for your time and consideration.

Sincerely,
Clark Wilson

My family owns two small apartment complexes, and we oppose extending the “temporary” rent freeze. Making the ordinance permanent would cause lasting harm to small business owners while failing to address the root cause of affordability.

High inflation drives affordability problems. It peaked at 9.1% in June 2022 and, despite declining in 2026, remains above the roughly 3% average for 2000–2020. Inflation raises costs for ***everyone***—including goods, services, housing, and fuel. Apartment owners’ costs have reached record highs over the past six years, eroding already razor-thin profit margins. Freezing rents foists a regressive tax on apartment owners diminishing land values by further reducing profitability.

We currently have stable housing supply and demand in Santa Barbara. The occupancy rate in Santa Barbara is currently 97.6%; down 0.1% from the prior year indicating a stable rental market. Indeed, for the past 16 years, the number of renter-occupied apartments has remained roughly unchanged, with supply and demand relatively balanced. The issue is inflation, not a supply-demand imbalance.

The proposed legislation also exempts all new apartment buildings from the rent freeze. If the legislation becomes permanent, no owners should be exempt from this regressive tax. Favoring new-building owners over existing owners unfairly burdens small businesses and rewards large developers that need no preferential treatment. We have a constitutional right to equal protection under the law.

At the very least, this legislation should be indexed against inflation such that rent control terminates automatically when inflation returns to 4% or less.

From: Courtney Schmick
To: City Clerk
Subject: Formal Opposition to Proposed Macy's Conversion into 680 Residential Units
Date: Wednesday, November 11, 2026 10:41:20 AM

Some people who received this message don't often get email from cnschmick@gmail.com. Learn why this is important

Dear Santa Barbara City Clerk and Members of the City Council,

I am writing to express my strong opposition to the proposed conversion of the existing Macy's department store into 680 residential rental units.

While I recognize that housing is an important issue in Santa Barbara, I believe this proposal overlooks another equally important aspect of a thriving community: preserving the businesses, retail establishments, and amenities that serve its existing residents.

Santa Barbara is already facing significant challenges with density, traffic, parking, and infrastructure. Adding another 680 residential units raises serious questions about how these existing challenges will be addressed and whether the surrounding area can reasonably accommodate such a substantial increase.

Beyond these concerns, I am particularly troubled by the potential loss of Macy's.

Anyone who has lived in or visited Santa Barbara over the past several decades knows that shopping today is a far cry from what it was in the early 2000s. We have watched department stores close, retail options disappear, and once-vibrant shopping destinations lose much of what made them special.

Macy's represents one of the last remaining major department-store shopping options in Santa Barbara. Losing it would mean losing yet another valuable resource for the community.

Residents still need places to shop. They need somewhere to purchase clothing, shoes, household goods, bedding, gifts, and everyday necessities without having to travel to another city or rely exclusively on online retailers.

A city cannot thrive on housing alone. It also needs the businesses, services, gathering places, and shopping opportunities that contribute to residents' quality of life.

At what point do we recognize that continuing to replace established commercial spaces with high-density residential developments comes at a cost to the character, convenience, and livability of Santa Barbara?

I am not opposed to responsible housing development. However, I strongly believe there must be a balance between accommodating growth and protecting the amenities that existing residents depend upon.

I respectfully urge the City Council and relevant planning authorities to reconsider this proposal and explore alternatives that preserve Macy's and Santa Barbara's remaining major retail opportunities.

Please do not allow Santa Barbara to lose yet another important shopping destination. Once these establishments disappear, they are incredibly difficult to replace.

I respectfully request that this email be included in the public record regarding the proposed development. I would also appreciate information about any available appeal process and upcoming opportunities for public comment.

Thank you for your time and consideration.

Sincerely,

Courtney N. Schmick

From: Charles-Ryan Barber
To: City Clerk
Subject: General Public Comment, Nov 10: Keep the trapeze at Plaza Vera Cruz
Date: Friday, November 13, 2026 10:14:17 AM

Some people who received this message don't often get email from iamcharlesryan@gmail.com. Learn why this is important

Chair and Members of the Parks and Recreation Commission,

This is general public comment on an item not on the agenda.

My name is Charles-Ryan Barber and I live in Las Vegas. I fly at the trapeze at Plaza Vera Cruz. I have been part of the Santa Barbara Trapeze School community since it opened. It is a pillar of the larger Trapeze community, which, for many of us regulars, feels like one big family.

On April 22 staff told this Commission the Master Plan would hold eight neighborhood meetings starting late summer, launch the survey in August and deliver a draft in Winter to Spring 2027. We got seven workshops in late October. The survey opened October 2 and closed October 31. The draft is now Summer 2027.

The trapeze license at Plaza Vera Cruz ends April 2027. That is before the plan is even drafted. Programs should not disappear before the community finishes writing its plan.

In 2024 the City called this partnership very successful. In writing. Keep what works.

This is not only a great Trapeze school for locals, it's actually one of the best in the nation. Running a school like this is incredibly difficult and we don't have nearly enough. Even folks who don't live anywhere near Santa Barbara will make a pilgrimage to fly here from time to time. These guys are a template for how to run a successful and effective Trapeze school, and other schools can and do take note. You are fortunate to host something so special. Please, protect it.

The license should run at least as long as the plan takes. Please recommend extending it through the Master Plan. Put programs first. Hold every Parks partner to the same clear rules.

Please share this with Commissioners and include it in the public record for November 18.

Thank you,

Charles-Ryan Barber
acrobat, artist, adventurer.
[redacted]

From: Rental Agent
To: Santa Barbara City Council
Subject: Homeless/vehicle dwellers
Date: Saturday, November 14, 2026 6:50:30 AM

Some people who received this message don't often get email from rentalproperties805@gmail.com. Learn why this is important

https://www.reddit.com/r/SantaBarbara/s/9eALcA9Z4t

From: Anne West
To: City Clerk
Subject: casa de la raza
Date: Saturday, November 14, 2026 10:36:02 AM

> Some people who received this message don't often get email from anne@sbdreamin.com. Learn why this is important

Casa de la raza building was a piece of crap when I was a kid in the 60's. I can't imagine why the city would want to take on that burden.

Anne West
[redacted]SB, CA 93101

From: Janet Giler
To: City Clerk
Subject: la Cumbre plan
Date: Monday, November 16, 2026 10:19:00 AM

Some people who received this message don't often get email from jzgiler@gmail.com. Learn why this is important

As a member of the community, the density being purposed is ill advisecd. Have you considered traffic flow, goods and services and the impact on the community that slreadu lives here. What is your haste to destroy the the community that lives here

Half of the density you are purposing will still be a hardship for the fire department and schools. And the traffic. I think you have made some terrible decisions and this will go down as the worst one.

Fo you have a city planner on the board.

Just s crazy plsn. Vote it down

Janet Giler Metzenberg
34 years [redacted] Ave redideny

From:	Ptm LLC
To:	Randy Rowse; Meagan Harmon; Mike Jordan; Kristen Sneddon; Eric Friedman; Oscar Gutierrez; Wendy Santamaria
Cc:	City Clerk
Subject:	Public Comment – FY2027 First-Quarter Review and Fiscal Responsibility
Date:	Monday, November 16, 2026 12:38:57 PM

[Some people who received this message don't often get email from pacifictimemanagement@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Mayor and Members of the City Council
City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

Re: The City's financial condition, the cost of recent decisions, and the need for fiscal discipline going forward

Dear Mayor and Councilmembers,

I am writing as a Santa Barbara resident who has read the FY2027 midcycle budget, the City Charter's fiscal provisions, and the Fiscal Year 2027 First-Quarter Review that goes to the Finance Committee on November 17. I am writing now, before three new members join the Council in January and before the next budget cycle begins, because the City's own documents show a city spending more than it brings in, and recent decisions have added to the gap.

I want to begin with credit where it is due. Staff have been candid in writing about the problem. The City created a Section 115 pension trust in 2023, adopted a policy sending surpluses to pensions, raised the cannabis tax, held positions vacant, and launched the Operational Sustainability Initiative. These are responsible steps. The concern is that recent Council decisions are moving faster than the City's ability to pay for them.

Where the City stands today

- The General Fund is running a structural deficit. The first-quarter review projects a FY2027 General Fund deficit of about $3.57 million. Staff state that ongoing revenue "is not adequate to fund the ongoing expenditure growth of existing operations." The City's own multi-year table shows General Fund results after the reserve target were about $35 million short from FY2023 through FY2027.
- Reserves are being used up. The first-quarter report states that "all General Fund contingency reserves were depleted in FY2026." Reserves were already about 20% against a 25% policy target. The FY2027 deficit would come out of the reserve meant for natural disasters, in a city that has lived through fires, debris flows, and drought.
- This year's budget balances only on assumptions that may not hold. It counts on about $1.44 million in savings from vacant positions. It also moves about $2.0 million of utility users tax from Streets to the General Fund, cutting Streets' share from 50% to about 38%. Without these two items, the FY2027 budget would have been about $3 million short when adopted.
- Long-term obligations are underfunded. Pension plans are about 69% funded, against a 90% goal. General Fund capital spending is budgeted at zero, the pavement budget dropped from $7 million to $6 million, and the ADA transition plan was dropped. Deferred maintenance becomes a bigger bill later.
- Other funds are under strain. The Water, Creeks, Santa Barbara Clean Energy, Waterfront, and Streets funds together show about $9.6 million in planned deficits for FY2027. Debt service is also rising sharply in Water, Wastewater, and Waterfront.
- Measure C has a large backlog. About $42.7 million in unfinished prior-year Measure C projects were carried into FY2027. The first-quarter report puts annual Measure C revenue at about $32.0 million against $34.8 million budgeted. This year, $1.0 million of Measure C is also going to the Local Housing Trust Fund rather than infrastructure.

The cost of recent decisions

Each of the following decisions may have merit as policy. None came with a complete, funded plan for what it would cost.

- Short-term rental ordinance. Reported estimates put the loss of transient occupancy tax at about $2.3 to $3.0 million a year, mostly to the General Fund (Edhat; Santa Barbara Independent). At the April budget work session, the City listed these costs as "unknown." Ironically, staff's largest proposed future revenue option is now an increase in the same hotel tax.
- Rent Stabilization Ordinance. It was adopted 4–3 with estimated program costs of about $2.0 to $2.5 million a year, about $500,000 of it from the General Fund. It also needed start-up costs and money for possible litigation

(Santa Barbara Independent; SFGATE).

- State Street Master Plan. It was adopted 6–1 at an estimated $96 million, with grants identified for only part of the cost and no estimate of ongoing operating and maintenance costs (Noozhawk; Edhat). If even $70 million of that were financed with bonds, annual debt service could reach roughly $4.5 million.
- Referendums and litigation. Referendum petitions and legal threats on the rent ordinance and State Street could bring election costs, legal defense, and the reported $1.54 million cost of reopening State Street to cars (Noozhawk; KEYT).

Taken together, these decisions could add $3 to $5 million or more a year in lost revenue and new costs from FY2028 on, before any State Street financing. The Operational Sustainability Initiative, as presented, does not include any of them. Of its roughly $17.8 million in ideas, only about $4 million to $5 million would realistically help the General Fund in the next two years. The rest depend on a 2028 tax measure, a bond that would need two-thirds voter approval, or revenue that belongs to the Waterfront, the Airport, or the tourism district.

The Council's responsibility under the Charter

The City Charter places these decisions squarely with the Council. Section 505 vests all powers of the City in the Council. Article XII gives the Council control of the budget, appropriations, and borrowing. In setting employee compensation, Section 1211 states that the City's economic ability to pay is paramount. The Charter does not require a balanced budget or a minimum reserve. That makes it more important, not less, that each Council choose that discipline itself.

What I am asking the Council to do

1. Require a fiscal note before every vote. Any ordinance, program, or capital commitment should come with a staff estimate of its one-time and ongoing costs, its effect on revenue, and an identified funding source. "Unknown" should not be an acceptable answer at the time of a vote.
2. Update the five-year forecast with every decision already made. Include the short-term rental revenue loss, rent stabilization costs, referendum and litigation costs, and State Street. Do this before approving any new ongoing commitment, and before the FY2028 budget process.
3. Adopt a dated plan to rebuild reserves. Restore contingency reserves first, then reach the 25% target on a public timeline. Stop using the disaster reserve to cover ordinary operating deficits.
4. Do not fund ongoing costs with one-time money. Carryforwards, fund shifts, and vacancy savings should not be used to make a structurally unbalanced budget look balanced.
5. Require a full financing and maintenance plan for State Street before further commitments. That plan should cover grants actually secured, any borrowing and its annual cost, and ongoing operating and maintenance costs.
6. Prioritize Measure C for the infrastructure voters were told about. Publish the project backlog, a delivery schedule, and the updated revenue estimate. Be cautious about shifting Measure C to non-infrastructure uses while the General Fund capital budget is zero.
7. Expand the Operational Sustainability Initiative. Measure it against the full structural gap, including the cost of recent Council decisions, and report progress to the public each quarter.

The incoming Council has a real opportunity. It can start 2027 with a complete and honest picture of the City's finances and set a standard that every future Council can follow: good intentions are not enough without a way to pay for them. Residents expect our leaders to care about housing, downtown, and our neighborhoods. We also expect them to protect the City's ability to keep providing police, fire, streets, parks, and libraries, and to be ready for the next emergency.

Thank you for your service and for considering these requests. I would welcome a written response and am glad to meet with any of you to discuss them.

Respectfully,

Kelly Ary

From:	Nicole Grisanti
To:	Mayor & City Council; City Clerk; John Doimas; Kelly R. McAdoo; Tava Ostrenger; Lori Pedersen; Kelly Gordon
Subject:	FW: New Massage Ordinance
Date:	Monday, November 16, 2026 1:51:18 PM
Attachments:	SB_city_council_letter_2.pdf

From: Dirk <langer@dirklanger.com>
Sent: Monday, November 16, 2026 11:14 AM
To: Nicole Grisanti <ngrisanti@SantaBarbaraCA.gov>
Subject: New Massage Ordinance

> You don't often get email from langer@dirklanger.com. Learn why this is important

Good Morning Nicole,

Could you forward the attached letter to members of the city council, the mayor and the city attorney with a request to read it before their meeting tomorrow. In the letter I am asking the city attorney to send me a response by the end of this week.

Please let me know if you have any questions.

Thank you very much.
Best regards,

Dirk Langer

Dirk Langer

PO Box 95 ● Santa Barbara, CA 93102 ● Phone: [redacted]
E-Mail: langer@dirklanger.com

Date: 16. November 2026

Dear Mr. Mayor, dear members of the City Council, dear City Attorney,

I am writing to you in regards to the new massage ordinance, amending chapter 5.76 of the municipal code, that was voted on in favour at the November 10th, 2026 City Council meeting.
It is my opinion that this ordinance still has serious legal defects.
I brought these up in my previous letter to you and at my in-person comment on November 10th.

First I want to mention that four online speakers were shut out from public comments. The instructions were not clear that hands had to be raised before the start of agenda item 15 at 3:20pm. I was in the room and only heard that the session starts at 3:20pm, I do not recall hearing that you cannot comment after the presentation if your hand was not raised before the start of the session.

I do want to acknowledge the effort by the Santa Barbara Police department to get feedback from the community and taking the time for several in-person meetings. I do understand SBPD's desire to streamline their permitting process and assurance of public safety. However, there are other solutions available without unnecessarily taxing the police department or placing a huge burden on businesses and therapists. Historically, permits and licensing have been used to discriminate against some populations and a balance needs to be struck between public safety not blocking people from working. Myself and others have made proposals over the last nine months how this can be accomplished. However, these were neither taken into consideration in the latest draft of the proposed ordinance, nor taken up by City Council members in the Q&A session with SBPD after the presentation.
In this context, I also want to reiterate again that there is NO evidence of human trafficking in established massage businesses, as evidenced by SBPD police records over the last ten years.
This is a dangerous and anti-Asian rhetoric that unfortunately already was picked up by the media. Specifically, Santa Barbara News-Press already published an article on November 9th that juxtaposed "Human Trafficking" in the headline above a picture of a long time established Chinese operated business on State Street.
(https://www.newspress.com/2026/11/09/santa-barbara-proposes-new-rules-on-massage-businesses-aims-to-combat-human-trafficking/)
This new ordinance clearly targets the Asian owned businesses and will force them to close, eventually. Most, if not all customers, of these businesses oppose the new ordinance.

The permitting issue could be resolved for example by permitting open area and reduced certification hours from approved schools. Requiring CAMTC certification for casual relaxation massage as opposed to clinical/medical bodywork is overreach and does not contribute to public safety, but rather puts people and businesses out of work. A matter that needs to be resolved is school and experience credit for out of state and international certifications, as is customary in other professions.

To require English proficiency in order to attend a school locally is a non-starter. For a casual relaxation massage the financials required by a 500 hour CAMTC certification simply do not work either for the therapist or the business and creates a huge hurdle of entry. The temporary exemption clause in the ordinance does not resolve it, because it sunsets after three years.

If CAMTC is given the exclusive power to determine certification, then as a non-governmental private corporation it suddenly becomes the private gatekeeper as to who can or cannot work in Santa Barbara. As a non-government organization, there is limited transparency and limited recourse in case a dispute arises. CAMTC can only be taken to court in Sacramento.

Furthermore, just for your information, the CEO of CAMTC, who spoke at the November 10th City Council meeting, and affiliated massage schools, are poised to gain financially from the new ordinance. We ran out of time to bring this up at the meeting. You should know that the CEO of CAMTC received a salary of $$555,645 plus $100,000 in other compensation in 2024 (https://projects.propublica.org/nonprofits/organizations/264437635),

as compared to the mean income of massage therapist workers in California of $56,680 in 2023 (https://www.bls.gov/oes/2023/may/oes319011.htm)

This setup is an issue.

You may not be fully aware of the California Constitutional Law issues and I will therefore highlight in yellow the relevant parts quoted from the relevant sections in the last revision, with added comments:

DISQUALIFYING OFFENSE. Any of the following:

1. A violation of Section 236.1, 243.4, 266, 266a, 266e, 266f, 266g, 266h, 266i, 266j, 314, 315, 316, 318, 647(a), or 647(b) of the California Penal Code.

2. Any offense for which registration is required under Section 290 of the California Penal Code.

3. An attempt or a conspiracy to commit any offense described in subdivision 1 or 2 of this definition.

4. An offense under the laws of the United States, of another state, or of any other jurisdiction that would constitute an offense described in subdivisions 1 through 3 of this definition if committed in California.
A person has been "convicted of" a Disqualifying Offense upon a plea or verdict of guilty, a plea of nolo contendere, or a finding of guilt by a court, regardless of whether sentence has been imposed or the matter is on appeal. A person has "committed" a Disqualifying Offense where the conduct constituting the offense is established by clear and convincing evidence, whether or not a criminal charge was filed or a conviction obtained such as in the case of a civil order.

This section lumps major criminal conduct together with minor offenses. The definition and determination of criminal conduct is vague and arbitrary in the highlighted sections.

5.76.050 Exemptions from this Chapter.
…
C. Barbers, estheticians, manicurists, and cosmetologists who are duly licensed under the laws of the State of California, while engaging in practices within the scope of their licenses, provided that such massage is limited solely to the neck, face, scalp, feet, hands, arms, and lower limbs up to the knees, of their patrons.

The above group of people is exempted without requiring any certified hours of massage training at all. So what is the difference to an open area foot massage or chair massage ? There is none.

5.76.070 Exceptions from CAMTC Certification Requirement.
…
B. Limited Exception Certificate. A Limited Exception Certificate may be granted to a person who submits an exception application to the Reviewing Officer providing documented proof of either of the following:
…
3. The limited exception provided for under this Subsection B shall remain in effect until December 31, 2029.

This does not resolve the issue of open area casual relaxation massage, as it still requires a 500 hour certification eventually and sunsets on December 31, 2029. In which case, after this date, everybody will be forced into a 500 hour certification before they can start work.

5.76.090 Massage Establishment Permit Application.

G. The name, date of employment, and list of duties of each person whom the massage establishment employs or retains in any capacity, including each person who performs massage therapy for compensation, whether on or off the massage establishment premises.

This appears to be an undue interference in business operations that similar businesses are not subjected to.

…

J. For each operator of the massage establishment who is not a CAMTC-certified massage professional, the following information:

1. Whether the person has within the five years immediately preceding the date of application been convicted of or committed a Disqualifying Offense.

2. Whether the person is required to register under the provisions of Section 290 of the California Penal Code.

3. The business, occupation, and employment history of the person for five years preceding the date of application, and the inclusive dates of same.

The five year timeline is arbitrary and bears no relationship to the seriousness of the offense. Furthermore it appears that the ordinance is trying to expand on the State of California criminal code by setting an arbitrary punishment, which lies outside the authority of the municipality
Asking for employment history, etc. is an undue interference in business operations and bears no impact on public safety. The city is not hiring the business operator, but merely issuing a permit. Any concerns about criminal history can be covered by a livescan background check.

5.76.110 Massage Establishment Permit Denial.

5. Any operator of the massage establishment has, within five years before the date of the application, been convicted of or committed a Disqualifying Offense.

8. Any operator of the massage establishment, within five years immediately preceding the date of filing of the application, has had a permit or license to practice massage therapy for compensation or to own or operate a massage establishment or business revoked or denied in any jurisdiction.

Convicted is ok, committed is vague and arbitrary. Who determines that ?

5.76.130 Requirements for Massage Establishment Facilities and Operations.

…

C. Additional Requirements for Massage Establishments at a Non-Residential Fixed

...

5. No beds or mattresses are permitted on the premises, other than a floor mat used as described in Subsection B.2 above. No massage establishment shall be used for residential or sleeping purposes, which may be shown by circumstantial evidence such as the presence of bedding, pillows, sleeping bags, suitcases, clothing, toiletries or other personal belongings, cooking appliances, utensils, or food in excess of a business establishments normal requirements.

The above almost exclusively targets Asian establishments and their culture and work ethic. It is not an indication of human trafficking and it is not an indication that somebody lives on the premises. I mentioned this multiple times, but this section is still in the ordinance.

The legal authorities challenging the above sections are:

1. Article XI, § 11 of the California Constitution – Unlawful delegation of legislative/licensing power to a private entity
2. Article I, § 7 of the California Constitution – Equal Protection & Due Process
3. Article I, § 1 of the California Constitution – Explicit Right to Privacy

It is my understanding that the ordinance will be back at the City Council on November 17th and become effective 30 days later on December 17th.

I would appreciate if you could review the objections brought up in this letter and if City Attorney John Doimas could respond by November 21st, 2026.
If we cannot come to an agreement on corrections to the ordinance, I will file a **Complaint for Declaratory and Injunctive Relief**, in Santa Barbara Superior Court on November 25th, 2026.

Thank you for your consideration.

Sincerely,

Dirk Langer

Dirk Langer

From:	Rob Fredericks
To:	Randy Rowse; Oscar Gutierrez; Wendy Santamaria; Kristen Sneddon; Mike Jordan; Eric Friedman; Meagan Harmon; City Clerk
Cc:	Kelly R. McAdoo; Alelia Parenteau; Allison DeBusk; Caroline Paine; Dana Falk; Dale Aazam
Subject:	Housing Authority letter regarding council agenda item #14 on Tuesday: Amendments to the Inclusionary Housing Ordinance
Date:	Saturday, November 14, 2026 12:40:19 PM
Attachments:	Letter to City Council on Inclusionary Ordiance Amendments - 11-14-2026.pdf

---

Dear Mayor Rowse and Council members:

Attached, please find the Housing Authority's comment letter in support of staff's recommendations regarding the amendments to the Inclusionary Housing Ordinance.

Best Regards,

Rob

Rob Fredericks | Executive Director/CEO
Housing Authority of the City of Santa Barbara
808 Laguna Street Santa Barbara, CA 93101
rfredericks@hacsb.org | hacsb.org |
direct 805-897-1051| fax 805-564-7041
TTY English 866-660-4288 | TTY Spanish 866-288-1311

Satisfaction Survey
https://hacsb.wufoo.com/forms/z10vm3va0gs5acu

HOUSING AUTHORITY
OF THE CITY OF SANTA BARBARA
808 Laguna Street, Santa Barbara CA 93101
Phone (805) 965 – 1071 • **Fax** (805) 564 – 7041 • **TTY English** (866) 660 – 4288 • **TTY Spanish** (866) 288 – 1311 • *info@hacsb.org* • *www.hacsb.org*

November 14, 2026

Sent via email

Honorable Mayor and Members of the City Council
City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

RE: NOVEMBER 17, 2026 COUNCIL AGENDA ITEM #14:
INCLUSIONARY HOUSING ORDINANCE AMENDMENTS (CITY2026-00003)

Dear Mayor Rowse and Members of the City Council:

On behalf of the Housing Authority of the City of Santa Barbara, I want to thank City staff, the Planning Commission, and the Ordinance Committee for their thoughtful work on the proposed Inclusionary Housing Ordinance amendments. We strongly support the proposed amendments and urge the City Council to adopt the staff recommendation, including the $91 per square foot rental offset fee throughout the City, without a reduction for the Central Business District.

As outlined in our October 5, 2026, letter to the Ordinance Committee, our position remains unchanged. We are particularly concerned with the Planning Commission's recommendation to reduce the rental offset fee from $91 to $73 per square foot within the Central Business District. We believe such a reduction would undermine the very purpose of the City's inclusionary housing requirements.

Our first priority is to have affordable homes built within the new developments. Inclusionary housing creates opportunities for moderate-income households to live near jobs, services, and transit, alongside their neighbors. The proposed 10% rental inclusionary requirement, with rents targeted at 110% of Area Median Income, addresses a segment of our workforce whose housing needs are often not served by traditional affordable housing funding programs. As staff correctly acknowledges, revenues generated from offset fees are unlikely to replace these moderate-income homes because most affordable housing funding sources are directed toward lower-income households.

The proposed offset fee provides developers with an entirely new option to satisfy their inclusionary housing obligations without constructing a single affordable unit. This flexibility has substantial economic value. Developers choosing this alternative avoid the 90-year affordability covenant, restrictions on rents, tenant income verification, annual reporting, and ongoing compliance obligations associated with onsite inclusionary housing. They also retain greater flexibility in the future financing and sale of their properties. These benefits have real economic value and should not be overlooked when evaluating the appropriate offset fee.

We believe developers will continue to find the option of paying $91 per square foot attractive for these reasons. Reducing the fee to $73 per square foot would only create an additional financial incentive to avoid constructing the affordable homes that the ordinance is intended to produce.

The Council Agenda Report further reinforces our position. Staff's additional financial feasibility analysis concludes that constructing onsite inclusionary units is less costly than paying the proposed $91 offset fee, thereby encouraging the actual production of affordable housing. Importantly, staff also recognizes that avoiding the ongoing obligations associated with a 90-year affordability covenant provides tangible benefits to developers that are not captured in the Residential Nexus Study.

Moreover, the BAE Residential Nexus Study demonstrates why new market-rate development should contribute meaningfully to affordable housing. As we noted in our October 5 letter, Appendix D, Tables 26 and 28, estimates that every 100 new market-rate rental units generate demand for approximately 22 additional homes affordable to lower- and moderate-income worker households through the local spending of new residents. The same analysis supports a maximum rental offset fee of $91.41 per net residential square foot, which staff has conservatively rounded down to $91.

At the proposed $91 rate, the City would collect approximately $740,000 for each inclusionary rental unit not constructed onsite. Reducing the fee to $73 would lower that contribution to approximately $590,000, a loss of roughly $150,000 per affordable home forgone. These are meaningful dollars in a community where the cost of producing affordable housing continues to rise.

We also recognize arguments that reducing or eliminating inclusionary housing requirements in the Central Business District would encourage additional market-rate development. However, the CBD is already substantially built out, with limited opportunities for new development and numerous factors influencing project feasibility. We question whether the City's modest 10% inclusionary requirement is truly the determining factor in whether a project moves forward. Before weakening an important affordable housing policy, there should be compelling evidence that doing so would actually result in additional housing production rather than simply improving the financial returns of projects that would otherwise proceed.

We recognize the importance of encouraging additional housing development downtown. However, encouraging downtown development and ensuring that affordable homes are part of that development should not be competing objectives. We appreciate staff's suggestion that any consideration of reduced fees to incentivize downtown development would be more appropriately evaluated through the proposed Better Buildings Pilot Program rather than through a blanket reduction in the inclusionary housing offset fee.

The offset fee is a new compliance option, and we agree with staff that the City should first evaluate how it performs before considering reductions. There is no compelling reason to discount the fee before we have even determined whether developers will choose to utilize this new flexibility.

The people who keep downtown Santa Barbara running deserve the opportunity to call it home. If downtown growth does not include homes for the people who work there, we risk turning the Central Business District into an Exclusionary Housing District.

For these reasons, the Housing Authority respectfully urges the City Council to adopt the proposed Inclusionary Housing Ordinance amendments and accompanying fee resolution as recommended by staff, retaining the $91 per square foot rental offset fee citywide, including the Central Business District.

Thank you for your continued leadership and commitment to addressing our community's affordable housing crisis.

Sincerely,

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA



ROB L. FREDERICKS
Executive Director/CEO

From:	Rachel Murphy
To:	City Clerk
Cc:	Kristen Miller
Subject:	Public Comment for 11/17/26 City Council Meeting - Agenda Item 14
Date:	Monday, November 16, 2026 9:48:22 AM
Attachments:	image.png 2026_11_16_InclusionaryHousing_SBCityCouncil.pdf

Hello,

Please share the following public comment (attached and below) for the November 17 City Council meeting with the Councilmembers, and to be added to the public record.

This public comment is from the Santa Barbara South Coast Chamber of Commerce, regarding agenda item 14 - Inclusionary Housing Ordinance Amendments.

Thank you for your assistance!

November 16, 2026

Santa Barbara City Council
City of Santa Barbara
735 Anacapa St.
Santa Barbara, CA 93101

Re: Inclusionary Housing Ordinance Amendments

Dear Mayor Rowse and City Councilmembers,

The Santa Barbara South Coast Chamber of Commerce represents hundreds of businesses in the City and advocates for responsible policies that meaningfully increase local housing stock. Workforce housing remains one of the most pressing challenges facing our regional economy. Local businesses across all industries continue to experience significant hiring and retention issues due to the lack of local housing supply for their employees.

The Chamber strongly supports the City's goals of improving housing feasibility and affordability. However, we oppose the proposed Inclusionary Housing Ordinance amendments because they would make housing production less financially feasible. The City's Inclusionary Housing and In-Lieu Fee Study demonstrates that typical multifamily projects are already financially infeasible under the existing inclusionary

housing rules. Yet, the proposed changes retain the same requirements and double the rental in-lieu fee from $25 to $50 per square foot. The new offset fee is also set at the highest legally defensible amount, $91 per square foot for rental projects. This results in costs of approximately $740,000 per affordable unit, or about $3.17 million for the 43-unit project cited in the staff report.

The Chamber respectfully urges the City not to adopt the proposed amendments and to explore other policies that truly expand housing opportunities. We strongly recommend that any changes to the current inclusionary housing policy be justified by a feasibility analysis. The Chamber stands ready to collaborate with the City on housing policies that encourage long-term investment, new construction, stability in the housing market, and progress toward the City's Housing Element goals.

Sincerely,



Kristen Miller
President and CEO - Santa Barbara South Coast Chamber of Commerce
Kristen@sbscchamber.com

RACHEL MURPHY | Public Policy Coordinator
SANTA BARBARA SOUTH COAST CHAMBER OF COMMERCE
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SANTA BARBARA
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November 16, 2026

Santa Barbara City Council
City of Santa Barbara
735 Anacapa St.
Santa Barbara, CA 93101

Re: Inclusionary Housing Ordinance Amendments

Dear Mayor Rowse and City Councilmembers,

The Santa Barbara South Coast Chamber of Commerce represents hundreds of businesses in the City and advocates for responsible policies that meaningfully increase local housing stock. Workforce housing remains one of the most pressing challenges facing our regional economy. Local businesses across all industries continue to experience significant hiring and retention issues due to the lack of local housing supply for their employees.

The Chamber strongly supports the City's goals of improving housing feasibility and affordability. However, we oppose the proposed Inclusionary Housing Ordinance amendments because they would make housing production less financially feasible. The City's Inclusionary Housing and In-Lieu Fee Study demonstrates that typical multifamily projects are already financially infeasible under the existing inclusionary housing rules. Yet, the proposed changes retain the same requirements and double the rental in-lieu fee from $25 to $50 per square foot. The new offset fee is also set at the highest legally defensible amount, $91 per square foot for rental projects. This results in costs of approximately $740,000 per affordable unit, or about $3.17 million for the 43-unit project cited in the staff report.

The Chamber respectfully urges the City not to adopt the proposed amendments and to explore other policies that truly expand housing opportunities. We strongly recommend that any changes to the current inclusionary housing policy be justified by a feasibility analysis. The Chamber stands ready to collaborate with the City on housing policies that encourage long-term investment, new construction, stability in the housing market, and progress toward the City's Housing Element goals.

Sincerely,



Kristen Miller
President and CEO - Santa Barbara South Coast Chamber of Commerce
Kristen@sbscchamber.com

From: john campanella
To: City Clerk
Cc: Kelly R. McAdoo; Allison DeBusk; Dana Falk
Subject: Fwd: Inclusionary Housing Ordinance Amendments - November 16, 2026
Date: Monday, November 16, 2026 11:46:00 AM
Attachments: Inclusionary Housing Ordinance Amendments, November 16, 2026.docx

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City Clerk:

Good morning.

Please distribute to the City Council, my letter attached on Inclusionary Housing Ordinance Amendments, Item 14. on tomorrow's agenda.

Thank you.

John Campanella

November 16, 2026

Mayor and Councilmembers:

Please consider the following comments and recommendations regarding the proposed Inclusionary Housing Ordinance Amendments.

Goal

Encourage private developers to either include affordable housing in their projects or pay fees that support the production of affordable housing by nonprofit organizations.

Facilitation

Establish a financially feasible policy that provides private developers with a realistic choice between these two alternatives.

Role of City Council

Evaluate and approve an Inclusionary policy supported by financial feasibility analysis and capable of achieving the City's intended housing production goals.

Current Status

As analyzed in Attachment 3 to the staff report, Financial Feasibility Analyses:

- Either building affordable housing or paying a proposed Offset Fee are considered "not likely feasible" under the proposed amendments.

This finding applies to both the Rental Mixed-Use Large Prototype (43 units) and the Owner Prototype (15 units).

The BAE study assumed a $150 per sq ft residual land value for the rental prototype and $125 per sq ft residual land value for the owner prototype.

Question: Downtown Land Costs

The City's goal is to significantly increase housing production within the Downtown Priority Overlay. This raises an important question:

What is the current estimated cost per sq ft of the downtown properties identified as vacant or underdeveloped in the Housing Element?

These land costs should also be incorporated in BAE's financial feasibility analyses to provide a more realistic assessment of the incentives needed to make downtown development financially feasible.

Recommendations

1. **Building Affordable Housing**: Have BAE determine how many bonus market-rate units would be required to make each building prototype financially feasible, and also take into account downtown land costs.

2. **Offset Fee Alternative**: Have BAE determine the Offset Fee per sq ft that would make this alternative financially feasible for each building prototype, and also take into account downtown land costs.

3. **Finalization of Inclusionary Amendments**: Defer final adoption of the amendments until these additional financial analyses and recommendations are available for Council review.

Comments on Alternatives

* Approving amendments that are considered not likely feasible and relying on monitoring over the next few years would do little to advance project approvals or affordable housing production during the current RHNA cycle.

* Applying the proposed Better Buildings Pilot Program incentives to encourage greater Inclusionary housing production downtown may be premature. The underlying amended Inclusionary policy has not yet demonstrated financial feasibility. Both programs should be evaluated together to understand their combined financial impact and their potential contribution to downtown housing production.

Conclusion

The objective should be to adopt an Inclusionary policy that results in the production of both affordable and market-rate housing.

Before adopting the proposed amendments, Council should have the financial modeling necessary to determine how many bonus market-rate units and what level of Offset Fee would make both alternatives financially workable, particularly in the downtown.

The fundamental issue is how best to balance Inclusionary requirements and incentives to actually get housing built.

Thank you for considering these comments and recommendations.

Sincerely,

John Campanella

From:	Cassandra Ensberg
To:	Santa Barbara City Council; Holly Perea
Subject:	C Ensberg Letter to CC Nov 17, 2026 Re Item 15
Date:	Monday, November 16, 2026 2:54:50 PM
Attachments:	HOUSING INCLUSIONERY LETTER TO COUNCIL.pdf Hughes Building Study for 36 Units.pdf

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Good afternoon!
Please distribute the attached letter and Hughes Building Study attachment to the Mayor and Council.
I hope they will have the time to read!
Thank you,
Cass Ensberg

Cassandra Ensberg, Artist, FAIA Architect, LEED AP
805 455 8332
https://www.10westgallery.com/cassandra-ensberg
https://cass-ensberg.squarespace.com/
http://ensbergjacobsdesign.com/

What we do matters. *Working to serve the Santa Barbara community through volunteerism and by promoting collaboration in development to promote and preserve Local Art & History, the Natural World, & Santa Barbara Style Poetic Beauty in our Built Environment!*

This message is intended only for the individual named and may contain confidential information. If you are not the addressee, please respond via email to notify us that you have received this email by error, and please delete all email and contents permanently.



November 16, 2026

To: **Santa Barbara Mayor and city Council**

Regarding: **Inclusionary Housing Ordinance Amendments,**
November 17, 2026 Council Agenda Item 15

Thanks to all and especially the planning staff for this very important work.

The struggle to develop Housing and particularly affordable housing continues here in Santa Barbara and everywhere. I write this letter for the intent of helping the discussion and decisions on this complicated issue as we search for a workable solution.

Housing in Downtown Santa Barbara is an intense change of use from the historically zoned commercial urban core of the city. The downtown is already the most complex area and the requirements for conversion to housing means that realistic regulations are needed to achieve our goals of mixed-use development with housing that will bring vitality to our urban core.

As an architect, the job, as I see it, is to understand the goals and constraints and to design in a sensitive, inspired, and balanced way to meet code and safety requirements that respects and enhances community values.

I am an advocate for balanced development. I support housing, especially affordable housing and recognize that the funding to provide affordable housing is a great need and an extreme challenge.

I offer the following for your consideration:

A critical element that I believe is not well understood is the extraordinary difficulty and increased costs to development that is a result of our geography, geology, and climate – all make Santa Barbara beautiful, delightful, desirable, in high demand, and unaffordable. Our sloping terrain, intense storm water flow, storm surge, high water tables, flood zones, high fire areas, earthquake faults, etc., and poor expansive soils sometimes full of large boulders make design and construction difficult and expensive.

Another critical element is how passionate Santa Barbara is about environmental protections and the design of our built environment. On the planning side this requires careful thought for design in a Santa Barbara style and quality that meets community expectations. Thankfully, Santa Barbara is fortunate to have many skilled designers and developers who appreciate and understand our scale and style and the importance of including the community in the design and development process.

For sustainability and preservation, I believe enabling adaptive reuse of our buildings to the greatest extent is essential. My understanding is that as currently written, the Adaptive Reuse Ordinance limits additions on existing buildings. The relevant portion of the ordinance is inserted below.

E. **Existing Buildings.** An adaptive reuse project shall be located within the existing building envelope, with no additions proposed outside the building volume, except as follows:

1. Maximum 600 square feet or 10% of the existing building floor area, whichever is greater, of additional floor area is allowed outside the existing building envelope to provide residential amenities that serve all units on-site (such as a laundry room, bicycle storage room, or recreation room).
2. Additions necessary for egress, circulation, accessibility, or other improvements to comply with the Building Code, are allowed outside the existing building envelope, up to the minimum size required by the Building Code.
3. Residential additions may be constructed within the existing building envelope, such as mezzanines and lofts.

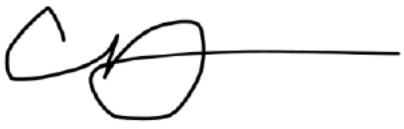
This means that vertical addition(s) of floors needed (particularly in the downtown area) to achieve necessary density for conversion into housing is very limited under the Adaptive Reuse Ordinance. I believe that very few existing buildings will qualify under the Adaptive Reuse Ordinance, as written, and will not qualify for the benefit and result in an infeasible development.

Given the extreme challenge and the need for housing in the downtown El Pueblo Viejo Historic District (Gutierrez to Sola between Chapala and Anacapa), I hope that projects that preserve building façades and propose vertical addition up to the 60' maximum can be included in the Adaptive Reuse Ordinance and be exempt from the affordable inclusionary housing provision. **Alternatively, that another possibility be considered.** Provide for a lesser per SF rate (determined through collaboration between the city and developers) for an "opt out" provision that will **help build the Affordable Housing Fund and result in a feasible project.**

I also believe that Historic Landmarks Commission design review is not only of great value but should be required (per the Charter) to help guide the design of these projects in the historic district. *Attached is one example of a possible approach to the housing development on a study of a typical downtown building produced as part of the AIASB Charrette 2020 Team 5B 900 Block collaboration with team member and architect Jacon Niksto. Thanks, and all proper credits to AIA SB Charrette 2020 and to the members of Team 5B 900 Block.*

Finally, another way to think about it.
A natural benefit of our condensed little town is that affordable housing developments are naturally integrated and sprinkled throughout the community. And - both Non-Profit and Private developments of larger units can enable families to live as a traditional multi-generational household with young and elder family members.
I know this from personal experience. When covid came, we brought my mother from the Villa Santa Barbara to live with us for 6+ years until she passed at the end of 2025 at 97 years. Living with us was where she most wanted to be and she always said she was "deliriously happy". Not only was it a good use of our home and good for our family, but a space at the Villa SB also became available for another elder.

Thank you for your time and consideration on this very complex and important matter.



Cassandra Ensberg, FAIA Architect, longtime resident, and artist

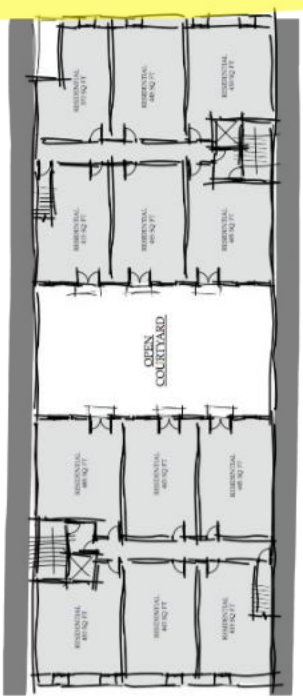


EXISTING STATE STREET FACADE

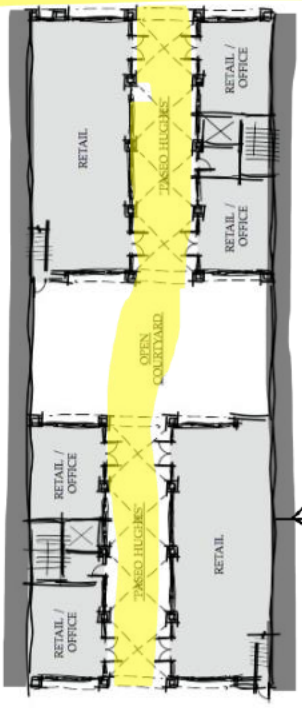


PROPOSED STATE STREET FACADE

Rear Paseo to Canary



Upper 3 Levels
Residential (36 Units)



Street Level Commercial

Property Line
Zero Setback
(Typ. on N &



State Street

HUGHES BUILDING RENOVATION ADDITION HOUSING STUDY SKETCH

917 State Street

This Study is from the **AIASB Charrette 2020** By the **Team 5 B 900 Block** architects & architect team member **Jacob Nitsko***.
The study shows a possible solution for mixed use development with commercial and a new public Paseo on the street level and 36 units of housing on three upper levels. The original two-story street façade is preserved. Two new four-story structures are built behind the historic façade with a courtyard between them to provide the required natural light and emergency egress. This is an example of how housing might be achieved on an historic building on a typical narrow downtown lot with zero lot line setbacks in the historical El Pueblo Viejo District.

Cassandra Ensberg, FAIA Architect Oct 24, 2026
*Proper thanks and credits to AIASB Charrette 2020, Team 5B
900 Block architects & architect team member Jacob Nitsko