From:	Ana Garcia
To:	City Clerk; Nicole Grisanti; Kelly R. McAdoo; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon; Randy Rowse
Subject:	Chelsea Lancaster submitted speaker form and is eligible to speak.
Date:	Tuesday, January 13, 2026 7:49:39 PM

[Some people who received this message don't often get email from aggarcia3735@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

From: Molly Buchholz-Sørensen
To: City Clerk
Subject: Reinstate Lobster Jo"s Permits- SB Parks & Rec
Date: Tuesday, January 13, 2026 5:04:29 PM

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

Good afternoon.

My name is Molly Sorensen, and I am the mother of two elementary school-aged children. I would like to express my support for Joseph Evers and Lobster Jo's camps and after-school programs.

Our Santa Barbara household values outdoor time and community connection. Our children began in a play-based, co-op preschool affiliated with Santa Barbara City College, and those values continue to guide our family today. We make a conscious effort every day to ensure our children spend time outdoors because we believe it builds resilience, confidence, and a lifelong appreciation for nature.

We have participated in many programs through Parks and Recreation, private providers, and local nonprofits, but Lobster Jo's stands apart. While other programs have shifted focus over time, Lobster Jo's has remained consistently centered on the needs and well-being of the children. Programs like skateboarding at Skater's Point and Beach Camp are not just activities, they are meaningful experiences where children grow, take healthy risks, and form lasting memories.

We trust Joseph Evers with our children, and his programs reflect the very best of what this community offers. I respectfully ask you to support the continuation of Lobster Jo's programs through Parks & Recreation.

Thank you for your time.

Molly Sorensen
520 Plaza Rubio
Santa Barbara, CA 93103

From: Brooke Ebner
To: City Clerk
Subject: Support of Lobster Jo Camp
Date: Tuesday, January 13, 2026 3:06:40 PM

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

Dear Members of the Santa Barbara City Council,

I am writing as a Santa Barbara parent to respectfully urge you to keep **Lobster Jo's** summer camp open.

My eight-year-old son, Sebastian, struggles during the school year. Academics are challenging for him, and school can often feel discouraging despite his best efforts. Summer camp at the beach, however—particularly at Lobster Jo's—has been a true respite and relief. It is one of the few environments where he doesn't feel behind or frustrated, but instead feels capable, confident, and successful.

At Lobster Jo's, Sebastian thrives. He excels. The challenges are fun, the expectations are encouraging, and the atmosphere is joyful. This is entirely due to the care, attention, and energy that Lobster Jo and his staff bring each day. They are attentive, genuinely caring, and full of enthusiasm—their energy rivals that of the children themselves. Seeing my son come out of camp each day happy, proud, and confident often brings tears to my eyes.

If this camp were to go away, it would be a significant loss for our family. For my son, it would feel like yet another "failure" in a world where he already works so hard just to keep up. I also have a four-year-old who is eagerly looking forward to attending Lobster Jo's alongside his big brother—an opportunity I would be heartbroken to see disappear.

What makes Lobster Jo's so special is that it provides a place where children feel safe without even needing to think about it. They simply enjoy the beach, build confidence in the water, form friendships, and experience pure joy. For parents, it is rare and invaluable to be able to leave our children somewhere knowing—deep down—that they are cared for and protected.

Please do not shut down this opportunity for the children of Santa Barbara. Lobster Jo's is not just a summer camp; it is a vital community asset that supports children's confidence, mental well-being, and love for our coastline. Families like mine depend on it more than you may realize.

Thank you for your time, your consideration, and your service to our community.

With sincere gratitude,
Brooke Ebner
Santa Barbara

Mother of two grateful campers

BROOKE EBNER
Realtor | *Lic#:* 01923719

805.453.7071

Brooke@EasterTeamRealtors.com | Associates@EasterTeamRealtors.com

2 CONVENIENT OFFICE LOCATIONS

1170 Coast Village Road, Montecito, CA 93108

3868 State Street, Santa Barbara, CA 93105

EasterTeamRealtors.com | Instagram | Facebook | LinkedIn

THE Easter TEAM

BERKSHIRE HATHAWAY | California Properties
HomeServices

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From: Byanka Johnson
To: City Clerk
Subject: Lobster Joes
Date: Tuesday, January 13, 2026 2:06:02 PM

> You don't often get email from byankajohnson17@outlook.com. Learn why this is important

I am sad and disappointed to hear that the contract with Lobster Joes has been cancelled by the City of Santa Barbara. Is there a way to implement a City Of Santa Barbara Swim instructor and or Lifeguard to add a layer of security and safety to the children in the program? Please consider my opinion, as my family and I benefit from summers with Joseph and his program Lobster Joes. I believe the city of Santa Barbara creates a beauty environment full of art and potential growth to all it citizens and others within the county. I myself travel to Santa Barbara from Lompoc so my children may enjoy the beach in a safe an practice manner. My children know how to swim in the ocean, balance on a board and protect the environment of the ocean because of the wonderful program that is Lobster Joes.
I thank you for you time and commitment to a beauty and safe city;
Byanka Jessica Johnson
San Marcos High School class of 2006
La Cumbre Middle School 2002
Harding Elementary 1999

Byanka J Johnson
8057081117

From: Brian Wainwright
To: City Clerk
Subject: Formal Support for Joseph "Lobster Jo" Evers – Youth Program Contracts
Date: Tuesday, January 13, 2026 1:44:39 PM

> Some people who received this message don't often get email from wainwright@pstat.ucsb.edu. Learn why this is important

Dear Members of the City Council,

I am writing as a longtime Santa Barbara resident and parent to express my strong support for Joseph "Lobster Jo" Evers. I was deeply concerned to learn that the City is considering not renewing the contracts for his summer camps—programs that have become an essential pillar of our local community.

My sons have attended Lobster Jo's camps every summer for the past five years. Whether it is the beach camps or the skate camps, these programs are consistently the absolute highlight of their year. As a parent, I have been completely satisfied with the level of staffing, the rigorous safety standards, and the genuine fun Jo provides.

For me, what sets Jo apart is an attention to detail and a level of care for our children that is truly "next level." To illustrate:

At the end of his first stint at Lobster Jo's beach camp years ago, my oldest son (now 10) accidentally left his hat behind on the final day. A full year later, when we arrived for the first day of the new summer season, Jo saw us and immediately yelled out, "Baby Bozo! I have your hat!" Not only had Jo saved that hat for an entire year, but he also remembered my son out of hundreds of campers, remembered his self-anointed nickname, and had the item ready the moment we stepped onto the sand. This isn't just "good customer service"—it is a testament to a man who deeply values the families he works with.

Joseph Evers is an independent local entrepreneur who has spent years developing these camps and fostering deep-rooted relationships within Santa Barbara. His care and concern for the community in which he lives and works are beyond reproach. Arbitrarily ending these contracts dismisses his years of dedication and disrupts a vital service that our families trust and love.

Taking these camps away from a proven local business owner who is so vehemently invested in this City and community is unacceptable. I urge the City to recognize the unique value Lobster Jo brings to our youth and renew his contracts immediately.

Thank you for your time and for your commitment to our community's families.

Sincerely,
Brian D. Wainwright, PhD.
731 Cook Ave.
Santa Barbara, CA. 93101

From:	George Thomson
To:	City Clerk
Cc:	Eric Friedman; Randy Rowse; Mike Jordan; Holly Perea
Subject:	Lobster Jo"s Beach Camp
Date:	Tuesday, January 13, 2026 1:02:04 PM

> Some people who received this message don't often get email from pellea10@gmail.com. Learn why this is important

Dear Mayor and Council,

I am writing in support of Lobster Jo's summer camps. Our family loves Jo's beach camps—they are incredibly fun, safe, and well run, and our kids have attended multiple sessions since 2022. I'm disappointed to hear Jo's contract to run summer camps is not being renewed. I encourage the City to reconsider. Jo's camps are unique because of the passion and experience Jo and his staff bring to camp. They truly are what makes this camp so wonderful! Jo hires experienced and responsible surfers, swimmers, and lifeguards that also know how to work with young kids. Working with kids in and around the ocean is challenging and Jo has done an excellent job over the past four years running a very popular summer program for the City. Why end a great thing?

A September 2024 Parks and Recreation Commission report indicates there were 17 City summer camps run by third-party independent contractors, including Lobster Jo. Is the City considering terminating all 17 third-party contractors' agreements or just Lobster Jo's? The report cites "Lobster Jo's is my child's favorite camp every summer! The counselors are super fun and it's always a positive experience!" I agree with the report and wonder if terminating Jo's contract is more about increasing revenue. If that's the case, I hope the City can reconsider and value the great community service Lobster Jo provides for kids and the dozens of jobs he provides for his highly-qualified staff. My daughter, who will be entering high school next year, was really looking forward to being a junior counselor at Lobster Jo's Beach Camp. I hope to see this camp being offered next summer.

Sincerely,

George Thomson

San Roque

From: Gina Fischer
To: City Clerk
Subject: for general public comment re: support for Lobster Jo"s beach camps for kids
Date: Tuesday, January 13, 2026 12:41:27 PM

> Some people who received this message don't often get email from ginafischer0710@gmail.com. Learn why this is important

Dear esteemed Council and Mayor:

I encourage the City of Santa Barbara Parks and Recreation Department to re-evaluate its decision regarding contracting with Lobster Jo's summer camp and to work with him as a partner in providing safe, meaningful programming for local children.

Last summer, my son participated in the camps successfully, and what stood out most was the strong engagement, especially of young boys and tweens—kids who were safe, together, outdoors, off devices, and genuinely connecting with one another. Opportunities like this are increasingly rare, particularly for our boys, and they play an important role in healthy social development. We need more avenues that foster outdoor time, connection, confidence, and positive mentorship for our children—not fewer - especially during the summer when school is out. I respectfully encourage Parks and Recreation to improve communication and reconsider including Lobster Jo in future summer offerings for our city's kids. I'm happy to discuss further if you would like.

--Gina Fischer

From: Camille Johnson
To: City Clerk
Subject: Lobster Jo"s Summer Camps
Date: Tuesday, January 13, 2026 12:38:12 PM

> Some people who received this message don't often get email from cj9556@icloud.com. Learn why this is important

Dear Members of Santa Barbara City Council,

My name is Camille Johnson, and I am writing to you as both a community member and a staff member of Lobster Jo's Summer Camps. I am reaching out to urge you to continue to support this summer camp and to allow it to continue running in Santa Barbara County.

I began working at Lobster Jo's during the Summer of 2024 at the East Beach Summer Camp. From the first day that I met Joseph Evers and my coworkers, I could see the dedication, love, and passion that is in this company.

When being interviewed for this position, I distinctly remember when Mr. Evers was describing the mission of the camp and what his goals were with the camp and the passion that he had was contagious. I knew I had to work with this company to help build the community and the excitement of summer camp.

I have seen firsthand the positive impact that this program has made on the children and families in our community. Every morning the campers are racing in front of their parents to get down to the sand to meet their friends and counselors, and every afternoon the campers are doing everything in their power to stay for just a few minutes longer.

This camp is an invaluable resource for our community, providing children with a safe, enriching, and memorable summer experience. It is not only beneficial for the children, but also for the parents, being one of the most affordable camps in Santa Barbara County. Through this camp, Mr. Evers has also provided weekly scholarships to multiple children whose families can not afford summer day care; which you can not find at many other places.

The kids that go to Lobster Jo's Summer Camps are not only enjoying their summer vacation, but they are learning social and emotional skills, teamwork, friendship building, and how to appreciate the ocean and play outdoors; which is so crucial with how much technology is in the world today.

There is truly no other camp like Lobster Jo's.

I thank you for your time and commitment to serving and bettering our city. I would be happy to provide additional information or share more about my experiences working at the

camp if that would be beneficial.

Sincerely,
Camille Johnson
Camp Counselor at Lobster Jo’s Summer Camp

From: Emily Carter
To: City Clerk
Subject: SAVE LOBSTER JO"S!
Date: Tuesday, January 13, 2026 12:10:42 PM

> Some people who received this message don't often get email from eec45@nau.edu. Learn why this is important

Dear Santa Barbara City Council Members,

I am writing today in support of Lobster Jo's Camps. I understand that the City of Santa Barbara's Parks and Recreation Department did not renew Lobster Jo's recreation contract, citing "program safety" as a possible concern.

As a mother to a 7-year old in Santa Barbara, we have enjoyed several summers and winter breaks with Lobster Jo's SB and Goleta programs. My son has never had a negative experience and in fact, I credit this camp and camp counselors with aiding in his overall development; building his self-confidence, social/environmental awareness, as well as his ability to build and maintain friendships with kids from around the country. Safety has never been a concern for me. Counselors are very sharp, engaging, and dedicated to enhancing the kids' experience. I recommend this camp to every parent I come across and remark on how much I wish this was available to me when I was growing up in SB.

It would be a terrible shame to lose this program. It is an inclusive, affordable, and reliable childcare option in a mostly affluent community where other camps are prohibitively expensive (i.e. Zoo camp, Moxi, Laguna Blanca) or fill up 6 months in advance.

Please reconsider this decision and save Lobster Jo's!

Sincerely,
Emily Carter

From: Allie Joyce
To: City Clerk
Subject: Don’t take away Lobster Joe’s
Date: Tuesday, January 13, 2026 11:20:36 AM

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

Good morning,

This my email is my request to Not take away these summer camps from the kids!

My daughter loves this! And it is reasonably priced compared to all the other camps in Santa Barbara.

PLEASE DO NOT STOP THIS CAMP!

Allie Joyce

From:	Gr8 Spirit Relay
To:	Santa Barbara City Council
Cc:	Cathy Murillo; Art Cisneros - Chumash Elder; Jose Manik Ajpu Munoz - Mayan TimeKeeper; Anupam Tewari; Sunburst Community - Patricia Paulsen; Hymon Johnson; Carolynne Diane Fargey; Jill Proctor; Thomas Van Stein
Subject:	American Buddhist Peace Resolution to Washington DC
Date:	Tuesday, January 13, 2026 10:39:21 AM

American Buddhist Peace Resolution

To the Santa Barbara Mayor and City Council Members, January 13, 2026:

Today I'll read my public comment prepared 3 weeks ago before your office was closed for the holidays.

Wow, tens of thousands of Peace Walkers joining my colleagues, my Dharma Brother Buddhist Monks, on their Walk for Peace this week on the way to arrive at the White House on Feb12 Lincoln's birthday, greatly inspiring the 2026 American Peace March to the White House from Santa Barbara California as the theme for a popular Reality TV Show which I hope to produce this year.

global-emergency-alert-response.net/PeaceTV1.html

This local Charlotte NC news article says their Facebook page just went over a million subscriptions, received 61.4K likes in 14 hours, shared 6.4K times with 4.3K comments. Their new Facebook group is "Walk for Peace - Official Community" where members can post.

https://www.charlottestories.com/tens-of-thousands-expected-walk-with-buddhist-monks-as-they-arrive-in-charlotte-this-week/

Please view a few of my recent Facebook posts since my last week's email, showing the amazing turnouts for this Walk for Peace as it goes through various towns:

https://m.facebook.com/story.php?story_fbid=pfbid02ZEwQsz5ayQHdAksKbtj6KQqk4iLdERH65uXjRhTKj6SBMPidLTaWNLALUPVrLFLpl&id=61583528999169&mibextid=wwXIfr

https://m.facebook.com/story.php?story_fbid=pfbid02XKmBkS7v3xhrk2WHAkTMr6xyicdMs5fQAgG29HVYMqDFCYx45YR8FW1JMVSmwy5kl&id=61583528999169&mibextid=wwXIfr

https://m.facebook.com/story.php?story_fbid=pfbid031HeDDVL17JYsnuKiNTjhZgNbp4Gdoeoe6FWkJEdUYdwhecphh5oSM2DsFwL65H1Tl&id=100000150470787&mibextid=wwXIfr

https://m.facebook.com/story.php?story_fbid=pfbid025yMhfiNLV1x31VPiZw9c8qyPmDmshVkgmFcgi3q52t9LjinAFFsbchvUWhAUPXKul&id=100063584348496&mibextid=wwXIfr

You can keep updated at the Walk for Peace facebook page at:

https://www.facebook.com/walkforpeaceusa

And at the new Facebook group page at:

https://m.facebook.com/groups/walkforpeaceusa/

My first "Inspirational PocketBook" is called "Restoring the Great Law of Peace: How to Tell the Whole Truth" - to Scientifically Correct America and to End All Wars Forever - published in 2024 by Amazon:

https://www.amazon.com/dp/B0DC5FRHDS

[You can also read it online for free at:
https://docs.google.com/document/d/13IVNkSXtqFyIUsDl9ABS_fvT5o9sKI_lSeEgSUGYe6M]

Sincerely

David Williams

From: Haley DePass
To: City Clerk
Subject: City Council Meeting 1/13/2026 - Public Comment
Date: Tuesday, January 13, 2026 10:15:27 AM

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

PLEASE CONSIDER THIS MY PERSONAL ENTRY OF PUBLIC COMMENT FOR THE CITY OF SANTA BARBARA CITY COUNCIL MEETING on JANUARY 13, 2026 AT 2pm:

Dear Council Members of the City of Santa Barbara,

I am writing to express my support for the Lobster Jo's East Beach/Waterfront camps, and to implore you to reinstate Joseph Evers' Parks & Recreation contract.

My son, who has struggled with speech delays and severe ADHD, has absolutely thrived while attending the Lobster Jo's beach camp these last four summers. Because of Jo and his group of well qualified counselors, my son has completely blossomed in confidence both physically with swimming & surfing, as well as verbally and mentally while making new friends and creating lasting connections at camp. Lobster Jo's not only provides a space for active children to get out all their energy (a parent's dream), but has also created an educational and safe environment for children as well.

I have had several years of experience with Jo and his counselors, and can confidently say they always prioritize the health, happiness, and well being of every child within their care. Jo has created an honest, transparent and communicative environment for us parents, which is something that has made me a loyal patron to these camps. Every parent, especially a working parent, wants to leave their children in the hands of someone who will not only keep their child safe, but will help them flourish as human beings as well and this has definitely been mine and my son's experience with the Lobster Jo's camp. My son has become educated in the ways of the water, with marine life, ocean conservation, and just overall social and verbal skills during his time spent at Lobster Jo's. This type of education is beyond invaluable to my son and to myself, as a working single Mother.

I personally was a swim coach, swim lessons teacher, and lifeguard for several years and can clearly see Lobster Jo's camp's commitment to our children's safety when it comes to being in and around the ocean. Jo has sufficient supervision per the amount of children within the camps, and prioritizes organizing the campers based on their swimming abilities with color coded rash guards and ample counselor in-water and on-beach monitoring. Any speculation regarding safety concerns, I personally would deem outright absurd, speaking as someone who not only has personal experience in water-safety, but has had their child in Lobster Jo's camp nearly every week for four summers. Part of being a Santa Barbara resident is knowing the value of having such close proximity to our beautiful beaches, and what a privilege it is to be able to give our children supervised access to the Santa Barbara beach life nearly every day of Summer break! That is why Lobster Jo's is truly a staple in this community - no other

camp can provide the unique, affordable, educational fun that Jo's does.

For the children who do not want to swim, surf or sand, Lobster Jo's Arts and Skate camp has provided additional fun, safe, and creative spaces for all of Santa Barbara's kids. I'll reiterate that Lobster Jo's is also one of the *only* affordable camps provided by Parks and Rec; the price point is significantly lower than the majority of the other camps provided by the City's Parks and Rec division. As a single, working parent, having an affordable yet fun and safe place to bring my child to every day of summer is truly worth every penny.

My son is absolutely crushed at the thought that Lobster Jo's East Beach camp will not be there for the 2026 Summer season and beyond. It was his hope to keep going to Jo's until he was old enough to become a counselor himself; an idea I was very excited for as well. Lobster Jo's has provided an excellent space for Santa Barbara's high school and college students to work within their community and gain real life experience helping today's youth. To take that away would be truly devastating to children, parents, young adults, and the community at large.

I hope that the council reconsiders the Park's decision, and reinstates the East Beach/Waterfront Lobster Jo's beach, arts, and skate camps, because the alternative would be an absolute loss for so many reasons.

--
Kind Regards,

Haley DePass
--
W:hdepass@sbcag.org

From:	Carmen Rhodes
To:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Cc:	City Clerk; Jill Zachary; Parks and Recreation
Subject:	Urgent: Please reconsider the contract for Lobster Jo's Beach & Skate Camps
Date:	Tuesday, January 13, 2026 9:50:09 AM

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

Dear Mayor and City Council Members,

I am writing to you as a Santa Barbara resident and a working parent of three children (ages 10 and twin 7 year olds) to express my deep concern regarding the Parks and Recreation Department's decision to end its contract with Joseph Evers, whom we have gotten to know as "**Lobster Jo**."

Our family has relied on Lobster Jo's camps for the last three years. It is more than just a summer camp to us; it is a vital community resource - a place where two of my three kids learned to skateboard and a camp that has made my kids summers a beach filled fun time. I am asking the Council to direct the Parks and Recreation Department to reconsider this decision for the following reasons:

- **Affordability & Accessibility:** Lobster Jo's is consistently one of the most affordable full-day camp options offered through the city. For a family with three children, finding high-quality, full-day childcare that doesn't break the bank is incredibly difficult.
- **Unique Youth Programming:** The combination of beach safety, surfing, and skating provided by Joe and his team is unique to our area. My children have developed immense confidence and a deep love for our local coastline through these programs.
- **Local Business Support:** Lobster Jo's is a beloved local fixture. Choosing to discontinue this partnership feels like a loss for the unique culture of Santa Barbara's youth recreation.

We want to see our city continue to partner with programs that prioritize our children's outdoor education while remaining financially accessible to working families.

Thank you for your time and for all you do for our community. I look forward to hearing how the City intends to address the gap this decision leaves for local parents.

Sincerely,

Carmen Rhodes

731 Cook Ave.

Westside Neighborhood

From:	Carmen Rhodes
To:	City Clerk
Cc:	jo@lobsterjosbeachcamp.com
Subject:	Urgent: Please reconsider the contract for Lobster Jo's Beach & Skate Camps
Date:	Tuesday, January 13, 2026 9:47:16 AM

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

Dear Mayor and City Council Members,

I am writing to you as a Santa Barbara resident and a working parent of three children (ages 10 and twin 7 year olds) to express my deep concern regarding the Parks and Recreation Department's decision to end its contract with Joseph Evers, whom we have gotten to know as "**Lobster Jo**."

Our family has relied on Lobster Jo's camps for the last three years. It is more than just a summer camp to us; it is a vital community resource - a place where two of my three kids learned to skateboard and a camp that has made my kids summers a beach filled fun time. I am asking the Council to direct the Parks and Recreation Department to reconsider this decision for the following reasons:

- **Affordability & Accessibility:** Lobster Jo's is consistently one of the most affordable full-day camp options offered through the city. For a family with three children, finding high-quality, full-day childcare that doesn't break the bank is incredibly difficult.
- **Unique Youth Programming:** The combination of beach safety, surfing, and skating provided by Joe and his team is unique to our area. My children have developed immense confidence and a deep love for our local coastline through these programs.
- **Local Business Support:** Lobster Jo's is a beloved local fixture. Choosing to discontinue this partnership feels like a loss for the unique culture of Santa Barbara's youth recreation.

We want to see our city continue to partner with programs that prioritize our children's outdoor education while remaining financially accessible to working families.

Thank you for your time and for all you do for our community. I look forward to hearing how the City intends to address the gap this decision leaves for local parents.

Sincerely,

Carmen Rhodes

731 Cook Ave.

Westside Neighborhood

From: Peter Meehan
To: City Clerk
Subject: comment regarding Lobster Jo"s agreement with the city
Date: Tuesday, January 13, 2026 9:41:15 AM

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

To the Clerk, to Jill E. Zachary and Adam Porte, to and anyone involved in this decision:

Without any insight as to why the city has chosen not to execute a personal services agreement with Lobster Jo's Camps for FY2027, me, my kids, and our friends and neighbors who've participated in Lobster Jo's camps find ourselves angry, sad, and flummoxed by your choice.

It feels anti-kid, anti-working parents, and anti-community.

Lobster Jo's camps have been the bedrock of our kids' Santa Barbara summers — we've even had friends from LA bring their children up to enroll for a week because of the magical, inclusive, and downright joyous mix of education, care, and entertainment Lobster Jo and his squad create for the kids every single day on the beach.

Lobster Jo's camps are easier to get into than many options offered in this city; they are a welcoming space for kids that aren't trying to become professional lifeguards or athletes but still want to be outside in the sun; they employ caring, intelligent folks to take care of our kids.

My sixth grader wanted me to note the counselors are "so kind," that the camps are "an amazing place to make friends," and that the flexibility of Lobster Jo's camps — which give kids choice to lean into challenging swims or play on the sand depending on how they're feeling — are another part of what makes them, as she put it, "special" and "amazing."

I'm writing this note in support of Lobster Jo and really in support of the City making the right choice to renew with Mr. Evers and keep these inclusive, affordable and fun camps on our city's waterfront, where they most absolutely belong.

Thank you,

Peter Meehan (and Joni Meehan, 12)
Hope Avenue, Santa Barbara

From: Julie Link
To: City Clerk
Subject: Fwd: Concern Regarding Loss of Lobster Jo's Beach Camp Services
Date: Tuesday, January 13, 2026 8:32:21 AM

> Some people who received this message don't often get email from julie@syncmarketing.net. Learn why this is important

Ensuring receipt so that you have it for today's meeting.

Julie Link | Co-Founder
SYNC MARKETING
o 323.596.7962 | f 323.372.3919
2025 Chief Marketer Agency of the Year 100% Women Owned Business

Begin forwarded message:

From: Julie Link <julie@syncmarketing.net>
Subject: Concern Regarding Loss of Lobster Jo's Beach Camp Services
Date: January 11, 2026 at 8:07:26 AM PST
To: "Clerk@santabarbaraca.gov" <Clerk@SantaBarbaraCA.gov>

Dear City of Santa Barbara Officials,

I am writing as a parent of two young children and a long-time member of the Santa Barbara community to express my concern regarding the recent decision that prevents Lobster Jo's Camp from continuing to operate and offer services to local families.

Over the years, I have enrolled my children in a wide range of local camps, including Zoo Camp, Stowe Camp, UCSB Camp, soccer camps, and several others. While each of these programs has its merits, none has come close to the experience my children had at Lobster Jo's. This camp stood apart in a way that was immediately noticeable, both to my children and to me as a parent.

The level of care, enthusiasm, and genuine engagement shown by the counselors was unlike anything we have experienced elsewhere. The staff clearly love what they do. Each day, my children were welcomed with enthusiasm, warmth, and encouragement, creating an environment that felt joyful, safe, and deeply supportive. The counselors were communicative, receptive to questions, and attentive to each child's needs. As a parent, this level of professionalism and responsiveness provided significant peace of mind.

Santa Barbara's beaches are one of the community's greatest assets, and Lobster Jo's Camp offered a rare and meaningful opportunity for children to engage with this environment in a structured, positive, and enriching way. With this camp no longer operating, children in our community will have very limited opportunities to experience beach-based programming of this quality, and families lose an

important option that simply cannot be replicated elsewhere.

This decision has also had a very real impact on our family. Lobster Jo's was the one and only camp we had planned for our children this summer. Its sudden closure has completely changed our summer plans and left us scrambling for alternatives that we know, from experience, will not provide the same level of care or enrichment.

I respectfully ask that the City consider the significant value this program provides to families and children in our community, and whether there is a path forward that allows Lobster Jo's Camp to continue operating. The loss of this camp is not just the loss of a business, but the loss of a meaningful community resource.

Thank you for your time and consideration. I sincerely hope the City will take into account the voices of parents and families who rely on programs like this and recognize the positive impact Lobster Jo's Camp has had on so many children.

Thanks,

Julie Link

805-895-1984

Julie Link | Co-Founder
SYNC MARKETING
o 323.596.7962 | f 323.372.3919
2025 Chief Marketer Agency of the Year 100% Women Owned Business

From:	Laura Leavitt
To:	City Clerk
Cc:	andrew brock
Subject:	Save Lobster Jo"s!!
Date:	Tuesday, January 13, 2026 7:45:48 AM
Attachments:	Save Lobster Jo"s!.pdf

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

To the Santa Barbara City Council,

I am writing to strongly encourage the City Council to renew Lobster Jo's contract to continue operating its camps and programs. As a parent of two young boys, ages 6 and 7, I can personally attest to the tremendous value Lobster Jo's provides to our community.

For the past two summers, our children have attended Lobster Jo's camps, and they have absolutely loved them. The programs strike a rare and essential balance: they are safe, engaging, well-supervised, and genuinely fun for kids. Our boys come home happy, active, and excited to return each day.

Equally important, Lobster Jo's has been a vital source of dependable childcare for our family. Like many working parents in Santa Barbara, we rely on affordable, high-quality programs to support our ability to work and contribute to the community. Lobster Jo's has consistently provided care that is both accessible and trustworthy—something that is increasingly difficult to find.

The staff are attentive, professional, and clearly committed to the well-being of the children in their care. The outdoor-focused programming promotes physical activity, confidence, teamwork, and a love for our local environment, all of which align with the values Santa Barbara holds for its youth and families.

Losing Lobster Jo's would create a significant gap in affordable childcare and recreational programming for local families. Renewing their contract would demonstrate the City's commitment to supporting children, working families, and community-based programs that truly make a difference.

Thank you for your time and for considering the voices of families who have directly benefited from Lobster Jo's outstanding programs. I urge you to renew their contract and allow them to continue serving Santa Barbara's children.

Sincerely,

Laura Leavitt, Andrew Brock, Decker (age 7) and Holden (age 6)

[Proud Santa Barbara Residents who trust and rely on Lobster Jo's]

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Laura Leavitt, Andrew Brock, Decker (age 7) and Holden (age 6)

[Proud Santa Barbara Residents who trust and rely on Lobster Jo's]

From:	John Jennings
To:	City Clerk
Cc:	jo@lobsterjosbeachcamp.com
Subject:	Lobster Jo"s Beach Camp
Date:	Tuesday, January 13, 2026 7:17:23 AM

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

Hello City Council

I am writing in response to the news that Lobster Jo's beach camp is at risk of not being able to service our community this summer.

Jo and his team have created an incredibly special environment for the children in our community, and over the last 3 years our family has had countless fantastic experiences at the different camps our 8 year old son has attended.

Ask any of the children who have attended this camp, and they'll tell you its special! The experiences my son has had range from getting on a surfboard for the first time, to learning how to build the most secure sand fort that East Beach has ever seen, and so much in between. Without fail, every pick up was met with an enormous smile, proud memories from the day, and a face full of colored zinc sunblock.

I could go on and on about the special moments Jo has helped create, but ultimately want to share the overwhelming support that he, and the camps, have from our community. Jo has built something genuinely special in a relatively short amount of time, and I hope that the city can work towards a solution that will allow for these memories to continue being made. I have a tremendous amount of respect and admiration for Jo, and look forward to seeing the continued positive impact he has made on Santa Barbara.

Best
John Jennings

From: Michael Merenda
To: Santa Barbara City Council; Barbara Anderson; Talhia Dorado; Nicole Grisanti; F&P Comments
Cc: Dr. Michael Merenda; benjamin.peterson@sen.ca.gov; SaludCarbajal@mail.house.ca.gov
Subject: Joseph D.
Date: Monday, January 12, 2026 11:26:07 PM

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

There is a gentleman named Joseph D.

He was questioned by Police Officers when Faith Puchta about his relationship with Faith. (I believe Puchta is correct spelling)

I actually reported Joseph D. to PATH Staff about his mistreatment of Faith Puchta many months ago.

Apparently she was used to being mistreated!

I know people who have Autistic Children.

They are all successful.

In spite of Autism and subsequent diagnosis.

There was an incident when Joseph D. was in the elevator with Faith, apparently doing drugs.

Joseph D. is seriously addicted and of course convinced Faith Puchta to join in his indulgences.

There were many times Joseph D. and Faith Puchta were in elevator.

Joseph D. knows how to speak to Police Officers, having many, many encounters with Police Officers.

Why was Joseph D. not held responsible for the drugs he gave to Faith Puchta when Faith was arrested?

We all knew Joseph D. was giving Faith Puchta drugs!

Why wasn't Joseph D. held accountable?

Are the Police Officers now practicing HARM REDUCTION?

Apparently Joseph D. is disturbed by my presence.

He is now talking smack about me when I pass, but recently he stopped doing this.

Faith Puchta was disturbed by Joseph D. using drugs.

I believe it was an incident when encountering Joseph D. in Elevator.

This created a disturbing jealousy.

I believe Faith Puchta picked up on the fact I also have Autism.

There was definitely a connection I will only discuss in Private.

Joseph D. has been using Black Tar Heroin.

A friend, also invited to use this drug, Described the ramifications of using Black Tar Heroin.

Wouldn't the Police Commission like to learn where Black Tar Heroin is made available to Residents of Santa Barbara CA?

This is another example of Harm Reduction!

I am not able to find the whereabouts concerning Black Tar Heroin.

I do not belong to the inner circle using Black Tar Heroin.

Residents believe they are protected by Harm Reduction.

Michael Merenda
MerendaMusicMethod@gmail.com
805-979-6046

From: Chanda Fetter
To: City Clerk
Subject: Lobster Joes is NEEDED
Date: Monday, January 12, 2026 8:13:37 PM

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

To Whom It May Concern -

I'm writing to express the need for our local camps, especially Lobster Joe's! As a working parent, these camps are essential to get us through the Summer. The level of organization, education, community and convenience Lobster Joe's provides, has proved it to be one of the MOST popular camps for us local families! The impact this camp has provided is immeasurable! My daughter has learned so many fun skills and made so many lasting relationships throught this experience. The level of organization and professionalism is far greater than anything else offered locally. Exploring new things in such a supportive and safe environment is essential for our kids, Lobster Joe's does an amazing job at that!

I ask on behalf of my family and MANY others, that you consider renewing their recreational contract for future years to come. I really don't know what we're going to do this Summer w/o the ability to use this camp! I own my own business and work long hours, even during the Summer, these camps are our lifeline! This program is one of the gems SB has to offer, please don't take it away!

Chanda Fetter
Owner/Master Trainer
www.coresportsb.com
State Street Ballet Board

From: Connor Byrne
To: City Clerk
Subject: Lobster Jo"s Beach Camp is Safe
Date: Monday, January 12, 2026 7:59:10 PM

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

Hi Santa Barbara,
I worked at Lobster Jo's Beach Camp Summer 2022, and I can assure you Lobster Jo's beach camp and I can assure you we took safety very seriously. All workers are CPR certified, we swim tests to assess campers' swimming competency and make sure those who don't wear life jackets at all times in the water. Workers are constantly watching the water from the beach, and when kids are in the water, we have at least one adult in there with them.

We also make sure the kids are kept safe from unknown adults by checking them in with their parents and checking them out to their parents. All children are always accounted for. We also keep the camp area clear from unknown adults. Children always participate in the buddy system, so no kids are left alone with an adult.

We follow all proper safety protocol, so I would like some clarification on what is considered unsafe. I have known Jo for years and I know he takes feedback very seriously, so I wish that the Santa Barbara Parks and Recreation team would have let Jo know what problem they thought they knew about, so that Jo has the chance to address it directly.

This camp was one of the best camps for kids, and everyone loved it. Kids who had no friends on day 1 would have many friends on day 5. In addition we had many returning kids, so it was a great opportunity for great friendships to grow over the 5 successful years of Lobster Jo camps. Is it really worth cancelling such a great program over an unspecified concern? Me, the parents, and all the kids who attended the camp would have to say an emphatic "No".

Thank you,
Connor Byrne

From:	Charlie Stelzer
To:	City Clerk
Subject:	CStelzer Letter in regards to Lobster Jo's Beach Camp
Date:	Monday, January 12, 2026 7:25:03 PM
Attachments:	City Council speech.docx

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

Good afternoon. And thank you for being here on behalf of Lobster Joe's Beach camp! My name is Charlie and I've worked for Santa Barbara Parks & Recreation as an Inclusion Specialist for over 10 years now. I've known Joe and worked with him since he started his program here in Santa Barbara I believe five years ago.

I would like to tell you about a few things I've noticed about Lobster Joe's program, and what it means to the kids first and the community as a whole.

First, I notice a little girl, probably in first or second grade, on the first day of camp, crying and telling her mom that she's scared and doesn't want her to leave. I notice one of Joe's staff members come over, get on her level, and talk with her for a few minutes while her mom signs her into camp. A few minutes later, the child walks away with the young adult looking for a new friend to look for seashells with. A few days later, I hear the same little girl telling her mom she doesn't want to leave the beach because she's having so much fun playing games on the beach with her new best friend.

I also notice the gracious smiles and heartfelt thank yous from the parents as they leave their children for the day in the hands of the trusted and energetic staff members, who have been there on the beach for two or three hours setting up for the day's events: carting huge 60 or 70 pound bins of safety equipment, life jackets, boogie boards, surf boards, toys, buckets, balls, volley ball nets, tent awnings,

buckets of beads, squirt guns, and the all-mighty Mega Sup. All of this they do without complaint, because they know the kids are going to have a wonderful beach day.

I notice a little guy on the beach afraid to take the beach swim test because he's afraid he won't be able to make it to the raft. After a few moments I see Joe and one of his crew members chatting with the little guy, and they walk into the surf chest-high with him until he feels like he's gone far enough. They call out, he earned the reddest shirt today! He was so happy. I noticed a few days later he was riding on Joe's board on his knees!

Thursday is beach cleanup day. I noticed a camper who wasn't interested in cleaning up the beach. A councilor approached him and said "I hear you don't feel like picking up trash today. Maybe if we go look for treasures, we could take some home. Maybe if we don't find any treasures we could make some treasures from the trash we find." After about half an hour they proudly returned with half a bucketful of "treasure". The next few cleanup days I noticed him carrying the Lobster Joe flag leading the group.

I notice there are a lot of kids that are interested in surf fishing on the beach. One day I have a group of probably 10 kids waiting in line for their turn for the opportunity to catch a fish, each of them holding a sand crab they caught earlier in their hands. One little camper caught a fish and was extremely excited that it was the

first fish she had ever caught. She couldn't wait to tell her family and her fisher mom and uncle that she caught a baby shark on the beach all by herself.

Another young angler caught a surf perch and was so excited, umping up and down and yelling "I caught a monster!" until she noticed a drop of blood on the lip and yelled "Is that blood? I don't think I want to catch fish anymore, I'm glad I found out now that I don't want to fish anymore!" She quickly released the fish and hopped down the beach to catch up with a friend.

Another thing I notice is the sense of community that Lobster Joe's Beach Camp brings out. Every afternoon at pickup after the beach day is done there's a flurry of good cheer, laughter and music, kids talking to parents about their day, high fives and hugs from parents to staff. Parents knowing that their children had a great beach experience, trusting that the kids were safe, and dry, and tired. Knowing that their kids would be excited about returning the next day. And being relieved that they have a safe and reliable place for their kids to play, explore, and build lasting confidence and friendships.

Another thing I've noticed is Lobster Joe's beach, art, and skate camps are very unique to Santa Barbara, and there's nothing else like it anywhere on the West Coast.

Thank you, and see you on the beach.

From: Ben Burleson (gmail)
To: City Clerk
Subject: Please reconsider Lobster Jo's
Date: Monday, January 12, 2026 6:45:14 PM

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

Dear Santa Barbara City Council Members,

I'm writing as a local parent and community member to urge you to reconsider the decision not to renew the recreation contract for Lobster Joe's Camps.

This camp has been my children's favorite summer experience year after year. They come home beaming, more confident, more independent, and genuinely excited about what they've learned. Lobster Joe's doesn't just keep kids busy; it teaches them about the ocean, environmental stewardship, teamwork, and respect for the world around them. It instills curiosity, responsibility, and a deep sense of confidence that carries far beyond summer.

This is exactly how childhood summers should be spent, outdoors, learning, building character, and developing a connection to our coastline and community. Programs like Lobster Joe's are rare, affordable, and incredibly impactful, especially for families who rely on safe, enriching local options.

The loss of this program directly affects families like mine and removes something truly special from Santa Barbara. I strongly encourage the City to explore every possible path to bring Lobster Joe's Camps back. Our kids deserve access to programs that educate, inspire, and empower them, and our community is better because of it.

Thank you for your time, consideration, and commitment to the families of Santa Barbara.

Sincerely,

From:	Daniel Shepherd
To:	City Clerk
Subject:	letter of support for Lobster Joes
Date:	Monday, January 12, 2026 6:25:37 PM
Attachments:	LJ_letter.pdf

> Some people who received this message don't often get email from dcs261@gmail.com. Learn why this is important

Please see attached. Text pasted below.
Respectfully,
Daniel Shepherd, MD

January 12, 2026

Dear Santa Barbara City Council,

I am writing to express my support for Lobster Joe Camps, which my child has been attending for several years. She has tried various camps in town, including tennis, cooking, zoo, trapeze, ice skating, swim, farm, theater, and other beach camps. However, Lobster Joe's is the only camp she eagerly participates in each year. I genuinely appreciate having at least one reasonably priced option in our community that my child truly enjoys.

The cost of childcare is a significant burden for many families, especially during the summer. Parents must manage work obligations, childcare needs, and the high cost of living in Santa Barbara. The growing popularity of summer camps often leads to them filling up quickly on registration day, adding additional stress for families. Parents in Santa Barbara need Lobster Joe's; without this camp, many children risk spending their summer days at home or wandering the streets instead of engaging in enriching activities at the beach or creating art. Is this what the City wants?

As an Emergency Physician and Public Health professional, I prioritize community health. As a parent, my child's safety is paramount. At Lobster Joe's, I have never had concerns about her well-being. The counselors are engaged and attentive, ensuring she feels safe and well-cared-for. We have even enlisted several of the counselors as babysitters outside of camp hours, which speaks to our trust in their care.

The atmosphere at Lobster Joe's is positive and inclusive. I deeply appreciate what Mr. Evers has built for our community, and losing this valuable resource would be a significant loss. I urge you to reconsider and support the continuation of Lobster Joe Camps for the benefit of our children and families.

Respectfully,

Daniel Shepherd, MD
Emergency Physician, South Coast Emergency Medical Group serving Cottage Health
Medical Director, Santa Barbara County Emergency Medical Services Agency
President, Emergency Medical Services Directors' Association of California

January 12, 2026

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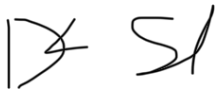

Daniel Shepherd, MD
Emergency Physician, South Coast Emergency Medical Group serving Cottage Health
Medical Director, Santa Barbara County Emergency Medical Services Agency
President, Emergency Medical Services Directors' Association of California

From: Lindsey B
To: City Clerk
Subject: Lobster Joe Plea to KEEP
Date: Monday, January 12, 2026 6:05:00 PM

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

To whom this may concern,
My name is Lindsey Steele and I have lived in Santa Barbara my entire life. When I moved up to San Francisco as an adult, we started bringing my 3 children down for summers to spend doing surf camps and of course, Lobster Joes. I describe it to my friends as being the quintessential summer camp on the beach where kids learn the importance of respecting Mother Nature, enjoying the beauty of Santa Barbara and bonding with like minded families.

To say I was shocked at the news that it was shutting down was an understatement. Two of my three kids cried. If liability is a problem, can't we parents sign a waiver? Lobster Joes is the best part of my children's summer and I can imagine why on earth this would be taken away from them. Please let me know what I can do.

Thanks,
Lindsey
(805)886-1758

From: Elihu Bogan
To: City Clerk
Subject: Public comment in support of Lobster Jo"s Summer Camp
Date: Monday, January 12, 2026 5:55:35 PM

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

Dear City Council,

It has come to my attention that the City Parks and Rec department has cancelled the summer beach camp operated by Jo Evers (Lobster Jo's), and is now attempting to replace his program with an in-house version. I wanted to express my support and appreciation for what Mr. Evers has built over the past 3 years, and express my disappointment with the way he's been treated.

Jo's program has been the only city-run summer camp my two high-energy boys have loved, year-in and year-out (and I have tried half a dozen of them over the years). It gets them on the beach all summer, with counselors they love. It is affordable, it is inclusive, and it has improved each year with better communication and safety standards. I wish all camps were run this well.

I heard from Jo last week that the City Parks & Rec department decided last fall to cancel Jo's contract for this summer's camp, and refuses to consider a Special Events permit to allow him to continue to operate independently. I called the Parks & Rec department to inquire, and was told 'the department has no public comment.' This is a decision that has a HUGE impact on my children's summer, and I demand more transparency in this decision.

I've been told that the reasons given by Parks and Rec for Jo's termination were related to a (single?) counselor complaint of under-staffing, despite the programming being staffed well above city- and state- requirements. This is something that is quantifiable and should be proven. For the record, I have always been impressed by the ratio of counselors to campers for a beach camp. I also understand that Parks & Rec cited a single safety-related incident from 3 YEARS AGO related to teaching a camper to fish with a pole spear _at the camper's parents' request_. That complaint did not require any action 3 years ago, but it conveniently resurfaces now.

If these are the only two reasons given for discontinuing an otherwise exemplary camp, I object. If there's something I'm not being told, I apologize. The lack of transparency has not inspired any confidence in the decision.

It's my understanding that the City is now trying to copy Lobster Jo's this summer as an 'in-house' camp, and has so far failed to find a suitable replacement for Mr. Evers's program, in part because the most suitable candidates to lead it are disgusted by the way the City has treated his program, and don't want to deal with a parks and recreation department that cannibalizes its most entrepreneurial staff. Our family shares that sentiment - If the City tries to run a 'knock-off' camp after pushing Mr. Evers out, we will not be attending.

I would appreciate more transparency in this decision and the City's unwillingness to allow Mr. Evers to at least operate with a Special Events permit this summer. He is trying to build something special, and the City should help, not hinder that. Thank you.

Sincerely,
Elihu Bogan

From: Margot Plummer
To: City Clerk
Subject: Lobster Jo"s
Date: Monday, January 12, 2026 5:47:11 PM

[Some people who received this message don't often get email from margot2028@sbms.org. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear City Council,

I have heard that Lobster Jo's will be replaced by a different camp. Lobster Jo's is my favorite beach summer camp, so I don't understand why such an amazing camp is being shut down. Lobster Jo's is really fun and completely safe. The camp gave me some of my favorite summer memories, and it did nothing to deserve being shut down. So please, don't shut down the best summer camp ever.

Sincerely,

A kid who loves Lobster Jo's Beach Camp

From: Caitlin K. Jennings
To: City Clerk
Cc: jo@lobsterjosbeachcamp.com
Subject: Urgent Community Impact: Loss of Lobster Jo's Camps and Path Forward for Summer 2026
Date: Monday, January 12, 2026 4:51:18 PM

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

Dear Members of the Santa Barbara City Council,

I am writing as a Santa Barbara parent of an eight-year-old who attended Lobster Jo's Camps for three consecutive summers, from ages five through eight, and as part of a dual–full-time working household that relied on these camps for essential weekday childcare. More importantly, **I am writing about what this program meant to my child James and what its loss means to our community.**

The City's decision not to renew Lobster Jo's recreation contract represents a profound loss not just for one operator, but for children, working families, and Santa Barbara as a whole.

For my son, Lobster Jo's was not interchangeable with other camps. After his first summer, he begged us not to sign him up for anything else except Lobster Jo's and Elings BMX. We tried many local programs—none were terrible, but none compared. **What made Lobster Jo's special was the rare combination of genuinely engaged counselors who wanted to be there, hands-on learning without lectures, and Jo Evers' enthusiasm that infused every part of the experience.** These counselors knew the kids personally. Years later, they still stop to greet my son by the nickname he earned at camp.

Most striking was **my son's growth in confidence and ocean safety.** At five, he would barely enter the water past his knees. This past summer, early in the season, he passed the deep-water swim test. He was scared—but the counselors cheered him on and gave him the support he needed. That moment **fundamentally changed his relationship with the ocean**. He now boogie boards confidently with friends, understands water safety, and no longer stands on the shore wishing he were braver. That is not incidental. That is life-shaping.

Over three years, we were **never once notified of a safety incident, violation, or concern raised by the City**. Safety expectations were clearly communicated, daily check-ins and check-outs were handled by counselors who knew each child by name, and Jo himself was an ever-present, accessible leader. Compared to other camps, Lobster Jo's was more attentive, more personal, and deeply safety-conscious—especially near the water.

This decision harms far more than one family or one business. It harms working parents who depend on reliable childcare. It harms children who thrive in outdoor, experiential learning environments. It harms families without access to private nannies or elite camps—particularly given the **significant number of needs-based scholarships** Jo and the City have historically offered. It also erodes trust in City leadership when a beloved, well-functioning program is removed abruptly without a solution in place.

Jo Evers is an exceptionally motivated, positive male role model and local entrepreneur who has invested deeply in Santa Barbara to build a business that serves both children and families.

When a program like this is removed without a clear or proportional rationale, it sends a troubling message—not only to parents, but to other community-minded entrepreneurs—that even when you build something thoughtful, safe, and deeply valued, your city may not invest in you in return.

The abrupt termination of the 2025 Thanksgiving Camp left families scrambling. In our case, our son spent the week at home while both parents were locked into critical work commitments—an outcome that benefited no one.

I have personally spoken with more than a dozen parents who are deeply upset by this decision. For many of us, Lobster Jo's was a local institution—one that emerged during COVID and became a source of joy, stability, and connection during a difficult time.

I am not writing to relitigate past decisions. I am writing to advocate for a path forward.

I respectfully urge the City Council to support the issuance of conditional or provisional permits that would allow Lobster Jo's beach, skate, and art camps to operate in Summer 2026 in the same areas where they have successfully and safely operated for years. This preserves access for families, continuity for children, and goodwill within our community—while allowing the City appropriate oversight.

Santa Barbara prides itself on being a place where children grow up connected to the outdoors, where working families are supported, and where community-driven programs are valued. I hope we can act in alignment with those values here.

Thank you for your time, your service, and your consideration of the real human impact of this decision.

Respectfully,

Caitlin
Santa Barbara, CA
Parent of a Lobster Jo's Camper: *James Jennings, who can be seen in his Lobster Jo's rash guard that he wears as a badge of honor.*

From: Jayne Sigman
To: City Clerk
Subject: Lobster joes
Date: Monday, January 12, 2026 4:12:00 PM

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

I'm pretty sure the city has bigger problems than to mess with a kids program that helps the community.

Knock it off.

Jayne Sigman

Sent from my iPhone

From:	Lobster Jo"s
To:	City Clerk
Subject:	Letter to Council -- From Lobster Jo
Date:	Monday, January 12, 2026 4:00:10 PM
Attachments:	Email to Council.pdf

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

Hello,

Below I've attached a letter to the council that hopefully will provide clarity of the situation at hand. My hope is to work through this and keep providing for the community I care so dearly for.

All the best,
Joseph Evers

LOBSTER JO'S CAMPS

Dear Mayor and Members of the Santa Barbara City Council,

I am writing to share my deep concern regarding the recent decision by the Parks and Recreation Department to cancel my recreation contract and discontinue Lobster Jo's Camps at the waterfront. I respectfully ask that the Council review the circumstances surrounding this decision, as I believe it does not reflect the experiences or assessments of the program staff who worked directly with our camps and families.

Over the past five summers, Lobster Jo's Camps have served thousands of local children, providing outdoor enrichment, mentorship, and safe play opportunities. Throughout that time, I maintained strong working relationships with Parks and Recreation coordinators, site leads, and front-line staff. Their feedback to me was consistently positive, and many expressed pride in the quality and spirit of the programs we were delivering.

What concerns me most is that all of these staff members, including supervisors who interacted with our programs daily, have since shared that they were **neither consulted about the cancellation nor informed of it until after the decision had already been made**. These are the very people who observed our operations, knew our families, and supported the day-to-day implementation of the camps. Their perspectives were not included in the evaluation process.

I was informed of the termination in a brief notice that didn't cite any reason, but when I reached out for specifics I was told it was because of "program safety". This stands in contrast to the collaborative, communicative relationship I experienced with on-site staff and program coordinators throughout my time working with the department. Likewise, the Aquatics Supervisor and I worked together in the spring of 2025 to help me obtain my American Red Cross Lifeguard Instructor Trainer certification, which enables me to personally train and certify my program staff for the summer.

I'd also like to note during this conversation I asked to operate on a special events permit, similar to other camps on the waterfront, I was told that is not an option. Why can one vendor utilize a process and another not?

After raising my concerns with Councilmember Gutierrez, I was invited to a meeting with Administrator McAdoo, which I attended with the hope of sharing my experience and seeking clarification about the decision. I was surprised upon arrival that the Director and Assistant Director of Parks and Recreation had also been invited. During the meeting, I was told that the camps were canceled due to an alleged lack of staffing, based on comments they claimed came from "an inside source" among my employees. No documentation or specific examples were provided to support this assertion, and the conversation shifted away from the purpose of my request, which was to discuss the fairness and process of the cancellation itself.

During this meeting, I was also told that this did not have to be "the end of Lobster Jo's," and that I might be allowed to return in a couple of years "with a better track record." This was concerning to hear, as the success of these programs was built on a long-standing record of transparency, communication, and a strong commitment to participant safety.

Toward the end of the meeting, staff remarked that I was “fresh out of college” and had “so much life ahead of me,” and suggested that I should view this situation as an opportunity to learn and build better programs in the future. I did not appreciate this comment about my age, and I believe remarks of that nature are inappropriate in a professional decision-making context, particularly when they are offered in place of substantive discussion about the facts of the situation.

My intention in reaching out is not to assign blame, but to ask for transparency and fairness and to advocate for a program that has meant a great deal to local families and children. I would welcome the opportunity to speak with the Council or relevant leadership to provide context, answer questions, and discuss whether there may be a path forward that reflects the input of all stakeholders, including the staff who supported and worked alongside our camps.

Thank you for your time and consideration, and for your commitment to the well-being of Santa Barbara youth and families.

Sincerely,
Joseph Evers
“Lobster Jo”

From:	Kristen Stahle
To:	City Clerk
Subject:	Advocating for Lobster Joes to continue his camps
Date:	Monday, January 12, 2026 3:52:03 PM
Attachments:	image.png image.png image.png image.png image.png

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

To whom it may concern-

I am writing as I will not be able to attend tomorrow's meeting. My kids have been going to Lobster Jos since day one. I have three boys, and they have all participated in the beach camp, and one of my sons in the skate camp. Jo is a true community member and champion.

He cares about the youth of our community. The programs he created are absolutely, hands down, amazing. They are above and beyond any other camps in Santa Barbara we have participated in. One of our sons has Autism, and after explaining to staff how to help him, they were able to accommodate our son and provide him the support he needed to stay for the day.

Jo and his staff are kind, playful, respectful, and safe. They have energy to match the children which is more than welcome! They provide fun, engaging, activities in all their camps. My kids always come home with fun crafts matching the sea theme, they come home singing new songs learned in Karoke, and they come home covered in sand after having contests like tug of war, obstacle courses, and beach clean ups.

They ensure their campers are fully sunscreeded and protected from the elements. The Zinca is a highlight of going to camp- see my kids red faces below! They provide plenty of shade for campers to get out of the sun. There are plenty of staff in attendance to ensure all kids are accounted for. They have the kids do swim tests, and they have different bands/shirts for the kids to wear based on their level of water safety. My kids love the giant SUP board and going under the dock to learn and find sea creatures.

It is also affordable which is extremely difficult to find in this community. For full time professional workers, it is extremely difficult not to pay an arm and a leg to have your kids watched and safe for the day. I have never for one moment questioned if I should leave my kids at camp. I know they are in good hands.

Jo doesn't just stop at providing camps for the community. He also participates in community events like Earth Day and Summer Solstice and hosts BBQs for the families. During these events he has crafts like Tie-dying for kids to participate in. Jo is not doing this because it is his job. Jo does this because it is his passion and he truly cares for our community.

The Jennings family would have not survived the past 5 summers without Lobster Jo's Camps. Jo is a stand up man. We advocate for him to continue his camps. Please allow him to provide this service for the community.

Thank you.

Kristen Jennings and family

LEGEND

From: Tian Boydston
To: City Clerk
Subject: Lobster Jo Camps Need to STAY!
Date: Monday, January 12, 2026 3:44:29 PM

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

To Whom It May Concern,

My name is Tian Boydston and our family has been involved with the Lobster Jo's camps for the past five years. We were actually part of the very first year that they began and are excited for the day to see our son, River, graduate from camper to junior counselor, maybe even an instructor one day! Our family has a tremendous amount of gratitude and appreciation for Jo's team because they provide the space and support for our son to creatively explore all aspects of the best part of Santa Barbara-the beach!

It has been beautiful to watch how the program has developed and grown while always keeping its heart the same. To witness the constant evolution of Jo's leadership and clear vision for helping children play, learn and grow in a supportive, safe outdoor environment has been my greatest joy. It can be challenging to decide where you want your child to spend their time. I wanted to put our son in a place that provided structure but still allowed creativity and community to flow naturally. We feel very fortunate that we were able to find that with Lobster Jo's camps.

Jo has done a remarkable job on his attentiveness to safety. I wanted to be sure that our child's physical and emotional needs were going to be supported while he was not in our care, and we have never doubted that to be the case during his time at these camps. Jo makes sure each staff member has been appropriately trained. I felt so confident at the beginning of the day because when I leave our son at camp, I am absolutely certain that he is in caring and competent hands. When I drop him off, I love seeing Jo and his staff really taking time to check in with each camper and make sure they are ready and excited for the day. If that's ever not the case, I've personally seen the staff excel at turning frowns upside down!

Although Jo's programs and enrollment have increased each year, he has mastered how to personally engage with each child. He goes out of his way to learn their names, encouraging them and celebrating their growth. At the end of the day, you can undoubtedly find him talking to each parent to let them know how their child's day was. I have never experienced that kind of personal attention anywhere else! Our son has developed confidence in and around the ocean which allowed for an increasing independence and ultimate enjoyment on boards and free diving. Thanks to these camps, River has developed an even deeper love for the outdoors than we ever expected. It is so clear to me and many other parents that Lobster Jo's Camps are so much more than just a camp-they are a

genuine community where all children feel seen and supported.

When I heard that his contract was not going to be renewed, my heart broke. It is unfathomable to imagine our son not having a Lobster Jo camp to attend. Santa Barbara is lucky to have someone with Jo's heart and skillset providing such a supportive, safe space for our children to learn, grow, and just be themselves. DO NOT LET THIS PROGRAM DISAPPEAR!!!

Sincerely,
Tian Boydston

From: Brianna Knudsen
To: City Clerk
Subject: Pro Saving Lobster Joe's Camp: Letter from parent
Date: Monday, January 12, 2026 3:43:14 PM

Some people who received this message don't often get email from bknudsen1102@gmail.com. Learn why this is important

Dear City of Santa Barbara Officials,

I am writing as a Santa Barbara parent and community member to express strong support for the beach/skate/art camps held by Lobster Joe's and to voice concern regarding the possibility of it being shut down.

Our children absolutely love these camps and look forward to them every summer. It has been an incredibly positive experience where they have not only developed skating skills, beach skills, but also learned confidence, discipline, respect for others, and a love for being active outdoors. Most importantly, the kids always feel safe. The instructors are attentive, responsible, and clearly committed to creating a supportive and secure environment for all participants.

Lobster Joe's provides a wonderful location(s) for this program, and the skate/beach camp has consistently operated in a way that is mindful of other users while contributing positively to the community. Programs like this provide meaningful, healthy outlets for kids and families, especially in a time when safe, structured outdoor activities are more important than ever.

I respectfully urge the City to reconsider any plans to shut down the camp and instead work collaboratively with organizers to address any concerns. This program is truly valued by families and has had a lasting, positive impact on our children.

Thank you for taking the time to consider the voices of the families who benefit from this camp. We hope the City will continue to support programs that enrich our community and provide safe, enriching

experiences for our youth.

Sincerely,

Brianna Knudsen

Santa Barbara, CA

Sent from my iPhone

From: Ann Lee
To: City Clerk
Subject: Lobster Joe"s Support
Date: Monday, January 12, 2026 3:40:11 PM

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

To Whom It May Concern:

We've been participating in Lobster Joe's camps since last summer, and have only had positive experiences every time. The camp counselors are all awesome. They are each so friendly and great with the kids. My son is a little shy, and they got him involved and playing with the other campers in no time at all! My son also participated in a Lobster Joe's after school program, which he loved and looked forward to week after week.

I saw their setup for both art and beach camp, and thought they were adequately staffed. I had no reservations about leaving my child there. I did not see any red flags or causes for concern. On the contrary, my kid has always had a fantastic time.

We would be really sad if Lobster Joe's camp didn't continue happening. It is such a great, fun resource for kids over the summer and holidays.

Please don't hesitate to reach out if you have any follow-up questions.

Best,
Ann Lee, a Lobster Joe's parent

From: Ryan Rullman
To: City Clerk
Subject: Parks and Recreation Employee Perspective
Date: Monday, January 12, 2026 3:38:01 PM

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

To whom it may concern,

I am reaching out to write this email about how I support Joseph Evers who operates Lobster Jo's Camps in Santa Barbara. I am currently an employee who works for Santa Barbara Parks and Recreation at the RAP after-school program as well as a current employee with Jo. Ive been working with RAP for 3 years now and with Jo for 2 years. I love working at both jobs, however working with Jo has been a life changing experience for me! Jo's expertise on operations for camps has always been safer and more diligent for staff and campers! Day to day communication and staffing has always been top notch which makes it such an enjoyable experience to work with Jo. I've received dozens of positive comments daily from parents and guardians who mention that the Lobster Jos camp programs are the best experience you can buy for your children here in Santa Barbara! Additionally, working for Jo, I've never had to worry about lack of staffing and safety procedures which I have encountered consistently while working at RAP. I care about our community and the quality of our programs that help shape our youth here in Santa Barbara and Lobster Jos programs go above and beyond every time.

Sincerely,
Ryan Rullman

From: kara pulvermanlaw.com
To: City Clerk
Subject: RE: Lobster Jo"s Recreation Renewal
Date: Monday, January 12, 2026 2:55:41 PM

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

To Whom it May Concern:

I am writing to express my extreme dissatisfaction and disappointment in finding out that the City has not renewed the recreation contract with Lobster
Jo's Camp. This directly impacts local families and kids who relied on these safe, affordable programs.

My three daughters (ages 11, 7 & 6) have attended the Beach and Art Camps for the last 4 years. Many of the counselors work at their RAP (recreational afterschool program) which provides an extra layer of comfort and familiarity.

Lobster Jo's has not only brought them unforgettable childhood memories at the beach, but their flexibility and services allow me to remain a working mom in the summer. It is nearly impossible to live in this city without a dual income.

Many other camps in Santa Barbara have limited capacity and they do not offer the same stimulation and physical activity my children need. Other camps pressure parents to start signing up and paying in early January (i.e. Zoo Camp) which causes a 'run on the banks' so to speak, and the camp fills up quickly. Other organizations increase tuitions knowing that working parents are in a bind and desperate for summer care. Not Lobster Jo.

Mr. Evers and his team know what the community needs. This is more than just a summer program. It teaches the children a way of life. Interacting with kids of all ages from all over the city in all kinds of social scenarios by bonding over the love of playing at the beach. These children learn to conquer any fears of the ocean and embrace the joy of overcoming.

I've always felt that my children are safe with Lobster Jo's staff, and I hope that the City will reconsider its position to allow the renewal of their recreation contract.

I plan on attending the City Council meeting tomorrow to express these concerns publicly.

Thank you for your time, courtesy and consideration.

Sincerely,
Kara T. Scott
Pulverman & Pulverman, LLP
1307 State Street, Second Floor
Santa Barbara, CA 93101
Phone: (805) 962-0397

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From: Nicole Acosta
To: City Clerk
Subject: Lobster Jo's supporter
Date: Monday, January 12, 2026 1:48:42 PM

[Some people who received this message don't often get email from nacosta03@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the city of Santa Barbara.

Please use this email as a letter of support for Lobster Joe's summer camp. I have two children ages, 4 and 6 years old and my son this last summer enjoyed two different sessions at lobster Jo's. It was his favorite camp by far. He continues to talk about how much fun he had. We were so happy with the care delivered and the counselor support. My son came home with a smile and lots of sand in his hair, but no sunburn and never once did he say that he was worried about water safety or had any fear that ruined or tainted his beach experience. We know he was active daily, assessed for his swim skill appropriate, and exposed to new experiences daily. This coming summer we were hoping to do at least 3weeks with Lobster Jo's, 2 of beach and 1 of skateboarding and now that ma change. Summer camps are very difficult to find in this town and lobster Jo's has been an excellent community resource and alternative for us and our family. We would be very sad to lose the summer camp and request that the city reconsider their decision to cancel their contract.

Thank you.

Nicole Martinez

Sent from my iPhone

From: Owen Anton
To: City Clerk
Subject: Lobster Jo's camp
Date: Monday, January 12, 2026 12:29:23 PM

> Some people who received this message don't often get email from owenanton2107@gmail.com. Learn why this is important

I am reaching out to you today to let you know that I will be speaking tomorrow about the safety of Lobster Joe's camp. It is a very safe camp and I am excited to talk tomorrow.

From: Marisa Dessert
To: City Clerk
Subject: Lobster Jo"s Camps
Date: Monday, January 12, 2026 11:49:31 AM

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

Hello,

Writing to let you know that Lobster Jo's camps have become an integral part of our kids summer and break plans.

Why is the contract not being renewed? Please provide details as this makes no sense to the community who relies on high quality childcare when school is not in session.

Thank you,
Marisa Dessert

From: R Robinson
To: City Clerk
Subject: Support for Lobster Jo's continued contract with City
Date: Monday, January 12, 2026 11:34:19 AM

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

Hi City Parks and Recreation,

The last 2 summers my daughter has participated in the Lobster Jo's skate camp. She loves going, and feels supported and safe with staff. I too feel that it is a safe and nurturing environment for a child to be in.

I'm not sure why the City has pulled the contract but if it has anything to do with how Lobster Jo's in run, I'd like to say that I have not seen anything that aroused concern.

Skateboarding has historically been a male sport and my daughter felt a part of while at camp. Her mental and physical safely were cared for.

Please let me know if you have any questions.

Very best,
Rachael Robinson

From:	Jacopo Giacopuzzi
To:	Cliff Drive Plan; Santa Barbara City Council; Eric Friedman; Mike Jordan
Subject:	Cliff Drive Plan - Request
Date:	Monday, January 12, 2026 11:27:19 AM
Attachments:	Screenshot 2026-01-05 at 10.41.52 AM copy.png

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

Happy New Year Eric and Mike,

I hope you're doing well.

This is Jacopo Giacopuzzi, homeowner at 2534 Cliff Drive. You may remember our property from a couple of years ago, when a drunk driver crashed into the power pole on our property.

I want to start by saying that I really appreciate the new plans for Cliff Drive—they're exciting and clearly a big step forward. That said, I can't help but feel there may be an opportunity for a couple of important additions in the area where my neighbor and I live.

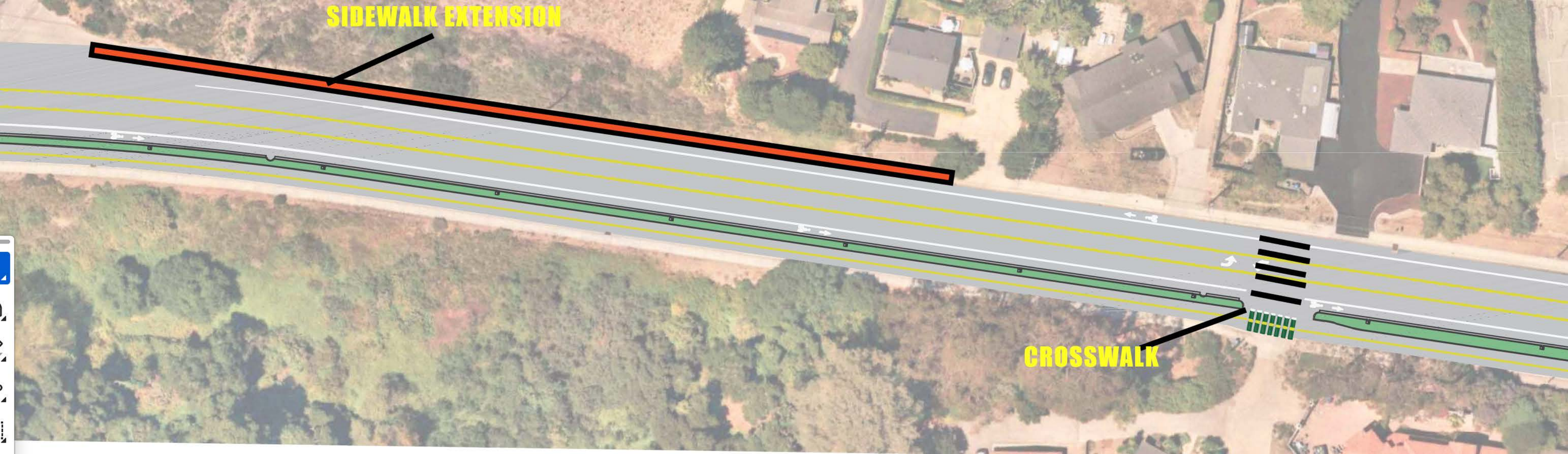
Currently, the closest crosswalk is at Flora Vista, and there is no sidewalk connecting our stretch of Cliff Drive to the Elings Park Cliff entrance. I'm attaching a photo to better illustrate what I'm referring to.

As it stands, there's no safe or direct way for us to walk to Hendry's Beach with a stroller without going all the way up to Flora Vista and then backtracking. Creating a sidewalk connection to Elings Park and continuing toward Las Positas would already be a very meaningful improvement. A closer crosswalk would be also hugely appreciated.

Thank you so much for your time and for all the work you're doing on these plans. I truly appreciate your consideration.

Warm regards,
Jacopo Giacopuzzi

805-335-3519


SIDEWALK EXTENSION
CROSSWALK

From:	Brittany Mcmeekin
To:	City Clerk
Subject:	Please renew the recreation contract in SB
Date:	Monday, January 12, 2026 10:09:16 AM

> Some people who received this message don't often get email from bmcmeekin@vitaminangels.org. Learn why this is important

Hello,

I'm writing to request that you renew the recreation contract in Santa Barbara so we can have the Lobster Joe's camp back. My children have participated in these camps over the last 3 summers and love the activities, counselors and opportunity to be by the water. We also love the skateboarding camps and rely on those during holiday breaks throughout the school year.

Please new the contract and allow them to resume activities!

Brittany McMeekin | Associate Director of Partnerships
e bmcmeekin@vitaminangels.org
p 888.615.4123

From: Elisabeth de Gramont
To: City Clerk; Kristen Sneddon
Subject: Letter of Support- Lobster Jo"s summer camp
Date: Monday, January 12, 2026 10:00:17 AM

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

To our city council and councilwoman Sneddon-

I am writing as a fourth generation Santa Barbaran and mom of three kids aged 12, 10, and 5 years old. I've recently heard the terrible news that the city has cancelled their contract with Lobster Jo's Beach Camp, without giving any convincing reasons,

Over the years, I've sent my kids to many of the camps that Santa Barbara has to offer- including private camps such as those run by the Zoo and Natural History Museum, as well those offered by Parks & Rec, including Lobster Jo's Beach Camp. Lobster Jo's has consistently been the camp that offers not only the best value to families, but also the most safe and nurturing environment of any beach camp, including other ones run by and offered through Parks & Rec (we have personal experience with Junior LifeGuards, Tennis Beach Camp and Surf camp offered through the city).

A few things that makes Lobster Jo's stand out above the rest:

- Safety and attention to the kids: it is the only beach camp that truly makes sure the kids are wearing sunscreen and staying hydrated. I never have to worry about them coming back sunburned and with bloodshot eyes like other beach camps
- Water safety: much more attentive to weaker swimmers compared to some other camps
- Relevant for all ages: enables families to drop off all their kids, and everyone will find a way to have fun. Last time my kids attended my kindergarten and 7th grade both had a blast
- Best value for money in town: cannot be overlooked, each camp is increasingly in price and summer is increasingly unaffordable for families. This is always one of the best priced full day camps out there
- Incredible team: all the counselors are attentive, impressive young people who truly love what they are doing
- Kids favorite camp: finally, it is the favorite camp of so many kids in this town, they always come home tired and happy, and that is priceless

From my understanding, this camp has not had any major safety infractions, and has

had FEWER incident reports than other city camps. Therefore, I would like to request that the city council please take a very close look at what their contract has ended, and why there is a plan to deprive the kids of Santa Barbara of such a precious program, that has been a lifesaver for so many families post-Covid.

Best Regards,

Elisabeth de Gramont
1538 APS
Santa Barbara
805-896-9511

From:	kendall pata
To:	Kristen Sneddon; Eric Friedman
Cc:	City Clerk
Subject:	Lobster Jo"s summer camps
Date:	Monday, January 12, 2026 9:31:16 AM

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

Hi Councilmembers,

As a parent of a school aged child that needs affordable and safe summer program, I'm writing in support of Lobster Jo's summer camps. I hope their contract will be renewed through SB Parks and Rec.

At the minimum, I think parents need to be told *why* the camps have not been renewed. If there were major safety violations, the public does deserve to know.

As far as I'm aware, the camp was always conducted in a safe and thoughtful manner.

Thank you for your consideration!

Best,
Kendall Pata

From: Gabriela Rodriguez
To: City Clerk
Subject: Lobster Jo Program
Date: Monday, January 12, 2026 9:07:31 AM

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

My name is Gabriela and I'm a Foster Mother.
I'm writing this email because I'm trying to let you know how much it is Lobster Jo program for me and my Child.
I'm been from the pass 6years trying to find the best place and program for my son (Foster Child) honestly it's really difficult to find someone who really cares about this kids. I was fighting for the custody of Joseph(name is the foster kid) deal with all his family history. This kid it was a roller coaster every day. Days good, days bad and another one worse. For years trying to find the right balance between him and the program. He was rejected so many times from others program because of his behavior. Until a find Lobster Jo Program!! Everything changes. Joseph started his days very excited and happy to be back every day. His summer time is the best time now on his calendar. He always so excited every new year just to wait summer time. All this happens because of the program but I will said that and I have to mention. Joseph Evers director of the Lobster Jo program make all this happen for us. I remember when I was not receiving any help for pay Joseph program. Lobster Jo director offer me a scholarship for my son. For 3 years he received my soon every summer. Full time program with out pay the most important part. He gets involved with son very well. Talk to him about good things to the point of being a example to my son. Joseph es very excited to be part of program in the future. He all ready ask Lobster Jo whe he have the age to work with him and help another kids like him!! Kids they not giving them the opportunity to be stable emotionally because not all the kids belongs from a safe and happy family like him.
Please considering his program. We need to be able to attend every Summer and also hopefully get this program full year around I don't want to star again looking for a Summer program again. Especially when Joseph is be attended from the past most of the programs available around SB he was felling not welcome in. Please help us with keeping up with the Best Program. Honestly the keeps children's happy, active and affordable price for those who need financial assistance
Atte. Gabriela Rodriguez (Foster Mother of Joseph)

From: Will Etling
To: City Clerk
Subject: Lobster Jo"s Camps
Date: Monday, January 12, 2026 8:44:57 AM

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

To the SB City Council:

I'm not sure what led to the non-renewal of the recreation contract for Lobster Jo's summer camps. If it was a serious issue, people deserve to hear about it. What exactly was the issue?

For my family, Lobster Jo's represents one of the few affordable summer day camps in all of Santa Barbara County. We drive 45 minutes from Santa Ynez to drop of our kids so that they can experience the beach and coast with their friends, and meet new kids from outside of their school district. They absolutely love the camp and came back with all sorts of stories of the things they did each day.

We've never had anything but good experiences and our kids were excited to come back to Lobster Jo's in 2026.

Please reconsider the non-renewal of the recreation contract. And if a serious safety complaint with merit exists, please inform the parents of kids who attend the camp.

Respectfully,
Will Etling
Santa Ynez, CA
(805) 895-5780

From: Erica Weinberger
To: City Clerk
Subject: In support of Lobster Jo"s Camp
Date: Monday, January 12, 2026 8:21:18 AM

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

To whom it may concern,

My son attended Lober Jo's Camp last summer and had a once in a lifetime experience. We are very disappointed to hear that the City will not be renewing the Camps contract and request that you reconsider the decision.

Thank you,
Erica Weinberger

--
Erica L. Weinberger
(512) 820-9593
erica.l.weinberger@gmail.com

From: aunty body
To: City Clerk
Subject: Reinstate Lobster Jo"s Beach Camp
Date: Monday, January 12, 2026 7:30:57 AM

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

Please accept this letter as a written statement for the public comment period discussion on the decision to cancel the city's contract with Lobster Jo's Beach Camp.

I am writing to share my deep concerns about the city's decision to not renew its contract with Lobster Jo's Beach Camp.

My son was a junior counselor at Lobster Jo's during his freshman year of high school and had a deeply meaningful and educational experience during his time at the camp. I was fortunate enough to spend some time at the camp myself and witnessed how this unique camp delighted campers and counselors, alike.

Both our son and our family were elated to see how the children at Lobster Jo's enjoyed the camp activities and made deep connections not only with each other but counselors and junior counselors.

Lobster Jo's camp is like no other. The campers are able to enjoy one of the most beautiful environments along the California Coast with a myriad of games, toys, and activities all while being under the watchful eye of energetic, responsible counselors who seem to be having as much fun as the campers themselves.

Losing this camp would deprive the Santa Barbara community of this unique and remarkable option for families looking to find a well-supervised, joyous, fun outdoor beach camp for their children.

As a parent, who has seen how Lobster Jo's can brighten children's lives, I am asking the city council to reconsider and renew the city contract with Lobster Jo's Beach Camp.

Rachel Berger
3333 South Lucille Lane
Lafayette, CA 94549

From: Hui LaLone
To: City Clerk
Subject: Lobster Jo's Beach Camp
Date: Monday, January 12, 2026 7:30:53 AM

[You don't often get email from rainhh@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear SB City,

We were disappointed to learn that Lobster Jo's Beach camp is closing because city of SB will not renew the contract with the organization. Our child has attended the camp the last three summers. He loved the camp and always felt safe and welcome.

It's our understanding that the reason for this were some non-specific safety concerns. As far as we know, Lobster Jo's has an excellent safety record. Did the city really make this decision for the good of the general public or are they trying to appease some specific individuals or interests? We would appreciate more details regarding this decision.

Please renew the contract with Lobster Jo's, if not it's going to negatively impact our family and many others whose children love this camp.

Your concerned citizens,

Brandon and Hui LaLone
5083 Rhoads Ave. C
SB 93111

From: Monica Senn
To: City Clerk
Subject: Lobster Joe
Date: Monday, January 12, 2026 7:24:23 AM

[Some people who received this message don't often get email from monicac2c@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good morning,

Just want to send an email and support of Lobster Joe camp. My kids went for numerous years to multiple camps and absolutely loved it and was so important for them to have such a fabulous opportunity to have a good time outside in our beautiful city.

My daughter loved it so much she ended up Becoming a camp counselor, and I truly hope that they can continue their amazing programs for our children in our community.

I appreciate your time and consideration to this important matter.

Kindly,
Monica Senn

From: Alicia Boswell
To: City Clerk
Subject: Comment in support of Lobster Jo"s camp
Date: Sunday, January 11, 2026 10:18:27 PM

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

Dear City Council Members,

For a family like ours, Lobster Joe's camp has given our kids the opportunity to spend the day safely playing at the beach for an affordable price. Our 7year old daughter participated in Lobster Joe's art and beach camp last summer doing art in the mornings, and playing at the beach in the afternoons - what a dream experience. She came home happy everyday. This program was available from 9-3pm - longer than many of the park & rec programs which are half-day long. While still not a full work day of childcare, 9-3pm was very helpful for our family as both parents work outside the home.
This Fall, Lobster Joe's was one of the few camps in town operating on Veterans Day (Tuesday) and as our son had recently turned 5 - he was old enough to go to camp with his sister for the day. It was not a hot day - but they still had a blast, and came home enthusiastic about returning again soon. I was looking forward to signing them up for a few week-long sessions this summer.

Lobster Joe's is the most affordable beach camp in Santa Barbara that operates (almost) a full workday. I am not sure why there is debate about not renewing this program's contract - but I am asking you to please consider renewing this program where fun and safety is prioritized and it fills an important role in our community.

Thank you for reading this,

Alicia Boswell

--
Alicia Boswell, Ph.D.

From: Camden Gustason
To: City Clerk
Subject: Lobster Jo"s Camps in Santa Barbara
Date: Sunday, January 11, 2026 8:38:20 PM

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

Dear Santa Barbara City Council Members,

I write to you today with a heavy heart after hearing the Lobster Jo's camps lost their contract to operate during the Summer 2026 season. My son, Carter has been a Lobster Jo's camper since its inception in 2021. Every year when I begin my meticulously planned spreadsheet of camps for my children, the number one request I receive is to start and end the summer season at Lobster Jo's Beach Camp on East Beach. Carter has built strong friendships stemming from his time at this camp both with other children and with the counselors. His first summer at the camp, Carter had just completed Kindergarten and was going through some incredibly difficult family transitions. Jo and his staff were the breath of fresh air and fun Carter needed that summer to bring light to his turbulent world. They treated him with care and kindness, and I will forever be grateful to them.

The counselors at the camp are lovely examples of community oriented youth. This camp provides a bridge from the local college students to the Santa Barbara community through connection with our local families. Many of these students spend time working with local non-profit organizations, assisting at community events, and working at our Santa Barbara and Goleta elementary schools. I have gotten to know many of these counselors and believe them to be incredibly responsible and positive examples for my children. One day, I asked Jo what brought him to start the camp, and he said it was to find a way to connect to the community. For a young college student at UCSB to want to feel connected to the community around him is something to be celebrated. Jo has created a beautiful ecosystem filled with connection and education.

Lobster Jo's Beach Camp also fills a need for affordable child care during the Summer months. Most camps cost over $350 a week, which for many families is a cost they cannot afford. Last Summer, Lobster Jo's was $280 per week, and I know Jo also actively seeks opportunities to provide scholarships for his campers. Without Lobster Jo's I fear many families will struggle to find affordable camp opportunities for their children.

As a parent, there is nothing I value more than my children's safety and well being. Every summer, I feel confident and comfortable sending my two children to Lobster Jo's and see how each summer they learn more and more from the time they spend there. I ask the City to please not let Santa Barbara parents and children down, and find a way to allow the camp to continue to operate - we can't imagine a summer without Lobster Jo's!

--
With Warm Regards,

Camden Gustason
c: (805) 217-9883
e:camden.gustason@gmail.com

From:	Sarada
To:	City Clerk; Devin Lewis; Natalie D Lewis; Sean Lewis; jo@lobsterjosbeachcamp.com; Holly Perea; Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon; Jill Zachary; Jazmin LeBlanc; Tina Nelson; Eryn Blazey; Rose Nevarez; Courtney Carlson; Sarada Lewis
Subject:	Petition to NOT close Lobster Joe Beach Camp -- PLEASE!
Date:	Sunday, January 11, 2026 6:30:12 PM

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

Greetings City Council Members & Staff of the Parks and Rec Department,

My name is Sarada Lewis, I am a lifetime local of Santa Barbara. And I am raising my 2 kids on the Upper East Side at 32 East Padre St..

My son Devin is now 17 years old. And my daughter Natalie is 15 years old.

They have both attended Lobster Joe Beach Camp, each for the last 3+ years. As soon as they qualified, they became counselors in training, which they have both been in this role for a couple years. And love it!

Every summer, I ask my kids which camps they want to attend, and they have tried out almost all of them in town. Hands down, every summer they say "Lobster Joe Beach Camp" !!! So I enroll them every summer now, because this is their childhood happy place.

I just heard that the City of Santa Barbara Parks & Recreation Department, is NOT renewing the Lobster Joe contract. This is SOOOOO SAD!!!

I am a local RN at Cottage, and my husband works there too. We are both safety aware. In fact we are "safety" professionals by career. And we have to say, after weeks and weeks, every summer, for several years, being at pick up and drop off at the East Beach, and checking in with our kids about the quality of the camp. We have received no feedback that the camp is unsafe in any way, in fact they have more staff on board then the majority of other camps here in Santa Barbara and Goleta.

I do not see what concerns the City Of Santa Barbara. I can only assume they are being OVERLY cautious about liability.

Well then, have the parents sign waivers!

Our children need access to camps that are on the beach. There is a reason we pay a arm and a leg to live in this beautiful city, one of the most picturesque in the nation. And here the city is, suspending a incredible camp that has GOT IT DOWN to facilitating a really positive time for our children of OUR SHARED community.

I am not able to pull my kids from High School, to speak at City Hall this week as the check in time is 1:40pm (Tuesday) for speaking at the podium. And I will be rounding in the ICU at the hospital.

So, please, consider this letter to be the voice for myself, my 2 children, and my husband.

We support Lobster Joe Beach Camp!

PS- This pic is of my 2 kids, and my sister Polly's kid at Lobster Joe Beach Camp. As you can see this is a family affair :)

Regards,
Sarada Lewis
32 East Padre St., Santa Barbara, CA, 93105
805-202-6250
Email: happysarada@yahoo.com

Parks & Recreation

From: Shannon Thompson
To: City Clerk
Subject: Support for Lobster Jo"s
Date: Sunday, January 11, 2026 5:02:22 PM

> Some people who received this message don't often get email from shannon.thompson@cusd.net. Learn why this is important

To Whom It May Concern,

I am writing this letter in strong support of keeping Lobster Jo's Beach Camp open. This camp has been a truly transformative and irreplaceable experience for my son, my family, and many others in our community.

My son has autism and has always loved the beach and the water. However, as a single parent, I was deeply anxious about taking him to the beach on my own due to safety concerns. The ocean environment can be unpredictable, and ensuring constant supervision while also allowing my son to experience independence felt overwhelming and, at times, impossible.

Lobster Jo's Beach Camp changed everything for us.

With the guidance, care, and dedication of Jo and his staff, my son was able to safely enjoy the beach in a way I never thought possible. He has attended Lobster Jo's Beach Camp every year since it began, and for the past two summers, it was the *only* camp he attended—participating every day the camp was offered. The camp provided him with the independence he needed while maintaining a constant, watchful eye to ensure his safety.

In addition to being a parent, I am also a special education teacher. Because of the overwhelmingly positive experience my own child has had at Lobster Jo's Beach Camp, I have confidently referred other families to this program. Time and time again, I have seen how meaningful and impactful this camp is for children with diverse needs and for parents seeking a safe, inclusive, and supportive environment.

What makes Lobster Jo's Beach Camp so special is its ability to balance independence with safety. The staff understand how to support children while respecting their individuality, fostering confidence, and creating joyful, meaningful experiences. The peace of mind this provided me as a parent cannot be overstated.

Lobster Jo's Beach Camp is far more than a business—it is a vital community resource and a lifeline for families who might otherwise be unable to safely access the beach. Closing this camp would mean losing an inclusive, trusted, and deeply valued program.

I strongly urge you to support Lobster Jo's Beach Camp and allow it to continue operating. Its impact on children, families, and our broader community is profound and lasting.

Thank you for your time and consideration.

Sincerely,

Shannon Thompson

From: MICHELLE BRUNO
To: City Clerk
Subject: Lobster Joe Camp
Date: Sunday, January 11, 2026 3:41:23 PM

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

It is with great disappointment that I write this email. To my surprised I'm am finding out that Lobster Joes camp at the beachfront is being terminated. I'm a sadden for your community to be losing such a great program. I only wish my town had one. I signed my grandkids up for Lobster Joes camp and watched my grandkids grow in confidence and knowledge and friendships. With the whole experience being apart of the camp and getting to know the counselor each one had something great to offer the program. What a well run program. I vote to keep Joseph Evers in charge of his Lobster Joes camps they are necessary and beneficial to the youth. Let him continue with what he has started.

Michelle Bruno
831-277-6115
Sent from my iPhone

From: Jessica Self
To: City Clerk
Subject: re: Lobster Joe's
Date: Sunday, January 11, 2026 1:37:37 PM

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

To whom it may concern;
As a local preschool teacher and parent, I want to share how disheartened I was to learn about the City's cancellation of the contract with Lobster Joe. These summer camps provide a safe, affordable, and fun opportunity for children to explore our local treasures under the careful guidance and support of Lobster Joe and Parks & Rec staff. Our community already struggles with providing enriching and engaging opportunities for our youth, and we know from research how valuable programs like these are to maintain and strengthen children's social and emotional development.
Please reconsider the contract and continue to support youth programming in our community.

Warmest Wishes,

Jessica Self

From: Alexis McCaw
To: City Clerk
Subject: Lobster Jo's camps
Date: Sunday, January 11, 2026 10:40:50 AM

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

Hello,

I'm writing to state my support of the Lobster Jo's camps offered in Santa Barbara. These camps were by far the favorites of our children this past summer. The counselors were fantastic and the variety of activities suited our children's interests. Furthermore, there is a lack of affordable camps offered in this community, and the Lobster Jo's camps were among the very few that were not outrageously priced. Please consider renewing their contract for the upcoming summer or sooner.

Thank you,
Alexis McCaw

Sent from my iPhone

From:	Krista Treide
To:	City Clerk
Cc:	lobsterjos@gmail.com
Subject:	Support for Lobster Jo's
Date:	Sunday, January 11, 2026 10:31:47 AM

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

Dear Mayor and City Council Members,

I'm writing as a Santa Barbara parent to express concern about the City's decision not to renew the contract for Lobster Jo's Camps.

Lobster Jo's has been a meaningful part of our summers—a place where our local kids anre active, supported, and developed confidence and a real connection to each other and the ocean. Our experience was consistently positive, and the program provided an affordable, trusted option for local families.

The loss of this camp impacts more than one operator; it affects multiple local children, parents and families who rely on quality, community-based recreation.

I respectfully ask the Council to review this decision and consider a path that allows programs like Lobster Jo's to continue serving Santa Barbara families.

Thank you for your time and consideration.

Sincerely,

Krista Treide

Santa Barbara, CA

From:	Jeremy Jewell
To:	City Clerk; Santa Barbara City Council; Randy Rowse; Eric Friedman; Kristen Sneddon; Meagan Harmon; Mike Jordan; Oscar Gutierrez; Wendy Santamaria
Cc:	Carolyn Jewell
Subject:	Support for Reinstating Lobster Jo's Camps
Date:	Sunday, January 11, 2026 8:47:06 AM

> Some people who received this message don't often get email from jjewell76@gmail.com. Learn why this is important

Dear Mayor and City Council Members,

I am writing to strongly encourage the City to reconsider its decision not to renew the recreation contract for Lobster Jo's Camps.

This past summer, my daughter came home from camp animated and inspired, telling my wife and me a story about how "Lobster Jo" himself dove off a paddleboard, swam down to the ocean floor, and caught a lobster by hand. She spoke about it with genuine awe, not just at the act itself, but at what it represented: confidence in the ocean, respect for nature, and a real connection to the coastal environment we're fortunate enough to live beside. These are formative, place-based experiences that define an oceanside community like Santa Barbara and they are exactly the kinds of experiences we should be protecting, not canceling.

For many Santa Barbara families, Lobster Jo's was not just another summer program; it was a trusted, affordable, and well-run camp that provided a safe environment for kids to stay active, build confidence, and engage with their community. As full-time working parents in Santa Barbara, this camp filled a critical gap by offering consistency and reliability that is, frankly, hard to find in this town.

The cancellation of this program has a real and immediate impact on local families who relied on it year after year. From an operational standpoint, this feels like a step backward for a city that prides itself on being family-friendly and youth-focused. From a community standpoint, it removes a program that delivered value far beyond its cost.

I respectfully urge the City Council to revisit this decision and explore a path to reinstating Lobster Jo's Camps. Whether through contract renewal, revised terms, or alternative structures, I believe there is a pragmatic solution that aligns with the City's goals while preserving a program that served our community exceptionally well. My wife and I would prefer to share these thoughts in person, but our work schedules unfortunately do not allow us to attend the meeting.

Thank you for your time, your leadership, and your consideration of the families and children affected by this decision.

Thank you,
Jeremy and Carolyn Jewell

From: Julie Link
To: City Clerk
Subject: Concern Regarding Loss of Lobster Jo's Beach Camp Services
Date: Sunday, January 11, 2026 8:07:45 AM

Some people who received this message don't often get email from julie@syncmarketing.net. Learn why this is important

Dear City of Santa Barbara Officials,

I am writing as a parent of two young children and a long-time member of the Santa Barbara community to express my concern regarding the recent decision that prevents Lobster Jo's Camp from continuing to operate and offer services to local families.

Over the years, I have enrolled my children in a wide range of local camps, including Zoo Camp, Stowe Camp, UCSB Camp, soccer camps, and several others. While each of these programs has its merits, none has come close to the experience my children had at Lobster Jo's. This camp stood apart in a way that was immediately noticeable, both to my children and to me as a parent.

The level of care, enthusiasm, and genuine engagement shown by the counselors was unlike anything we have experienced elsewhere. The staff clearly love what they do. Each day, my children were welcomed with enthusiasm, warmth, and encouragement, creating an environment that felt joyful, safe, and deeply supportive. The counselors were communicative, receptive to questions, and attentive to each child's needs. As a parent, this level of professionalism and responsiveness provided significant peace of mind.

Santa Barbara's beaches are one of the community's greatest assets, and Lobster Jo's Camp offered a rare and meaningful opportunity for children to engage with this environment in a structured, positive, and enriching way. With this camp no longer operating, children in our community will have very limited opportunities to experience beach-based programming of this quality, and families lose an important option that simply cannot be replicated elsewhere.

This decision has also had a very real impact on our family. Lobster Jo's was the one and only camp we had planned for our children this summer. Its sudden closure has completely changed our summer plans and left us scrambling for alternatives that we know, from experience, will not provide the same level of care or enrichment.

I respectfully ask that the City consider the significant value this program provides to families and children in our community, and whether there is a path forward that allows Lobster Jo's Camp to continue operating. The loss of this camp is not just the loss of a business, but the loss of a meaningful community resource.

Thank you for your time and consideration. I sincerely hope the City will take into account the voices of parents and families who rely on programs like this and recognize the positive impact Lobster Jo's Camp has had on so many children.

Thanks,

Julie Link

805-895-1984

Julie Link | Co-Founder
SYNC MARKETING
o 323.596.7962 | f 323.372.3919
2025 Chief Marketer Agency of the Year 100% Women Owned Business

From:	Annie Gianola
To:	City Clerk
Cc:	Lobster Jo"s
Subject:	Save Lobster Jo"s!
Date:	Sunday, January 11, 2026 8:05:06 AM

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

Dear City Council,

I am writing on behalf of Lobster Jo's beach camps. I wanted to share how important these camps are to me. Before attending Lobster Jo's beach camp, I was afraid of swimming in the ocean. After attending many sessions of camp, thanks to Lobster Jo's, I am now confident swimming in the ocean. Now, swimming is one of my favorite things. Also, Lobster Jo's helped my brother conquer his fear of riding on the Mega 'Sup and now he loves swimming as much as I do.

The art camps are awesome too. We got to make leather notebooks, tie dye, and so much more. The counselors were so supportive and always remembered my name. It would be such a bummer if other kids didn't get to experience these camps like I did.

I hope you consider renewing Lobster Jo's contract. It would mean a lot.

Sincerely,

Anja Gianola, 10 year old, Santa Barbara

From: Meredith Hall
To: City Clerk
Subject: Request to Reconsider Non-Renewal of Lobster Joe's Skate Camps
Date: Sunday, January 11, 2026 7:24:07 AM

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

Dear Santa Barbara City Council Members,

I am writing to respectfully urge you to reconsider the non-renewal of Lobster Joe's Skate Camps and to carefully review their contracts.

I grew up in Santa Barbara, and it has always been incredibly important to me and my family that my son continues to spend his summers here—connected to this city, its values, and our extended family and community. Lobster Joe's Skate Camps have been one of the most meaningful ways for him to build that connection.

My son has attended many camps over the years, but nothing compares to the environment created at Lobster Joe's. The support, empathy, and confidence fostered there is truly special. It is not just a skate camp—it is a community. The bonds these young skaters form, across ages and skill levels, are remarkable. They learn to support one another, celebrate progress, and encourage perseverance in a way I have not witnessed anywhere else.

One of the most inspiring parts of each day is the end-of-day demonstration. The kids are given the opportunity to show—either individually or with a friend—what they've been working on. Watching them cheer for one another, exchange high-fives, and offer genuine praise is incredibly moving. Even when a trick is missed, the encouragement to try again is loud and heartfelt. That kind of positive reinforcement and shared joy is rare and invaluable.

Please don't take this away from these kids. Santa Barbara needs this kind of community more than ever. Families like ours drive up from Los Angeles for multiple weeks every summer specifically so our children can be part of this experience. You truly have something very special here.

I respectfully ask that you revisit Lobster Joe's contracts and reconsider the decision not to renew. The impact of this camp reaches far beyond skateboarding—it helps shape confident, compassionate, and connected young people.

Thank you for your time, consideration, and continued service to this incredible community.

Sincerely,
Meredith Hall
Los Angeles, CA

Meredith Hall
805.698.4959
meredithjeanette@gmail.com

From: John Wilhelm
To: City Clerk
Subject: Lobster Jo"s Camps
Date: Saturday, January 10, 2026 5:37:52 PM

Some people who received this message don't often get email from jwilhelm@unitehere.org. Learn why this is important

My family moved to Santa Barbara in 1988. Since Lobster Jo's began summer camps five years ago, they have been the best summer experience my grandsons, age 12 and 9, have ever had. I only wish Lobster Jo's had been operating when our sons were growing up in Santa Barbara. The grandsons attend session after session. They go there with enthusiasm. It was remarkable to see their confidence in the water, and in their swimming, grow by the week. The younger boy failed the swim test on his first try. The staff gave him confidence, so he didn't give up. He worked hard to improve, and he was able to pass the test. What better combination can there be than summer fun and water safety, especially in a waterfront community?

I don't understand what safety concerns there could be. The Lobster Jo's staff has always impressed us with their care and attention to the well-being of the children we entrust to them, and especially water safety.

Please, please work things out so Lobster Jo's can continue their excellent contribution to the Santa Barbara community.

John W. Wilhelm
344 Woodley Court 93105

From: Teresa Ramallo-Whalen
To: City Clerk
Subject: Lobster Jo"s
Date: Saturday, January 10, 2026 5:37:35 PM

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

I want to express my extreme disappointment to the fact that the Summer Camp Lobster Jo's recreation contract is not being renewed. Not only is it a loss to youth in our area, and my kids in particular, but also it is a travesty to the business operators who have invested so much time, money, effort, and care into their business. The fact that the city can refuse to renew their contact is deeply disturbing. Unless there was a flagrant crime or negligence that Lobster Jo's comitted, I protest their contract non-renewal.

Teresa Ramallo-Whalen

From:	Missy Zeitsoff
To:	Santa Barbara City Council
Cc:	Chris Mailes
Subject:	Fwd: San Francisco firefighter denied cancer treatment by insurance – NBC Bay Area
Date:	Saturday, January 10, 2026 4:54:21 PM

Blue Shield.

---------- Forwarded message ---------
From: **Missy Zeitsoff** <missyzeitsoff@gmail.com>
Date: Sat, Jan 10, 2026, 4:51 PM
Subject: San Francisco firefighter denied cancer treatment by insurance – NBC Bay Area
To: Missy Zeitsoff <missyzeitsoff@gmail.com>

https://www.nbcbayarea.com/news/local/sf-firefighter-cancer-treatment-denied-insurance/4011273/

From:	Dani Audette
To:	City Clerk
Subject:	Public Comment in Support of Lobster Jo"s Camps - Reconsideration Request
Date:	Saturday, January 10, 2026 4:25:30 PM

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

Dear Members of the Santa Barbara City Council and Parks and Recreation Department,

I am writing as a concerned parent whose son has attended Lobster Jo's Camps since 2021. I recently learned that the City has decided not to renew Joseph Evers' recreation contract, citing "program safety" concerns. As someone who has entrusted my child to this program year after year, I am deeply disappointed and frankly bewildered by this decision.

Lobster Jo's has been one of my son's absolute favorite camps. The joy, confidence, and love of the ocean that Joseph Evers and his team have fostered in my child are immeasurable. My son also has attend Lobster Jo's skate camps and is a huge fan. At drop off and pick up I observe the other children and the smiles on their faces and excited energy speak for themselves - Lobster Jo's is special and one-of-one in Santa Barbara. Lobster Jo's is the type of program the City should be wholeheartedly supporting.

Most importantly, I have never once been concerned about my son's safety while in Mr. Evers and his team's care. Quite the opposite—Lobster Jo's is one of the best-run camps in Santa Barbara. Not only does Mr. Evers provide a safe environment, he also cares deeply about the families and children who attend his camps. I'm reminded of a conversation I had with Mr. Evers about how he prices his camps - to ensure that as many kids across various income levels can attend. That is an honorable goal and one the City should be proud of supporting - not cancelling.

Over four plus years my son has gone to Lobster Jo's camps, I have consistently observed:

- Exceptional attention to safety protocols and supervision

- A caring, professional staff who genuinely invest in each child's well-being

- Clear communication with parents about activities and any concerns

- A nurturing environment where children feel valued and supported

- Age-appropriate activities that challenge kids while keeping them safe

The community that Mr. Evers and his team have built is truly special. My son has made lasting friendships, developed new skills, and gained a profound appreciation for our ocean environment. These programs don't just occupy children during summer—they shape who they become.

I understand that safety must always be the top priority for any youth program. However, if there were genuine safety concerns, I believe parents like myself should have been informed over the years we've participated. The fact that this decision appears to have been made without prior warnings, documented incidents, or opportunities for remediation raises serious questions about the fairness and transparency of this process. The cancellation seems pretextual and not based on any genuine safety issue.

I respectfully urge the City Council to do the right thing here. Please reconsider this decision and provide the community with specific, substantiated reasons for the contract termination. At a minimum, Mr. Evers deserves an opportunity to address any concerns and implement any recommended improvements. His camps have been lifesaving for many families who need childcare for their children during school vacations.

I urge you to consider the overwhelmingly positive impact these programs have had on hundreds of local families

and children. Our children deserve access to high-quality, community-based programs like Lobster Jo's Camps.

I hope the City will reconsider this decision and work collaboratively with Mr. Evers to ensure these valuable programs can continue serving Santa Barbara families.

I am not able to attend the January 13th City Council meeting to speak during public comment. Please accept this letter as my public comment on this disastrous decision. I am confident many other families will join me in supporting this beloved community resource.

Thank you for your time and consideration.

Sincerely,
Dani Audette
T: 917.848.5797

From: Shannon Gallup
To: City Clerk
Subject: Renewing Lobster Jo's Recreation Contract
Date: Saturday, January 10, 2026 3:44:25 PM

> Some people who received this message don't often get email from packerfan93013@gmail.com. Learn why this is important

Dear Clerk,

I am writing to respectfully request that you renew Lobster Jo's recreation contract. I have sent my two boys to various Lobster Jo camps over the past several summers, and they have truly loved the experience. These camps are not only engaging and well-run, but they are also among the most affordable options available to families in our community.

If this opportunity is taken away, many local families will face significant challenges in finding affordable summer camp options for their children. Lobster Jo's camps provide an important service, and our community would be at a great loss if the contract is not renewed.

Thank you for your time and consideration.

Shannon Gallup

From: Heather Burleson
To: City Clerk
Subject: Please reconsider - save lobster joes!
Date: Saturday, January 10, 2026 3:42:13 PM

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

Dear Santa Barbara City Council Members,

I'm writing as a local parent and community member to urge you to reconsider the decision not to renew the recreation contract for Lobster Joe's Camps.

This camp has been my children's favorite summer experience year after year. They come home beaming, more confident, more independent, and genuinely excited about what they've learned. Lobster Joe's doesn't just keep kids busy; it teaches them about the ocean, environmental stewardship, teamwork, and respect for the world around them. It instills curiosity, responsibility, and a deep sense of confidence that carries far beyond summer.

This is exactly how childhood summers should be spent, outdoors, learning, building character, and developing a connection to our coastline and community. Programs like Lobster Joe's are rare, affordable, and incredibly impactful, especially for families who rely on safe, enriching local options.

The loss of this program directly affects families like mine and removes something truly special from Santa Barbara. I strongly encourage the City to explore every possible path to bring Lobster Joe's Camps back. Our kids deserve access to programs that educate, inspire, and empower them, and our community is better because of it.

Thank you for your time, consideration, and commitment to the families of Santa Barbara.

Sincerely,

Heather Burleson

From:	Elena Flacks
To:	City Clerk
Subject:	Support for Lobster Jo's Beach Camp – A Loss for Visiting Families
Date:	Saturday, January 10, 2026 3:28:51 PM

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

Dear Honorable Mayor and Members of the City Council,

I am writing to express my deep concern regarding the City's decision not to renew the recreation contract for Lobster Jo's Beach Camps.

While I am not a local resident, my family has been visiting grandparents in Santa Barbara every summer for over a decade. For many years, Lobster Jo's Skate Camp has been the absolute highlight of our annual visits. It is a cornerstone of our time in your city and a program we have come to rely on.

The impact of this program on my family has been profound:

My son, Sam, was so happy to learn how to skate and land his very first tricks at this camp. These are the core memories he associates with his summers in Santa Barbara.

The counselors have always been super supportive, providing a safe and encouraging environment that keeps us coming back year after year. One of our favorite stories is when David was chosen to do the "trick of the day." He successfully performed it, and the entire camp cheered for him. He still cherishes that memory to this day

Quality, reliable programs like Lobster Jo's make Santa Barbara an accessible and attractive destination for families like ours. Without it, there is a significant void in the summer activities available to our children.

The loss of Lobster Jo's would be a detriment to the community and the families who travel here to support local businesses and visit loved ones. It is rare to find a program with such a proven track record of success and mentorship.

I respectfully urge the City Council to reconsider this decision and find a way to keep Lobster Jo's operating for the benefit of all families who love Santa Barbara.

Thank you for your time and for your service.

Sincerely,

Elena Flacks

Rocklin, CA

(530) 713-1337

From: Tommie Vaughn
To: City Clerk
Subject: Lobster Joes Canceled??
Date: Saturday, January 10, 2026 3:10:06 PM

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

SB parks and Recs-
You canceled Lobster Joes??? Our children's favorite camp for years, and now my son's first summer job as a counselor?? I'm appalled at you all! And I must ask- How on earth do you expect parents to work, to make a living in order to afford to live in this town, without a safe, wonderful, relatively inexpensive, summer camp for our children?!

Would you rather them be on screens?? You should be ashamed of yourselves.

Lobster Joes gets our kids OUTSIDE- having fun, connecting in real life, surfing, boogie boarding, rafting, playing volleyball or just building sandcastles- all enjoying our beautiful ocean life- without the east beach military style of Jr. Lifeguards. (Which my son did for years, but I worried about his safety daily, because they push the kids so hard)

I expect to hear that you have reinstated the Lobster Joes camps contract, as parents and children of Santa Barbara deserve to have this wonderful camp experience every summer.
Thank you for your time,
Tommie Vaughn-Grimes

From: Kelly Hatchett
To: City Clerk
Subject: Lobster Jos camp.
Date: Saturday, January 10, 2026 2:33:43 PM

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

Hi- Please renew lobster Jo's summer contract. Both of my children have participated in this camp for years. It is by far one of the best camps offered by the city. The counselors have been incredible year after year. My kids have gained confidence skateboarding while have the best time. Please offer it again this summer! Thank you, Kelly

From: Gmail
To: City Clerk
Subject: Lobster Jo's Camp - Do Not Cancel!
Date: Saturday, January 10, 2026 2:33:25 PM

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

Lobster Joe's is a very important camp to my children. Every Summer they look forward to participating in Beach, Skate, and Art Camp. They get to be with all their school friends and play in a space that fosters community, fun and friendship. There is NO alternative to this offering and you would be hurting our young family community by taking such an important resource away from us. We need affordable programming in the Summer and this camp is the only option that offers availability, diverse interests and accessibility all summer long. The staff are incredibly warm and perceptive to each child's needs and my daughter was looking forward to one day being a camp counselor for Lobster Joes herself. This program is ingratiated into the fabric of Santa Barbara. Do not take this away from us.

Warmly,

Andrea O'Loughlin
(415) 716-5436
andreapitchford@gmail.com

From: Julia Davis
To: City Clerk
Subject: Please!: renew Lobster Jo's!
Date: Saturday, January 10, 2026 2:23:54 PM

[Some people who received this message don't often get email from juliamdavis16@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear city of Santa Barbara,

Lobster Jo's is an incredible service to our community. My kids have loved it and it is one of the only affordable options in this town. It is very well run, they offer options no other camps do, and they really love the kids and families they serve. You are continuing to show that Santa Barbara does not value working class families by not renewing these great community services. Please bring back Lobster Jo's.
Julia Davis
805-451-0384

From: Ben Borowski
To: City Clerk
Subject: Support for Lobster Jo's Camps
Date: Saturday, January 10, 2026 2:06:30 PM

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

Dear Mayor and City Council Members,

I'm writing as a Santa Barbara parent to express concern about the City's decision not to renew the contract for Lobster Jo's Camps.

Lobster Jo's was a meaningful part of our summers—a place where kids were active, supported, and developed confidence and a real connection to the ocean. Our experience was consistently positive, and the program provided an affordable, trusted option for local families.

The loss of this camp impacts more than one operator; it affects children and parents who rely on quality, community-based recreation. I respectfully ask the Council to review this decision and consider a path that allows programs like Lobster Jo's to continue serving Santa Barbara families.

Thank you for your time and consideration.

Sincerely,

Ben Borowski

Santa Barbara, CA

From: Sarah Penna
To: City Clerk
Subject: Lobster Jo's
Date: Saturday, January 10, 2026 1:57:55 PM

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

Hello City Council- it has come to my attention that you are no renewing Lobster Jo's contract. I'm deeply disappointed in this decision and want to let you know how impactful this camp has been for my severely adhd 11 year old. He has gone three summers in a row and it's the only camp I can get him to stick with. We had tried, and this is not an exaggeration, 8 others and he has not been interested in any of them. He was excited to get older and become a CIT with Lobster Jo and has already been talking about this summer. We are a very water safety first family and have never felt that our child was in danger. I urge you to reconsider this so the kids of Santa Barbara can enjoy the beauty and joy of our beaches and oceans in a fun, safe and productive way.

Thank you,
Sarah Penna

From: Laura Rhoads
To: City Clerk
Subject: Lobster Jo"s camps
Date: Saturday, January 10, 2026 1:46:50 PM

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

Hello,

I'm writing to you to express my disappointment that Lobster Jo's won't be able to continue to operate. This camp is one of the few affordable, all-day options for working parents. It is VERY hard and even more expensive to make it through the summer for families with 2 working parents, and Lobster Jo's is one of the few that actually supports a 9-5 job.

By not renewing this contract, you are making it even harder for families to survive the days and months kids aren't in school, and might instead have to leave kids unattended during the summer, to either get up to mischief or stay inside on screens. Please consider supporting outdoor fun and physical activity, and give Lobster Jo's their contract.

Thank you,
Laura Rhoads
working mother of 3 kids

From:	Kaitlin Harris
To:	City Clerk
Subject:	Lobster Jo's
Date:	Saturday, January 10, 2026 1:43:13 PM

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

Keep Lobster Jo's summer camp! The families and kids in the community love it! My kids have spent many summers on the beach safely playing and making lasting memories. Don't take away this opportunity for kids to enjoy the beach and ocean.

KAITLIN HARRIS

From: bagig34@gmail.com
To: City Clerk
Subject: Lobster Joe
Date: Saturday, January 10, 2026 1:33:54 PM

> Some people who received this message don't often get email from bagig34@gmail.com. Learn why this is important

My Daughter it's been going to Lobster Joe for 2 years, she loves it
I think it would be great to keep this option for all the kids of Santa Barbara county
Thanks,

Camillo Massari.

From: Karla Mora
To: City Clerk
Subject: Lobster Joes
Date: Saturday, January 10, 2026 1:27:06 PM

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

Dear City Council,

We are so sad to hear that Lobster Joe's recreation contract was not renewed.

Lobster Joes's is such an amazing camp! My son grew confident and bold and learned water safety. This allowed us to spend endless hours on our beaches enjoying the waves and making friends. The camps are affordable and run by wonderful camp counselors. We were definitely planning to sign him up for camps with them this summer. Please reconsider their contract.

Best,
Karla Mora

Sent from my iPhone

From: Jordan Faragher
To: City Clerk
Subject: Bring back lobster jos
Date: Saturday, January 10, 2026 1:19:55 PM

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

To whomever this may concern,

I was just informed that Lobster Jo's beach camp is being denied a recreation contract. I'm asking you to reconsider your decision. Last year, my son was able to attend for the first time after MANY recommendations. He absolutely loved the camp. Not only did he have fun but he felt safe, understood and included. He loved the employees and his new friends and lobster Jo himself. He's asked to do it even longer this year and I'm sad to tell him it wont happen at all this summer. My daughter is old enough this year and was also looking forward to it.

Not to mention, it was one of the most affordable camps in this city which is filled with unbelievably expensive camps and daycares. There are many families that need to continue working over the summer and it makes it difficult to do when the majority of your income is going to childcare. Please bring back lobster Jo's for the kids sake!

Thank.you,
Jordan Faragher

From:	Lisa Neff
To:	City Clerk
Cc:	jo@lobsterjosbeachcamp.com
Subject:	Lobster Jo's camp is amazing and needs to continue
Date:	Saturday, January 10, 2026 1:05:43 PM

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

I was informed that Santa Barbara Parks and Rec is no longer renewing Lobster Jo's camp license. My kids have been going to his beach camp for years and both boys absolutely love it. The staff is incredible. I have never felt any safety concerns leaving them at the beach. My boys have had so much fun and always ask to go back. It is a shame to end this great camp for kids in Santa Barbara. It is full of positivity, encouragement, and letting the kids get to know the ocean which we live by. Please reconsider allowing the Lobster Jo's camp to continue.
Thank you,
Lisa

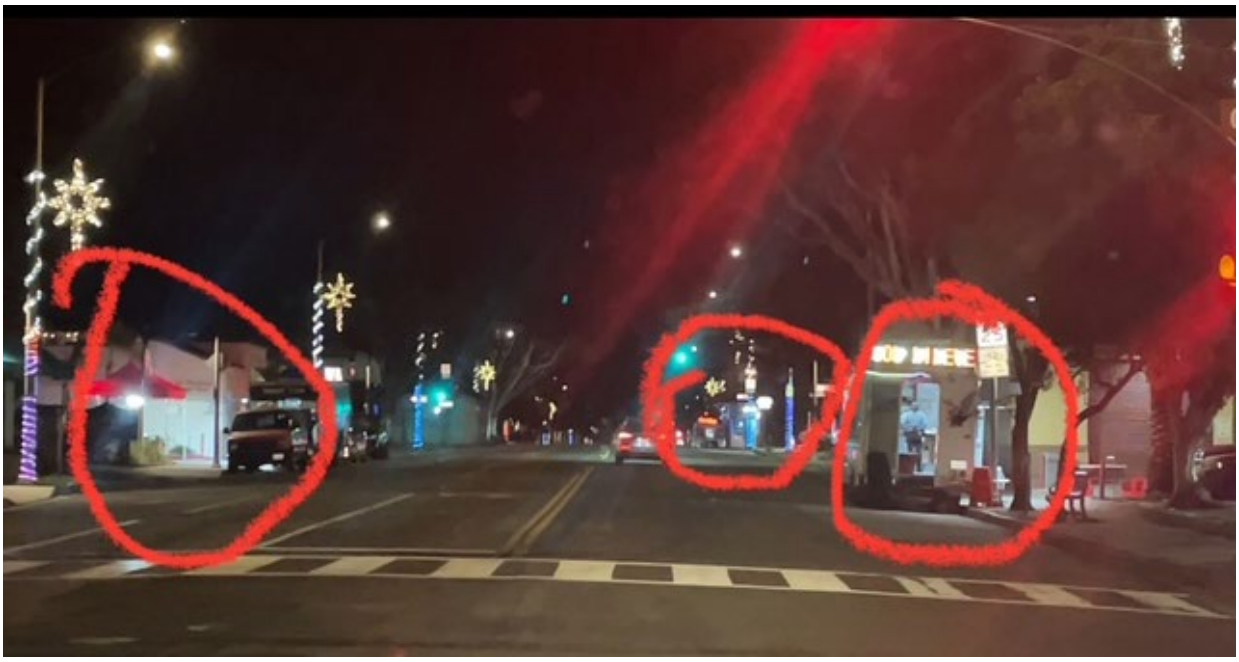
From:	Tina Machado
To:	Santa Barbara City Council
Cc:	Barbara Andersen
Subject:	4 loncheras 2 blocks milpas
Date:	Saturday, January 10, 2026 8:47:57 AM

How many food trucks are you guys gonna allow in such a concentrated area?
It's really affecting the restaurant owners. I don't know if any of these are licensed or business or permitted for operation.

Can you tell me if they are?

New one at chapala

3 other



What is the city going to allow to happen to our neighborhood? Is there just gonna be no regulations and free-for-all for no matter how many trucks and open kitchens?

Doesn't the city have some compassion for the restaurant owners and realize that no enforcement does not mean kindness and inclusion it actually is discriminatory towards the people that are paying taxes and rent. You go against the people that support the city with business licenses and paying into the system by providing no consequences for any People doing whatever they want. Unsustainable model.

What is the outlook for the city with allowing never-ending amounts of trucks to just park wherever?

It's just growing, so should we just expect unregulated growth all throughout our neighborhood?

Be allowed to happen in the affluent white neighborhoods let's be real.

From:	Chris Lueck
To:	City Clerk
Cc:	Nilou Lueck
Subject:	Lobster Jo"s Camps - Please renew their recreation contract
Date:	Saturday, January 10, 2026 8:01:57 AM

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

Hi, we're writing to you regarding the City's decision to not renew the recreation contract with Lobster Jo's. Both of our sons have gone to several of their camps and have thoroughly enjoyed them, particularly the skate camps, which they've done several times. And they've always felt safe at the camps.

It will be a true loss to residents in and around Santa Barbara to not have Lobster Jos's camps available to send kids to during off-days from school. The camps provide vital enrichment and peer socializing that they would be at a loss for without the camps.

Please reconsider the City's decision regarding Lobster Jo's recreation contract and renew it.

Thank you,
Chris & Nilou Lueck
805-243-8284
805-450-4232
Residents of Santa Barbara County since 2013 (and City of Santa Barbara from 2013-2015 and 2018-2021)

From: Kara Welker
To: City Clerk
Subject: Lobster Jo's
Date: Saturday, January 10, 2026 4:27:12 AM

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

Hello,
Wanted to weigh in with our disappointment that Lobster Joes won't be available on Santa Barbara Beaches this summer for our kids. They have gone every year for the past four years with their friends and have loved every minute of it. It's a great local service for kids in the summer and it keeps them busy, healthy, and having fun. Hopefully you'll reconsider the decision to not renew their license to run their Beach business. Thanks for hearing me out.
best
Kara Welker.

From:	Lindsay Emmerson
To:	City Clerk
Cc:	Lobster Jo"s
Subject:	Lobster Jo Camps Support
Date:	Friday, January 9, 2026 7:05:44 PM

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

Dear Mayor and Members of the Santa Barbara City Council,

I am writing in support of Lobster Jo's Camps. We have been avid supporters of these camps for many years. In fact, they are my ten-year-old's favorite summer activity in all of Santa Barbara.

We were deeply concerned to hear that the City Council has terminated Lobster Jo's contract. We will be attending next week's City Council meeting to persuade you to reconsider on behalf of the families who benefit most from Lobster Jo's service.

I understand safety is a chief concern for all activities provided by the Parks and Recreation Department. As a mother and a psychologist working with families, I understand the importance of the decisions you make around protecting our city's youth. We have been impressed by Lobster Jo's attention to staff management, training, and implementation of protocols to improve safety.

For example, the use of color-coded rashguards to denote swimming abilities was creative, sensitive to kids' emotional development, and a huge boost in safety. Each term, our strong swimmer points out that he has to retake the test despite being a proven swimmer, and we fully support that rule.

If there are additional concerns beyond safety, we look forward to hearing about them and providing personalized feedback as some of Lobster Jo's biggest fans. Thank you for your time and thoughtful consideration on the matter of helping to keep Lobster Jo's camps as an integral part of summer for Santa Barbara's youth.

Best wishes,

Lindsay

Lindsay Emmerson, PhD
Founder, Parenting With Psychology

(858) 245-7200
www.ParentingWithPsychology.com
Dr.Lindsay@ParentingWithPsychology.com

Subscribe to receive weekly parenting tips

From: Erica Renga
To: City Clerk
Subject: Lobster Jo's
Date: Friday, January 9, 2026 1:34:37 PM

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

Dear City Council Members,

I am writing as a parent to share our family's positive experience with Lobster Jo's Camps and to express our strong support for the program's continued operation in Santa Barbara.

Our daughter has been enrolled in Lobster Jo's Camps for the past several years, and each summer has been a consistently safe, fun, and enriching experience. The camps were well organized, well supervised, and thoughtfully run, and we felt confident entrusting our children to Joseph Evers care. We had been planning to enroll both of our children this year and are deeply saddened to learn that this may no longer be an option.

Lobster Jo's Camps are a valuable community resource, providing meaningful opportunities for children while supporting working families. We respectfully ask the City Council to consider the voices and experiences of families who have directly benefited from this program when making decisions about its future.

Thank you for your time and for your service to our community. Please feel free to contact me if you have any questions.

Warmly,
Erica Renga

From: Carin Richard
To: City Clerk
Subject: Strong Community Support for Renewing Lobster Jo's Camps Contract
Date: Friday, January 9, 2026 1:23:01 PM

> Some people who received this message don't often get email from carin18@gmail.com. Learn why this is important

Dear Santa Barbara City Council and Parks & Recreation Department,
I'm writing to express my strong support for Lobster Jo and his youth camp programs on the city waterfront. Recently, I learned the Parks and Recreation Department will not renew Lobster Jo's contract, citing "program safety." As a parent whose kids loved these camps, I respectfully disagree. Lobster Jo has always prioritized safety, and I've never heard of any unresolved issues during his years of operation.

Lobster Jo's created priceless memories for our kids. These programs have been a community treasure, fostering outdoor skills and joy in Santa Barbara's beautiful waterfront.

Please reconsider this decision and renew the contract. I urge you to hear directly from families at the next City Council meeting during public comment. Your support will ensure these vital programs continue for our children.

Thank you for your time and commitment to our community.

Sincerely,
Carin Richard
Santa Barbara Resident & Mom of Twin Boys

--
Carin Richard
carin18@gmail.com
mobile: 805-705-5330

From: Amber Almodovar
To: City Clerk
Subject: Lonster Jo"s
Date: Friday, January 9, 2026 1:13:50 PM

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

Dear Clark,

Our family is extremely disappointed to hear the the Lobster Jo's Camp contract is being discontinued due to allegations surrounding camp safety.

We have always felt that their policies and procedures were precedented on a safety first approach. Our son has loved learning how to interact with the outdoors in a way that priotizes his safety, especially while interacting with ocean tides and animals.

Sincerely,

Amber Lea Almodovar

From:	Ana Garcia
To:	Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon; Randy Rowse
Cc:	City Clerk; Nicole Grisanti; Kelly R. McAdoo
Subject:	In opposition to Item 18: Subject: Fiscal Year 2026 Operating and Capital Budget Deliberations (230.05)
Date:	Friday, January 9, 2026 8:21:12 AM

Some people who received this message don't often get email from aggarcia3735@gmail.com. Learn why this is important

Dear Mayor and Council Members,

I am a constituent concerned that the proposed 2026–2027 budget does not reflect the clear priorities of the community you serve.

Despite extensive public input through council meetings, stakeholder sessions, and Measure I engagement, this budget fails to address urgent needs—especially around affordable housing and essential services. Instead of responding to this input, the City has declared the budget “complete” and held a visioning session in the middle of budget season—while ignoring what the community has already clearly stated.

We demand the following actions before finalizing the budget:

1. Allocate at least $5 million to the Local Housing Trust Fund without cutting vital services like housing programs, libraries, parks, or city workers.

2. Adjust the reserve requirement by 1% to help fund this initiative.

3. Ensure the inclusion of public input gathered throughout the budget and Measure I engagement process.

It is not the public’s responsibility to identify funding sources or create budget plans. That responsibility lies with you—as elected officials—who are entrusted to represent our interests and prioritize a livable, equitable city.

If the necessary revisions cannot be made, I urge you to vote **NO** on the current budget proposal.

Signing off with a reminder that elections are coming up and our people have had enough of the lip service, make living in Santa Barbara possible for us, or we will vote you out in Nov!

~Ana Garcia

From: Lorena V.
To: City Clerk
Subject: Lobster Jo"s- Include in 1/13/26 Comments from the Community
Date: Friday, January 9, 2026 8:00:17 AM

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

To whom it may concern,

I am writing this letter in response to the shocking news that the City will no longer be allowing Lobster Jo's camp to renew their recreation contract. As a parent in Santa Barbara who struggles with finding availability with camps for my children, I am very disappointed to hear that we may lose one of the best camps around! This camp allows creativity with art, sports, skating, counselors in training, wildlife, etc and it has been so great for so many of the children in this community. This would be a devastating loss and I STRONGLY ask that you reconsider. We need more camps like this that bring creativity and outdoor fun together in a friendly and safe environment. We have nothing but good things to say about our experience with Jo and his team and we are sure that more community members will speak up in opposition to this development.

Please allow Lobster Jo's to continue to serve our children and provide the community with more, much needed options for our children to enjoy their summer outdoors instead of on ipads or in classrooms.

Signed,

Lauren VanVeelen

From: Millie Tadewaldt
To: City Clerk
Subject: Support for Lobster Jo's Camps
Date: Friday, January 9, 2026 5:25:37 AM

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

Dear City Clerk and Members of the City Council,

I'm writing as a Santa Barbara parent to express my strong support for Lobster Jo's Camps and to respectfully push back on the characterization that their program poses a safety concern.

I have trusted Lobster Jo with my children at the ocean -- which, for any parent, is an extremely high bar. I have been sending my kids to Lobster Jo's for several years, including when they were as young as six years old. At no point have I felt any level of concern about safety. On the contrary, I consistently observed thoughtful supervision, strong judgment, clear boundaries, and a culture of respect for the ocean and its risks.

Lobster Jo runs an exceptional program due to competence and care. The staff understands how to teach kids to engage with the ocean responsibly, how to read conditions, follow instructions, look out for one another, and build confidence, in a way that made my kids want to come back day after day, year after year. That kind of experience is invaluable and rare.

As a parent, I would never place my children in a program that I believed was unsafe. The idea that Lobster Jo's Camps are being removed due to "program safety" does not align with my experience or with the trust so many of us placed in them year after year.

I hope the City will reconsider this decision or, at minimum, revisit the basis for it with meaningful input from the families who actually participated in and depended on the program. Lobster Jo's has been a positive force in our community and a formative experience for many local kids, including mine.

Thank you for taking the time to consider this perspective.

Sincerely,
Millie Tadewaldt
Santa Barbara

From: susannahstrange@gmail.com
To: City Clerk
Cc: jo@lobsterjosbeachcamp.com
Subject: Lobster Jo's
Date: Thursday, January 8, 2026 8:51:40 PM

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

Hello,
My children were signed up for Lobster Jo's skateboarding camp over Thanksgiving break 2025 and we were disappointed when it was abruptly cancelled. My kids were also looking forward to Lobster Jo's skateboarding camp this summer. One child attended last year and because of his positive experience, I planned to enroll three kids this coming summer. They were also considering the art camp. Please reconsider running these camps. Thank you.

From:	Andrea Willcox
To:	City Clerk
Cc:	jo@lobsterjosbeachcamp.com
Subject:	Support for Lobster Jo"s
Date:	Thursday, January 8, 2026 8:25:04 PM

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

Dear council,

I was incredibly sad to hear about the recent decision to remove Lobster Jo's camps from local families. We absolutely relied on these camps when our children were young. My son was a very fearful, anxious child and LJ was one of the few camps he was willing to attend. In fact, he loved it. This was vital to us as I'm a public school educator and often had a few weeks of inservice, summer school, and professional development that I needed coverage for. Lobster Jo's was also one of the most affordable options and many parents in the community relied on it for this. Jo himself always went out of the way to be incredibly warm and welcoming, and his counselors were very well trained and equally engaging.

We never had a safety concern or incident, nor did we hear of any. This is almost unheard of in any childcare setting. In this time of high inflation and lack of affordability for families, we absolutely need more safe, high quality, and affordable care options- especially those that offer substantial coverage for working families. Lobster Jo's offered that. If there is some legitimate reason this resource is being withdrawn from our community, I would encourage you to communicate it to Joseph, and to our constituents so that we can understand its complexity and work toward a resolution that maintains our access to this high quality care option that our children enjoy so much.

Sincerely,
Andrea Willcox

From: Shaun Roche
To: City Clerk
Subject: Bring Back Lobster Joes!!
Date: Thursday, January 8, 2026 6:08:09 PM

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

To whom it may concern,

I am writing this email to express my extreme dissatisfaction with the city cancelling Lobster Joe's permit due to safety concerns. Lobster Joe's has consistently been one of the best camps available to the children of Santa Barbara. Please reinstate the permit!! We've tried numerous camps and Lobster Joe's has always been a favorite. I have spent time there and the people working with the children were diligent and professional. Honestly I think it is one of the better run programs that the City offers. Don't rob our children of a great experience!!

Sincerely
Shaun Roche
Sent from my iPhone

From: Nancyandtombrown
To: City Clerk
Subject: Lobster Joe's license renewal - NO!
Date: Thursday, January 8, 2026 6:02:28 PM

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

I want to let you know I SUPPORT your decision NOT to renew Lobster Joe's license.
I put both my granddaughters in the camp in August, 2024. It was expensive - $1,000 for two - and the counselors ignored the kids. The promised activities did not happen. The camp description mentioned some fun activities. My girls said those activities weren't offered. Every day they were told they could make bracelets. Really??? The counselors went out surfing on one of the days and made the kids stay on the sand because the water wasn't "safe". The kids wandered around and no one checked on them. My granddaughters begged to stay home the last day - a Friday. It was that bad.

I wrote a courteous letter to Lobster Joe's right after that to express what the girls had shared. They never replied to me. I'm glad you have saved other families from disappointment and wasted money.

Nancy Brown
1021 Laguna Street #6
Santa Barbara, CA 93191
805-722-8056

Sent from my iPad

From: Stephen Meier
To: City Clerk
Subject: Letter to Council - Regarding Massage Regulation
Date: Thursday, January 8, 2026 5:29:34 PM

Some people who received this message don't often get email from stevemeier853@gmail.com. Learn why this is important

Dear Santa Barbara Council:

My name is Stephen Meier and I am a retired massage therapist formerly certified by CAMTC #44985. I worked in Silicon Valley and served many clients and the special ones were geriatric with advanced health conditions.

Regarding proposed changes to massage therapy regulations I would advise you not to implement your current proposal.

First off massage is health care and needs to remain accessible and affordable to all residents who benefit from the care. The positive health effects are well documented and are essential for many.

The biggest problem of your proposed ordinance would increase fees to therapists by 300%.

The second biggest problem of your proposed ordinance is that it would require CAMTC certification which is a huge barrier for many therapists.

It would cut out any folks who have been working in the field but do not have the requisite education from CAMTC approved schools. Many folks who study and practice massage are unique in their skills and backgrounds which are quite diverse. By requiring CAMTC approved schooling you will be forcing many therapists out of the field thus reducing availability of massage therapists.

Law enforcement might paint CAMTC as a positive force but recently they have been ruled in contempt for discrimination against Asian students.
https://dockets.justia.com/docket/california/caedce/2:2025at00971/468495

No doubt there exists huge problems with prostitution and human trafficking and countering these criminals is very important. The only and best way to do this is by the rich city of Santa Barbara to fund law enforcement investigations and enforcement.

As we have seen recently and Morgan Hill and San Jose having these restrictive and expensive ordinances does not solve the problem. What solves the problems are law enforcement doing the hard work.

Meanwhile do NOT make the mistake of pushing costs and barriers onto legitimate massage therapists as they are wonderful caring professionals.

Please rethink your actions and prioritize law enforcement and stop punishing legitimate providers.

Please contact me if you would like any additional information.

Steve Meier - All of my emails have this signature, beware of phishing scams
Cell: 408-393-8246
Email: stevemeier853@gmail.com

From: Diana P. Lytel
To: City Clerk
Subject: Public Comment – Support for Renewal of Lobster Jo's Contract
Date: Thursday, January 8, 2026 4:56:53 PM

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

Dear Councilmembers,

My name is Diana Lytel, and I am a local attorney here in town. I write this public comment speaking as a parent and as someone who cares deeply about the opportunities we provide for Santa Barbara's youth. I'm here to express my strong support for renewing the recreation contract for Lobster Jo's Camps.

For years, Lobster Jo's has been a fixture on our waterfront—one of those rare programs that is not only well-run and affordable, but genuinely beloved by the kids who participate. Both of my children look forward to it every summer. It's the highlight of their season, a place where they feel confident, connected, and safe while learning to love the ocean that defines our community.

What makes Lobster Jo's special isn't just the activities; it's the environment Joseph created. The camp is joyful, inclusive, and grounded in respect for the water and for one another. My kids came home every day talking about new skills, new friends, and the simple happiness of being outside. That kind of impact is not easy to replicate.

I understand that concerns were cited regarding "program safety," but as a parent who has entrusted my children to this program year after year, I have never experienced or heard of any unresolved safety issues. Quite the opposite—Joseph has always demonstrated professionalism, attentiveness, and a deep sense of responsibility for the kids in his care. If there are specific concerns, I believe the community deserves transparency and the opportunity for those issues to be addressed collaboratively rather than through the sudden loss of a long-standing program.

Eliminating Lobster Jo's from the waterfront removes an affordable, high-quality option for families and takes away a program that has become part of the fabric of Santa Barbara summers. Our kids feel that loss, and so do we.

I respectfully urge the Council to reconsider the decision not to renew this contract, or at minimum to engage in a more open dialogue with the families who rely on this program. Lobster Jo's has served this community with heart and integrity for years, and it deserves a fair and thoughtful review.

Thank you for your time and for considering the voices of the families who have been directly impacted by this decision.

Best regards,

Diana Lytel

From:	Rob Jupille
To:	City Clerk
Cc:	jo@lobsterjoesbeachcamp.com; Tracie Jupille
Subject:	Lobster Jo"s Beach Camp
Date:	Thursday, January 8, 2026 4:03:47 PM

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

We have just been informed that the City Council will not be renewing Lobster Jo's contract, citing 'program safety'.

This is a completely misinformed decision that will have a detrimental impact on our community.

Our now 11 year old daughter has been attending Lobster Jo's since its inception and attends multiple sessions each summer. It was one of the few camps that was open during Covid and it's been one of the best decisions we've made for her.

When she began, she loved the beach but was quite wary of the ocean. Very quickly she gained confidence being in the ocean, got to see marine wildlife, including dolphins, lobster, seals and rays and has developed a deep love of the ocean. She now aspires to be a Junior Counselor when she is old enough.

I find your insinuation that the camp is unsafe personally offensive. Your implication that parents have been knowingly putting their children at risk tells me that you have no idea how the camp is actually run. The counselor to camper ratio is excellent, they constantly preach (and monitor) the application and re-application of sunscreen every day. There is ample shade and the drop off and pick up procedures ensure that each child is attached to the appropriate adult.

There are so few camps in Santa Barbara that are educational, entertaining and improve physical health and you are now going to deprive the next group of kids the opportunity to learn to love the ocean like our daughter.

I will be attending in person on the 13th to advocate for the continuation of the program.

I am requesting that you reconsider and renew Lobster Jo's contract for the coming year and would be glad to participate in any future review of the program.

Rob Jupille (father to Sami Jupille)

From:	Geneva Ives
To:	City Clerk
Cc:	jo@lobsterjosbeachcamp.com
Subject:	Bring back Lobster Jo"s summer camps
Date:	Thursday, January 8, 2026 3:05:55 PM

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

To whom it may concern,

I just found out that Lobster Jo's summer camps will not be renewed this year, and I'm upset. My child, Zac Ives, attended Lobster Jo's beach camp the summer he was 6. Last year, when he was 7, he joined Lobster Jo's art camp. This year, he was very much looking forward to skate camp.

We have always found this camp fun, affordable and safe. Moreover, it is a great midway option for my family, since I work in Goleta and my husband works in Carp.

As two working parents, we struggle to find accessible childcare / camp options in the summer. Taking away this option won't help.

Thank you for your consideration,
Geneva

Geneva Ives
Copy | Social | Creative
(805) 689-9012

From: Genevieve Imperiale
To: City Clerk
Subject: City council letter of character Lobster Joes
Date: Thursday, January 8, 2026 3:01:35 PM

> Some people who received this message don't often get email from 707imperiale@gmail.com. Learn why this is important

I have always found lobster Joe's, extremely reliable and very safe. Two of my children have attended lobster Joe summer camps, and always stated that was their favorite camp of the summer. If anything I felt they were at times overly cautious with their protocols for sun safety. Never did my kids return sun burnt so I can understand their purpose. I would hope you reconsider renewal of lobster Joes camps as I want to continue to send my children there.
Sincerely
Genevieve Imperiale

From: Manjeet Chocker
To: City Clerk
Subject: Lobster Jo"s Camp
Date: Thursday, January 8, 2026 2:54:20 PM

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

To Whom It May Concern:

It recently came to my attention that Lobster Jo's will cease to offer its summer camp program due to a concern with "program safety." I am writing to inform you that Lobster Jo's has offered a tremendous benefit to our community over the past 5 summers and there have never been any issues with safety. The counselor to camper ratio is more than adequate and each of the counselors have been attentive and aware of their campers during every minute of the day. I enrolled my son in other camps prior to finding Lobster Jo's and had several issues with those camps not being sufficiently staffed despite the children also having access to different parks and beaches in the City of Santa Barbara. My son has also improved his confidence in the water as a result of attending Lobster Jo's.

Please reconsider your decision to not renew Lobster Jo's recreation contract. Losing this camp will have a devastating impact on our community and the children who have had the opportunity to take advantage of our beautiful beaches in Santa Barbara over the summer.

Feel free to contact me at 916.296.0946 with any questions.

Thank you.

Manjeet Chocker
4095 Cuervo Avenue
Santa Barbara, CA 93110

From: Glenn Steinbaum
To: City Clerk
Subject: Please renew Lobster Jo"s recreation contract
Date: Thursday, January 8, 2026 2:49:34 PM

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

To Whom it May Concern:

Hi. I'm Glenn Steinbaum, a proud SB/Goleta resident, and even prouder father of 4 daughters. This afternoon, I received an upsetting letter from Joseph Evers regarding his phenomenal summer camps known as Lobster Jo's. My kids have absolutely adored his camps over the years. They have provided safe, quality, outdoor fun for them during the summer (and winter). While we have cycled through many camps with the kids, Lobster Jo's has been one that we keep coming back to because we hear "please send us back to Lobster Jo's, that one was amazing!".

I have always felt 100% confident in the safety and well-being of my children while they are under Evers' care. I know these camps mean a great deal to him, as does the safety and well-being of *all* the children who attend.

I strongly encourage you to renew his recreation contract. You will be making countless families jump for joy if you do.

Thank you for your time.

Sincerely,
Glenn Steinbaum

From: Cailee Villasenor
To: City Clerk
Subject: Support for Renewal of Camp Lobster Jos Contract
Date: Thursday, January 8, 2026 2:32:54 PM

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

Dear City Council Members and Parks & Recreation Staff,

I am writing to express my strong support for renewing the contract for Camp Lobster Jos.

I am a local educator and a parent of a student who attended the camp last year, and I can say firsthand how meaningful this program has been for my family. My son absolutely loves the beach, and Camp Lobster Jos provided him with a safe, engaging, and developmentally appropriate way to connect with our coastline. Beyond simply spending time outdoors, the camp fostered a genuine curiosity and appreciation for our local marine environment and natural phenomena; something that is especially important for us local families raising children in our wonderful coastal community.

As an educator, I also deeply value the accessibility and affordability of the program. High-quality enrichment opportunities are often out of reach for many families, and Camp Lobster Jos stands out as a program that is both well-run and inclusive. It supports working families while offering children meaningful experiences that promote learning, stewardship, and a sense of belonging in their community.

Programs like Camp Lobster Jos help cultivate the next generation of students who care about their environment and their city. I hope you will continue to support this important program by renewing its contract so that more local families can benefit in the years to come.

Thank you for your time and consideration.

Sincerely,
Cailee Villasenor

From: Heather Ingalls
To: City Clerk
Subject: Lobster joes camp- positive experience and hope to change your mind
Date: Thursday, January 8, 2026 2:32:50 PM

> Some people who received this message don't often get email from heatheringalls805@gmail.com. Learn why this is important

Dear Santa Barbara City Council Members,

I am writing as a Santa Barbara parent to express my strong support for Lobster Jo's Camps and to respectfully request reconsideration of the recent decision not to renew their recreation contract.

My daughter attended Lobster Jo's, and it was one of the most positive, confidence-building experiences she has had. The program fostered independence, teamwork, and a genuine love and respect for the ocean. From my perspective as a parent, the camp was well-run, thoughtful, and consistently attentive to safety. At no point did I feel my child was unsafe or that proper supervision was lacking.

What stood out most was the sense of community and care. Lobster Jo's created an environment where children felt included, supported, and encouraged to grow — not just as campers, but as young people connected to our coastline and city. Programs like this are rare and deeply valuable to families in Santa Barbara.

I was surprised to learn that the non-renewal was attributed to "program safety," as this does not align with my experience over multiple seasons. If there were concerns, I believe Lobster Jo's has demonstrated the professionalism and commitment necessary to address them collaboratively.

I respectfully ask the Council to consider the voices of families who directly experienced the program and to explore a path forward that allows this camp — or a similar waterfront youth program — to continue serving our community.

Thank you for your time, your service, and for considering the real impact this decision has on local families.

Sincerely,

Heather Ingalls

From: Jessica Chazen
To: City Clerk
Subject: Lobster Jo"s
Date: Thursday, January 8, 2026 2:32:33 PM

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

To Whom it May Concern,

My name is Jessica Chazen, and my son Henry Pinter has been a camper at Lobster Jo's for the past four summers. I learned the distressing news yesterday that the city would not be renewing the camp's contract. Simply put, summer just wouldn't be the same without Lobster Jo's. This camp provides an experience unlike any other camp. The kids are safe and fully supervised, but the days with Jo and his counselors aren't rigid or overly structured. Henry describes camp like fun beach days with all his friends. On the first day of each session, my son must pass a swim test in order to play in the ocean without a life vest, and counselors remind him throughout the day to reapply his sunscreen. At pickup, Henry regales me with stories of volleyball, tye dye, and taking the Mega-sub to the pier with his friends and two counselors (all kids wearing life vests). I've always been notified if something alarming happened during a camp day such as a child using profane language or even throwing sand. It has warmed my heart to pick up Henry and watch the counselors saying goodbye to him and calling him "Hank," a nickname he's never been called at home, only at Lobster Jo's. Every summer at Lobster Jo's, I watch my son grow into a more condiment and independent young man with an ever increasing love and respect for the Ocean. Closing this camp would be a huge loss for the parents of Santa Barbara. I really hope you reconsider.

Warmly,

Jessica Chazen

From: sophia orwig
To: City Clerk
Subject: Lobster Jo"s Beach Camp
Date: Thursday, January 8, 2026 2:26:54 PM

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

This is Sophia Orwig, and I am writing to share my perspective on water safety at Lobster Jo's, where I worked this past summer as the Water Safety Lead.

This was my first summer working at Lobster Jo's; however, I came into the role with significant prior experience. In previous years, I worked as a Santa Barbara County Beach Lifeguard and completed the 64-hour lifeguard training program twice. Because of this background, I am fully confident in my lifeguarding skills and my ability to assess and manage water safety risks.

At Lobster Jo's, anytime campers were in or near the water, I was actively supervising, as that was my primary responsibility. In addition, multiple counselors were always present in the water and on the beach, engaging with campers while maintaining close supervision. I believe this layered approach to supervision created a very safe environment for the children.

I have also worked with other youth programs in the past, including Junior Lifeguards and Surf Happens. Based on my experience, neither of these programs felt safer than Lobster Jo's. I learned valuable lessons from those roles and intentionally carried those best practices with me into my work at Lobster Jo's.

Overall, I strongly believe that Lobster Jo's provided a safe, well-supervised, and positive environment for campers. I am confident that I fulfilled my role effectively by prioritizing safety while also helping campers feel supported, engaged, and excited to be in the water.

Thank you for taking the time to consider my perspective.

- Sophia

From: Ali Evans
To: City Clerk
Subject: Please don"t cancel Lobster Jos Camps
Date: Thursday, January 8, 2026 2:23:14 PM

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

Dear City Council Members,

I am writing as a parent, business owner and longtime local resident to respectfully urge you not to cancel Lobster Joe's children's camp. This program has been a meaningful and irreplaceable part of our family's summer, and of many other families who deeply value our coastal community.

My son Owen attended Lobster Joe's and gained something far more important than summer entertainment. He gained confidence, learned how to safely enjoy the ocean, made new friends, and found mentors in older counselors he truly admired. Whether it was skateboarding, boogie boarding, stand-up paddling, or simply learning how to move confidently in the water, he felt supported, encouraged, and safe. He completed beach camp, skate camp, and art camp, with skate camp being his favorite, and these programs were a huge help for childcare since both my husband and I work.

One moment in particular stands out. When Owen took a tumble while skateboarding (while fully padded and helmeted), the staff immediately contacted me, shared a photo so I could see he was okay, and followed up after walking with him on the beach until he was back to smiling. That level of care, communication, and responsibility is rare and invaluable.

Lobster Joe's is also one of the only affordable camps available to families . Its mixed-age structure allows siblings and friends to stay together, which reduces barriers for working parents and strengthens community bonds. It has been a staple of our summers and a trusted option when school is out.

We were especially looking forward to enrolling our youngest child next summer. As a beach family, we deeply value where we live and the privilege of raising our children next to the ocean. Programs like Lobster Joe's help children develop respect for the coastline, confidence in the water, and a strong connection to our community.

The counselors serve as positive role models, showing younger kids what it looks like to grow into capable, kind, and skilled young people. That impact extends far beyond a single summer.

Please reconsider canceling these camps. They serve a huge amount of families. Lobster Joe's is not just a program. It is a safe haven, a learning environment, and a critical part of our childcare for the summer. Losing it would be a significant loss to many families and children who rely on it.

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

Sincerely,
Ali Evans

805.980.8007

Ali Evans
Realtor & Broker Associate
ali@alievansrealty.com
(805) 980-8007 | DRE 01846603
3868 State St, Santa Barbara, CA 93105
www.alievansrealty.com

BERKSHIRE HATHAWAY HOMESERVICES | CALIFORNIA PROPERTIES

From: Bren S
To: City Clerk
Subject: Regarding Lobster Joe"s
Date: Thursday, January 8, 2026 2:14:27 PM

> You don't often get email from brenda.swedlove@gmail.com. Learn why this is important

I would like you to consider renewing the Lobster Joe's license. There is a limit to how many camps actually cover a full working day and are affordable. Thankfully Lobster Joe's was a big help last summer for my 8 year old daughter. She was able to increase independence, her confidence around water and I always felt that she was safe and well cared for. If there were any concerns they were great at calling me and letting me know and updating me with how she did with pictures, as well as making sure she was prepared with adequate sun protection.

There is NO reason to create more burden on working parents in Santa Barbara. Please renew Lobster Joe's!

Brenda Swedlove

From: Alicia Gmail
To: City Clerk
Subject: Lobster joes cancellation
Date: Thursday, January 8, 2026 1:50:40 PM

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

I am writing to express my shock and disappointment of the city's decision not to renew its contract with Lobster Joe's summer camp. My daughter has had only the best experiences with them. Please reconsider.
Thank you,
Alicia McFarren
1824 Grand Ave
Santa Barbara, CA 93103
Sent from my iPhone

From: Ben Levi
To: City Clerk
Subject: Lobster Jo"s Camp
Date: Thursday, January 8, 2026 1:31:22 PM

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

Hi -

I am writing to express my extreme displeasure with your decision not to renew the recreation contract for Lobster Jo's camp. It is an incredible camp that draws members from across the Santa Barbara community. Our kids have loved it. Everyone at the camp is kind, respectful, and interested in taking care of our children. It is exactly the kind of program that our city should be promoting. Your office should be embarrassed by the failure to renew Jo's contract and I sincerely hope that you reconsider.

Best,
Ben

773 484 0543

From:	Roxanne Nanninga
To:	City Clerk
Cc:	jo@lobsterjosbeachcamp.com
Subject:	Renewal of Lobster Jo Parks & Rec contract
Date:	Thursday, January 8, 2026 1:28:48 PM

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

Dear Santa Barbara City Council,

I am writing to express my desire for you to reconsider your decision to renew the city's contract with Lobster Jo's Camp. Our son spent two weeks last summer at the Lobster Jo's summer camp at East Beach and absolutely loved his time there. It was enriching, safe, and fun for him to be outdoors at the beach and in the water. I appreciated the attention paid to camper safety throughout the week, including the swim test, which he very proudly passed. I hope Joseph and his team will be allowed to continue operating so my son can enjoy another fun camp this summer.

Thank you for your consideration,

Roxanne Nanninga
Santa Barbara resident and mother

From: Ector Flores-Garcia
To: Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Cc: City Clerk; Nicole Grisanti; Kelly R. McAdoo
Subject: In opposition to Item 18: Subject: Fiscal Year 2026 Operating and Capital Budget Deliberations (230.05)
Date: Thursday, January 8, 2026 11:35:43 AM

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

Dear Mayor and Council Members,

I urge you to take the following actions before finalizing the budget:

- Allocate at least $5 million to the Local Housing Trust Fund without cutting vital services like housing programs, libraries, parks, or city workers.
- Adjust the reserve requirement by 1% to help fund this initiative.
- Ensure the inclusion of public input gathered throughout the budget and Measure I engagement process.
- It is not the public's responsibility to identify funding sources or create budget plans. That responsibility lies with you, as elected officials, who are entrusted to represent our interests and prioritize a livable, equitable city.

If the necessary revisions cannot be made, I urge you to vote **NO** on the current budget proposal.

Best.
Ector Flores-Garcia (he/him/his)

From: Christel Barros
To: Santa Barbara City Council; Roy Lee First District Supervisor; Barbara Andersen; Kelly R. McAdoo; Anthony Deputy City Administrator SB Valdez
Subject: Jan 16
Date: Thursday, January 8, 2026 9:28:00 AM

Ocean voices and community members will unite to defend California from the recently proposed federal offshore oil and gas lease plan.

The event features presentations from ocean advocates, comments from community leaders and businesses, as well as opportunities for public participation and action.

Learn More + RSVP

Free pizza, drinks, and entertainment.

Environmental Affairs Board
UCSB Associated Students

environmental DEFENSE CENTER

SURFRIDER FOUNDATION. SANTA BARBARA

SOCIETY OF FEARLESS GRANDMOTHERS SANTA BARBARA

Santa Barbara CHANNELKEEPER®

SIERRA CLUB
SANTA BARBARA-VENTURA CHAPTER

Sent from my iPhone

From: Brie Spells
To: City Clerk
Subject: Support for Lobster Joes camp
Date: Wednesday, January 7, 2026 11:33:11 AM

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

Dear Santa Barbara City Council Members,

I am writing as a Santa Barbara parent to express my strong support for Lobster Joe's beach camp, which my children have attended consistently for the past several years during summers and school holidays. This is their favorite camp and we book many weeks each summer.

Lobster Joe's camp has been one of the most positive, engaging, and well-run programs my children have ever experienced. Under Joe's leadership, the camp provides a safe, inclusive, and joyful environment where kids spend their days active on the beach—boogie boarding, learning to surf, playing organized games, and building confidence in the ocean.

From a parent's perspective, safety has always been clearly prioritized. The camp is structured, organized, and well-supervised, with clear expectations and attentive leadership. Joe is consistently present, engaged, and proactive with the children. His ability to connect with kids while maintaining order and safety is exceptional and, in my experience, rare.

Equally important is the inclusive nature of the camp. Children of different ages, personalities, and abilities are welcomed and encouraged. Joe fosters a positive culture built on encouragement, respect, and fun—something my children genuinely look forward to and talk about long after camp ends.

Lobster Joe's camp represents the very best of what a Santa Barbara Parks & Recreation program should be: healthy outdoor activity, ocean appreciation, community connection, and meaningful mentorship. Losing this program would be a significant loss not only to participating families, but to the broader community.

I respectfully ask the City to work collaboratively with Joe to address any concerns and find a path forward that allows this exceptional program to continue. Programs like Lobster Joe's are deeply valued by families and play an important role in making Santa Barbara such a special place to raise children.

Thank you for your time and consideration.

Sincerely,
Barrett and Brie Spells

From:	Gr8 Spirit Relay
To:	Santa Barbara City Council
Cc:	Cathy Murillo; Art Cisneros - Chumash Elder; Jose Manik Ajpu Munoz - Mayan TimeKeeper; Sunburst Community - Patricia Paulsen; Anupam Tewari; Thomas Van Stein; Nipponzan Myohoji Los Angeles Dojo; Nipponzan Myohoji Atlanta Dojo; Nick Welsh - SB Independent; Nicole Washburn - PocketBook Magic Editor; Carolynne Diane Fargey; Jill Proctor; Hymon Johnson
Subject:	David Williams Comments
Date:	Tuesday, January 6, 2026 11:38:47 AM

To the Santa Barbara Mayor and City Council Members:

Today I will read my third 3min public comment, delayed for two weeks while City Hall was unexpectedly closed over the holidays.

I plan to continue offering my weekly public comments five times, through February 3rd, as part of my weekly "Walk for Peace" from the Dolphin Fountain to City Hall. This as my prayer for the success of the "American Peace March to the White House" which I want to produce as a popular Reality TV Show using my four years experience over sixty years ago as president of a teenage apprenticeship production company at Walt Disney Studios where my father worked.

global-emergency-alert-response.net/PeaceTV1.html

Since the Motion Picture industry started in Santa Barbara before it moved to Hollywood, this inspiration came to me here from my experience walking with the Buddhist Monks in 1978 from Santa Barbara to Santa Monica to introduce the Hopi Prophecy spokesman, Thomas Banyacya, who offered his public comment to you here in the late 1980's.

That Peace Prayer Walk, which I organized as the "Great American Peace Pilgrimage," was led by the Japanese Buddhist Monk Masao Nippashi. His name from Japanese means Warrior of the Rainbow, which is the name of the 1962 book about mutual prophecy fulfillment featuring Banyacya messages of the Hopi Declaration of Peace.

global-emergency-alert-response.net/tbhopi.html

Later that year we participated in the Longest Walk of the American Indian Movement, from SF to DC, which inspired me politically by its nonviolent prayer that stopped 11 different bills in Congress targeting the indigenous Americans. They were still undergoing the US government's covert program of sterilization of indigenous women which President Carter had still refused to stop.

Also, as a result of the Longest Walk, the American Indian Religious Freedom Act was passed into law, removing the prohibition of practicing their sacred ceremonies like the Sundance Ceremony which had been outlawed for 80 years.

That experience, and my many later peace prayer walk experiences, have inspired my faith that such an "American Peace March to the White House" can be effective to correct America's policies by embracing the Great Law of Peace. This united the warring nations in peace, over a thousand years ago under the Tree of Peace planted by The Peacemaker who founded the Iroquois Confederacy. This message of Peace is symbolized by the Tree of Peace replica at UCSB planted near Storke Tower on May 16, 1985, by Chumash Elder Victor SkyEagle Lopez a few months after he led the Chumash ceremony opening the Dolphin Fountain at the foot of Stearn's Wharf where he also conducted the blessing ceremony to inaugurate Nippashi's 1986 peace walk as the "Great Spirit Relay."

This Great Law of Peace has an analogue in the True Dharma which is represented by Buddhism, and which brought peace without violence or crime for 500 years in India by King Ashoka, my role model.

It is my belief that I have scientifically depicted this Great Law of Peace, by fulfilling Einstein's vision of a simple set of equations to describe all of physical reality, all events in nature, no matter where or when, with 100% certainty, which he called unified field theory equations. Mine are explained at:

global-emergency-alert-response.net/tetron1.html

As I mentioned before, the Buddhist Monks are again conducting a "Walk for Peace" from Texas to Washington DC, Oct26-Feb12, which has been receiving tremendous internet coverage by many participants, all praying for a good result when President Trump receives them. Here are some examples of this growing news coverage:

https://m.facebook.com/story.php?story_fbid=pfbid024k6uHSEzXhES4toneynyeTgehn9Y7LJmgJuCR8KXg8wKZK2x3T5MuiDuvjPQsrsl&id=599637533&mibextid=wwXIfr

https://m.facebook.com/story.php?story_fbid=pfbid0RjqrLfMjDw6HUotbMzNyax9ji9xrV5jP5W31wBngqtGhLNCSMTFEi5qu9H9F83Vkl&id=1302760894&mibextid=wwXIfr

https://m.facebook.com/story.php?story_fbid=pfbid0bdQyPqayBWfQbQ4DJ3MU4ZscYK1cEFPEKHsiwWSGFdtyqANYk5ovHzN35NNEZU5il&id=61583528999169&mibextid=wwXIfr

https://m.facebook.com/story.php?story_fbid=pfbid0pwCfg6JFyBShkPksCs8Kt5EZRx8tkbkHvBE8QUJtCG6ucxQUn5B3ayPtidChyGERl&id=100059713591146&mibextid=wwXIfr

Please keep in your prayers the success of this "Walk for Peace," and my plan for the "American Peace March to the White House" representing it's issues like implementing the Free Energy Technologies to replace nuclear and fossil fuels towards ending poverty globally within two decades, nuclear abolition, deployment of primary water, integrating the Great Law of Peace into the US Constitution, and correcting America's moral compass by repenting the indigenous American genocide and the Atomic Bombings of Japan.

www.AmericanPeaceMovement.Us

My first “Inspirational PocketBook” is called “Restoring the Great Law of Peace: How to Tell the Whole Truth” - to Scientifically Correct America and to End All Wars Forever - published in 2024 by Amazon:

https://www.amazon.com/dp/B0DC5FRHDS

The text of my public comment today:

This is my third Public Comment, which I will offer nine times until February 2nd. Then I plan to launch the American Peace March to the White House, as a Popular Reality TV Show for “Restoring the Great Law Law of Peace,” which is the title of my book from Amazon, to unite all the nations and religions in harmony with the Perfect Truth, as explained in my book’s subtitle “How to Tell the Whole Truth.”

The unique “Message of Peace” of the Kingdom of Jerusalem Israel, is symbolized by these “Peace Toys,” as “weapons” to open the human mind to embrace this Message of Peace.

As I promised last week, I brought some of my favorite Peace Toys to share today.

Depending only on the faith of each believer, these Peace Toys can be dismissed as any other toy, or can be held as a sacred symbol, like the American Flag, or like the Sacred Stone Tablet of the Hopi People depicting the Hopi Declaration of Peace and the Hopi Life Plan Prophecy of inevitable World Peace, or like the Iroquois Wampum Belt depicting the Great Law of Peace, symbolized by The Tree of Peace, overlooked for 250yrs by America’s Founders.

Here is Global Peace Baton of the Great Spirit Relay, with its seven symbols on the Peace Pole depicting this Message of Peace;

Here Human Hive Model of the Tetramentation Homing System, which in miniature like this, is the Crown of the Surrogate King of Jerusalem Israel for the return of Jesus Christ;

And my favorite Peace Prayer Meditation, The Rainbow Peace Braids, that my wife Carolynne and I initiated in 1976:

“You make them with Love, they stand for the Message of Peace, and when everyone has one, then we’ll have world peace.”

____

global-emergency-alert-response.net/RainbowPeaceBraids.html

Offered January 6, 2026, by

David Crockett Williams Jr (III) CLU
Chartered Life Underwriter
BS Chemistry 1969 CSUN w/ honors
American Peace Movement Founder,
American Peace March Initiator,
Surrogate King of Jerusalem Israel for the
Physical Return of Jesus Christ
By the Paranormal Miracles of the
Shirdi, Sathya, and Prema Sai Babas
SathyaSai.org , PremaSaiAshram.org

global-emergency-alert-response.net/KingdomOfJerusalem.html

From:	Christel Barros
To:	Santa Barbara City Council; Kelly R. McAdoo; Barbara Andersen; avaldez@santabarbarsca.gov
Cc:	Anne Anderson X174749; Jesse Espinoza #55; Gays Cell #23; D Villano; Shawn Reilley #31; Trigg Schaefer #31; Tuan Luu; Linda Tosches #65; Phil & Linda Tosches Schlageter; Sara Patchen; Pamela Emerson Flamingo #30; Juanita Carter Flamingo #.45
Subject:	Fwd: This Week at the Capitol - January 5, 2026
Date:	Tuesday, January 6, 2026 8:55:35 AM

Happy New Year to each of you.
I wanted to share this with you about protections for mobilehome owners statewide.
GSMOL, Golden State MobileHome Owners League is our active statewide advocacy group for mobilehome owners. The President, Anne Anderson, whom a few of you may have already met, resides right here in Santa Barbara. She helped us restart our local chapter #1102, here at the Flamingo MobileHome Park about 15-20 years ago. She is a wealth of information, a valuable resource, and a character of good repute (& my friend).
Maybe we could schedule a meeting in this New Year with SB City Staff and Anne from GSMOL to familiarize all with some of what GSMOL does to help protect homeowners who are mostly elderly and lower income, a vulnerable population.
Best wishes for a joy filled New Year.
Chris Barros

Begin forwarded message:

> **From:** GSMOL Legislative Action Team <legislation@gsmol.org>
> **Date:** January 5, 2026 at 1:18:31 PM PST
> **To:** Christel Y Barros <christelbarros@gmail.com>
> **Subject: This Week at the Capitol - January 5, 2026**
> **Reply-To:** GSMOL Legislative Action Team <Legislation@gsmol.org>

If you're having trouble viewing this email, you can see it online.

GSMOL
GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE

This Week at the Capitol

January 5, 2026

HAPPY NEW YEAR!

Legislature Resumes Today, January 5, 2026

Senate Housing Hearing Scheduled Tomorrow, January 6, 2026

Governor to release his January State Budget Proposal by January 10, 2026

GSMOL Sponsors & Supports

SB 722 (Wahab)

GSMOL is off and running at the start of the New Year 2026!

SB 722, authored by Senator Aisha Wahab, is expected to be amended on the first day of the Legislative Year 2026.

And once amended, the bill proposes to protect mobilehome residents and homeowners from the construction of housing developments authorized under SB 79, one of the most talked about bills in 2025 (See article in next section below).

When SB 79 passed last year, it left most mobilehome residents vulnerable to displacement by failing to extend anti-demolition protections to mobilehome parks *not* covered by local rent stabilization ordinances.

This lack of protection threatens existing affordable housing stock that SB 79 seeks to increase.

The remedy in SB 722 is consistent with other laws already on the books and protects residents from losing their mobilehomes.

The bill is scheduled for a policy hearing in Senate Housing Committee on just the second day of the Legislative Year. Details below:

Senate Housing Committee
Tuesday, January 6

1:30 p.m.
1021 O Street, Room 1200
MEASURES HEARD IN FILE ORDER

Measure: Author: Summary:

S.B.*No. 222 Wiener. Climate disasters: civil actions. (Urgency)

S.B.No. 677 Wiener. Housing development: streamlined approvals.

S.B.*No. 417 Cabaldon. The Affordable Housing Bond Act of 2026. (Urgency)

S.B.No. 457 Becker. Housing element compliance: Housing Accountability Act: housing disapprovals.

S.B.*No. 492 Menjivar. Youth Housing Bond Act of 2025. (Urgency)

S.B.*No. 722 Wahab. Transfer of real property: single-family homes, townhomes, and condominiums.

*Pending Receipt

What did California lawmakers talk about this year? These 10 bills sparked hours of debate

Most bills in the California Legislature are barely talked about in public before lawmakers take action, often after secret negotiations with lobbyists.

But a handful of controversial proposals broke through the usual rushed process, drawing hours of testimony and intense public lobbying from some of the state's most powerful organizations that spend millions of dollars to get their way, according to an analysis of CalMatters' Digital Democracy database, which tracks every word spoken in the Legislature.

That's compared to the overall 2025 average, which showed lawmakers and advocates spent just 32 minutes publicly talking about each of the 1,657 bills that were discussed in at least one hearing.

These were the 10 most debated bills of the 2025 regular legislative session, according to Digital Democracy.

Local governments balk at transit-oriented housing

Bill: Senate Bill 79

Lead author: Democratic Sen. Scott Wiener of San Francisco

Time discussed: 6 hours, 40 minutes

Approximate number of speakers: 198

Why it was a talker: Local governments balked at a new state mandate allowing developers to build midrise apartment buildings within walking distance of many major train, light-rail, subway and high-frequency rapid bus stations — even if local zoning restrictions would otherwise ban such dense development.

Number of groups in support: At least 49, including pro home-building groups and the California Apartment Association.

Number of groups opposed: At least 76, including, at one point, the building trades unions, the California Association of Realtors and dozens of municipalities.

Status: Signed into law.

Read article here.

LA County Recovery Includes Information Related to Mobilehomes

Manufactured Homes & Factory-Built Housing
Your guide to understanding, selecting, and installing alternate housing types.

Rebuilding in Los Angeles can include alternative options to traditional site-built homes. Manufactured homes and factory-built housing (FBH) both offer efficient, code-compliant ways to restore housing after a disaster. Navigating the construction, permitting, and installation standards for mobilehomes, manufactured homes, and factory-built housing may seem complex. This guide outlines the requirements and steps for permitting and installation to help homeowners on their road to recovery.

Types of housing

Mobilehome

- Constructed prior to June 15, 1976, but after September 1, 1958

Transportable in one or more sections, is eight (8) body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet
- Built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems

Manufactured Home

- Constructed on or after June 15, 1976
- Transportable in one or more sections, is eight (8) body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet,
- Built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems

Access website here.

Goleta to Consider Ordinance to Protect Senior Mobile Home Park

Tucked down toward the end of Pine and Rutherford Street in Old Town Goleta, neat rows of mobile homes form a quiet community. University Mobile Home Park operates as a mobile home park for seniors, offering lots and trailers for modest rent. Now, with new management, rent is slated to increase and the park may lose its senior designation. Last week, Goleta's City Council weighed in, ultimately voting to direct staff to draw up a senior housing overlay ordinance.

The Timeline

University Mobile Home Park opened in 1959 and has served seniors since at least 2009. In October, the park sold to a new owner, and Harmony Communities Inc. came on board as the management company.

On October 30, said Senior Housing Analyst Lucy Graham at last week's city council meeting, park residents received a set of rule changes — including opening the park to all ages — and a rent increase.

Harmony Communities proposed increasing the rent by 59 percent for the land the mobile home parks sit on. Specifically, Harmony said, the average space in the park rents for $333 per month. The original proposed increase was to $530 per month. Harmony said that it was increasing rent due to the need to cover the rising cost of insurance, utilities, property taxes, and maintenance.

Read article here.

What to expect from the housing market in 2026—and the 10 major cities where prices could fall the most

The housing market has spent the past few years stuck with high prices and slow sales. But in 2026, conditions are expected to ease slightly for buyers, a shift Redfin describes as a "reset" year.

That reset is being driven by a growing supply of homes after years of limited inventory, which may push prices down in some markets next year.

Overall, home prices have mostly leveled off over the past two years, as new construction has picked up. And there are already signs the market is loosening: Homes are sitting on the market longer, negotiations are becoming more common, and builders are offering discounts in markets where the supply of newly constructed homes has increased, according to Realtor.com.

That doesn't mean homes will suddenly become affordable nationwide. Median home prices are still too high for many buyers after rising by 25% since 2020, according to U.S. Census data. Thirty-year fixed mortgage rates are also expected to remain elevated above 6% in 2026, limiting how much relief buyers are likely to see.

In some markets, though, builders are increasingly using price cuts and incentives to move inventory, giving buyers more leverage, even though affordability remains tight overall.

"The bottom line for 2026 is that it will be a transitional year," Chris Reis, a broker with Compass in Seattle, tells CNBC Make It. "There won't be a crash or a boom, just the market finding its footing after years of extraordinary disruption. Buyers will have more selection and negotiating power than at any time since the pandemic."

Read article here.

Federal News:

Senator launches probe of investment groups buying up trailer parks

The top Senate Democrat on the congressional Joint Economic Committee launched a new probe Monday into investment firms that hold large stakes in mobile home parks.

Sen. Maggie Hassan of New Hampshire has asked six firms to produce internal documents and materials showing the impact their business practices have had on mobile home residents and the profits their investments have generated.

About 22 million people in the U.S. live in mobile home communities across the country, and in recent years, investment companies and private equity firms have bought up many of the parks.

The firms that received letters include some of the biggest players in the industry: Alden Global Capital, owner of Homes of America; the BoaVida Group; Legacy Communities; Patriot Holdings; Philips International; and Sun Communities.

Hassan has also requested information about lease agreements, rents and fees charged, evictions, maintenance and repair histories, numbers of complaints filed by residents and settlements of lawsuits with residents.

None of the six firms responded to a request for comment on the letters.

Read article here.

2026 Legislative Year

The 2026 Legislative Calendar is available here.

Find your State Legislators by Address here.

Track Legislation by Bill Number here.

2026 Legislation

Find bill language, status, analysis and votes here: LegInfo

Watch **LIVE Assembly Committee** Hearings here.

Watch **ARCHIVED Assembly Committee** Hearings here.

Watch **LIVE Senate Committee** Hearings here.

Watch **ARCHIVED Senate Committee** Hearings here.

2025 MRL HANDBOOK

Division 2, Part 2, Chap. 2.5 of the Civil Code. The Mobilehome Residency Law (MRL) is the "landlord-tenant law" for mobilehome parks, which, like landlord-tenant law and other Civil Code provisions, are enforced in a court of law.

2025 MRL Handbook can be found here.

FILE a MRL Complaint

Mobilehome Residency Law
Protection Program (MRLPP)

This HCD Program Offers Help for Mobilehome Homeowners to Resolve Complaints for MRL Violations.

For more information, visit the MRLPP webpage here.

PLEASE CONSIDER A DONATION

This Week at the Capitol is a publication of **GSMOL**. Please consider supporting **GSMOL** with a donation of any amount. Your gift will ensure that we are able to continue our advocacy on your behalf with state and local governments and in your mobilehome parks in 2025 and beyond!

You may send your check to GSMOL, 14802 Beach Blvd., La Mirada, CA, 90638, or go to https://gsmol.organd click the **DONATE button** to give online.

THANK YOU for your help!

GSMOL Legislative Action

GSMOL's primary function is promoting and protecting the rights of California's manufactured home residents and it's our engagement with California lawmakers that has provided GSMOL with its most impactful and long-lasting achievements.

Our Legislative Action Team (LAT) works to identify issues for potential legislative action. GSMOL's Legislative Contacts (LC's) then share this legislative work, information, and progress within their parks and recruit residents to participate in further advocacy and engagement.

If you have an interest in participating in GSMOL legislative activities please send an email to legislation@gsmol.org with "Legislation" in the subject line.

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Our Mailing Address:
14802 Beach Blvd. La Mirada, CA 90638

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receive these messages, please do NOT use the unsubscribe link. Instead, inform the person who sent you the email. Thanks!

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This email was sent to christelbarros@gmail.com. Click here to unsubscribe.

From:	Michael Merenda
To:	Santa Barbara City Council; benjamin.peterson@sen.ca.gov; SaludCarbajal@mail.house.ca.gov; Barbara Andersen
Cc:	Dr. Michael Merenda
Subject:	Fwd: Mercy House Uses Harm Reduction / Has Never Worked!
Date:	Sunday, January 4, 2026 3:32:12 PM

Harm Reduction Has Never Worked!

It succeeds in Harming Everyone in the Community.

Everyone You Know.

The Weekend Night Manager is in bed, embedded, With the Biggest Drug Dealer in Santa Barbara CA.

He is using Harm Reduction.

The Weekend Night Manager referred to me as an Intelect.

He has disclosed the Travails Alcohol has done to him.

It is not pretty.

However, John is stuck in this Alcohol way of Thinking.

John needs to be removed as Night Manager.

And so does one of the Biggest Drug Dealers in Santa Barbara CA.

They are Both using Harm Reduction as a defense.

I am tired of listening to the way guys talk about Women in my Dorm.

This Drug Dealer stated he only has sex with a particular Lady when she allows it, when she is using Meth.

And then he F.... her in the Ass!

This is getting disgusting.

They all are protected by Harm Reduction.

This is the BE CAREFUL WHAT YOU WISH FOR.

IT IS WORSE THAN I HAVE EXPLAINED!

MICHAEL MERENDA
MerendaMusicMethod@gmail.com
805-979-6046

---------- Forwarded message ---------
From: **Michael Merenda** <michaelmusicmethod@gmail.com>
Date: Tue, Dec 23, 2025, 2:27 PM
Subject: Fwd: Mercy House Will Be At PATH 5 30pm Tuesday December 23
To: <benjamin.peterson@sen.ca.gov>, Congressman Salud Carbajal <congressmancarbajal@mail.house.gov>, Eric Friedman <EFriedman@santabarbaraca.gov>, Barbara Anderson <BAnderson@santabarbaraca.gov>

If you believe the following story..... I have a bridge to sell you, IN BROOKLYN

---------- Forwarded message ---------
From: **Barbara Andersen** <bandersen@santabarbaraca.gov>
Date: Tue, Dec 23, 2025, 12:02 PM
Subject: RE: Mercy House Will Be At PATH 5 30pm Tuesday December 23
To: michaelmusicmethod@gmail.com <michaelmusicmethod@gmail.com>
Cc: Santa Barbara City Council <SBCityCouncil@santabarbaraca.gov>, benjamin.peterson@sen.ca.gov <benjamin.peterson@sen.ca.gov>, SaludCarbajal@mail.house.ca.gov <SaludCarbajal@mail.house.ca.gov

Mr. Merenda,

The meeting this evening is for shelter guests and clients only. We want to protect the privacy of the shelter guests and to support a space to share concerns candidly.

Mercy House and PATH are working to facilitate as much of a seamless transition as possible. Mercy House does have policies that vary from PATH in support of increasing the quality of care and safety for clients in the facility. You're able to ask any and all questions of them tonight.

We will be facilitating a neighborhood meeting with Mercy House staff in mid-January where members of the public will be able to attend.

If there is anything we can do to assist you, please let me know.

Best,

Barbara Andersen

From: Michael Merenda <michaelmusicmethod@gmail.com>
Sent: Monday, December 22, 2025 4:03 PM
To: Santa Barbara City Council <SBCityCouncil@SantaBarbaraCA.gov>
Cc: Dr. Michael Merenda <MerendaMusicMethod@gmail.com>; benjamin.peterson@sen.ca.gov; Congressman Salud Carbajal <SaludCarbajal@mail.house.gov>
Subject: Mercy House Will Be At PATH 5 30pm Tuesday December 23

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

I urge everyone to attend this meeting!

Michael Merenda

MerendaMusicMethod@gmail.com

805-979-6046

From:	Ernest Salomon
To:	ernstsal@aol.com; Santa Barbara City Council
Cc:	nick@independent.com; Kristen Sneddon; newsmakerswithjr@gmail.com; Randy Rowse; jmolina@noozhawk.com; John.Palminteri@keyt.com; ed@edhat.com
Subject:	Re: "Heartbreaking": Once thriving Calif. downtown is on the brink.
Date:	Saturday, January 3, 2026 5:47:23 PM

See below for another story-

In a message dated 1/3/2026 5:38:42 PM Pacific Standard Time, ernstsal@aol.com writes:

> https://www.sfgate.com/centralcoast/article/downtown-slo-dying-21086622.php
>
> This is not the first CA downtown that is dying and won't be the last!
>
> Be careful what you vote for and do!
>
> Also: https://www.sfgate.com/centralcoast/article/coast-range-steakhouse-california-21136349.php
>
> Why aren't these guys welcomed here? Would you open a fine restaurant in downtown Santa Barbara. I sure as hell would no!
>
> Best,
>
> Ernie

From:	Ernest Salomon
To:	Santa Barbara City Council
Cc:	nick@independent.com; Kristen Sneddon; newsmakerswithjr@gmail.com; Randy Rowse; jmolina@noozhawk.com; John.Palminteri@keyt.com; ed@edhat.com
Subject:	"Heartbreaking": Once thriving Calif. downtown is on the brink.
Date:	Saturday, January 3, 2026 5:38:48 PM

---

https://www.sfgate.com/centralcoast/article/downtown-slo-dying-21086622.php

This is not the first CA downtown that is dying and won't be the last!

Be careful what you vote for and do!

Best,

Ernie

From:	Ernest Salomon
To:	newsmakerswithjr@gmail.com
Cc:	Santa Barbara City Council; jmolina@noozhawk.com; nick@independent.com; jean@independent.com
Subject:	Affordable Housing
Date:	Thursday, January 1, 2026 2:47:14 PM

Happy New Year!

Those of you who own your own home could not afford to buy it today!

I will make the coastal housing problem easy for all of you!

CA has a population of 39.5 million.
80% of this 39.5 million live within 30 miles of the coast.
4.7 million- live in Riverside San Bernardino Counties-near the coast.
A few hundred thousand people live East of the Sierra Nevada.

One county, Alpine, has 743 square miles, about 700 square miles more than the City of Santa Barbara and has a population of about 1,400 people! Most of their public service is provided by outside grants, state and federal. Some other Eastern CA counties are also in the same boat.

There will never be nearly enough affordable housing on the California Coast!

The only answer is the fast train in the San Joaquín Valley. That will increase their population of about 10% of the state's with more land and opportunity.

Say it isn't so.

Best,

Ernie

From:	Suzanna Young Everett
To:	Kristen Sneddon; Oscar Gutierrez; Mike Jordan
Cc:	City Clerk; permits@sbpd.com; F&P Comments; John Doimas; Kelly R. McAdoo; Nicole Grisanti
Subject:	Updated California Law Recognizes Certified Massage Professionals as Health Care Providers — PUBLIC COMMENT for JAN 13 MASSAGE ORDINANCE COMMITTEE MEETING
Date:	Monday, January 12, 2026 10:10:29 PM
Attachments:	Big Win for Massage Therapists in California.pdf

Some people who received this message don't often get email from suzanna@take5bodywork.com. Learn why this is important

Dear City Councilmembers Sneddon, Gutierrez, and Jordan:

Per the recently updated Massage Therapy Act - Section 4600.5(e), “It is the intent of the Legislature that both state and local regulation of massage therapy reflect the recognized status of certified massage professionals as **health care providers**.” Please see this link:

Please also review the attached email from CAMTC. This letter confirms that the State of California officially recognizes state-certified massage therapists as health care providers, alongside medical doctors, physical therapists, chiropractors, registered nurses, and acupuncturists.

I just wanted to be sure you were aware of these revisions ahead of the Ordinance Committee meeting on January 13. I believe this would be pertinent to your decision making process regarding the proposed massage ordinance.

Thank you for your very thoughtful attention to this matter that affects so many lives and livelihoods.

Most sincerely,

Suzanna Young Everett, CLMT
State-Certified & Licensed Massage Therapist -- CAMTC #17197

From: **California Massage Therapy Council** donoreply@camtc.org
Subject: Big Win for Massage Therapists in California
Date: January 9, 2026 at 9:08 AM
To: suzanna@take5bodywork.com

CM

PROTECTING THE PUBLIC
ELEVATING THE PROFESSION

New State Law Now Officially Recognizes CAMTC Certificate Holders as Health Care Providers

Congratulations CAMTC certificate holders! Our collaborative efforts have significantly advanced the massage therapy profession in California.

As of January 1, 2026, the State of California officially recognizes CAMTC's certificate holders as health care providers. Recently enacted revisions to state law designate certified massage professionals as health care providers.

This is a landmark achievement for our profession. California is now one of only three states to designate massage therapists as health care providers.

State Assembly Members and Senators from both parties cast a total of 232 votes.

Total bi-partisan votes were 232-0 in favor of the remarkable professionals we certify.

The amended law extends CAMTC's authority to

implement state law through January 1, 2030.

California is now one of only three states to designate massage therapists as ***health care providers.***

Since it was first passed, the California state Massage Therapy Act has placed regulation of the Massage Certification program administered by CAMTC under Healing Arts, along with:

- medical doctors
- chiropractors
- acupuncturists
- physical therapists
- registered nurses

Equally important is that your CAMTC certification ***protects your professional title.***

State law is designed to help consumers and local governments easily identify certified professionals.

Accordingly, state law prohibits an individual from presenting themselves as a “certified massage therapist,” “certified massage practitioner,” “CMT,” or “CMP,” and from using terms such as “licensed” or “certified” to imply or suggest they are certified by CAMTC if they are not.

Protecting The Public

As the State of California has recognized, CAMTC supports public protection by helping local governments enforce and maintain the highest standards of conduct. We can extol the value of consistent statewide certification and oversight of massage professionals.

Our work with the Legislature and more than one Governor has made California **the only state in the nation where massage businesses are legally protected from being regulated as adult entertainment**. No other state - even those with a costly and onerous licensing process - provides this level of protection to massage businesses.

Revisions to state law also remove the requirement for a referral from a licensed California health care provider before providing massage of female breasts. Instead, it requires written client consent, a safeguard that protects both the certificate holder and the client.

A Personal Note
from Beverly May - CMT #1
CAMTC Director of Governmental Affairs

Our Journey and Future

On a personal note, I became a massage therapist 53 years ago. I love this profession. Like me, many of you have witnessed how massage therapy can be life-changing for both clients and therapists. I remember that as recently as 2008 our profession was hamstrung and demeaned by past regulations. Massage therapists were once assumed to be sex workers and were regulated accordingly.

Less than two decades ago, regulations included mandatory medical exams for venereal disease, windows in treatment room doors for police inspection, restrictions on office locations near schools or churches, zoning of massage businesses as “adult entertainment,” and even prohibitions against treating clients of the opposite sex.

In the early 1980s, I decided to dedicate my professional life to changing the way we were being perceived. I volunteered to lead statewide legislative reform to end the disparate treatment of massage professionals and to secure the respect our profession deserves. When I signed the articles of incorporation in January 2009 creating the California Massage Therapy Council, I knew we would ultimately prevail.

Today, more than 50,000 CAMTC certified massage professionals can claim the respect and recognition we have long earned and deserved. Colleagues across the country regularly tell me how much they wish their states offered the same protection and professional standing that we fought for and won in California.

What we do matters. Massage therapy makes a real difference in people’s lives. Your voice matters to me and to everyone at CAMTC. I invite you to share your thoughts so we can continue building an even stronger future for massage therapy in California.

Please email me at **beverly@camtc.org**

Respectfully,
Beverly May
Director of Governmental Affairs
California Massage Therapy Council

This email was sent to suzanna@take5bodywork.com
why did I get this? unsubscribe from this list update subscription preferences
California Massage Therapy Council · 1 Capitol Mall Ste 800 · Sacramento, CA 95814 · USA

From:	Pamela Tanase
To:	Nicole Grisanti; City Clerk
Subject:	Re: Written Public comment: Jan 13, 2026 Special Ordinance Committee Meeting: Amending Chapter 5.76 of the Municipal Code Regarding Massage Establishment and Massage Technician Permits
Date:	Monday, January 12, 2026 2:59:31 PM
Attachments:	image001.png Special Ordinance Committee Jan 2026.docx

> Some people who received this message don't often get email from pam@coastalmassage.net. Learn why this is important

Hello-

Please find the attached public comment in response to: Amending Chapter 5.76 of the Municipal Code Regarding Massage Establishment and Massage Technician Permits.

Sincerely,

Pam Tanase | *Regional Developer*
Los Angeles Northwest Region
351 Paseo Nuevo, 2nd Floor | Santa Barbara, CA 93101 | M: (805) 455-5982

Now Hiring at Locations *Click here for details*

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Jan 10, 2026

Dear Members of the Special Ordinance Committee,

Thank you for your continued work reviewing the amendments to the Municipal Code Chapter 5.76 regarding Massage Establishment and Massage Technician Permits. I appreciate the Committee's role in carefully evaluating this ordinance before it proceeds to the full City Council.

I am writing to respectfully request that the Committee send the proposed ordinance back to the Police Department for further revision to address the concerns outlined below. As currently drafted, several provisions impose significant burdens on legitimate massage therapists and long-standing massage establishments without effectively advancing public safety or anti-trafficking goals.

1. Permanent Grandfathering for Existing Therapists in Good Standing

I strongly urge the Committee to include **permanent grandfathering** for existing massage therapists who:

- Are currently licensed or permitted
- Have practiced in Santa Barbara for many years
- Have no disciplinary history
- Do not hold CAMTC certification

Requiring these professionals to complete an additional **250 hours of schooling**:

- Imposes substantial financial and time costs
- Does not improve competency or public safety
- Conflicts with the intent of CAMTC, which was created to regulate entry into the profession, not to retroactively retrain experienced practitioners

CAMTC professional standards emphasize ethical conduct, scope of practice, and client safety, not redundant education for seasoned practitioners.

2. Live Scan Background Checks for Non-Therapist Staff

The requirement for Live Scan background checks for **non-therapist staff**, such as receptionists, should be removed.

- Reception staff:

    - Do not provide massage
    - Do not enter treatment rooms
    - Do not have physical contact with clients
- There is no evidence that Live Scan requirements for administrative staff:
    - Prevent sex trafficking
    - Improve client safety
    - Reduce criminal activity

This requirement is costly, time-consuming, and not aligned with actual risk factors.

3. Mandatory Wearing of Identification During Massage Services

The requirement that therapists wear visible identification while providing massage services raises significant professional and ethical concerns.

CAMTC training and professional standards emphasize:

- Avoidance of **"secondary contact"**
- Clear physical and professional boundaries
- Client comfort and informed consent

A dangling or shifting ID badge can:

- Brush against a client's body
- Be misinterpreted as intentional contact
- Create discomfort or confusion during treatment

This requirement conflicts with established professional training standards and may increase risk rather than enhance safety.

4. Posting of Services and Prices

The requirement to **post** services and prices should allow reasonable flexibility.

- Many professional massage establishments are not retail environments
- Pricing is often communicated through consultation or printed materials
- Allowing services and prices to be provided in a clearly visible brochure in the reception or waiting area would:
    - Meet transparency goals
    - Avoid unnecessary signage
    - Better reflect healthcare-style practices

5. Annual Police Inspections and Need for Additional Review Time

The proposed massage ordinance continues to require annual police inspections, yet it does not clearly define:

- What will be reviewed during these inspections
- What documents or records will be examined
- What standards will be applied
- How compliance will be measured

Without a clearly defined scope, compliant businesses are left uncertain about enforcement expectations and potential consequences. Given that changes to the ordinance are still being discussed and revised, it is important that the public have adequate time to review both the final language and the practical implications of the inspection process before the ordinance advances.

Regulatory Context

In Santa Barbara, massage therapy is one of the very few lawful professions where the Chief of Police, rather than a licensing board or administrative department, has the authority to suspend or revoke a business permit. Most other service businesses, including healthcare and personal care professions, are regulated administratively, not through law enforcement. This distinction underscores the importance of ensuring that regulations applied to massage therapy are proportional, clearly defined, and evidence based.

Closing Request

Taken together, these issues indicate that the proposed massage ordinance would benefit from additional revision, clarification, and public input. I respectfully request that the Special Ordinance Committee return the ordinance to the Police Department for further refinement and allow sufficient time for stakeholders to review all changes, particularly those related to inspections and enforcement, before it proceeds to the full City Council.

Thank you for your time, attention, and thoughtful consideration.

Sincerely,

Pam Tanase | Regional Developer Massage Envy
Los Angeles Northwest Region
351 Paseo Nuevo, 2nd Floor | Santa Barbara, CA 93101 | M: (805) 455-5982

From: Cody Brown
To: City Clerk
Subject: Public Comments - 1/13/26 Item 14
Date: Wednesday, January 14, 2026 7:26:51 AM

You don't often get email from browncody332@gmail.com. Learn why this is important

Re: the rent freeze moratorium

Good evening mayor and Councilmembers.

My name is Cody Brown, and I'm a Santa Barbara native. My wife and I are raising our 18-month-old son here, and like many people who grew up in this city, staying here as a young family has been incredibly difficult.

We were only able to buy a home this past year because we purchased a small duplex, and rent out the other unit. That rental income isn't extra—it's what makes the mortgage, insurance, and ongoing maintenance possible. Without it, we wouldn't have been able to put down roots here at all.

That's why I'm concerned about the proposed emergency rent freeze.

Like many housing providers in Santa Barbara, we're not a large company. We're a young family trying to stay in the city we love, who rents out one unit. Our costs continue to rise—insurance, utilities, repairs, taxes, and interest rates—but a rent freeze would limit income without limiting expenses. That imbalance makes it harder to maintain properties and harder for families like ours to remain here long-term.

It's not just about me and my family, I'm also worried about the bigger picture. Policies like this often reduce housing supply over time, especially when small, local owners decide they can't make the numbers work anymore. That leads to fewer rentals, less investment in existing homes, and ultimately more pressure on renters.

We all want stability and fairness for tenants. But there are no simple fixes in housing, and rushing a decision (this does not constitute an emergency) can create unintended consequences that hurt the very people we're trying to help. Not to mention that there are already restrictions in place regarding how much rent can increase each year.

Santa Barbara already struggles with housing availability. Before making a decision this significant, I urge the Council to not pass this moratorium.

At the very least, I would suggest implementing a unit minimum. Example: only owners with X+ amount of units are subject to this moratorium.

This moratorium would make more sense for landlords who own a large amount of units, but would greatly hurt small families like mine.

Thank you.

Cody Brown

--
Cody Brown

From:	Courtney O"Donnell
To:	Santa Barbara City Council
Cc:	Randy Rowse; Eric Friedman; Mike Jordan; Kristen Sneddon; Oscar Gutierrez; Meagan Harmon; City Clerk
Subject:	Opposition to Proposed Rent Freeze and Request for Real Housing Solutions
Date:	Tuesday, January 13, 2026 9:07:35 PM

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

Dear Santa Barbara City Council Members,

I am writing to express my strong opposition to the proposed rent freeze and my deep concern about the direction this policy takes our city. While I understand the intention is to protect tenants, history shows that rent freezes and strict rent control policies consistently make housing problems worse for both renters and property owners in the long run.

Cities like San Francisco, New York, and Los Angeles provide clear examples. Studies have shown that rent control:
- Reduces the supply of rental housing by discouraging new construction and pushing landlords to remove units from the market.
- Leads to higher rents for new tenants because fewer units are available.
- Encourages landlords to convert rentals into condos or short-term rentals.
- Results in poorer maintenance and building quality over time because owners cannot recoup costs.
- Ultimately benefits a small group of tenants while hurting future renters and overall affordability.

A well-known Stanford study on San Francisco's rent control found that it reduced rental housing supply by about 15% and increased citywide rents by more than 5%. That is the opposite of what our community needs.

Santa Barbara's housing crisis is a supply problem. Freezing rents does not create a single new unit of housing. It only discourages the very people who build, maintain, and invest in long-term rental homes. If we truly want affordability, the focus should be on:

- Building more housing, especially multi-family and workforce housing
- Easing and speeding up the building permit and approval process
- Reducing regulatory barriers and costs that make construction financially impossible
- Banning or heavily restricting Airbnb and short-term rentals that remove housing from the long-term market

Other cities that have addressed housing shortages successfully did so by increasing supply, not by freezing prices. Artificially controlling rent treats the symptom while worsening the disease.

Santa Barbara should be encouraging development, protecting long-term housing stock, and making it easier—not harder—for responsible owners to provide quality rental homes. A rent freeze sends the message that our city is hostile to housing investment, which will only deepen the crisis for years to come.

Please reconsider this approach and shift the focus toward real, lasting solutions that expand

housing availability and stabilize rents naturally through supply.

Sincerely,
Courtney O'Donnell
Santa Barbara, CA

Courtney O'Donnell
(805) 698-6949

From: eva evagutierrez.com
To: City Clerk
Cc: jimmy evagutierrez.com
Subject: Rental Freeze/Ordinance.
Date: Tuesday, January 13, 2026 8:30:07 PM

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

Hello,
I am hoping that after you read my email you will take what I'm saying into consideration.

My name is Eva Alexander Gutierrez, I'm born and raised here in Santa Barbara. My parents came from modest means, wher I spent my childhood living in apartments, with that I am very sensitive to how challenging it can be to live not only here in Santa Barbara, but in Southern California.

My husband is also a native along with our two adult children, and while our children don't live here anymore, they still consider this "home".

I'm sharing this because I do not want to give any impression that we come from deep pockets or are disconnected from real life we remember what Santa Barbara used to be, and genuinely miss it.

With this being said, I have spent my life in the printing industry and my husband spent his life as a union concrete carpenter out of the local 805.
We worked our rear ends off and invested our money into real estate. We have watched so much change, some for the better and some for the worse. I am very pro rent control within reason, as yes there is a lot of greed out there. But here is what is not ever discussed (or maybe I just haven't seen it in print and I read a lot.)
The insurance companies (all of them) are choosing to not insure apartments anymore. This is forcing the property owners to go to the California Fair Plan or anywhere else that will take them on. They are not allowed to go out to bid, because they have no one to bid with, the monthly premiums are horrendous to say the least, and to say that it's scary is an understatement. Imagine not being able to afford your insurance premium and the result is your house gets foreclosed or your car gets repossessed? How would that affect your family who are dependent upon you.
And while there is a great divide between the tenants and the landlords, these landlords still have a responsibility for their tenants and their property. I'm sure it's easy to say "we'll give the tenant back their rent money and the building goes up for sale or whatever" but that's easy, what does this leave the tenant do?

Utilities have increased more than 10 fold, anyone who owns their own home, will attest to this. First it was the water rates have increased because of the water shortages. But the shortages have resolved themselves and the rates have skyrocketed why?Tenants who are paying for their own Gas and Electricity bills will also agree with this view, as the same principle applies.

These two very important factors does not give any corporate entity or small business such as myself the right to increase rent more than 7.7% in a year as that is what the state has put into place. These are not excuses, these are facts.

It must be recognized that freezing the rent isn't the answer.

Saying that if one unit of a building that is in need of maintenance will result in the entire building being emptied and remaining empty for 5 years, is crazy and will increase homelessness and can also create phantom housing. (Where the landlord chooses to keep a building empty, this is a huge problem in NY) I say this because while that would devastate a person like myself, there are other people in this community who do have the ways and means to say, "I choose to keep my property empty"

More housing needs to be built, where there is volume, the prices will naturally reduce or stabilize. (due to simple supply and demand) The easier the city makes the permitting process, the less expensive it will be to build, and

hence less expensive to rent. We still have an insurance crisis, this too must be addressed recognized.

Until the underlying issues are addressed the problem will not go away. Rent Freezes will create more problems, buildings will fall into disrepair, the individuals who live there will be left to live in substandard conditions this does not help anyone. The City of Santa Barbara must work with the local property owners most of whom are small mom and pop businesses, not corporate entities.
Invite them to be a part of the solution.

Thank You,
Eva Alexander-Gutierrez
eva@evagutierrez.com

Sent from my iPad

From: db
To: City Clerk
Subject: Item 14–Temporary Rent Increase Moratorium
Date: Tuesday, January 13, 2026 7:04:22 PM

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

Item 14–Temporary Rent Increase Moratorium

By the time I arrived at the City Council meeting after work, I was told they were no longer accepting speaker slips, so I'd like to submit my comments here:

Good evening, Mayor and Councilmembers. My name is Darian Bleecher, and I have been a local housing provider for more than 20 years.

I'm concerned about the proposed emergency rent freeze and related tenant protection measures.

There are certainly landlords who charge whatever the market will bear. But there are many small, local landlords--like me-- who intentionally keep rents significantly below market to support our tenants and our community. My tenants rarely see increases, and when they do, they are extremely modest.

I rented in Santa Barbara at a time when safe, comfortable housing didn't consume most of a paycheck. I was fortunate to eventually buy a property, and have tried to pay thatforward by providing well-maintained, affordable housing. I believe deeply that housing affordability is one of Santa Barbara's most serious challenges, and I often vote against my own financial interests as a landlord to protect a sustainable rental market. No one should have to choose between basic needs and rent.

That said, responsible, community-minded housing providers shouldn't be forced into that sort of position either. Just as costs have risen for tenants, they've risen dramatically for landlords. Property taxes, utilities, and maintenance costs have all skyrocketed. Just this morning, I spent $1000 --just for the

materials, not counting installation--on a new water heater that cost $400 a year ago. The new roof that I have been planning and saving for has tripled in price. My insurance has done the same. And without the ability to make modest, periodic rent adjustments to what are already modest rents, it becomes impossible to maintain safe, quality housing.

For me personally, freezing rents at pre-October levels would roll my tenants back to the rents they were paying in 2022-- which were already far below market-- because that's the last time they saw an increase, even as my costs have continued to climb.

I don't believe that, in the long run, these proposed measures are sustainable for renters, either. As small landlords leave the market, corporate interests snap up properties, aggressively increasing rents to levels that prompted these proposals in the first place. I'm concerned that these proposals risk accelerating the very trend they aim to stop.

I respectfully ask the Council to slow down this process, conduct a full economic data study, and engage allstakeholders before adopting measures that could permanently affect both landlords and renters. Thanks for your time.

From: Michelle Detorie
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Tuesday, January 13, 2026 6:41:51 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Pass as rent freeze now! Although I believe THE RENT FREEZE SHOULD BE EFFECTIVE AS OF OCTOBER 14TH 2025 -- two months before the proposed date of December 16, 2025 -- I ask you to pass a rent freeze now! Days after your October 14th meeting, my landlord informed me that my rent would increase the maximum amount and that I would be be facing a no-fault eviction from my home of 13 years. My landlord cited the discussion of a rent stabilization ordinance at your October 14 meeting as the reason for the increase and his plans for eviction. I also believe you shoul implement additional requirements for ALL forms of no-fault evictions, for example, requiring landlords to keep units off the the market for 5 years if tenants have been evicted for any no-fault reasons. That said, it is most urgent that you pass a rent freeze as soon as possible, before even more people are forced out of the community.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that “we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are.” Mr. Friedman is right – between October 14, 2025 and when the RSO is implemented, we need anti-displacement measures in place as well as a rent freeze so that landlords don’t jack the rents through the roof, which can cause displacement the same way evictions can.

We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented. Although so-called "mom and pop" landlords have shown up in force at your meetings to claim rent stabilization will drive them out of business, there remains a lack of transparency in terms of how actual profits have been impacted, but you have heard from local educators, health care workers, and service providers who have told you over and over that they spend 50% or more of their income on housing. If mom and pop landlords are truly in alliance with the local community and want to provide affordable housing, this is when they should be building coalition with renters, as we can agree that corporate ownerships and luxury short term rentals take over more and more units in our city. Rent stabilization is not multually exclusive of other initiatives that could also benefit small landlords who are committed to providing affordable housing. If this is true, why would they oppose efforts to

stabilize conditions for the community they claim to serve. My landlord is a "mom and pop"; but one month of my rent covers the cost of property taxes for the entire multi-unit property where I live, which is only minimally maintained. I have been an educator in our community for decades. I have always spent at least half of my salary on rent, and I have a stable job and steady income. But So many more in are community are at risk for homelessness, living in crowded conditions, or in poorly maintained units. And so many are already living in homelessness already. Rent stabilization is but a teeny step in creating more stabilization for our community.

Santa Barbara is at risk of losing many of its community, not only to this, but also the terrorism of ice, increasing costs, and crises in health care. Who will provide education, care, and service to the wealthy 1%, as more and more of regular working folks can no longer afford to live here?

Thank you for your attention to this matter,
Michelle Detorie

Michelle Detorie
michelledetorie@gmail.com

[redacted]

From:	Maya Fiorello
To:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Cc:	City Clerk; Nicole Grisanti; Kelly R. McAdoo
Subject:	Support Strong Community Stabilization for Santa Barbara
Date:	Tuesday, January 13, 2026 6:02:10 PM

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

Dear Honorable Mayor and Council Members,

I am writing to you as a concerned Santa Barbara tenant to urge you to support the implementation for a strong rent stabilization ordinance in our city. I am in the meeting room, but writing rather than speaking since there are so many people waiting to share.

I grew up in Santa Barbara and am a 1st grade teacher at a title 1 school. I love my community and hope to continue to live here through out my life and continue to educate the next generation. Unfortunately, the specter of losing my housing always hangs over me and my husband and I feel we are just one rent increase away from needing to move out of town. Many friends and family members have already had to move away, to great detriment to our shared connection. I don't know where we would go, with all our friends and extended family here. It is an emergency, we need stability.

Santa Barbara is becoming increasingly unaffordable—especially for working families, seniors on fixed incomes, and renters from historically marginalized communities. Without immediate action, we will see even more displacement, more homelessness, and deeper economic strain on our city and region. This isn't just a housing crisis, it's a direct threat to the diversity, stability, and long-term economic health of Santa Barbara.

Rent stabilization is a proven, practical policy that protects tenants from sudden and excessive rent hikes, keeps families in their homes, and ensures landlords continue to receive steady and fair returns on their investments. By stabilizing rents, our city can:
- Safeguard the local workforce so essential workers can afford to live where they work.
- Support small businesses that rely on stable communities and local spending.
- Invest in long-term solutions for new affordable and innovative housing options.
- Strengthen trust and transparency between tenants and landlords.

It is also important to note that community stabilization ordinances are typically cost-neutral for cities after initial implementation investment. Across California, no cities currently fund their rent boards through the general fund or Local Housing Trust Fund. Instead, they are paid for by modest per-unit fees shared between landlords and tenants.

Housing is a basic human right and ensuring its stability is essential for a thriving and resilient local economy.

Please take action and support a strong rent stabilization ordinance and other necessary measures to prevent the displacement of working families. Our community depends on it – and you – to make it happen.

Thank you for your leadership,

Maya Fiorello

From: eileeno1
To: City Clerk
Subject: Item 14
Date: Tuesday, January 13, 2026 5:01:12 PM

Good Evening,

My name is Eileen Ochsner, I'm a member of the Hawkes family. We've been landlords in Santa Barbara for over 60 years. We are a small, family run business and we are very concerned about the measure being voted on tonight. We feel the unintended consequences of this measure will be families like ours selling their properties, taking them off the rental market. Our costs continue to rise and if we are handcuffed we will be forced to sell to the highest bidder - which often times is an out of towner looking for a second home. Please consider all the consequences of this action and ask for an economic analysis before voting.

Thank you for your time,

Eileen Ochsner

From: Gurrola Properties
To: City Clerk
Subject: Item 14 – Temporary Rent Increase Moratorium
Date: Tuesday, January 13, 2026 4:57:22 PM

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

Dear Mayor and Councilmembers.

My name is Camille Borchard. For decades, my family has been a local housing provider in beautiful Santa Barbara. My great grandparents built a small apartment building here in 1962, my grandparents owned and operated it themselves until they were in their late 80's, and since they have passed, I now personally manage the property. We still have a tenant residing on our property that knew my GREAT grandparents personally. Our family is the definition of family built, owned, and operated.

I have deep concerns about the proposed emergency rent freeze and related tenant protection measures. I understand that affordability is a serious issue; however, emergency actions taken without full analysis have the potential to do serious harm long term.

My last remaining grandparent passed in 2021, and in the 5 years since then we experienced an enormous increase in property taxes, our insurance premium has tripled, maintenance and material costs have skyrocketed, all in addition to the continuous changes to the regulatory requirements mandated by the State of California, and even more so coming from Santa Barbara specifically.

We are very fair with our rents, but a rent freeze removes our ability to adjust based on the costs we incur to provide desirable and safe housing.
A rent freeze will likely discourage reinvestment in existing rental housing, and a reduction in housing supply or quality only hurts renters as well.

I respectfully ask the Council to slow down this process, conduct a full economic study, and engage all stakeholders before adopting measures that could permanently impact Santa Barbara's housing market.

I would be MORE than happy to participate in conversation should you want the point of view of a family owner/landlord.

Thank you for your consideration.

--
Camille Borchard
cell/text: 805-444-2256
dedicated fax: 805-985-0997
gurrolaproperties@gmail.com

From: Greg Gallant
To: City Clerk
Cc: Christine Nolte
Subject: Proposed Rent Freeze: Reference Item 14 – Temporary Rent Increase Moratorium
Date: Tuesday, January 13, 2026 4:03:30 PM

> Some people who received this message don't often get email from ggallant11@gmail.com. Learn why this is important

Subject: Reference Item 14 – Temporary Rent Increase Moratorium

Good evening, Mayor and Councilmembers.

My name is Gregory Gallant, and together with my wife, I am a local housing provider here in Santa Barbara. The rent from our jointly owned single-family residence supplements our Social Security income. I am 74 years old, and I am deeply concerned about the proposed rent freeze.

Owning and maintaining rental housing is not without significant costs. Recently, we had to replace a roof and repair a leaking foundation. In the past, our rental was severely flooded when a tenant's child clogged the sink and left water running; half the house was damaged, and mold remediation was required. These expenses are part of the ongoing reality of property ownership.

I understand the housing affordability challenges. My own children have faced them—one now lives in Ventura but commutes to Goleta for work. But freezing rents does not address the underlying problem. Unless housing prices, maintenance costs, insurance, property taxes, and special bond assessments are also frozen, a rent freeze places an unfair burden on small, mom-and-pop providers like my wife and me.

We are not large corporations; we are semi-retired community members trying to keep our rental safe and habitable while covering rising expenses. I urge the Council to consider solutions that balance affordability for tenants with sustainability for small housing providers.

Kind regards,

Gregory Gallant, ggallant11@gmail.com
[redacted]

From: Kady Cupp
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Tuesday, January 13, 2026 3:52:54 PM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Kady Cupp
kadycupp@gmail.com

[redacted]

From: Kate Symonds
To: City Clerk
Subject: Oppose Item 14 A & B – Temporary Rent Increase Moratorium & Just Cause Evictions
Date: Tuesday, January 13, 2026 3:21:53 PM

> Some people who received this message don't often get email from kate@terraserve.net. Learn why this is important

Dear Mayor and City Council Members,

I do not support Items 14 A and 14 B on the City Council Agenda today.

I am not a housing provided now, but I used to be. As a single homeowner, I continuously rented out my small single family home on the Westside for 16 years, until I moved back from the Bay Area to Santa Barbara in 2020. I moved back because my last tenants, who were excellent, gave me notice in early 2020, and being early 2020, I decided to move back to spend the Covid lockdown days back in my old home in beautiful Santa Barbara. And I've stayed since.

Last year, I had an opportunity to live elsewhere and rent out that home again. However, with all the pro-tenant ordnances that have been enacted in the City of Santa Barbara since 2020, I decided I didn't want to become a landlord again. I know a lot of these rental restrictions (both City and State) didn't apply to single family "ma and pop" landlords like me, but I could see where things were headed and before long even us small homeowners would be caught in the regulations. While I sympathize with renters over lack of affordability, I also sympathize with housing providers, who are faced with regulations that make being a landlord unaffordable, unviable economically. Where's the balance?

So I got cold feet over the idea of being a landlord again, even with a property manager, and I ended up selling the house that I had previously rented out for 16 years (owned for 25). So that's one less single family home that could have been on the rental market in one of the most affordable neighboodhoods in Santa Barbara, the Westside. And I know several other friends who also rent out places, and they are also similarly thinking of bailing as housing providers. And why not? There seems to be no shortage of people from other areas who area able to buy homes in order to live here!

I respectfully ask the Council to slow down this process, examine the economics of such ordinances, and engage all types of housing providers before adopting measures that could permanently impact our housing market.

Kate Symonds
Westside
[redacted]

From: Scott Bowman
To: City Clerk
Subject: Item 14 – Temporary Rent Increase Moratorium
Date: Tuesday, January 13, 2026 3:06:22 PM

Please pause on this "Emergency Rent Moratorium". I believe this is NOT an emergency. Data shows rent control does not work. California has voted against rent control numerous times. The state already has 1482 in place.

Legislators already have AB 1157 to vote on. Wait to see how this plays out.

Slow down and do it right. Collect the necessary data, work with local landlords. It is unfair to landlords to bare the burden when everything is going up and we won't be able keep up with costs. Santa Barbara will never be the same.

I ASK YOU TO VOTE NO ON THIS.

Scott Bowman

From: Carlos Cong
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Tuesday, January 13, 2026 3:04:11 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Carlos Cong
aplsgriif@gmail.com

[redacted]

From: Thomas Salman
To: City Clerk
Subject: Agenda Item #14 - Tenant Protection
Date: Tuesday, January 13, 2026 3:00:27 PM

[Some people who received this message don't often get email from 1415dlv.sb@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mayor Rowse and Councilmembers,

We are owners of a small 105 year old apartment building. On either side of us are apartment buildings that are even older. Across the street is an old hotel. Our block adds to the historic charm of Santa Barbara. Our antique building requires constant and often costly maintenance. Old electrical, and plumbing have required repairs and improvements on a regular basis. We also recently completed substantial work to improve our stairways and upper walkways to comply with Senate Bill 721. There has even been foundation and roofing improvements completed in prior years. Yes, we do this to comply with State laws, but most importantly, we are willing to do all this, because of our concern for the safety and comfort of our tenants. We also do it for the love and pride we have for this lovely old building. We've been able to absorb these costs over the last few years, by not increasing our income form this rental. We have also rarely raised rents in many years, and are well below market rate. Our tenants often comment on how much they enjoy living in our building and are very appreciative. We are fortunate to have a nice community of tenants. We now find ourselves struggling to keep up with the ever rising costs of labor, materials and yes, City of SB utilities. We are currently needing to raise our rents, well under state law.

At a bare minimum, please utilize the same cost recovery calculations you use within the city, when raising utility rates, fees, licenses, etc.

Let us all sit down in the months ahead and work together towards a solution that works for everyone.

PLEASE DO NOT MOVE FORWARD WITH A RENT FREEZE, OR THE RENT STABILIZATION ORDINANCE/REGISTRY.

Seems like the City of Santa Barbara could spend the money needed to create this ordinance and related programs on projects and programs for all of Santa Barbara.

If this moves forward, we WILL need to sell. What a shame to lose this beautiful old part of Santa Barbara to a big company wanting to build luxury condos (we have been approached multiple times).

Kindly,
Nethery Family, LLC - Alyson Nethery - Thomas Salman

From: Erin Leifer
To: City Clerk
Subject: Item 14 – Temporary Rent Increase Moratorium
Date: Tuesday, January 13, 2026 2:56:35 PM

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

City Council Members

With respect I urge you to consider voting against this measure. Studies have shown that rent control has negative effects on the communities where it has been instituted. As a renter myself, I fear the negative consequences that rent control will have on our community. Small landlords such as my own will likely be driven out of business unable to keep up with the increasing costs of maintenance, insurance, and taxes. Corporations will be the only entities able to acquire properties which will leave the tenant community in a worse position. I have enjoyed a very positive relationship with my landlords over the years as they are a small family run business owning a handful of rentals. They care about their tenants and do their best for us.

Please do not listen to the activist groups behind these efforts. Most tenants in Santa Barbara have good relationships with their landlords and a rental moratorium will only drive out those owners to be replaced by corporate ownership. The answer to our housing crisis is not to go after small landlords. It is to sustainably build more housing in our community, removing the regulations and restrictions on building and to place logical limits on corporate ownership over rentals. This initiative will only hurt our small landlords and ultimately us tenants.

Respectfully,
Erin Leifer

From: Cindy Eisen
To: City Clerk
Subject: No on item #14
Date: Tuesday, January 13, 2026 2:24:35 PM

> Some people who received this message don't often get email from cindyeisen1@gmail.com. Learn why this is important

Hello
I am saying , "Please do not consider this item any further!'
Subject: Tenant Protection – Temporary Rent Increase Moratorium Ordinance and Ordinance Adding Requirements for Just Cause "Ellis Act" Evictions [Ordinance Introduction; Ordinance Adoption]
This is not a solution. It creates more problems. Look at other cities who have incorporated rent control and you will see how it works out.

This is against rights to own real property. By passing this, it will be difficult for individuals to continue to own rental units and offer much needed housing.
Solution: Help tenants to make purchases of their own. Offer grants, low interest rate loans for low to moderate income earners in our County. Help the renters graduate to becoming owners. Help landlords to continue to offer quality housing for our people.

Cindy Eisen
805-315-5828

From: Jane Macedo de Veer
To: City Clerk
Subject: 2/13/2026 City Council Meeting: Item 14 - NO
Date: Tuesday, January 13, 2026 2:19:58 PM

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

City Council Members,

We are asking you to Vote NO on Rent Freeze.

My husband and I have painstakingly built our business in Santa Barbara since 1980. It has become our family livelihood.

It is illegal for you to vote on rent freeze. You are taking away rights from us as United States citizens. You have NO right to do so. You are controlling our businesses, livelihoods and OUR rights.

We do not take advantage of our renters and have kept rents below market average for many years. We value our tenants and the quality of the dwellings they live in. The rental increase moratorium is not only illegal but puts a strain on us who treat our renters with respect. The rental moratorium takes away our dignity as business owners.

This will create housing that long term renters will not be able to stay if we do not have the income to maintain our properties and the overhead (insurance, mortgages, utilities, repairs, etc.).

Please show us respect and vote No.

Jane Macedo de Veer
Karel de Veer
805 729 0364

From: NJ Leifer
To: City Clerk
Subject: item 14 rent control freeze
Date: Tuesday, January 13, 2026 2:10:19 PM

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

Rent control:;
0ur family has had rentals since the 1950's and the Family has Built a small family business that has become our small families livelihood!
We have never taken advantage of our renters and we would often absorb the increased costs of utilities, insurance, maintenance and taxes!
We feel your rental increase moratorium is not only illegal but a strain on the small family business incomes of many long-time Santa Barbara citizens !!!
We feel this will create housing that long time renters will not be able to continue living in due to the owners increased costs of maintaining properties and therefore unable to fix things as they break down!!!
You are taking away our property, our businesses and livelihood, and our rights as private property owners!

Cordially

Mrs. Norma Jean Leifer
Mr Vincent Leifer

From: Norma Jean Leifer
To: City Clerk
Subject: Reference item 14- Temprary Rent Increase Moratorium
Date: Tuesday, January 13, 2026 1:54:32 PM

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

This is regarding the City Council meeting at 5pm today Jan 13 , 2025:

0ur family has had rentals since the 1950's and the Family has Built a small family business that has become our small families livelihood!
We have never taken advantage of our renters and we would often absorb the increased costs of utilities, insurance, maintenance and taxes!
We feel your rental increase moratorium is not only illegal but a strain on the small family business incomes of many long-time Santa Barbara citizens !!!
We feel this will create housing that long time renters will not be able to continue living in due to the owners increased costs of maintaining properties and therefore unable to fix things as they break down!!!
You are taking away our property, our businesses and livelihood, and our rights as private property owners!
Sincerely Norma Jean Leifer

From: Michele Carbone
To: City Clerk
Subject: Item 14 Rent Control Emergency Ordinance
Date: Tuesday, January 13, 2026 1:41:04 PM

Mayor Rowse and City Councilmembers;
We remember your commitment to protecting the small mom and pop housing providers of our community. We see no provision for this protection in the proposed ordinance. Some of you are abandoning your constituents and your commitments to us. Shame on you.
-Michele Carbone

From: Brian Epstein
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Tuesday, January 13, 2026 1:36:11 PM

> Some people who received this message don't often get email from brian@epstein.net. Learn why this is important

City Clerk,

My name is Brian Epstein. I'm 73 years old. I moved to Santa Barbara in 1989, and I've lived in the same one bedroom the entire time. I had a good job in the semiconductor industry, but it was cut short by multiple sclerosis. My savings are running out. Due to my disease, I won't survive being homeless.

My landlord has made improvements to this apartment building, but those are no longer taking place. Nevertheless, she raises the rent by the maximum allowed by law every year. I won't survive at this rate. Please help me.

Brian Epstein
brian@epstein.net
[redacted]

From: Andrea Moore McCormick
To: City Clerk
Subject: Public Comment 1/13/26: Rent Increase Moratorium & Ellis Act Ordinance Amendments - Full Text
Date: Tuesday, January 13, 2026 1:33:12 PM

Mayor Rowse and Members of the Council,

My name is Andrea Moore McCormick, and I'm here to speak specifically on the proposed Ellis Act amendment to the Just Cause Ordinance. Having been the subject of an attempted Ellis Act eviction for the better part of the last two years, has compelled me into a working, practical understanding of how these State and Local laws operate - not just in theory, but in practice. I speak today not as an expert or attorney, but as a tenant navigating the civil processes, and consequences, of these policies as applied in real life.

I do have some serious concerns, with the proposed Ellis amendment to our Just-cause Ordinance, as written. I am quite honestly bewildered by Mr. Henstchke's inclusion, of a requirement that all ***evictions***, be ***completed within one year***. Not only is there no such language in the Government Code, but it also effectively criminalizes a civil process, and appears **l*egally dangerous***, as written.

For reference, Government Code § 7060.4(b) addresses *procedural requirements for withdrawal from the rental market,* not a deadline by which tenants must be physically removed. That section exists as a safeguard against bad-faith Ellis filings; it does not impose a one-year eviction mandate.

A "completed withdrawal" under the Ellis Act is about **intent and conduct**, not ***possession*** and would include items such as, not advertising or offering the unit for re-rental, and compliance with all notice, procedural, and recording requirements – Ensuring that the landlord actually carries out the withdrawal without pretextual delay. It ***does not***, and under state law ***cannot***, condition compliance on the outcome or speed of mutually agreed-upon landlord/tenant negotiations, or a civil unlawful detainer process.

This appears ***legally untenable*** as written, for the separate and fundamental reason that it would essentially require the landlord to begin unlawful detainer proceedings, ***prior to the expiry*** of the ***notice term*** in order to guarantee "completion" within one year. ***Filing a UD before the notice period has expired is unlawful under California law and renders that action subject to dismissal.*** As drafted, this has the potential to criminalize landlords - while also interfering with the tenant's due process rights and ability to fully exercise statutory defenses. For a City that is as risk-aversive as Santa Barbara this is an alarming oversight.

Finally, we need to be honest, and call this "rent freeze" what it is: The beginning of our Rent Stabilization Ordinance. By doing so, and removing these arbitrary and illusory end-dates, it will allow us the full array of tenant protections under Ellis, including, extended notice periods of 120 days, with a year allowable for senior and disabled tenants, the right of the displace tenant to return at the rate during which the accommodations were withdrawn plus legally allowable adjustment, for five years, liability and punitive damages to the tenant, for failure to comply in good faith, with withdrawal requirements, the withdrawal recorded on the property record with the County, and finally, the applicability to successor in interest. In the absence of Ellis-in-full, the door remains wide open to pretextual withdrawals, and what is effectively, ***regulatory laundering***.

By invoking this urgency moratorium with *continued review dates* instead, as our "***any*** *control* or system of control", under Government Code §7060.2 and ***recognizing it*** as the initiation of our RSO, all of this both quite simple, and quite possible.

From: Dana Sachey
To: City Clerk
Subject: City Council Agenda - Item #14 Temporary Rent Increase Moratorium
Date: Tuesday, January 13, 2026 12:35:42 PM

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

To All City Council Members & Mayor,
I am writing to share my comments on Item #14 of todays' agenda.
I have been managing property in the City of Santa Barbara since the late 70's. I currently manage over 80 residences within the City and work extremely hard to balance the cost of maintenance, repairs, replacement, insurance - against affordable rents. We have seen insurance costs as well as labor & materials costs at least double over the past few years. That being said, the solution is not as simple as the landlord bearing the burden of "emergency rent freezes" against increased costs. We need to look at all possible solutions and NOT just stop at the landlord. Threatening the viability of rental housing with this "gotcha" moratorium may backfire badly - causing further sell off of rental housing as well as units being pulled from the market. The supply of rental housing has dwindled and should not be further impacted by what appears to be a very politically motivated ordinance.
I urge you to VOTE NO on the Temporary Rent Increase Moratorium and work within the community to find a better solution. We need long-term solutions!
Thank you for your consideration.
Sincerely,
Dana

Dana P. Sachey
Dana Sachey Consulting
Tele: (805) 689-2170
Emergency: (805) 882-2070
DRE License #00777051
dana@acleverfox.com

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From:	Alan Gallegos
To:	Santa Barbara City Council
Subject:	council meeting today
Date:	Tuesday, January 13, 2026 12:08:31 PM

Good Afternoon City Council.

As always I want to thank you all for what you do for our community. I know the work is not always fun and glamorous but I know you all put in a ton of time for the greater good. So Thank you.

I was reading this article today, https://www.sbcurrent.com/p/santa-barbaras-cost-recovery-double, and have been communicating with a lot of tenants and landlords on the lead up to today's meeting.

The word "Emergency" gives me pause. And it should you as well. If this has been a topic of discussion for over a decade and we have rent controls already in place across the state of california, why have we let ourselves decide that this has to be passed through an emergency path.

landlords cannot just charge whatever they want, unless they want to have empty apartments. I recently had a tenant of many years leave one of my 4 units downtown and because of the fear of a rent freeze I raised the rent after doing some research on rents to see if the market would support it. But it did not rent right away so I quickly reduced it back to the same rent as before. We have large loans on this place, and property insurance has tripled and cost of repairs has doble in the last couple of years, so an empty unit scares me. That's how this works. This Emergency ordinance will make it harder for locals to own a few units here or there. You will end up with more large corporations or wealthy oligarchs who can afford to buy up properties here. And those owners do not care if their places are empty and not rented and that will do the opposite of what you are trying to do here , is help people in need. I would think we want to protect local SB families in having some ownership in the apartment stock, they seem uniquely suited for caring for our community and its apartment stock.

Some ideas for helping tenants with a financial need:
- Continue to bolster the housing authority to grow its housing stock in the community. This specifically targets need and does not give a windfall to those that do not need assistance.
- Offer stipends for qualified renters to get a monthly aid for rent. This specifically targets need and does not benefit those that do not need help.
- bolster commuter buses and trains to the area. (free or reduced methods)
- Educate independent business owners on how to raise their rates to keep up with cost of living increases seen today.

Thanks

Alan Gallegos
805-637-3564

From: Megan Higgins
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Tuesday, January 13, 2026 12:07:36 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Megan Higgins
meganbh@cox.net
[redacted]

From: Hampton Kelly
To: Santa Barbara City Council
Subject: Rent Control
Date: Tuesday, January 13, 2026 11:52:53 AM

Dear Mayor Rowse and City Council Members:

My wife and I own a house on the mesa that we have been renting out for the past twelve years. Our experience with expenses on the property over the years has been quite an eye opener for us. The house, built in the late 50's is well built , 1300 square feet and on a small lot . It is about as low maintenance as a house could be, or so we thought.
In reality there is always something that needs to be done . With the cost to keep the house and yard up , tenants happy, and to maintain pride of ownership like the rest of the street, the bills never stop . I do most of the gardening , the carpentry , and some of the painting to help control cost, which in some years eat up any profits. I don't see how we could continue the rental if we could not raise rents more than the CPI . The building materials, appliances , insurance, various trades people and local business certainly will be raising prices a good deal more that the index. Only owners of large complexes, with their own in house contractors and willing to cut corners will survive. Then the days of mom and pop landlords providing housing will be numbered.

Respectfully,
The Kelly's

From: Tim Hamilton
To: City Clerk
Subject: Proposed Rent Freeze Legislation
Date: Tuesday, January 13, 2026 11:45:20 AM

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

Dear Sir or Madam:

I totally and completely support your efforts to pass a freeze on rental prices. My own rental cost has gone up thousands of dollars in the last 4 years and I am a senior on a fixed budget who now has little money for food and other expenses because of these increases.

Thank you again for giving me a voice in our community,

Timothy Hamilton

[redacted]

From: Sherie Higgins
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Tuesday, January 13, 2026 11:26:15 AM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Sherie Higgins
higginssherie@yahoo.com

[redacted]

From: Anna Chong
To: City Clerk
Subject: Public Comment re: Agenda Item #14, Opposition to Emergency Rent Control Ordinance
Date: Tuesday, January 13, 2026 11:20:55 AM

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

Dear Mayor and Councilmembers:

I urge you not to adopt rent control as an emergency ordinance. Housing affordability is a serious, long - term challenge, not a sudden emergency.

Please follow the normal process allowing full public input and carefully consider the impact on small property owners, renters and future housing.

Sincerely,

Anna Chong

Upper East

From:	Shanee
To:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Cc:	City Clerk; Nicole Grisanti; Kelly R. McAdoo
Subject:	Support Strong Community Stabilization for Santa Barbara
Date:	Tuesday, January 13, 2026 11:15:04 AM

[You don't often get email from sascarrunz@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Honorable Mayor and Council Members,

I am writing to you as a concerned Santa Barbara tenant to urge you to support the implementation for a strong rent stabilization ordinance in our city.

Santa Barbara is becoming increasingly unaffordable—especially for working families, seniors on fixed incomes, and renters from historically marginalized communities. Without immediate action, we will see even more displacement, more homelessness, and deeper economic strain on our city and region. This isn't just a housing crisis, it's a direct threat to the diversity, stability, and long-term economic health of Santa Barbara.

Rent stabilization is a proven, practical policy that protects tenants from sudden and excessive rent hikes, keeps families in their homes, and ensures landlords continue to receive steady and fair returns on their investments. By stabilizing rents, our city can:
- Safeguard the local workforce so essential workers can afford to live where they work.
- Support small businesses that rely on stable communities and local spending.
- Invest in long-term solutions for new affordable and innovative housing options.
- Strengthen trust and transparency between tenants and landlords.

It is also important to note that community stabilization ordinances are typically cost-neutral for cities after initial implementation investment. Across California, no cities currently fund their rent boards through the general fund or Local Housing Trust Fund. Instead, they are paid for by modest per-unit fees shared between landlords and tenants.

Housing is a basic human right and ensuring its stability is essential for a thriving and resilient local economy.

Please take action and support a strong rent stabilization ordinance and other necessary measures to prevent the displacement of working families. Our community depends on it – and you – to make it happen.

On a more personal note: I grew up in Santa Barbara and due to predatory rent increases in my adulthood (mainly by property management companies), I still haven't been able to become a home buyer in my mid 30s & fear I never will. Renting used to be a temporary state so that we can eventually become homeowners. But now being a homebuyer seems unattainable because we are spending 50-60% of our income alone on rent, unable to save up enough for a down payment. My current rent payment is $3500 for a 2 bedroom 1 bath for 650 square feet! AND we just received a rent increase from the Koto Group of $250 starting March 2026. How is this sustainable? Our salaries cannot keep up with these increases. We are being priced out and are considering moving out of state after 3 decades living in Santa Barbara, having to leave our family and friends because our city doesn't care enough to take action.

Use your network and resources. Stand up for the working class. Look to the newly elected NYC mayor, Zohran Mamdani, who is showing us only after his first 2 weeks in office that our city council members can achieve the "impossible." He is showing us, "if they wanted to, they would." We need your stance on rent stabilization now more than ever.

Thank you for your leadership,

Sent from my iPhone

Shanee Ascarrunz-Diaz

From: tina brown
To: City Clerk
Subject: Item 14: Temporary Rent Increase Moritorium
Date: Tuesday, January 13, 2026 11:12:12 AM

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

My Husband and I are a small Mom and Pop housing provider here in Santa Barbara. We are concerned about the proposed emergency rent freeze and the tenant protection measures being discussed today. We ask that you slow down this process so that proper discussion and solutions can be made. We agree and honor housing affordability in Santa Barbara and in doing so we have good relationships with our tenants and provide reasonable and fair rents to them. This continues to get tougher with rising insurance costs, property tax and overall maintenance on the property. Things that tenants do not have to concern themselves with, but we are diligent about so that our tenants have a safe, reliable place to live.

I encourage the Council to take a look at Item 14 and slow down the process. Have real conversations with housing providers and tenants in our town so that we can all work together to provide the best options for our community.

My Husband and I both have work today and are unable to be at the council meeting in person, but would be willing to meet at any time to discuss our position and concerns in regards to a rent freeze.

All our best,

Bettina Brown

From: Faith Ellington-Baker
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Tuesday, January 13, 2026 10:58:18 AM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Faith Ellington-Baker
fellingtonbaker@gmail.com

[redacted]

From: Pat Fish
To: City Clerk
Subject: Rent control
Date: Tuesday, January 13, 2026 9:34:18 AM
Attachments: PastedGraphic-4.tiff

I oppose the imposition of a rent control ordinance in the City.
As both a home owner and a business owner who rents commercial property I believe that adding a level of government oversight that will monitor rents is NOT where I want my tax dollars being spent.

<“)*)><

patfish@luckyfish.com

From: Jenny Ziesenhenne
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Tuesday, January 13, 2026 9:20:21 AM

City Clerk,

Dear Mayor and Council Members,

I am writing to you today, as a 3rd generation Santa Barbara resident, to ask you to pass the Eviction Moratorium and Rent Freeze. I apologize for not emailing you sooner, so I will keep this brief. Your constituents and renters, who make this beautiful city run, are concerned about exploitive rent hikes and unfair evictions. Keeping our community housed must be our top priority in these unprecedented times.

We currently have a system that celebrates making profit by squeezing as much as one can from hard working citizens, with the only safe guard we have against exploitation is our government. Fortunately or unfortunately, you can do something to protect the renters of Santa Barbara today, by not allowing landlords to raise rent when wages have not been kept up. Taking advantage of desperate people in need of shelter is not good business, and will not result in a thriving community. We need to prioritize the people who could lose shelter, not landlords who have assets to depend on. If a teacher or nurse gets priced out of their ability to pay rent, our community suffers greatly. People's profits are not more important than people's lives. Until there can be a different system in place that does not exploit your constituents, passing the eviction moratorium and rent freeze is the only ethical thing to do.

As a young working professional with a MA, I would not be able to afford to live in my own hometown if I was not living with my parents. I know plenty of other peers I grew up with struggling in the same way. This isn't a problem unique to Santa Barbara because we have nice weather and views, it's systemic and needs to be addressed by the people who have the power to do something.

I will be noting how everyone votes on this, and it will impact my decision on who I vote and advocate for in upcoming elections. Please stand with the people and pass a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Thank you for your time and consideration.

Jenny Ziesenhenne
jennyziesenhenne@gmail.com

[redacted]

From: Ann Hefferman
To: Santa Barbara City Council
Subject: Agenda Item 14. Moratorium on Rent Increase
Date: Tuesday, January 13, 2026 8:30:39 AM

Council Members and Mayor Rowse,
I am unable to attend this meeting due to work commitments.
Instead I am writing to support the temporary moratorium on tenant rent increases.
I urge you to vote for this moratorium to protect our working class citizens who contribute to the vitality of our community and struggle to make ends meet in order to live here.
That struggle is destined to worsen given the current administration's policies that have stripped programs and increased insurance premiums. Housing is a basic right.

This temporary measure would allow time to develop a more permanent solution.

Thank you.

Ann Hefferman
[redacted]

From: Diane Ziliotto
To: City Clerk
Subject: Temporary Rent Increase Moratorium
Date: Tuesday, January 13, 2026 8:30:25 AM

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

Dear Santa Barbara City Council members,

I cannot attend today's meeting, nor can I watch it via Zoom because I must work during that time. Therefore, I would like you to know my position regarding item number 14 Temporary Rent Increase Moratorium on today's agenda.

I am STRONGLY OPPOSED to this measure.

You cannot legislate a fix to the housing problem. If you approve this measure, it will eventually become permanent. These things always do. The only fix to the problem is the construction of additional housing. If you have a rent moratorium or rent control in place, no builder, big or small, will build more units here. Why would they?

A measure such as this seeks to punish the housing providers for a problem they did not create. Study after study after study in countries around the world show that these types of laws do not work and actually exacerbate the problem, and the problem lasts for many years.

I oppose this measure and I urge you not to approve it.

Sincerely,

Diane Ziliotto

From: James Wagner
To: City Clerk
Subject: Please oppose an Eviction Moratorium and Rent Freeze and Rent Stabilization
Date: Tuesday, January 13, 2026 8:23:23 AM

City Clerk,

I am writing to you as a Santa Barbara resident who opposes rent stabilization and just cause eviction ordinances beyond what is already in place state-wide.

In Los Angeles my 93 year old mother recently spent $43,000 in legal fees and 6 visits to the courts and a year of lost rent to evict tenants who stopped paying their rent after a modest rent increase. The property is now being kept vacant rather than house people.

Los Angeles has gone too far and what the state has in place is already too tenant-favorable at the expense of landlords

James Wagner
jameswagner_sb@yahoo.com
[redacted]

From: Sarah Fultz
To: City Clerk
Subject: Item 14: Tenant Protection – Temporary Rent Increase Moratorium
Date: Tuesday, January 13, 2026 8:15:34 AM

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

Dear City Council,
My family and I have been providing 7 units of housing in Santa Barbara for over 80 years. Our rents are reasonable, and our tenants are happy.

The changes that are being proposed have made us seriously consider closing our rental business altogether. If landlords cannot keep rents in line with expenses, there is really no point in continuing to rent.

While the intention of the Temporary Rent Increase Moratorium is to make life in Santa Barbara more affordable, I believe this proposal will result in fewer housing units being available. People like me will simply put our property to other uses than housing.

Thank you for your attention,
Sarah Fultz

From: Mike Altman
To: City Clerk
Subject: No Rent Freeze - No Rent Control in City of Santa Barbara
Date: Tuesday, January 13, 2026 7:57:22 AM

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

Dear SB City Staff, City Council Members & Staff - I am staunchly opposed to any Rent Control Measures in the City of Santa Barbara. Santa Barbara is not affordable and never will be, that's a fact. We love living in Santa Barbara for exactly that reason, high coastal California real estate values and rental prices are what keep the esthetic, social and physical character of a place.
If you could control all other costs of owning maintaining upgrading landscaping insuring and taxes then I would consider the control of residential rents. But, you cannot. This truth proves rent control is an unrealistic goal.
Best regards,

Michael Altman
(805)699-0068
City of Santa Barbara Resident and Home Owner.

From: cts@qnet.com
To: City Clerk
Cc: Tom Cage; "Rebecca Cage"; "Matthew Sanders"; "Summer Knight"
Subject: comment related to SBCC regular meeting January 13, 2026 agenda item 14
Date: Tuesday, January 13, 2026 7:37:37 AM

You don't often get email from cts@qnet.com. Learn why this is important

Santa Barbara City Council,

I wanted to give you a real life impact of your proposed ordinance in this agenda item.

My daughter is 33 and is a manager at Cottage Hospital. She has lived in SB for 7 years working at Cottage, moving up the ranks. Renting around town until last February.

She is a good saver and lives pretty frugally, so last year she decided that she was going to try to buy a place instead of renting her whole life. With her income and what she had for a down payment she could only find a place in Goleta. She didn't want to live in Goleta. She works in SB. She wanted to live in SB. She loves SB.

On her realtor's recommendation, she started to look at duplexes in SB, where the renter could help pay the mortgage. Last February she found one that was built in 1929 and had a lot of deferred maintenance but had great yard. It also had a very small studio unit behind the detached garage that could be rented out. (All spaced properly permitted…what a nice surprise!)

By some kind miracle, she got that place last February. Even with getting current market rate rent for the two other units, she still had to take on two roommates in her 2BR 1BA downstairs half of the duplex to make ends meet. She personally pays way more than market value for half of the duplex, but since she is the owner, she knows it will be worth it long term. But she is tapped out.

With this rent freeze, she absolutely has no room to cover the cost of any kind of improvement on the property. Can barely cover small repairs.

She just recently got a property insurance renewal increase of $3000 per year. The roof is old and should be replaced (about $30K). The old water heater is on its last legs and she would like to put in an energy efficient tankless water heater with water filter. She got a bid to add insulation to the roof of the second story half of the duplex for $6K which would really improve the summertime sweltering in the upstairs unit.

With no ability to raise the rents to cover these costs, she can do none of these property improvements/repairs. The quality of her rental units will definitely deteriorate over time.

The other impact of the rent freeze is that she will be motivated to select tenants that are likely to be relatively short term, like students. Will not be able to afford the risk of getting someone who might be there for more than about 2 yrs.

If a permanent draconian rent cap goes into place in SB, she will end up having to sell the place. She isn't wealthy. Just a working person trying to get established and survive in SB.

With her professional skill set, she can really work just about anywhere. She will not be a forever renter. If she can't cover the cost of keeping her property in SB, she will sell it at market rate, pocket the profit and move to another city and invest her life there.

Cottage Hospital will lose a valuable employee, the city will lose a young person who might get married, have a family and wanted to make SB her forever city.

My request is that the SB City Council, PLEASE find a way for people who are small mom-and-pop landlords, like my daughter, to be able to raise rents in her rental units enough to cover the documentable cost of actual property improvements and other costs, like property insurance, property tax increases and repairs.

I hope you find a way to incorporate this kind of reasonable accommodation into your rent stabilization ordinance.

Kathy Cage
(760) 920-4888

Virus-free.www.avast.com

From: Hattie
To: City Clerk
Cc: Hattie
Subject: Rent Ordinance/Control- I'm a tenant! A big NO
Date: Tuesday, January 13, 2026 7:37:33 AM

[You don't often get email from misshattiebee@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

> Hello,
>
> I am a tenant in Santa Barbara. I choose to be a Tenant in a very expensive yet beautiful town. It is my choice to pay these rates. I work remotely, I could live anywhere. There are many cheaper places, but I choose to live here in expensive Santa Barbara. This is not my landlord's fault. These proposed ordinances are absurd! They are not well thought out.
>
> In my building, we had a very disruptive tenant/neighbor, who my landlord had to ask to leave with the appropriate notice. The other five tenants, plus myself, were so relieved that our landlord made this change. We can live in peace and safety once again! When he rented to this tenant, he had no idea of his addictions, if he was restricted to remove him from the building or was afraid to do so because he would have to evict the rest of us, is absolutely out of this world insane. There should be NO such ordinance EVER! There should be no such limitation of years to rent the space again if an eviction occurs.
>
> If we have plumbing issues, roof leaks, fencing problems or any other issues on the property, our landlord reacts quickly. Getting the proper service men is expensive yet this property is well-maintained- All of the time it is safe. It is secure. It is our home and our landlord respects that! I can speak for myself and my fellow neighbors we expect a rent increase annually and in return we know we're going to have a place we can call home. Utilities go up annually, are you going to ask those companies to stop there increases?!
>
> What should be changed in this town is no more Airbnb's, that is causing disruption, low hotel vacancies, congestion to neighborhoods and taking away from property that our workers in this town could live in permanently. The issue is NOT the long term renters. The issue is the short term or even 30 day rentals.
>
> Once again, it is a choice to live here, and Santa Barbara is noted to be one of the most expensive coastal towns in the world. If you cannot afford to live here, then that is a fact that the individual will have to work with. It is not the landlord's fault.
>
> Do not mess around and bring in any rental control or ordinance to this beautiful town or it will become a slum and full of conflict. Fine the landlords that don't keep up the properties and get rid of Airbnb's!
>
> Thank you,
> Miss Hattie
> 805-284-4569

From: t b
To: City Clerk
Subject: Support of Rent Stabilization Ordinance
Date: Tuesday, January 13, 2026 12:43:29 AM

> Some people who received this message don't often get email from tbsb6@msn.com. Learn why this is important

I am hoping if you pass the Rent Stabilization ordinance, and or freeze any increases until it is passed, that this time you take away the Condo exclusions. I was raised 10%, 2 years ago, and another 20% last year. All because the current rent caps, exclude Condos. One more 20% increase, and I will be forced to move. I can handle 5% which is double the annual CPI.

Please consider when drafting the new ordinance, that you close the Condo loophole.

Thanks
Tom Brams

From: Cristina Nowling
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Monday, January 12, 2026 11:55:00 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Cristina Nowling
cristinanowling@icloud.com
[redacted]

From: April Bostian
To: City Clerk
Subject: Support moratorium on rent increase
Date: Monday, January 12, 2026 10:12:44 PM

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

Good evening Mayor and Councilmembers,
My name is [Name], and I [live/work/own a business] in Santa Barbara.
I support affordable housing for our workforce and urge you to adopt the temporary rent increase moratorium and just-cause Ellis Act protections. Building housing takes years, but displacement happens quickly. Without these protections, working residents—[teachers, healthcare workers, service workers, longtime tenants]—can be forced out by sudden rent hikes or no-fault evictions.
This affects more than individuals: local businesses struggle to hire, commutes increase, and our community loses stability and diversity. These ordinances are temporary, reasonable, and give us time to develop long-term housing solutions.
I respectfully urge you to support these protections to keep Santa Barbara livable for the people who keep it running. Thank you.
The item is #14 on the Agenda: Tenant Protection – Temporary Rent Increase Moratorium Ordinance and Ordinance Adding Requirements for Just Cause "Ellis Act" Evictions [Ordinance Introduction; Ordinance Adoption]
Recommendation: That Council:
A. Introduce and adopt, as an emergency ordinance after reading in full, an Ordinance of the Council of the City of Santa Barbara Establishing a Temporary Rent Increase Moratorium During the Preparation, Consideration, and Potential Adoption of a Permanent Rent Stabilization Program; and
B. Introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending the Santa Barbara Municipal Code by the Addition of Section 26.50.100 Relating to Additional Requirements for Just Cause Evictions for the Purpose of Permanently Removing a Unit from the Rental Market.

From: Stephanie Christoff
To: City Clerk
Subject: Emergency Ordinance
Date: Monday, January 12, 2026 7:24:22 PM

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

Dear Council Members,

I was surprised to see the sudden item of the proposed 'Emergency Rent Freeze and expanded tenant protection ordinances' that is now before the Council tomorrow.

I am very concerned that the use of an Emergency Ordinance could set a precedent in too many ways for council members to push their own agendas in the future and backfire badly on our Democratic area. Too much of this is going on in so many places in the country already and I didn't think the same types of techniques would be used here even though it's under the guise of something good for some.

Please provide backup as to how this fits the use of an Emergency Ordinance. It seems like a dangerous precedent to name something an emergency when there has not been a natural disaster or other such impetus to label this as one.

I still feel that the vast and creative intelligence of the Santa Barbara community could find better and more sustainable ideas for the housing crunch.

Thank you for your thoughtful consideration of this complicated issue.

Best regards,

Stephanie Christoff

Santa Barbara Rental Property Owner

[redacted]

805-457-2872

From: Christine S
To: City Clerk
Subject: Supporting affordable housing
Date: Monday, January 12, 2026 7:06:46 PM

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

Dear City Council,

As a recent Santa Barbara transplant, I'm well aware of just how challenging it is to find affordable rent in this area on a middle-income salary. I moved from Boston, where my salary was greater but my rent was less. I'm a well-educated (Master's) individual with a robust work history, but I'm nearly 30 and doubt I'll be able to get my own place anytime soon here. That said, I also realize that I am privileged to have a salaried role and can't imagine how it would be possible to live here on minimum wage.

For myself and for my neighbors, I urge you to support the temporary rent increase moratorium.

Thank you for your consideration,

Christine Seibert

[redacted]

From: rbhoney2040@gmail.com
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Monday, January 12, 2026 6:57:35 PM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

rbhoney2040@gmail.com

,

From: Andrew Bridy
To: Santa Barbara City Council
Subject: Council Meeting of 1/13/2026; Agenda Item 14 - Rent Control/ Emergency Freeze
Date: Monday, January 12, 2026 6:51:22 PM

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

Hello City Council,

I am a Santa Barbara renter and voter, and I oppose the proposed rent control ordinance and emergency rent freeze. Based on lived experience in rent-controlled cities, these policies lead to deteriorating housing quality, reduced investment, and a “lock-in effect” that limits vacancies and turnover, often benefiting higher-income tenants rather than those most in need. State law already provides strong tenant protections, including caps on rent increases and just-cause eviction requirements, making an emergency measure unnecessary. A more effective approach would be targeted assistance for those truly in need, rather than broad controls that risk long-term harm to the housing supply.

Thank you,

Andrew Bridy

[redacted]

From: carolyn hornberger
To: City Clerk
Subject: Rent control is a horrible idea
Date: Monday, January 12, 2026 5:58:51 PM

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

City council members -

Please do the right thing for this city and do NOT implement any sort of rent stabilization/ rent control. Landlords need to be able to make rent increases as needed to cover the horrific expenses they are forced to pay. You have no control over their property taxes or other expenses they are forced to bear. Nor do you have any control over the cost of homeowners insurance which is increasing at horrific rates and often cancelled, forcing them to identify replacement insurance often 2-3 times the prior rate. You say you want more housing for tenants in Santa Barbara. All this rent " stabilization" idea will do is take rentals off the market. Landlords should be able to pass on the increasing costs they are forced to pay. This will only cause deferral of required maintenance and reduce number of available units. Stay out of their business. Research how other cities that have implemented rent control have been ruined. Do not punish landlords. You need more, not fewer, of them in this city.

Carolyn Hornberger

From: Michael Granirer
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Monday, January 12, 2026 5:57:31 PM

> Some people who received this message don't often get email from mgranirer@ucsb.edu. Learn why this is important

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Michael Granirer
mgranirer@ucsb.edu

[redacted]

From: budjones96
To: City Clerk
Cc: budjones96@aol.com
Subject: Rent freeze comments from a mom and pop landlord
Date: Monday, January 12, 2026 5:44:03 PM

Some people who received this message don't often get email from budjones96@aol.com. Learn why this is important

Good afternoon --

My name is David Jones, born in Santa Barbara as was my wife and our children and grandkids. All of us went to public schools in the city. I am a mom and pop landlord.

Many years ago, I had the opportunity to buy an old 7 unit apartment building just a few blocks from where we are now. Not being too astute, I just looked at the outside and purchased it. This was in the month of February and there was a serious rainstorm just as the escrow closed. I received an urgent phone call from an upstairs tenant telling me the ceiling was leaking badly and he ran out of pans and buckets to stop the flow.

Soon after, I had to have the roof completely replaced at great expense. This really hurt because my rents were so low, and I had to cover the expense with a personal loan. This was just the first of many expenses, mainly plumbing and some structural that have occurred since. The cost of maintenance has risen greatly through the years but my rental rates have not kept up. Currently I am almost at 50% of the current rates and even the housing authority manager says my rates are way too low.

My goal on buying was to rehab this old building and rent to tenants at reduced rents. I have always felt badly for anyone having to rent at high rental rates and have always kept mine very low, many times needing to use other funds rather than rents to keep up with costs.

As the years have gone by, I have kept the property in good condition, even installing double pane windows in all of my units. I used to use

Craigslist to offer my units when available, but I would get several hundred people wishing to rent, many not even wanting to see what the unit looked like. This was because my units were low cost. Current listings begin around $2200, mine are just now approaching 50% of that.

Now, we have a rent freeze being considered and I am afraid of the consequences. **Even Nick Welsh in his Angry Poodle Barbecue on November 14 Independent, concerning a Rent Freeze said "but don't show up with some one-size fits all ordinance that fails to address the very real and Santa Barbara-specific concerns of our mom and pops landlords. Lip service to that is a deal killer"**

As for freezes. I notice that the City raises the water and sewer rates every year. Also trash collection and all other utilities are continually raising. Add in property taxes and especially insurance rates that are skyrocketing upward as I speak. I can not find insurance yet and my policy cancels on January 31, 2026

Can everything other than rents increase. What is the answer? What do I do?

I guess this is the price I pay for being considerate of my tenants while large corporate owners have raised their rents every year.

Thank you for listening.

From:	K&L Foote
To:	City Clerk
Cc:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Subject:	Public Comment for Jan 13 Meeting - Opposition to Emergency Rent Freeze
Date:	Monday, January 12, 2026 5:39:23 PM

Some people who received this message don't often get email from kfoote805@gmail.com. Learn why this is important

Dear Mayor Rowse and City Council Members,

I am writing to follow up on my previous correspondence from Saturday regarding tomorrow's vote on the emergency rent freeze. As a local housing provider, I want to provide a clear picture of the "ground-level" economic realities that will be triggered if this measure passes.

If you choose to ignore the actual costs of maintaining housing in Santa Barbara, I—and many others like me—will be forced into a corner. Specifically:

- **Forced Divestment:** I will be forced to sell both my home and my rental property. I simply cannot keep up with the economics of maintaining an income property under these artificial constraints while also managing my own household costs. When small providers like me sell, these properties are often snatched up by out-of-town speculators, further eroding the "local" housing stock.
- **Decaying Housing Stock:** When the numbers no longer work, maintenance is the first thing to suffer. This freeze will lead to a visible decay in rental quality across our city.
- **Shrinking Inventory:** This scenario will have a cascading effect throughout the community. Small, independent providers will exit the market, leading to a smaller rental inventory and higher barriers to entry for new residents.
- **The Deficit Ripple Effect:** As the tax base shrinks and property values are impacted, the city's deficit will continue to grow. We have already seen the trend: the city then turns to raising sales tax, which disproportionately hurts the poorest members of our community—the very people this measure claims to protect.

Furthermore, please consider that **the vast majority of economists who study housing consistently produce research showing the negative long-term impacts of rent controls.** It is a proven disincentive to the very housing stability you are trying to achieve.

There are viable, productive alternatives to this measure. Instead of implementing price controls that stifle supply, the Council should do everything humanly possible to expedite the building of new housing units. This includes aggressively reducing permitting times, lowering development fees, and making it truly easy for people to build. We need to provide incentives to developers to increase our housing stock, not disincentives that freeze the market in place.

Let's keep Santa Barbara vibrant and thriving. I urge you to look past the short-term optics and vote wisely for the long-term stability of our city.

Sincerely,

Kiki Foote Santa Barbara Resident & Housing Provider

From: Candice Perez
To: City Clerk
Subject: Pass Rent Stabilization
Date: Monday, January 12, 2026 5:27:38 PM

City Clerk,

I am writing to you as a Santa Barbara resident and renter of 13 years, a single mother who works full time as an Operations Director for a non-profit organization, as well as a full time acupuncture Master's student.

I often tell my family members who live across the state, country, and world that every year my son and I get to live in Santa Barbara feels like a miracle. Even as a well-educated working professional, rent in this city is unaffordable, let alone homeownership. Is this the kind of city that this council wants? If you do not take action toward rent stabilization and an eviction moratorium, this is certainly the message you send-- that you want a city exclusively for the extremely wealthy elite.

If that is the case, I challenge you to have the integrity and backbone to simply state, publicly and directly, that you want Santa Barbara to be exclusively for the wealthy elite. That everyone else can come here to work for and serve the rich, and then go home to their residences far outside of city limits. If that is your vision, then say it plainly.

If that is not the case, then you MUST ACT NOW!! If you want a city that also includes working families, then pass Rent Stabilization and an Eviction Moratorium NOW!

Along with so many residents, I am very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that “we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are.” Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don’t jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

With sincerity,
Candice Perez

Candice Perez
perez.candice@gmail.com
[redacted]

From: 7notrumpx
To: City Clerk
Subject: Rent Control
Date: Monday, January 12, 2026 5:25:40 PM

> Some people who received this message don't often get email from 7notrumpx@proton.me. Learn why this is important

leave it alone

Sent with Proton Mail secure email.

From: Lauren Rodriguez
To: City Clerk
Subject: Written Comment for agenda item #14
Date: Monday, January 12, 2026 4:11:22 PM

> Some people who received this message don't often get email from lauren856@ucsb.edu. Learn why this is important

Good evening Mayor and Councilmembers,

My name is Lauren Rodriguez, and I live in Santa Barbara.

I support affordable housing for our workforce and urge you to adopt the temporary rent increase moratorium and just-cause Ellis Act protections. Building housing takes years, but displacement happens quickly. Without these protections, working residents—[teachers, healthcare workers, service workers, longtime tenants]—can be forced out by sudden rent hikes or no-fault evictions.

This affects more than individuals: local businesses struggle to hire, commutes increase, and our community loses stability and diversity. These ordinances are temporary, reasonable, and give us time to develop long-term housing solutions.

I respectfully urge you to support these protections to keep Santa Barbara livable for the people who keep it running. Thank you.

The item is #14 on the Agenda: Tenant Protection – Temporary Rent Increase Moratorium Ordinance and Ordinance Adding Requirements for Just Cause "Ellis Act" Evictions [Ordinance Introduction; Ordinance Adoption]

Recommendation: That Council:

A. Introduce and adopt, as an emergency ordinance after reading in full, an Ordinance of the Council of the City of Santa Barbara Establishing a Temporary Rent Increase Moratorium During the Preparation, Consideration, and Potential Adoption of a Permanent Rent Stabilization Program; and

B. Introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending the Santa Barbara Municipal Code by the Addition of Section 26.50.100 Relating to Additional Requirements for Just Cause Evictions for the Purpose of Permanently Removing a Unit from the Rental Market.

From:	Tania Rey
To:	City Clerk
Cc:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Subject:	Support Eviction Moratorium and Rent Freeze
Date:	Monday, January 12, 2026 3:53:30 PM

> Some people who received this message don't often get email from taniarey2@gmail.com. Learn why this is important

Dear City Council Members,

I am writing to urge you to take immediate action to protect tenants in our community by supporting a strong eviction moratorium and implementing a rent freeze. Rising housing costs and economic instability are putting immense pressure on working families, seniors, and vulnerable residents, pushing many to the brink of displacement.

Housing stability is essential to community health, safety, and equity. I ask that you prioritize **people over profit** and use the tools available to you to keep residents housed and prevent further harm.

Our community is watching and counting on your leadership. Please act now to protect tenants.

I also want to share that I am deeply disappointed by Mayor Rowse's decision to backpedal on discussing rent-related agenda items after 5:00 p.m. This decision sends a clear message that he does not care about the voices of working community members, and it undermines the Councils stated commitments to equity and inclusion.

I urge you to move the rent-related agenda items and hold discussion and votes after 5:00 p.m., when more residents are able to participate. Meaningful public engagement requires meeting people where they are—not excluding them through inaccessible meeting times.

Our community deserves transparency, accountability, and genuine opportunities to be heard. I ask you to act accordingly.

Tania Rey

She/Her/Ella (why pronouns matter?)(a how-to guide)

e: taniarey2@gmail.com

From: Vicky Blum
To: City Clerk
Subject: Item #14/Temporary Moratorium on Rent Increases
Date: Monday, January 12, 2026 3:43:40 PM

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

I support affordable housing for our community, and I urge you to adopt the Temporary Rent Increase Moratorium and the additional requirements for the Just-Cause Ellis Act Evictions.

Without a temporary ordinance that protects working people, tenants could experience sudden rent increases or no-fault evictions. These ordinances would give the city time to discuss and eventually adopt a permanent rent stabilization program without tenants being displaced.

Thanks for your consideration,

Vicky Blum
(805) 452-2862

From:	Dawn Brady
To:	City Clerk; Wendy Santamaria; Eric Friedman; Oscar Gutierrez; Meagan Harmon; Kristen Sneddon; Randy Rowse; Mike Jordan
Subject:	Rent Freeze and RSO
Date:	Monday, January 12, 2026 3:42:08 PM

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

Dear Mayor Rouse and Members of the Santa Barbara City Council,

We are writing again regarding the proposed Rent Stabilization Ordinance and the suggested rent freeze. We are Santa Barbara "locals", in fact third generation local. We are homeowners who live in one unit on our property and rent the other. The income from our rental unit is what has made homeownership in Santa Barbara possible for our family.

As currently proposed, the RSO and rent freeze would impose significant and disproportionate financial hardship on small, "mom-and-pop" landlords such as ourselves—particularly we feel those with three units or fewer. While we fully support the goal of fair, stable, and sustainable housing in Santa Barbara, we believe the current approach does not adequately balance the needs of tenants with the realities faced by small property owners.

We support reasonable rent increase limits, restrictions on the frequency of rent increases, and just-cause eviction protections. These measures can be fair and effective for both tenants and landlords. However, proposals such as rent freezes or rollbacks, prohibitions on utility cost recovery, and caps at 60% of CPI are overly aggressive—especially for small landlords. These measures fail to account for the rapidly rising costs of homeowners insurance, property taxes, utilities, labor, repairs, and inflation overall. Many small landlords are not generating excess profit; we are simply managing to cover expenses and remain solvent.

If any of these measures are adopted without meaningful differentiation between the type of landlord, many small property owners may be forced to remove units from the long-term rental market, convert them to short-term rentals, or sell their properties altogether—outcomes that would further reduce housing availability rather than improve it.

In our view, a significant contributor to Santa Barbara's housing challenges is the prevalence of short-term rentals, which remove otherwise viable long-term housing from the market. If fewer STR's were allowed the majority of those units would be back on the market and with more units available the rents would come down. Additionally, large corporate and out-of-town investors purchasing substantial portions of the local housing stock have dramatically altered the housing landscape. These factors deserve greater scrutiny.

Small landlords like us—local residents who have lived here our entire lives, worked hard to achieve homeownership, and who treat our tenants fairly and respectfully—should not be vilified or financially penalized. We respectfully ask the Council to recognize the important distinctions among landlords and to tailor regulations accordingly.
Treating all landlords identically regardless of scale or ownership structure, fails to recognize the meaningful differences between large landlords/corporate entities and individual homeowner landlords. More aggressive regulations or potential rent freezes should apply to large landlords/corporate entities with many multiple units while providing appropriate exemptions or alternative standards for small local property owners.

Thank you for your time and consideration.

Zane and Dawn Brady

From: Derek Calzada
To: City Clerk
Subject: Tuesday - Rent Control Comment
Date: Monday, January 12, 2026 3:40:44 PM

Some people who received this message don't often get email from 4derekmail@gmail.com. Learn why this is important

Dear City Council Members,

I'm writing in response to a recent Noozhawk article and the city staff report discussing the proposed changes to rental market removal requirements.

From what I understand, the first proposal would require that if a landlord removes one rental unit from the market, all rental units on that property must be removed. The second proposal would prevent those units from being placed back on the rental market for five years.

My grandfather is a small property owner with four properties in Santa Barbara, we're concerned about how damaging this could be to both small owners and the overall rental market. Several of his properties are showing their age, and half have been deemed of historical interest. That designation requires a substantial investment to modernize units, including remediation of years of layers of lead paint and asbestos, upgrading electrical systems that are over 80-100 years old, and rebuilding subfloors due to decades of water damage and sweaky floors. As a reference point, a previous required remediation alone cost approximately $85,000.

Under the proposed policy, if we needed to take one unit offline to complete necessary work or move an owner or manager onsite, I would be forced to evict five other tenants who otherwise would not need to be displaced. He 90+ years old and his mobility and independence is requiring assistance. He's considering moving into one of his unit closer to me or onsite, in town rather than behind APS. As a small owner, he simply couldn't afford to complete this level of work without rental income. Annually he collect less then $600,000 and a loss of $100,000 a year would prevent work on other projects. Losing six apartments for a full five years would reduce available housing in our local community, not increase it.

Additionally, with rent control tied to values from five years ago, being limited to only a 5% increase after such a long removal period feels unrealistic and financially unworkable. At the same time, utilities and operating costs continue to soar, and tenants are increasingly being required to absorb additional utility fees on top of rent just to keep properties operating. Policies that further limit flexibility may unintentionally increase financial pressure on both owners and renters.

In many cases, regulations like this could push owners toward selling properties as condos instead, which further reduces long-term rental housing. The policy could be improved by limiting its application to large-scale owners earning over one million dollars annually, allowing owner or staff occupancy, enabling phased construction for older properties needing substantial work, and offering bans/prevent evictions for properties acquired within the first five years of ownership. If an owner wants or needs to live onsite, it's difficult to understand why that would require removing and displacing multiple other tenants.

I appreciate the city's efforts to protect renters, but I hope these impacts on small property owners and overall housing availability are carefully considered before moving forward.

Thank you for your time and consideration.

Sincerely,

Derek C

Sent from my iPhone

From: Sarah Ethington
To: City Clerk
Subject: Jan 13th City Council Agenda - Input from local property management company
Date: Monday, January 12, 2026 3:36:00 PM

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

Please share this in the public comment period during the rent stabilization talks.

Dear Mayor and Members of the Santa Barbara City Council,

I am writing as a local property manager who works daily with both tenants and small "mom-and-pop" housing providers throughout Santa Barbara. I respectfully wish to share concerns regarding the proposed rent freeze and to request an opportunity for meaningful participation in the policy discussion.

First, I believe it is important to acknowledge that the challenges surrounding housing affordability are not new, nor do they constitute an emergency requiring rapid, one-size-fits-all action. Both the State of California and the City of Santa Barbara have been aware of these pressures for many years, and existing regulations—most notably AB 1482—already impose highly restrictive limits on rent increases.

In practice, these constraints have created unintended consequences. Because owners know increases may be limited or eliminated in the future, many feel compelled to raise rents annually simply to keep pace with rising costs such as insurance, utilities, labor, and building materials. This often removes the flexibility to keep rents stable for good long-term tenants, even when an owner would otherwise choose to do so.

Rather than a blanket rent freeze, I encourage the City to consider more nuanced, data-driven approaches. For example:

- Limiting rent increases that exceed reasonable thresholds relative to median market rents in the area
- Allowing modest increases for units that are demonstrably under market rent
- Providing clear pathways for approved increases when owners invest in meaningful unit upgrades, safety improvements, or deferred maintenance

These types of policies would better reflect real-world conditions and help preserve housing quality, while still protecting tenants from excessive rent increases.

Property managers are uniquely positioned to contribute to this conversation. We serve as the go-between for tenants and owners, understand local market dynamics, and manage the delicate balance of keeping rents reasonable, maintaining buildings, reducing vacancy and turnover costs, and ensuring that rental housing remains economically viable. Many current rent stabilization discussions unintentionally leave out this perspective, despite its relevance to outcomes on the ground.

Our company would welcome the opportunity to engage in collaborative problem-solving. Addressing housing affordability requires thinking outside the box—not simply limiting owners' ability to carry their investments, but designing policies that sustain long-term rental housing, protect tenants, and encourage responsible ownership.

If there is a sign-up sheet for upcoming workshops, working groups, or opportunities for public input beyond standard public comment, we would be happy to sign up and would greatly appreciate information on how to stay informed and participate in a more substantive way.

Thank you for your time, consideration, and service to our community. We

look forward to being part of a thoughtful, balanced dialogue on this important issue.

Respectfully,

Sarah E.

Cochrane Property Management, Inc.
102 W. Arrellaga St., Santa Barbara, CA 93101
P: (805) 965-2887 x116 | Direct: (805) 456-8778
F: (805) 966-6468
sarah@cochranepm.com
www.cochranepm.com

For all repairs and maintenance, please contact our 24-7 maintenance line at (805) 965-2887 x1

From: Drew Esnard
To: City Clerk
Subject: Public Comment – Temporary Moratorium on Rent Increases
Date: Monday, January 12, 2026 3:13:45 PM

> Some people who received this message don't often get email from drew@madcapcreative.co. Learn why this is important

Councilmembers—

At a 10% annual rent increase, rent nearly doubles in about seven years. That's compounding.

Put a real number to it.

A typical two-bedroom apartment in Santa Barbara rents for around $4,000 a month today. At that same increase rate, that apartment costs close to $7,800 a month in seven years. The apartment doesn't change. The bar to stay does.

I'm a SB born and raised, single, 36-year-old woman, with deep roots in the community. I run a local business. I rent a two-bedroom with a roommate. I'm doing what we tell people to do to remain housed in this city.

I don't intend to leave. Make me.

But this trajectory matters. It steadily narrows the life people can build here. Not through crisis, but through attrition — one renewal at a time.

No renter I know is seeing wages grow on that curve. When housing costs accelerate faster than incomes, the outcome is predictable. People leave quietly. The city absorbs the loss slowly.

Rent increases move faster than governance. Once they land, they reset the baseline permanently.

A temporary moratorium doesn't solve the housing crisis. It halts a runaway baseline. It prevents compounding damage while longer-term policy is finalized.

Unchecked rent escalation is incompatible with a livable Santa Barbara. A pause now is the rational response.

Thank you.

Drew Esnard
805-325-9000
madcapcreative.co

From: Jean Ballantyne
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Monday, January 12, 2026 3:09:08 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Jean Ballantyne
jcballantyne999@hotmail.com
[redacted]

From:	Rich Appelbaum
To:	City Clerk; Meagan Harmon; Kristen Sneddon; Randy Rowse; Oscar Gutierrez; Wendy Santamaria; Mike Jordan; Eric Friedman
Cc:	Kelly R. McAdoo; Barbara Andersen; Anthony E. Valdez
Subject:	Tenant Protection – Temporary Rent Increase Moratorium Ordinance and Ordinance Adding Requirements for Just Cause "Ellis Act" Evictions
Date:	Monday, January 12, 2026 3:03:34 PM
Attachments:	image001.png CLUE-Santa Barbara Public Comment Agenda item 14, Tenant Protection – Temporary Rent Increase Moratorium Ordinance and Ordinance, Adding Requirements for Just Cause "Ellis Act" Evictions 121325.pdf

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Dear Mayor Rowse and City Council Members,

I've attached CLUESB's Housing Justice Workgroup letter addressing the critical decision you will be addressing at Tuesday's meeting. I look forward to seeing you then.

Rich Appelbaum

Co-chair, Housing Justice Workgroup

CLUE Santa Barbara
Clergy and Laity United for Economic Justice
1500 State Street, Santa Barbara, CA 93101
clue@cluesb.org

CLUE Santa Barbara
Clergy and Laity United for Economic Justice
1500 State Street, Santa Barbara, CA 93101
clue@cluesb.org

January 12, 2025

To: Mayor Randy Rowse RRowse@SantaBarbaraCA.gov
Mayor Pro Tem/Councilmember Eric Friedman EFriedman@SantaBarbaraCA.gov
Councilmember Wendy Santamaria WSantamaria@SantaBarbaraCA.gov
Councilmember Mike Jordan MJordan@SantaBarbaraCA.gov
Councilmember Oscar Gutierrez OGutierrez@SantaBarbaraCA.gov
Councilmember Kristin Sneddon KSneddon@SantaBarbaraCA.gov
Councilmember Meagan Harmon MHarmon@SantaBarbaraCA.gov
Santa Barbara City Council Clerk Clerk@SantaBarbaraCA.gov

Re: Tenant Protection – Temporary Rent Increase Moratorium Ordinance and Ordinance Adding Requirements for Just Cause "Ellis Act" Evictions [Ordinance Introduction; Ordinance Adoption]

Dear Mayor and Councilmembers:

Thank you once again for taking on the challenge of creating a rent stabilization program. We needn't reprise the need for addressing the rental housing crisis, including meeting our RHNA requirements for affordable housing. As CLUESB has frequently testified, rental housing is unaffordable for Santa Barbara's workforce.

As the Niehaus Report documented, the median rent for a studio apartment is $2,350; to be affordable, an annual income of $94,000 is required (the annual one-person median income is $79,310). Rents become progressively less affordable as one moves up the ladder in terms of unit and family size: for example, a 4+ bedroom apartment serving a 5 person family costs roughly $6,000, requiring a family income of roughly $240,000 to be affordable (the actual median 5 person family income is half that amount).

CLUESB respectfully ask that tomorrow's hearing on item 14 be postponed until 5:00 so working people – who are directly affected by the vote to be taken – can be present, to share their personal experiences.

We urge the Mayor and City Council to adopt the proposed temporary rent increase moratorium, which will hold the line on future rent increases until the City adopts a final rent stabilization ordinance. This is necessary because, as we know from the experience of

other jurisdictions, absent such protections some landlords will be tempted to raise rents by the maximum allowed under AB 1482, 5% plus the current CPI (2.7%), or 7.7%. This would clearly place an unfair burden on tenants who are already suffering from high rents.

We also support the proposed ordinance's strengthening of Ellis Act requirements for just cause evictions, since current provisions include allowances that make it possible to sidestep tenant protections.

CLUESB has great appreciation for the Council in taking this on, and for the City staff, for doing the hard work amidst the many pressing issues you face.

Respectfully submitted,

CLUE-Santa Barbara
Housing Justice Workgroup by

_____
Rich Appelbaum, Ph.D.

_____
Wayne M. Mellinger, Ph.D.

_____
Laurence Severance, Ph.D., J.D.

From:	Mahil Senathirajah
To:	City Clerk; Kristen Sneddon; Randy Rowse; Meagan Harmon; efriedman@santabarbara.ca.gov; Mike Jordan; Wendy Santamaria; Oscar Gutierrez
Subject:	Public Comment on Rent Stabilization and Eviction - The Critical Public Health Implications
Date:	Monday, January 12, 2026 2:47:21 PM
Attachments:	Public Comment on Rent Stabilization for Santa Barbara City Council Meeting on January 13 - Senathirajah.docx

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

Hi,

Please see attached my public comment for tomorrow's meeting which highlights the impacts of eviction protection and rent stabilization on mortality and mental and physical health.

Please let me know if you have any questions.

Thanks. Mahil

Mahil Senathirajah
805-453-6240

Public Comment on Rent Stabilization and Eviction Protections: For Santa Barbara City Council Meeting on January 13, 2026

TO: Members of the Santa Barbara City Council, Santa Barbara City Clerk

FROM: Mahil Senathirajah

DATE: January 12, 2026

SUBJECT: Public Health Rationale for Rent Stabilization and Eviction Protections

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Executive Summary

Housing has a profound impact on physical health, mental health and mortality. In short, the research shows that **evictions kill people and unstable housing causes profound physical and mental health problems**. The impact on children and racial and ethnic minorities is especially concerning.

As the Council considers the adoption of a rent stabilization ordinance and strengthened eviction protections, it is **critical to view these policies as urgent public health interventions.**

Peer-reviewed research indicates that housing instability is a primary driver of mortality and chronic disease. **In Santa Barbara, where 60% of residents are renters and 50% of renters are cost-burdened** (HUD Comprehensive Affordable Housing Strategy (CHAS) data), **these ordinances function as an essential preventative health measure for 30% of our residents**.

I. Mortality: The Lethal Cost of Housing Insecurity

Recent longitudinal data has established a direct, quantified link between rent costs, eviction threats, and the risk of death.

- **The 2.6x Mortality Factor:** A landmark study found that during the pandemic, the **mortality rate for renters threatened with eviction was a stunning 2.6 times higher** than the general population—specifically 238.6 vs. 91.6 per 100,000 person-months (Graetz et al., 2024, *JAMA*).
- **Rent Burden and Mortality:** Renters paying 70% of their income toward rent (common among Santa Barbara's Low-Income earners) have a **12% higher**

mortality rate over a 20-year period than those paying 30% (Graetz et al., 2024, *Social Science & Medicine*).

- **Eviction Judgments:** An eviction filing without judgment was associated with a 19% increase in mortality and an **eviction judgment was associated with a 40% increase in mortality**. (Graetz et al., 2024, *Social Science & Medicine*).

II. Eviction Protections and Mental Health

Eviction protections directly mitigate the psychological trauma and biological "weathering" caused by chronic stress, both of which can increase health care costs.

- **Hospitalization Spikes:** In the immediate aftermath of an eviction filing, hospital **visits for mental health-related conditions increase by 130%** (Institute for Research on Poverty, 2024).
- **Clinical Depression and Anxiety:** Individuals facing housing instability have **2.37x higher odds of clinical depression** and **2.65x higher odds of anxiety** compared to stably housed peers (Acharya et al., 2022, Preventive Medicine Reports).
- **Stability Dividend:** Rent stabilization ordinances have been shown to make tenants **19% less likely to move** over a 10-year period (Diamond et al., 2019, *American Economic Review*). Housing stability is a proven buffer against psychological distress. People who reported that they frequently **worried about being able to pay** their rent or mortgage **experienced psychological distress at nearly twice the proportion of those who did not**, 39% versus 21%. **Racial and ethnic minorities experience housing instability at far higher rates** than the general California population (UCLA California Health Interview Survey, 2024).

III. Physical Health: Chronic Disease and Medicaid Savings

Economic stability provided by rent caps allows residents to invest in health rather than survival.

- **Impact on Children:** A study specifically examining the impact of eviction on children noted that "children who went on to experience eviction showed signs of poor health and socioeconomic disadvantage already at birth" and that "**Interventions to prevent eviction can protect children from hunger and adversity" (Leifhiet, K., 2020, Population Health).**

- **Medi-Cal and Healthcare Savings:** Addressing "Social Drivers of Health" is the key focus of the California's CalAIM Medi-Cal program. Housing is one of the strongest social drivers of health. Providing **housing stability** for low-income residents **results in a 12% decrease in total Medicaid expenditures**, driven by an **18% decline in emergency department visits** and a 20% increase in primary care engagement (Center for Outcomes Research and Education).

  Using the 12% anticipated decrease, it is possible to provide a very rough **guesstimate of the scale of potential Medi-Cal spending decreases** as follows.

Metric Component	Data Value	Calculation Step
Total Households (City)	36,618	Starting baseline
Percent Renters	~60.2%	Households that rent
Renter Households	22,044	(Total Households × 0.602)
Percent Cost-Burdened	51.0%	Spending >30% on housing
Cost-Burdened Renter Households	11,242	(Renter Households × 0.51)
Percent on Medi-Cal (Medicaid)	~40.0%	Est. enrollment in low-income brackets
Medicaid-Enrolled Targeted Households	**4,497**	(Cost-Burdened Households × 0.40)
Avg. Annual Medicaid Spend/Member	$9,000	Baseline state/local per-member cost
Total Annual Spend (Pre-Stability)	~$40.5 Million	(Targeted Households × $9,000)
Estimated Savings (12% Reduction)	**~$4.86 Million**	**Projected Annual Healthcare Savings**

While this analysis is for illustrative purposes, there should be some level of reduced Medi-Cal spending arising from the rent stabilization and eviction protections.

- **Local Health Disparities:** In Santa Barbara, **housing-insecure residents are 2.2x more likely to report "fair or poor" health** compared to those in stable housing (Santa Barbara County Community Health Needs Assessment, Health Indicator Profile: Housing Insecurity).

Conclusion

The data is clear: rent stabilization and robust eviction protections will save lives, improve physical and mental health in Santa Barbara and potentially reduce health care spending. By adopting these measures on January 13, the Council will take a key step in supporting the health of the community.

Vote YES to support rent stabilization and strengthened eviction protections

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Referenced Research Sources

1. **Graetz, N., et al. (2024).** *Examining Excess Mortality Associated With the COVID-19 Pandemic for Renters Threatened With Eviction*. **JAMA.** Link
2. **Graetz, N., et al. (2024).** *The impacts of rent burden and eviction on mortality in the United States, 2000–2019.* **Social Science & Medicine.** Link
3. **Diamond, R., et al. (2019).** *The Effects of Rent Control Expansion on Tenants, Landlords, and Inequality.* **American Economic Review.** Link
4. **UCLA Center for Health Policy Research (2024).** *California Health Interview Survey (CHIS) Housing and Mental Health Data*. Link
5. **Institute for Research on Poverty (2024).** *Eviction Prevention: Reducing Harm to Households and Society.* Link
6. **Center for Outcomes Research and Education (2016).** *Health in Housing: Exploring the Intersection between Housing and Health Care.* Link
7. **Leifhiet, K., et al. (2020).** *Eviction in early childhood and neighborhood poverty, food security, and obesity in later childhood and adolescence: Evidence from a longitudinal birth cohort* **Population Health.** *Link*

8. **Acharya, B., et al. (2022).** *The risk of eviction and the mental health outcomes among the US adults* **Preventive Medicine Reports**. *Link*

9. **Santa Barbara County Community Health Needs Assessment, Health Indicator Profile: Housing Insecurity (2019). Link**

From: Christian Alonso
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Monday, January 12, 2026 2:47:21 PM

City Clerk,

I am writing to you as Chair of the Santa Barbara County Democratic Party, and as a Santa Barbara renter deeply concerned about housing stability in our community. At the October 14 City Council meeting, several landlords stated that they may pursue evictions in response to the City's consideration of rent stabilization. Whether intended as a negotiating tactic or a sincere position, these statements raise serious concerns about the risk of tenant displacement in the period before a rent stabilization ordinance is fully implemented.

At the City Council Strategic Planning Workshop on October 20, Councilmember Eric Friedman rightly noted that the City must prepare for both possibilities: that landlords are bluffing—or that they are not. In either case, the uncertainty itself creates real fear for tenants and underscores the need for clear, proactive policy measures to prevent displacement.

Between now and the anticipated implementation of a rent stabilization ordinance in 2026, tenants remain vulnerable not only to evictions, but also to steep rent increases that can force families out of their homes just as effectively. For that reason, we believe it is essential for the City to adopt interim anti-displacement protections, including a no-fault eviction moratorium and a temporary rent freeze, to ensure stability during this transition period.

I urge the City Council to act promptly to protect renters and maintain housing security while the rent stabilization framework is finalized. Taking these steps now will help prevent unnecessary displacement and demonstrate the City's commitment to fairness, stability, and responsible governance during this critical moment.

Christian Alonso
calonso327@gmail.com
[redacted]

From: Megan Musolf
To: City Clerk
Subject: Comment, Item 14, January 13 2026 meeting
Date: Monday, January 12, 2026 2:33:42 PM

> Some people who received this message don't often get email from meganmusolf9@gmail.com. Learn why this is important

Dear Mayor Rowse and City Council,

I am writing to urge your council's support for Item 14, a Temporary Rent Increase Moratorium and ordinance amendments relating to the Ellis Act. The City is on the right track pursuing rent stabilization, but these protections are crucial to ensure tenants do not suffer during the months the City is working on the rent stabilization program. Please vote to **SUPPORT** the Temporary Rent Increase Moratorium **as an emergency measure** so it can take effect as soon as possible. If the overall goal is to protect tenants, tenants need to be protected at every step of this process.

Thank you for standing up for the tenants of Santa Barbara. Your support for rent stabilization is critical in ensuring a stable, vibrant, and healthy community.

Sincerely,
Megan Musolf
Tenant
District 6

From: Erin Gorrell
To: City Clerk
Subject: Opposition to Item 14 – Emergency Rent Freeze and Tenant Protection Ordinances
Date: Monday, January 12, 2026 2:13:55 PM

> Some people who received this message don't often get email from eringorrell333@gmail.com. Learn why this is important

Dear Mayor and Members of the Santa Barbara City Council,

I am writing to oppose Item 14, the proposed emergency rent freeze and expanded tenant protection ordinances.

I am a Santa Barbara property owner who provides long-term rental housing and has invested in an ADU to help increase local housing supply. Like many small, local owners, I am managing rising insurance, maintenance, and regulatory costs.

While housing stability is important, emergency measures that impose immediate rent freezes and expanded restrictions risk discouraging continued investment in long-term rentals and ADUs. These actions create uncertainty and may ultimately reduce housing supply by pushing small property owners out of the rental market.

I respectfully urge the Council to oppose Item 14 and instead pursue thoughtful, data-driven housing policies through a transparent public process.

Thank you for your consideration.

Sincerely,
Erin Gorrell
[redacted]

--
Erin Gorrell
(916)801-1450

From: Alicia Edwards
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Monday, January 12, 2026 2:08:58 PM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Alicia Edwards
alicia.edwards2002@gmail.com
[redacted]

From: margie sullivan
To: City Clerk
Subject: Rental Meeting Input, Jan 13, 2023
Date: Monday, January 12, 2026 1:41:21 PM

Dear Mayor Rowse and Members of the City Council,

My husband and I, who are in our late 80s, own a Victorian 6 unit building on Sola St.
Because of its' age, a number of upgrades, which have taken both time and money have needed to be attended to in the last few years. The most impactful to us was a couple of years ago, the replacement of a stairway and balcony, as mandated by state law. Add to this, a bathroom repair and refurbishment at the same time. Th cost was roughly $95.000,000 (not $9,500).

Then, add to that repairing and refurbishing another apartment for $3,600. Yes, these were the major expenses, but also add to that, replacement of a refrigerator, a stove, bee removal, major tree service,... the list goes on.

Regarding tenants, ...for the most part we have had wonderful, cooperative tenants. We have thank you letters which show the kind of people we are. Our rentals are roughly $500 less the city housing authority pays housing providers. Yet, just at the beginning of Covid, when we were ready to evict a non-paying tenant, the law was passed prohibiting eviction. Over a year later, we had a non payment rental loss of over $20,000. Currently, we have a similar situation, though the required mediation was started last April, 2025. We are now at a rent loss of about $12,000, plus legal fees and potential court costs.

We are retired and the time involved makes this our job! Don't we deserve to be paid for our time.... not to mention the emotional strain regarding situations like the above?

I feel what is being considered is the unfair taking of private property and it appears most discriminatory to only apply to rental property owners. What if we applied the same "stabilization" to others, the workers we must hire, the insurance and utility companies.,etc?

Would you like to buy our building?

Sincerely, Marjorie Sullivan

From:	Steve Leider
To:	Santa Barbara City Council
Subject:	Rent Moratorium Ordinance
Date:	Monday, January 12, 2026 1:35:14 PM
Attachments:	image294406.png image031326.png image795307.png image877546.png image581369.png image357997.png image140086.png image257230.png 1-13-2026 - PROPOSED RENT CONTROL LAW.pdf

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> Some people who received this message don't often get email from sleider@lee-associates.com. Learn why this is important

This proposed ordinance, if passed, it will shut down ALL PROJECTS that are in the process of development. All though it excludes newer projects, the writing is on the wall.
It has been jam through in record time.

SLOW DOWN and understand the rippling potential effect.

Further review is absolutely necessary!!!

Send it back to staff for, more comprehensive study.

DO NOT PASSED

Steve Leider
Senior Vice President
Lee & Associates | Central California

D 805.560.3303
O 805.962.6700
C 805.729.3634
sleider@lee-associates.com

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ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA ESTABLISHING A TEMPORARY RENT INCREASE MORATORIUM DURING THE PREPARATION, CONSIDERATION, AND POTENTIAL ADOPTION OF A PERMANENT RENT STABILIZATION PROGRAM

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings and Determinations. The City Council finds and determines as follows:

A. Safe, decent, affordable, and sanitary housing is a human necessity and right.

B. The City Council reaffirms its General Plan Housing Element goal, first stated in 2005, of "ensuring affordable housing opportunities for all economic levels in the community, while protecting the character of established neighborhoods." (2015 Housing Element, p.57.) There is a critical shortage of low and moderate income housing within the City and on the south coast of Santa Barbara County. The City Council recognizes that providing a wide range of housing options is important to maintain an economically viable and socially diverse population, and to retain and house the City's local workforce. The City's General Plan Housing Element identifies renter-occupied housing units as comprising nearly 60% of the housing available in the City. (2015 Housing Element, p.26.) The Housing Element also documents that given local housing costs, nearly 44% of all households and almost 50% of renters are over-paying for housing. (2015 Housing Element, p.50.) Both the total percentage of City renters and the percentage of City renters overpaying for housing are higher than statewide averages. Therefore, the City Council desires to establish reasonable protection for City residents living in rental housing that recognize the important role that rental housing plays in the provision of affordable housing.

C. The City Council has previously adopted laws establishing reasonable protection for City residents living in rental housing including: Santa Barbara Municipal Code Chapters 26.06 (establishing mobile home park lease regulations, including rent control), 26.40 (requiring one-year lease offers to residential tenants), 26.50 (requiring just cause for residential evictions), and 26.60 (protecting tenants from harassment and other abusive conduct).

D. On December 16, 2025, the City Council reviewed a comprehensive presentation and staff report outlining a proposed work plan for the development of a permanent residential rent stabilization program consistent with the limitations imposed

by state and federal law. The City Council provided preliminary feedback on the proposed program, which includes a timeline for consideration and adoption of a rent stabilization ordinance in the summer of 2026. The City Council also took action directing staff to prepare appropriate ordinances to establish a temporary rent increase moratorium during the development and consideration of permanent rent stabilization regulations and to make certain amendments to Santa Barbara Municipal Code Chapter 26.50. The motion included direction to explore legal options to provide effective rent relief at the earliest possible date.

SECTION 2. Application.

A. This ordinance applies to all residential rental units in the City for which a certificate of occupancy was issued on or before February 1, 1995, except:

1. Rental units that are alienable separate from title to any other dwelling unit or is a subdivided interest in a subdivision, as specified in subdivision (b), (d), or (f) of Section 11004.5 of the California Business and Professions Code. This exception does not apply to rental units that are described in subdivision (a)(3(B) of Section 1952.52 of the California Civil Code.

2. Rental units in hotels, motels, inns, tourist homes, lodging and rooming houses and boarding houses, or other similar temporary lodgings provided that at such time as an accommodation has been occupied as the primary residence of one or more of the same tenants for any period more than 30 days such accommodation shall become subject to this ordinance. The computation of the 30 days shall include days in which the Tenant was required to:

(a) Move into a different guestroom or efficiency unit before the expiration of 30 days occupancy; or

(b) Check out and re-register before the expiration of 30 days occupancy if a purpose was to avoid application of this ordinance, or

(c) Enter into successive or overlapping rental agreements, extensions, or renewals, whether for the same or a different unit, before the expiration of 30 days occupancy.

3. Rental Units in any hospital, convent, monastery, extended medical care facility, asylum, non-profit home for the aged; dormitory owned and operated by an accredited institution of higher education, or rental units in a facility that has the primary purpose of operating a treatment or recovery program, where such rental units are provided incident to a client's participation in the treatment or recovery program and where the client has been informed in writing of the temporary or transitional nature of the housing at the inception of his or her participation in the program.

4. Rental units owned or operated or managed by a public agency or not-forprofit organization and subject to a recorded covenant or other restriction that limits rental of the unit to rents affordable to low- or moderate income households.

5. Rental units which a government unit, agency or authority owns, operates, or manages, if applicable federal or state law or administrative regulation specifically exempt such units from municipal rent control.

6. Rental units leased to tenants assisted under the Section 8 program (42 U.S.C. Section 1437f) or the Continuum of Care Rental Assistance (42 U.S.C. 11381 et. seq.) or similar rent subsidy program where the tenant's portion of the rent is determined based on their household income and a specific formula. This exemption applies only for so long as the rent demanded does not exceed the authorized payment standard minus the applicable utility allowance as determined by the City the Housing Authority of the City of Santa Barbara, as applicable.

7. Permitted short term vacation rentals for a rental period of 30 days or less.

SECTION 3. Definitions.

The following definitions apply to the interpretation of this ordinance:

Base rent. Base rent means either: (1) the rent for a rental unit in effect on December 16, 2025, for tenancies commencing on or before December 16, 2025, or (2) the rental rate established upon initial occupancy of a rental unit for tenancies commencing after December 16, 2025, provided the rental rate is established in accordance with state law.

Housing services. Housing services include, but are not limited to, repairs, maintenance, painting, providing light, hot and cold water, elevator service, window shades and screens, storage, kitchen, bath and laundry facilities and privileges, janitor services, utility charges that are paid by the landlord, refuse removal, furnishings, telephone, parking, common areas, recreational facilities, the right to have a specified number of occupants, and any other benefit, privilege, arrangement, or facility provided or contracted for in connection with the use or occupancy of any rental unit. Housing services to a rental unit shall include a proportionate part of services provided to common facilities of the building in which the rental unit is contained.

Landlord. An owner, lessor, sublessor or any other person entitled to receive rent for the use and occupancy of any rental unit, or an agent, representative, predecessor, or successor of any of the foregoing.

Rent. All periodic payments under a rental housing agreement concerning the use or occupancy of a rental unit, including all payments and other consideration demanded or paid for housing services. Rent does not include refundable security

deposits or avoidable fees imposed by a landlord such as fees for late payment of rent or for checks returned for insufficiency of funds.

Rental unit. Any building or structure, or part thereof, or land appurtenant thereto, or any other property rented or offered for rent for residential purposes, whether or not such unit possesses a valid certificate of occupancy for use as rental housing, together with all housing services connected with use or occupancy of such property.

SECTION 4. Temporary prohibition of rent increases.
A. So long as this ordinance is in effect, a landlord shall not increase the base rent of a rental unit.

B. If rent for a rental unit includes housing services, then any reduction of such services or initiation of a requirement for direct payment by a tenant to a service provider (e.g. new requirement for direct payment by tenant to a utility service provider) is considered a rent increase unless there is a corresponding reduction in rent paid to the landlord.

C. It is the City Council's intent to use the base rent as defined in this ordinance as the stabilized reference for the determination of lawful rent under the permanent residential rent stabilization program described in Section 1. D. of this ordinance. Therefore, if a landlord increases the rent for a rental unit after December 16, 2025, but before the effective date of this ordinance in accordance with applicable law, the base rent for the unit will not change and the amount of the increase will be counted against future rent increases authorized under the rent stabilization program when adopted.

SECTION 5. Expiration. This ordinance automatically expires on December 31, 2026, or on the operative date of a permanent rent stabilization program as established pursuant to ordinance, whichever is earlier.

SECTION 6. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or any part hereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance of any part hereof. The City Council declares that it would have passed each section, subsection, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional.

SECTION 7. CEQA. The City Council finds that, on the basis of the whole record and exercising its independent judgment, this ordinance is not subject to environmental review pursuant to the State Guidelines for Implementation of the California Environmental Quality Act Sections 15060(c)(3) pertaining to activities that will not result in a direct or reasonably foreseeable indirect change to the environment and 15061 (b)(3) because this ordinance has no potential for resulting in physical change to the environment directly or indirectly in that it merely regulates existing physical development.

SECTION 8. Emergency Measure Finding. This ordinance is necessary as an emergency measure for the immediate preservation of the public peace, health, or safety under City Charter Section 511. The City is currently experiencing a local homelessness emergency and suffering an acute shortage of affordable housing. Housing insecurity experienced by tenants is heightened by rent increases, including rent increases regulated by California Civil Code Section 1947.12. The City's older multi-unit housing stock, which are the units regulated by this ordinance, are a substantial portion of the City's affordable rental housing inventory. Immediate limitations on rents of such units is necessary to preserve the public health and safety and prevent displacement of residents who comprise a substantial portion of the community workforce.

INTRODUCTION DRAFT 1/13/26

ORDINANCE NO.
AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE SANTA BARBARA MUNICIPAL CODE BY THE ADDITION OF SECTION 26.50.100 RELATING TO ADDITIONAL REQUIREMENTS FOR JUST CAUSE EVICTIONS FOR THE PURPOSE OF PERMANENTLY REMOVING A UNIT FROM THE RENTAL MARKET

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 26.50 of Title 26 of the Santa Barbara Municipal Code is amended to add Section 26.50.100 as follows:
26.50.100. Additional Requirements and Limitations Applicable to Just Cause Evictions to Permanently Remove a Rental Unit from the Rental Market.

A. This Section applies to no-fault just cause evictions to recover possession to permanently withdraw a rental unit from the rental market.

B. An owner shall not withdraw from the rental market less than all of the rental units from a property. Notices of termination shall be given concurrently to all tenants, provided, however, that eviction dates stated in the notices may vary to coincide with the termination dates of leases or rental agreements of affected tenants. All evictions must be in accordance with this Chapter and completed within one year.

C. Property that has been withdrawn from the rental market pursuant to this Chapter may not be used for residential rent purposes for a period of 5 years following the date of the last eviction under subsection B.

SECTION 2. The provisions of this Ordinance shall apply to proceedings to terminate a tenancy or recover possession of a unit that has not been fully completed before the effective date of this Ordinance. If a final judgment awarding possession of a

unit has not been entered or the owner has not otherwise lawfully obtained possession of a unit under Chapter 26.50 of the Santa Barbara Municipal Code as it existed before the effective date of this Ordinance, then the owner must comply with the provisions of this Ordinance, including giving a new notice of termination, before termination of the tenancy or recovery of possession of a unit.

SECTION 3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter or any part hereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Chapter of any part hereof. The City Council declares that it would have passed each section, subsection, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional.

SECTION 4. The City Council finds that, on the basis of the whole record and exercising its independent judgment, this Ordinance is not subject to environmental review pursuant to the State Guidelines for Implementation of the California Environmental Quality Act Sections 15060(c)(3) pertaining to activities that will not result in a direct or reasonably foreseeable indirect change to the environment and 15061 (b)(3) because this Ordinance has no potential for resulting in physical change to the environment directly or indirectly in that it merely regulates existing physical development.

From: Madeleine Ignon
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Monday, January 12, 2026 1:04:30 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Madeleine Ignon
madeleineignon@gmail.com
[redacted]

From: Karen Hartman
To: City Clerk
Subject: Item 14 - Temporary Rent Increase Moratorium - 1/13/26 City Council Meeting
Date: Monday, January 12, 2026 1:04:20 PM

> Some people who received this message don't often get email from khartmancpa@comcast.net. Learn why this is important

Dear Mayor and Council Members:

I am writing to express my concerns and thoughts regarding the proposed emergency rent freeze that will be discussed and voted on Tuesday, January 13, 2026.

I am a co-owner of a small family business (a local family-owned corporation) that owns and manages one residential 10 unit apartment building in Santa Barbara. We keep our rents fair and under the going market rate. We take pride in ownership of our apartment building, listen to our tenants, maintain our property and provide affordable units to the community.

-

The proposal to freeze rent increases until December 2026 and possibly into the future is unconstitutional and greatly unfair to property owners in Santa Barbara.
Rental property expenses have been increasing tremendously over the last several years. Our property insurance premiums have more than doubled, property taxes keep increasing each year, cost of maintenance and labor has greatly increased, and the City of Santa Barbara keeps increasing water/sewer and trash rates, which we pay for. These expenses are rising faster than the CPI. We cannot sustain these expense increases without reasonable rent increases.

-

We are urging you to represent both the property owners of this City and the tenants, not just the tenants. Implementing a rent freeze unfairly punishes property owners. Policies that drive out small providers like us will reduce supply, reduce quality, and worsen affordability over time. Santa Barbara needs solutions that increase housing, not policies that shrink it. We urge you to slow down and not implement emergency actions. We need data driven decision making with full economic analysis.

We urge you to vote NO on the proposal to Implement a Temporary Rent Increase Moratorium.

Thank you for your consideration.

Sincerely,

Karen Hartman
Alisos Investment Company

From: Ernest Salomon
To: Santa Barbara City Council
Cc: newsmakerswithjr@gmail.com; nick@independent.com; John.Palminteri@keyt.com
Subject: Santa Barbara City Council to Consider Temporary Rent Freeze Tuesday
Date: Monday, January 12, 2026 12:27:42 PM

A rent freeze is a great way to prevent the clutter of new units being built.

These two great, beautiful Trumpian measures are a sure way to remove the clutter of old units and to get the city into court battles:

The first is that if a landlord wanted to remove one rental unit on their property from the market, they would have to remove all the units on that property off the market, according to the city staff report.

The second requirement proposed is that if a landlord does pull their property from the rental market, they can't put it back on the market for five years.

Best,

Ernie

From: Meadows Stevens
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Monday, January 12, 2026 12:11:20 PM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Meadows Stevens
stevensmeadows@gmail.com

[redacted]

From: Trish Ainsworth
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Monday, January 12, 2026 11:43:22 AM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Trish Ainsworth
trishainsworth24@gmail.com
[redacted]

From: Gabriel Barona
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Monday, January 12, 2026 11:01:26 AM

> Some people who received this message don't often get email from gabrielbarona@ucsb.edu. Learn why this is important

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

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Gabriel Barona
gabrielbarona@ucsb.edu
[redacted]

From: Casey Head
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Monday, January 12, 2026 10:49:31 AM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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Casey Head
sellingbycasey25@gmail.com
[redacted]

From:	Nicole Grisanti
To:	Mayor & City Council; City Clerk
Subject:	FW: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date:	Monday, January 12, 2026 10:48:14 AM

From: Rachel Altman <noreply@adv.actionnetwork.org>
Sent: Monday, January 12, 2026 10:22 AM
To: Nicole Grisanti <ngrisanti@SantaBarbaraCA.gov>
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes

Administrator's Office Supervisor Nicole Grisanti,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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Rachel Altman
raltmansb@gmail.com

[redacted]

From:	Nicole Grisanti
To:	Mayor & City Council; City Clerk
Subject:	FW: Move Rent Freeze Discussion to 5PM!
Date:	Monday, January 12, 2026 10:48:00 AM

From: Emily Heckman <noreply@adv.actionnetwork.org>
Sent: Monday, January 12, 2026 10:45 AM
To: Nicole Grisanti <ngrisanti@SantaBarbaraCA.gov>
Subject: Move Rent Freeze Discussion to 5PM!

Administrator's Office Supervisor Nicole Grisanti,

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Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Emily Heckman
emilyheckman@gmail.com
[redacted]

From: Emily Heckman
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Monday, January 12, 2026 10:45:01 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

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Emily Heckman
emilyheckman@gmail.com
[redacted]

From: Rachel Altman
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Monday, January 12, 2026 10:22:19 AM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Rachel Altman
raltmansb@gmail.com
[redacted]

From: Nohemi Hernandez
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Monday, January 12, 2026 9:38:16 AM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Nohemi Hernandez
hernanrod57@gmail.com

[redacted]

From: Denise Auclair
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Monday, January 12, 2026 9:06:45 AM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Denise Auclair
deniseauclair66@gmail.com
[redacted]

From: Melinda Staveley
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Monday, January 12, 2026 8:43:57 AM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Melinda Staveley
mstaveley73@gmail.com
[redacted]

From:	Carlos Hernandez
To:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Cc:	City Clerk; Nicole Grisanti; Kelly R. McAdoo
Subject:	Support Strong Community Stabilization for Santa Barbara
Date:	Monday, January 12, 2026 7:30:55 AM

You don't often get email from thecarlosone@gmail.com. Learn why this is important

Dear Honorable Mayor and Council Members,

I am writing to you as a concerned Santa Barbara tenant to urge you to support the implementation for a strong rent stabilization ordinance in our city.

Santa Barbara is becoming increasingly unaffordable—especially for working families, seniors on fixed incomes, and renters from historically marginalized communities. Without immediate action, we will see even more displacement, more homelessness, and deeper economic strain on our city and region. This isn't just a housing crisis, it's a direct threat to the diversity, stability, and long-term economic health of Santa Barbara.

Rent stabilization is a proven, practical policy that protects tenants from sudden and excessive rent hikes, keeps families in their homes, and ensures landlords continue to receive steady and fair returns on their investments. By stabilizing rents, our city can:
- Safeguard the local workforce so essential workers can afford to live where they work.
- Support small businesses that rely on stable communities and local spending.
- Invest in long-term solutions for new affordable and innovative housing options.
- Strengthen trust and transparency between tenants and landlords.

It is also important to note that community stabilization ordinances are typically cost-neutral for cities after initial implementation investment. Across California, no cities currently fund their rent boards through the general fund or Local Housing Trust Fund. Instead, they are paid for by modest per-unit fees shared between landlords and tenants.

Housing is a basic human right and ensuring its stability is essential for a thriving and resilient local economy.

Please take action and support a strong rent stabilization ordinance and other necessary measures to prevent the displacement of working families. Our community depends on it – and you – to make it happen.

Thank you for your leadership,

From: Barbara Parmet
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Monday, January 12, 2026 7:14:57 AM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Barbara Parmet
bjparmet@gmail.com
[redacted]

From: Kim Crane
To: City Clerk
Subject: No on Rent freeze
Date: Monday, January 12, 2026 6:48:42 AM

> Some people who received this message don't often get email from kimc1375@gmail.com. Learn why this is important

Please include in the meeting on Tuesday.
Thank you
Kim Crane
Sent from my iPhone

Begin forwarded message:

> **From:** Kim Crane <kimc1375@gmail.com>
> **Date:** January 12, 2026 at 7:44:09 AM
> **To:** wsantamaria@santabarbara.gov, MJordan@santabarbaraca.gov, OGutierrez@santabarbaraca.gov, Kristen Sneddon <KSneddon@santabarbaraca.gov>, EFriedman@santabarbaraca.gov, rrowse@santabarbaraca.gov, MHarmon@santabarbaraca.gov
> **Subject: No on Rent freeze**
>
> Dear Mayor and Council Members,
>
> We have been providing homes for Santa Barbara residents for 30 years and have worked hard to maintain our properties to provide these homes in the best condition possible. It costs money to do so and it costs more and more every year with insurance rates going up and utility costs going up and property taxes always going up.
> It is not fair or ethical to ask us to freeze rents when these rents are part of the equation that keeps all of this working. We cannot freeze our expenses so we would be expected to make less of our hard earned income every year. We are one year from retiring and cannot work under these circumstances.
> This is not time nor place to consider emergency rent freeze and it is an ill advised move to do for the future of decent and good homes for people in our community.
> Respectfully submitted,
>
> Kim Crane
>
> Sent from my iPad

From: Julia Burkitt-Hayes
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Monday, January 12, 2026 6:30:11 AM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

As a working, paying member of this community since 1969, I strongly support an eviction moratorium and rent freeze NOW. I have had to pay economically burdensome rents here my entire adult life, even as I was spending my earnings here and supporting the local economy. It has always been disproportionately difficult to deal with the demands of this rental market, but it is now grossly out of control. That needs to change. Working people here deserve better. By the way, I am now 75 years old. And still working. And still paying into this community. I also vote.

Julia Burkitt-Hayes
btlgeus1sb@aol.com

[redacted]

From: bonnieblakley11@cox.net
To: City Clerk
Subject: rent freeze
Date: Monday, January 12, 2026 6:27:40 AM

Please consider exceptions for landlords that have only a few rentals or less that have been renting them out well below market level when you discuss rent freezes. There are some of us out there that rent well below market and sometimes we incur maintenance costs that we should be able to at least partially recoup.
Sincerely,
Bonnie Blakley

From: Lyudmila Panina
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 11:29:09 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Lyudmila Panina
lyudmila.a.panina@gmail.com
[redacted]

From: nick kfe.net
To: City Clerk
Subject: Opposition to proposed Tenant Protection measures
Date: Sunday, January 11, 2026 10:19:20 PM

Honorable Mayor and Esteemed Members of the Santa Barbara City Council,

I am writing to voice my strong opposition to the proposed Tenant Protection measures scheduled for consideration on Tuesday: the *Temporary Rent Increase Moratorium Ordinance* and the ordinance adding new requirements for so-called "Ellis Act" just cause evictions (proposed SBMC §26.50.100).

1. The emergency rent increase moratorium is not justified

Declaring an "emergency" to freeze rents citywide is an extraordinary step that should be reserved for clear, immediate, and demonstrable harms that cannot be addressed through existing law or normal legislative process. That threshold has not been met.

Santa Barbara already has robust tenant protections, including just cause eviction rules and state-level limitations on rent increases under AB 1482.

The staff report does not show a sudden, documented surge of abusive rent hikes that would justify an emergency intervention.

Adopting this as an emergency ordinance sidesteps the usual deliberative process and invites legal challenge, which the City will have to defend at taxpayer expense.

Many small local housing providers operate on thin margins. A blanket moratorium on rent increases ignores differences between large corporate owners and small, local landlords who rely on rent not as speculative profit, but as basic income to cover mortgages, taxes, insurance, utilities, and necessary maintenance. When policy does not distinguish between these realities, it threatens to push small providers out of the market altogether, shrinking the already limited pool of local, non-institutional housing.

2. The moratorium undermines basic maintenance and long-term housing quality

Predictable, lawful rent increases are how responsible owners keep up with inflation in property taxes, insurance, utilities, and the rising costs of repairs and capital improvements. When the City freezes this revenue:

Necessary maintenance and upgrades are deferred or cancelled.

Older buildings become harder to keep safe, code-compliant, and energy-efficient.

Long-term reinvestment in the housing stock is discouraged exactly when Santa Barbara should be encouraging owners to preserve and improve existing units.

If the Council's goal is stable, quality housing, it makes little sense to adopt a policy that directly undercuts the ability of conscientious owners to maintain that housing.

3. Additional “Ellis Act” requirements risk backfiring

The second ordinance, adding new local requirements for just cause evictions when an owner removes a unit from the rental market, is similarly troubling.

State law already strictly regulates when and how an owner may withdraw a property from the rental market, and it provides substantial protections to tenants. By layering on additional local requirements and procedural hurdles, the City risks:

Creating uncertainty and confusion about what is legally required.

Making it effectively impossible for small owners to reclaim their property for legitimate reasons (for example, family use, retirement, or sale).

Discouraging owners from ever entering or remaining in the rental market in Santa Barbara in the first place.

When a jurisdiction sends a clear message that once a unit is rented it is nearly impossible ever to lawfully exit the rental market, rational owners respond by selling, converting, or avoiding renting altogether. That outcome reduces long-term rental supply, drives more units into high-end or non-rental uses, and ultimately harms the very tenants the City intends to protect.

4. Unintended consequences for affordability and supply

Policies that treat every landlord as a bad actor, and every regulation as costless, have predictable consequences:

Fewer mom-and-pop providers: Small, local owners are the least able to absorb sudden freezes and new legal risks. When they sell, buyers are more likely to be larger, less flexible institutions.

Less naturally affordable housing: Modest, older units provided by small owners are often the most affordable rentals in a city. Driving these owners out shrinks this segment of the market.

Higher long-term rents: When supply falls and risk rises, future asking rents go up to compensate. New investment in rental housing becomes less attractive relative to other uses of capital.

If Council is serious about long-term affordability, the focus should be on increasing supply and reducing the barriers and costs that make housing scarce in the first place. These ordinances move in the opposite direction.

5. Better alternatives

Instead of emergency measures that paint all owners with the same broad brush, I urge the Council to consider more targeted and balanced approaches, such as:

Enforcing existing state law against actual bad actors who impose unlawful rent increases or engage in harassment.

Providing clear, accessible education for both tenants and landlords about their rights and obligations under current law.

Prioritizing policies that add to the housing stock—through streamlined permitting, adaptive reuse, and incentives for maintaining and upgrading existing rental units—rather than policies that make owning and operating rentals riskier and less sustainable.

6. Request

For these reasons, I respectfully urge you to:

Vote no on the emergency *Temporary Rent Increase Moratorium* ordinance.

Vote no on the ordinance adding additional local requirements for “Ellis Act” just cause evictions.

Santa Barbara needs thoughtful, balanced housing policy that protects tenants from abuse while also recognizing the crucial role that responsible, local housing providers play in keeping people housed. These ordinances, as drafted, fail that test and risk doing lasting damage to the availability and quality of rental housing in our city.

Thank you for your time and consideration.

Sincerely,

Nick Koonce
--
Nick Koonce - Mobile

From: Tayllor Oyewole-Davis
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 8:59:43 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Tayllor Oyewole-Davis
sisterhoodverb@gmail.com
[redacted]

From: Danielle Russell
To: City Clerk
Subject: 5pm Rent freeze discussion- should be at a time when renters are available!
Date: Sunday, January 11, 2026 8:37:45 PM

City Clerk,

Please move the rent freeze discussion to a 5pm time slot so that most renters can make the conversation.

Thank you!

Danielle Russell
danielleerussell@gmail.com
[redacted]

From: Chiara Schum
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 8:23:16 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Chiara Schum
chiaraschum.ca@gmail.com
[redacted]

From: Connie Stomper
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 8:20:16 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Connie Stomper
cms320@mac.com
[redacted]

From: David Pellow
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 8:17:47 PM

> Some people who received this message don't often get email from pellow@es.ucsb.edu. Learn why this is important

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

David Pellow
PELLOW@ES.UCSB.EDU
[redacted]

From: Max Golding
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 8:06:33 PM

City Clerk,

Santa Barbara demands a no-fault eviction moratorium and rent freeze

Max Golding
sbtenantsunion@gmail.com
[redacted]

From: Amber Rouleau
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 6:34:24 PM

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

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Amber Rouleau
amber@rouleaucomm.com

[redacted]

From: Bill Goldsmith
To: City Clerk
Subject: PLEASE Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 6:13:19 PM

City Clerk,

As a Santa Barbara resident, I am concerned that unless City Council acts, landlords may evict tenants, claiming rent stabilization will make their properties no longer profitable. This is a serious threat. City Council should immediately pass a no-fault eviction moratorium and temporarily freeze rents, to protect renters until the rent stabilization ordinance (RSO) is implemented.

I am told that Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20, “we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting] . . . they're either bluffing and they're not going to evict, or they're not bluffing and they are.” Mr. Friedman is right – between now and when the RSO is implemented in 2026, Santa Barbara needs anti-displacement measures in place as well as a retroactive rent freeze.

Sincerely,
William W. Goldsmith
[redacted]
Emeritus professor of city planning at Cornell University
Author of numerous books and scholarly articles on poverty and inequality in US cities

Bill Goldsmith
gatewaycamps@gmail.com
[redacted]

From: Morgan Leafe
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 6:10:47 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Morgan Leafe
morganleafe@gmail.com
S[redacted]

From: Max Rorty
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 5:17:24 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Max Rorty
maxrorty@gmail.com
[redacted]

From: Maria Rodriguez
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 4:51:21 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Maria Rodriguez
mrodriguezillustration@gmail.com
[redacted]

From: Kevin Spracher
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 4:48:40 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Kevin Spracher
kspracher@gmail.com
[redacted]

From: Kyle Kusa
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 3:18:06 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Kyle Kusa
kylekusa@gmail.com
[redacted]

From: Danielle Sharkey
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 2:00:58 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Danielle Sharkey
danielle.i.sharkey@gmail.com
[redacted]

From: Karen Myers
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 1:31:01 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Karen Myers
kehmyers@gmail.com
[redacted]

From: Kira Hopkins
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 1:17:25 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Kira Hopkins
hopkinskira123@gmail.com
[redacted]

From: Casey Kang
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 12:36:43 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Casey Kang
casey.kang@gmail.com
[redacted]

From: Anthony DeLorenzi
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 12:07:21 PM

City Clerk,

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Anthony DeLorenzi
pegasus8690@hotmail.com
[redacted]

From: Britni Alleman
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 12:02:37 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Britni Alleman
britnialleman@gmail.com
[redacted]

From: Sara Bazan
To: City Clerk
Subject: Please Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 12:01:21 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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Sara Bazan
sarabazan64@gmail.com
[redacted]

From: Lucy Peterson
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 11:37:50 AM

City Clerk,

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Lucy Peterson
lucy.evelyn.peterson@gmail.com
[redacted]

From: Megan Sullivan
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 11:33:30 AM

City Clerk,

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Megan Sullivan
mspirit1999@cox.net
[redacted]

From: Deb Monroe
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 11, 2026 11:16:49 AM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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Deb Monroe
deborahmonroe@gmail.com
[redacted]

From:	Steve Johnson
To:	City Clerk
Subject:	CC meeting Jan 13, agenda item 14 - COMMENT
Date:	Sunday, January 11, 2026 10:19:56 AM
Attachments:	0-comments Jan 13 2025.pdf

Steven Johnson
steve@stevej.com
http://www.stevej.com
805-699-5364
[redacted]

The number of moderate income units built in the City in the last 45 years is **zero**.
That is a consequence of the **extreme bias** in the City's zoning **against** moderate income housing. That zoning bias compares favorably with restricted covenants and red line lending in its exclusionary impact.

Why does rent stabilization require urgent action, but not zoning reform?

Steven A. Johnson
[redacted]

From: Carrie Brewington
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Saturday, January 10, 2026 8:14:46 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Carrie Brewington
criles1172@gmail.com
[redacted]

From:	K&L Foote
To:	Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Randy Rowse
Cc:	John Doimas; City Clerk
Subject:	LEGAL NOTICE & MARKET DATA: Opposition to Rent Moratorium (Meeting Jan 13)
Date:	Saturday, January 10, 2026 3:40:32 PM

Some people who received this message don't often get email from kfoote805@gmail.com. Learn why this is important

Dear Mayor Rowse and Members of the City Council,

I am writing to you as a 24-year resident and housing provider to urge you to vote **NO** on the proposed Rent Increase Moratorium.

The rental market is currently righting itself through natural economic forces. I have personally **lowered my rent** recently to meet this market adjustment. By intervening now, the Council is ignoring reality in favor of a "solution" that even progressive leaders are already abandoning.

1. The "Healey Precedent" (Democratic Leadership): Even prominent Democratic leaders like **Governor Maura Healey** recognize that rent control is a counterproductive policy that halts housing production. I urge you to watch this report on her firm "No" stance: **NBC Boston: Gov. Healey on the Economics of Rent Control**

2. The Mathematical Reality of Maintenance: The cost of maintaining property in Santa Barbara—plumbing, carpentry, appliances, and insurance—has increased well beyond any proposed cap. Landlords do not raise rents frivolously; we do so in measured ways to straddle the tension between being good stewards and handling the rising costs of home ownership. A cap that ignores these expenses is a recipe for the degradation of our city's housing stock.

3. Legal and Fiscal Risk: As a condominium owner, my property is exempt from local rent control under the **Costa-Hawkins Act**. Including such units in a moratorium is an unlawful overreach that will invite costly litigation. With the City already facing a **$23 million structural budget deficit** for 2026-27, it is irresponsible to spend taxpayer funds defending an ordinance that violates state law.

Instead of playing to the emotions of a single interest group, this Council should be focused on the $23 million budget deficit threatening our city's essential services. Every hour you spend pursuing a rent control policy—which has historically decimated housing quality and hollowed out local economies—is an hour you are failing to manage the actual fiscal crisis at our doorstep. Santa Barbara deserves leadership that looks at the math, not the politics.

Respectfully,

Kiki Foote Santa Barbara Resident & Property Owner

From:	John Franklin
To:	City Clerk; John Franklin; Diana Bull; tori.franklin99@gmail.com; Mark Franklin
Subject:	Rent Control
Date:	Saturday, January 10, 2026 2:35:05 PM
Attachments:	Template for modified info for city council 101125 e .doc

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

011026

Dear members of the city council:

Please find attached a message to the city council concerning rent control. This is the suggested format from a third party but I have added my comments at the end, so it is important that you read that in addition to the other comments that have been submitted. Please take this into consideration, and if any questions please contact me. This is an important item, and comments were requested, so time was taken to prepare the attached document.

Thanks for your consideration.

Sincerely,

John Franklin

email: franklinj@sbtower.com

Cell: 805 698 7411

13 October, 2025

Mayor Randy Rowse and Members of the Santa Barbara City Council
City of Santa Barbara

Dear Mayor Rowse and Members of the City Council,

As a Santa Barbara rental housing provider, I urge you to reject or significantly revise the proposed Rent Stabilization Ordinance (RSO) currently under review. While we all share the goal of ensuring safe, stable, and affordable housing for tenants, this proposal would have the opposite effect, discouraging investment, reducing supply, and creating an unbalanced, costly new bureaucracy.

The draft ordinance would:

- Cap rent increases at only 60% of the Consumer Price Index (CPI), far below inflation or rising maintenance and insurance costs, denying property owners a fair and reasonable return guaranteed under California law (*Birkenfeld v. Berkeley*, *Galland v. Clovis*).
- Roll back current lawful rents to an undefined "base rent date," creating retroactive penalties and legal risk for the City.
- Ban utility cost recovery (RUBS or shared billing), allowing tenant-paid utilities only when each unit has its own separate meter and account, forcing landlords to absorb 100% of shared costs, even when tenants are the users.
- Create a five-member Rent Stabilization Board with enforcement powers, allowing only two landlords or housing providers to serve, creating an inherently unbalanced structure.
- Impose new administrative fees and penalties without any clear funding plan, meaning property owners will likely pay for the City's new enforcement system through annual assessments.

These measures duplicate or conflict with AB 1482, the statewide Tenant Protection Act, which already limits rent increases, regulates evictions, and establishes fair standards. Creating an overlapping local bureaucracy will only lead to confusion, reduced compliance, and potential litigation.

We believe in balance. Santa Barbara can protect tenants and preserve a healthy rental housing market by:

- Strengthening enforcement of existing laws, including AB 1482 and state habitability standards, rather than layering on conflicting local regulations.
- Expanding rental mediation and housing education programs that resolve disputes and promote compliance instead of creating a costly new Rent Board.
- Offering incentives for long-term and workforce rentals, such as reduced business license fees, streamlined permitting, or local tax credits.
- Expanding rental and utility assistance programs for tenants in real need, preventing displacement without shifting the financial burden entirely to small landlords.
- Encouraging workforce and employer-sponsored housing through partnerships with local institutions, nonprofits, and employers to increase access for essential workers.
- Supporting the creation of new affordable and subsidized housing through public-private partnerships, density bonuses, and expedited approvals.
- Promoting sustainable housing practices that improve efficiency and reduce costs, such as utility metering upgrades and water conservation, not banning fair, transparent cost-sharing models like RUBS.
- Make critical analysis of the operation of the city and its budget. A good portion of doing business as an apartment owner is property tax, which is ever increasing due to more bureaucracy, wasteful and unnecessary spending on the part of the city government with "studies, improvements and permitting new construction". Due to proposition 13 limits there are apartments that have reduced property taxes, but as these buildings are sold or ownership is changed property taxes can be increased, making the matter even worse.
- In reference to the law being "sustainable", just where is the water supposed to come from for the ever increasing population in the small area between the mountains and the ocean referred to as Santa Barbara. It is high time that the emphasis on housing and taxes be analyzed with a limit on accommodating an ever increasing population vs quality of life of those that live in the area, including renters. Since taxes are a good part of the rent charged tenants, that would be a good place to start. Cut back on the bureaucracy and high wages for city personnel and their overly generous retirement benefits.

- In addition to the already mentioned concerns, the fact that any governmental housing that is built is taken off the tax rolls, increasing the load of property taxes on taxable properties. It is high time taxes be taken into consideration the tax burden on properties which increases the costs of owning property and thus the cost of renting an apartment or house.
- Unfortunately, renters and others don't realize the high cost of property taxes and how it adds to the costs of living. The average renter doesn't realize that the cost of his rent includes the cost of taxes, and thus he is of the opinion that "I don't pay property tax so they don't affect me". This ignorance allows the government to raise property taxes with very little influence from those who pay the property tax. Property owners realize the cost of high property taxes, but they are in the minority and thus there is not as great a resistance is there should be to higher taxes.
- In reference to the inability to charge tenants for their use of utilities, what incentive do you suggest for keeping the tenants from taking long showers, leaving the lights on and running the air conditioning without limit?
- Being a land lord carries the responsibility of having a good relationship with your tenants, and that is the best way to encourage tenants to help keep expenses down and thus the rent reasonable.
- Based on the above comments, government should look to increasing efficiency, control the salaries and retirement benefits of employees. As an observation it is interesting for example, to see the difference in the ways sidewalk maintenance is done. When the government workers do the work it takes about two weeks, when a contractor does the job it takes about one week. That is the difference between the private and governmental sectors. When this carries throughout the governmental organization, the lack of efficiency makes a big difference. If the government spent as much effort on increasing efficiency as it does on increasing taxes we would all be better off.
- Pertaining to the cost of government, prior to undertaking a project or deciding on a procedure, a short list should be compiled to decide (1) is this really necessary? And (2) can it be done in a more efficient way? Santa Barbara has a nationwide reputation for being a place where little gets done without inefficient and sometimes unnecessary governmental regulation. In conversations with people from outside when the subject of projects comes up their comment is: "good luck on the permitting".
- In closing a comment concerning the tax protection from the passage of proposition 13 years ago, has greatly helped to keep rental prices as low as they are. Without

the protection of proposition 13, the cost of renting an apartment or owning a house would be beyond the ability of the majority of the people that live here to pay the property tax. The way to keep property tax under control is to run a more efficient government and make property taxes based on the cost having property, such as fire, police protection and zoning enforcement. There is no logical reason schools should be supported by the property tax. Schools should be supported by the people that have the children.

Santa Barbara deserves housing policy that's fair, lawful, and sustainable. Responsible landlords, the majority in this community, are committed to providing safe, habitable homes and following the law. What we oppose is policy that penalizes those doing the right thing, while doing little to address the real causes of our housing challenges: supply and affordability.

Please pursue balanced solutions that protect tenants, preserve housing quality, and uphold property rights, not a one-sided ordinance that creates new costs and conflicts.

Thank you for your service and consideration.

Respectfully,
John Franklin

From: Teagan Connon
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Saturday, January 10, 2026 1:10:45 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

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We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Teagan Connon
teagan.connon@gmail.com
[redacted]

From: daazam@gmail.com
To: City Clerk
Subject: Written Public Comment on Item 14 (Rent Increase Moratorium) for City Council Meeting of January 13th
Date: Friday, January 9, 2026 4:59:36 PM
Attachments: letter - rent increase moratorium.pdf

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

To the Clerk of the City of Santa Barbara,

Please confirm receipt of this letter of public comment and share with all City Councilmembers prior to the meeting.

Thank you.

Dale Fathe-Aazam
[redacted]
(805) 280-6060

[redacted]

January 9, 2026

Honorable Mayor and City Councilmembers
City of Santa Barbara
Santa Barbara, CA 93101

RE: <u>Proposed Rent Increase Moratorium</u>

Dear Mayor and City Councilmembers,

As a "mom and pop" owner of two rental units in Santa Barbara, I ask that you please resist the drastic step of imposing a rent increase moratorium. This is a "nuclear option" that is wholly out of scale to the problem and will end up causing long term harm to the very issue it is trying to address.

The vast majority of the rental housing units in Santa Barbara are owned by private investors. And the vast majority of private landlords in our city are law-abiding citizens who care about the community and who understand well the challenges presented by the high cost of housing in our community. All of them have offspring, relatives and/or friends that struggle to find an affordable place to live. Are there unscrupulous landlords who utilize exploitative methods to raise rents on their properties? Unquestionably. But the unfair practices of these extremists should be dealt with appropriately through tenant protection laws and effective law enforcement. To institute the proposed rent increase moratorium is to declare war on all real estate investors and sends a clear signal that our city is closed to new property investment.

As someone whose day job is to develop new housing with one of the city's predominant affordable housing providers, I believe I am well placed to understand both sides of this issue. Santa Barbara needs more housing, not to stagnate the housing stock at its current size. Please do not do the irreparable damage of declaring our city a no-investment zone to private developers.

Thank you for considering my feedback and I thank you for your service in preserving the community that we love.

Sincerely,

Dale Fathe-Aazam

From:	Krista Pleiser
To:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Cc:	City Clerk; Santa Barbara City Council; Kelly R. McAdoo; Barbara Andersen; Anthony E. Valdez
Subject:	SBAOR & SBRPA Letter re: Temporary Rent Increase Moratorium Ordinance
Date:	Friday, January 9, 2026 11:25:56 AM
Attachments:	SB CC Temp Rent Increase Moratorium 1-13-26.pdf

Greetings,

Attached you will find a letter from the Santa Barbara Association of REALTORS® and the Santa Barbara Rental Property Association in regards to the January 13th agenda item: Tenant Protection – Temporary Rent Increase Moratorium Ordinance and Ordinance Adding Requirements for Just Cause "Ellis Act" Evictions. Should you have any questions, please do not hesitate to contact us.

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) | (805) 966-9664 (Fax)
kpleiser@sbaor.com
For more information please visit www.sbaor.org
This communication is intended for the individual or entity to which it is addressed. The information contained herein may be confidential and/or privileged information. Any unauthorized dissemination of this email is strictly prohibited.

January 13, 2026

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

RE: Tenant Protection – Temporary Rent Increase Moratorium Ordinance and Ordinance Adding Requirements for Just Cause "Ellis Act" Evictions

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. The Santa Barbara Rental Property Association (SBRPA) is the premiere organization for housing providers, suppliers, and the rental housing community. SBRPA serves the community at large, and nowhere is this more evident than in our collaboration with various organizations. As two of the leading organizations in the South Coast primarily focused on housing, we question the amendments to the above-mentioned Municipal Code sections.

We recognize that a majority of the Council has indicated support for the proposed rent freeze and that this ordinance is being advanced as a temporary measure, set to expire on December 31, 2026, or earlier upon adoption of a permanent rent stabilization program. We also believe it is critical to state clearly, for the public record, that a policy does not become harmless simply because it is labeled "temporary," nor does urgency justify retroactive economic penalties.

Our organizations have submitted multiple letters and analyses over the past several years documenting why rent control does not improve long-term affordability, why rent freezes are an extreme and counterproductive tool, and why layering additional regulation onto Santa Barbara's already complex framework will accelerate housing loss rather than prevent displacement. None of those facts have changed.

Based on decades of data, economic evidence, and Santa Barbara's own experience, this ordinance, particularly its retroactive treatment of rent increases and its use of an absolute rent freeze, will worsen housing affordability, reduce rental supply, and accelerate the loss of small, locally owned housing providers.

<u>Rent Freeze</u>
The City's position appears to be that the rent freeze is acceptable because it sunsets at the end of 2026 or earlier upon adoption of a permanent rent stabilization program. That framing ignores how housing markets actually function. Even short-term freezes:

- Alter long-term pricing behavior
- Disrupt financing, refinancing, and insurance underwriting
- Cause housing providers to cancel or defer maintenance and rehabilitation projects
- Push small providers to sell or exit the rental market entirely

Once a unit is sold, consolidated, or withdrawn from the rental market, it does not automatically return when a temporary ordinance expires. The loss of supply is permanent, even if the regulation is not.

Although the staff report clarifies that rents will not be rolled back, the ordinance nonetheless applies retroactively in a materially harmful way. Under the City's own description, any rent increase lawfully imposed after December 16, 2025 but before the ordinance's effective date does not change the unit's base rent, but is instead *counted against future rent increases* authorized under a permanent rent stabilization program, if and when adopted.

This means housing providers are being penalized for lawful conduct that occurred before the ordinance existed, by having future rent growth reduced or eliminated to offset past increases that were legal at the time they were imposed. From a reliance and economic standpoint:

- Owners made financial decisions based on existing law
- Those decisions are now being retroactively recharacterized as advance use of future rent authority
- The financial impact is permanent, even if the ordinance later sunsets.

Insurance premiums, property taxes, debt service, and capital investments incurred in reliance on lawful rent levels are not offset or forgiven simply because future rent adjustments may be unavailable later.

Legal Considerations

Beyond its economic consequences, the ordinance presents significant legal risk, particularly due to its retroactive features and the severity of a full rent freeze. Courts have consistently held that retroactive economic regulation is disfavored and subject to heightened scrutiny under constitutional due process principles. Even where rent regulation is permitted prospectively, retroactively attaching adverse consequences to lawful past conduct raises serious concerns regarding fairness, reliance interests, and arbitrariness.

By counting lawful rent increases against future rent authority under a permanent program, the City is effectively imposing a retroactive penalty that alters the legal consequences of completed actions. This exposes the ordinance to challenges based on:

- Due process: for upsetting settled expectations without necessity
- Contract impairment: where existing lease terms and pricing expectations are effectively rewritten by operation of law.
- Unconstitutional taking of private property

Separately, a rent freeze, as opposed to a rent cap, is an extraordinary regulatory action. Courts have recognized that freezes are legally permissible only when narrowly tailored to a bona fide emergency and when less restrictive alternatives are inadequate. Unlike caps, freezes prohibit any rent adjustment, even to recover unavoidable operating costs. This severity substantially increases litigation exposure, particularly when paired with retroactive treatment.

Labeling the ordinance "temporary" does not cure these defects. Constitutional harm occurs at the moment retroactive penalties are imposed and when revenue is frozen while costs continue to rise.

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subscribes to a strict code of ethics as a member of the National Association of REALTORS®

Retroactive Penalties

This structure has already distorted behavior before the ordinance even takes effect. Given the announced retroactive date of December 16, 2025, any lawful rent adjustments affected by this ordinance were most likely made in December 2025, in direct response to public discussion, staff reports, and clear signals that a rent freeze and permanent rent stabilization program were forthcoming.

Those decisions were not speculative or opportunistic. They were rational, defensive responses to regulatory uncertainty, taken by housing providers acting fully within the law as it existed at the time. Owners relied on the reasonable expectation that lawful rent increases would remain part of the unit's rent history and would not later be recharacterized or penalized retroactively.

By counting those December 2025 increases against future rent authority under a permanent rent stabilization program, the ordinance now punishes reliance on existing law and locks in the consequences permanently. Owners who acted lawfully in response to uncertainty are left with reduced or eliminated flexibility going forward, while owners who did not, or could not, adjust rents face the same freeze without any opportunity to recover rising costs.

While rents are frozen and future increases are preemptively consumed, operating costs continue to rise:

- Insurance premiums have increased dramatically
- Labor and material costs continue to escalate
- Utilities, water rates, and compliance costs rise regardless of City policy

The result is not stability, but a chilling effect on reinvestment, long-term planning, and trust in the regulatory framework. Retroactive penalties send a clear signal that compliance with the law offers no protection against later policy reversals, discouraging reinvestment and accelerating exit by small housing providers. When revenue growth is constrained both now and in the future, the predictable outcomes are deferred maintenance, deterioration of housing quality, financial distress, or removal of units from the rental market, each of which reduces supply and increases long-term rents citywide, directly undermining the City's stated housing goals.

In conclusion, we understand the emotional pressure surrounding housing insecurity and the desire to act quickly, but policies driven by urgency rather than evidence consistently produce unintended and often irreversible consequences, particularly in housing markets. Rent control and rent freezes do not create affordability; they reduce supply, institutionalize higher rents over time, and shift housing into the hands of larger, less community-rooted owners, undermining the small, local providers on whom Santa Barbara's housing ecosystem depends. Calling this ordinance "temporary" does not mitigate its long-term economic or legal consequences: retroactively counting lawful rent increases against future rent authority and imposing an absolute rent freeze guarantee immediate harm, distort housing decisions, and expose the City to significant legal risk. If the Council proceeds, it should do so with a clear understanding that these impacts were raised in advance, are foreseeable, and will not be cured by a sunset clause. Public policy must be grounded in facts, law, and evidence, not emotion. For the long-term health of Santa Barbara's housing market, the Council should vote no on this ordinance and should instead pursue solutions that actually expand and preserve housing.

Sincerely,

Jennifer Berger
SBAOR 2026 President

Betty Jeppesen
SBRPA 2026 President

From: Brianna Locatelli
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Friday, January 9, 2026 10:16:49 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Brianna Locatelli
brianna.locatelli@gmail.com
[redacted]

From: Isis Patricia Marks
To: City Clerk
Subject: Also: please investigate SLUMLORDS Ray and Gity Mahboob and new beginnings Kristine Schwartz with VA and 222 W Micheltorena. Corruption. Move Rent Freeze Discussion to 5PM!
Date: Friday, January 9, 2026 10:06:16 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Isis Patricia Marks
isispmarks@icloud.com
[redacted]

From: Patricia Russell
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Friday, January 9, 2026 8:35:38 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

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Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Patricia Russell
pattyruss123@gmail.com
[redacted]

From: Kim Gentzler
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Friday, January 9, 2026 7:59:46 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Kim Gentzler
xkimx80@gmail.com
[redacted]

From: Gina Quiroz
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Friday, January 9, 2026 12:33:36 AM

City Clerk,

since the Pandemic you've spent 76 Million dollars addressing homelessness and yet every year it increases!!!
2025 data reveals
2,455 families, seniors, transitional age youth, veterans, disabled adults are without the safety of a home.
We are holding you, our elected leaders responsible for this human suffering in a city that has wealth and is known around the world for it's beauty, it is very evident that profits over your own people is your priority.

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Gina Quiroz
rodartegina@yahoo.com
[redacted]

From: Tahnia Mark
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 10:42:41 PM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Tahnia Mark
tahniamark@gmail.com
[redacted]

From: Sandra Tate
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 10:21:00 PM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Sandra Tate
state@gmail.com
[redacted]

From: Mariana Harms
To: City Clerk
Subject: Request to Shift Rent Freeze Discussion to 5PM
Date: Thursday, January 8, 2026 7:50:48 PM

City Clerk,

Hello,

I'm a renter from the 93105 zip code, and I was so disheartened and frustrated to hear that the upcoming discussion regarding a rent freeze was rescheduled.

The vast majority of people impacted by these discussions can't attend city meetings during the typical workday (9am-5pm). I urge you to shift the discussion back to 5pm so that renters have a higher likelihood of attending.

Please prioritize folks who work 9am-5pm so that they can exercise their democratic right to participate in these discussions!

Mariana Harms
mparedes15@gmail.com
[redacted]

From: Miles Hagin
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 4:13:15 PM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Miles Hagin
mileshagin@gmail.com
[redacted]

From: Andrew Chafos
To: City Clerk
Subject: Move Rent Freeze Discussion to 5 PM!
Date: Thursday, January 8, 2026 3:46:38 PM

City Clerk,

Most of your constituents cannot attend city meetings during the workday. I work a 9-5 job every day Monday-Friday and will only be able to attend if I use PTO. One of my colleagues used a week's worth of PTO last year just so she could attend city council meetings! And importantly, many others do not even have the choice to take PTO or unpaid leave during the work day to attend. For this reason, it was great that you put rent stabilization on the city agenda on Dec. 16 at 5 PM. This made the meeting much more accessible for working-class constituents like myself to attend and make our voices heard, since we would otherwise be working.

However, it appears that you have not agendized the “rent freeze” agenda item on Tuesday, January 13th for 5 PM, meaning its relevant discussion may fall anywhere between 2:30 PM and 4:00 PM. This will prevent the majority of us from exercising our democratic right to express our views on a policy which impacts us the most!

This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Schedule the “rent freeze” agenda item for 5 PM again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion!

Andrew Chafos
andrewjchafos@gmail.com
[redacted]

From: Madeleine Ignon
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 3:17:33 PM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Madeleine Ignon
madeleineignon@gmail.com
[redacted]

From: Nicole Iaquinto
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 2:55:57 PM

City Clerk,

Hello,

I'm writing to ask that the “rent freeze” agenda item be scheduled at the 5pm again on Tuesday, January 13.

The vast majority of us can’t attend city meetings during the workday. This is because we’re working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we’re at work.

But it appears that you have not agendized the “rent freeze” agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put “rent freeze” agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion. Thank you for your time.

Nicole Iaquinto
nicole.iaquinto@gmail.com
[redacted]

From: Yanise Nevarez
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 2:21:36 PM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

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Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Yanise Nevarez
janbanan710@gmail.com
[redacted]

From: Sophie Paolino
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 1:52:49 PM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

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Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Sophie Paolino
spaolino140s@gmail.com
[redacted]

From: soleri@ucsb.edu
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 1:45:25 PM

Some people who received this message don't often get email from soleri@ucsb.edu. Learn why this is important

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

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Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

soleri@ucsb.edu

,

From: Josh Ritchey
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 1:39:45 PM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

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Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Josh Ritchey
joshritchey@gmail.com
[redacted]

From: Nolan Hicks
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Thursday, January 8, 2026 12:01:31 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Nolan Hicks
hicks.nolan92@gmail.com
[redacted]

From: Katherine Feuerstine
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 11:19:10 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Katherine Feuerstine
kfeuerstine@gmail.com
[redacted]

From:	Missy Zeitsoff
To:	City Clerk
Subject:	Hello! It"s Missy. The INDEPENDENT online today, NICK WELSH , says the January 13, 2026 City Council Item on Rent Freeze/ Moratorium Increases is at 500 PM. Then it appears that Mr. Rowse changed the Item to 2:00 PM. OH NO! This is causing a lot of con...
Date:	Thursday, January 8, 2026 11:18:15 AM

From: Paxton Onstott
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 11:08:28 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Paxton Onstott
paxtono@protonmail.com
[redacted]

From: Pam Perrimon
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 10:46:11 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Pam Perrimon
pperrimon@gmail.com

,

From: Hudson Vieux
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 10:32:03 AM

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

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Hudson Vieux
hudson@chezvieux.com

[redacted]

From: Jenny Ziesenhenne
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 10:12:32 AM

City Clerk,

Dear Council members and Mayor,

I am writing today to advocate for your constituents who deserve their voices to be heard. The vast majority of us can't attend city meetings during the workday. This is because we're working so we can survive. Your constituents pay most of their income just to have a roof over their head. For this reason it was a positive show of solidarity and consideration that you put rent stabilization on the city agenda on Dec. 16 at 5pm. You were able to hear from many more of your constituents, the people who you represent and need to hear from, than usual, because they were able to attend the meeting and not miss work. Missing work is not a luxury many can afford in this city.

Unfortunately, it appears that you have not scheduled the "rent freeze" agenda item on Tues Jan. 13 for 5pm. This means that it may fall anywhere between 2:30pm and 4:00pm, when the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion. It is your duty to advocate for and hear from the people of Santa Barbara, not prevent them from participating in the democratic process.

Thank you for your consideration and for listening to your community members.

Sincerely,
Jenny Ziesenhenne

Jenny Ziesenhenne
jennyziesenhenne@gmail.com
[redacted]

From: Lyudmila Panina
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 9:49:27 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Lyudmila Panina
lyudmila.a.panina@gmail.com
[redacted]

From: Rita Mills
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 9:16:11 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Rita Mills
millsmail@cox.net
[redacted]

From: Dorothy Efstratis
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 9:00:02 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Dorothy Efstratis
sbpaige3@gmail.com
[redacted]

From: Hannah Cohen
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 8:56:10 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Hannah Cohen
hannahgcohen@gmail.com
[redacted]

From: Kari Weber
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 8:44:00 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most (I PERSONALLY PAY 55% OF MY INCOME) of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Thank you,

Kari Weber

Kari Weber
1kariweber@gmail.com
[redacted]

From: Sophia Lake
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 8:39:26 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday as we need to work to continue to be able to afford to pay our rents and stay here. For this reason, it was great that you put rent stabilization on the city agenda for the Dec. 16 meeting at 5pm. Many more of us than usual were able to attend this meeting and get civically engaged, an opportunity that we usually don't have the option to participate in when these items are scheduled to be discussed in the middle of a workday.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, instead it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise our democratic right to participate in this discussion. We should want more citizens getting involved in local politics and you, as our elected officials, need to be prioritizing creating opportunities to listen to your constituents, not putting up even more barriers between yourselves and the people you are supposed to represent. Thank you.

Sophia Lake
sophiajlake@gmail.com
[redacted]

From: Jessica Good
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 8:38:32 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Jessica Good
jessicaasia@gmail.com
[redacted]

From: Scott Forman
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 8:28:17 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Scott Forman
lsforman.931@gmail.com
[redacted]

From: Kristina Bryte
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 8:20:56 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Kristina Bryte
nudge-heeled4f@icloud.com
[redacted]

From: Tiffany Lytle
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 8:17:44 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Tiffany Lytle
tiffanylytle@yahoo.com
[redacted]

From: Morgan Leafe
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 8:13:12 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Morgan Leafe
morganleafe@gmail.com
[redacted]

From: Trish Ainsworth
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 8:00:37 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

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Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Trish Ainsworth
trishainsworth24@gmail.com
[redacted]

From: Andrea Moore McCormick
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 7:58:34 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

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Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Andrea Moore McCormick
mooremccormick@gmail.com
[redacted]

From: Kate Overton-Smith
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 7:55:21 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Kate Overton-Smith
kateovertonsmith@gmail.com
[redacted]

From: Max Golding
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 7:45:26 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

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Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Max Golding
maxgolding1@gmail.com
[redacted]

From: Sean Meeker
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 7:43:12 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

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Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Sean Meeker
s.howattnab@gmail.com
[redacted]

From: Fernando Banuelos
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 7:32:41 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

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Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Fernando Banuelos
onvacoct@yahoo.com
[redacted]

From: Megan Sullivan
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 7:24:45 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Megan Sullivan
mspirit1999@cox.net
[redacted]

From: Kathy Lynch
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 6:47:27 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Kathy Lynch
kathylynchsb@gmail.com
[redacted]

From: Rick Hansen
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 6:38:45 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Rick Hansen
rickrhansen@gmail.com
[redacted]

From: Bethany Rall
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 6:38:19 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Bethany Rall
bebebabybunny@gmail.com
[redacted]

From: Kaila Khordian
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 6:36:59 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Kaila Khordian
kailakhordian@gmail.com
[redacted]

From: Michael Katz
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 6:31:53 AM

City Clerk,

A vast majority of people who live as renters, can't attend city meetings during the workday. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm; many more renters were able to attend that meeting as a result.

For some reason, this item has been put at some time between 2:30 and 4:00 for the January 13th City Council meeting which limits the voice of renters being heard. This topic is at a critical juncture, so this change feels intentional since the views of Mayor Rowse on this topic are clearly opposed to rent stabilization. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that renters can attend and exercise their democratic right to participate in this discussion.

Michael Katz
mkatzteller@gmail.com
[redacted]

From: Kristen Walker
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 6:29:56 AM

City Clerk,

Please, for the love of God, don't make it this hard for the hard working people of our town to participate in the political process and tell you how nearly impossible it is to rent in this town now. I am a current homeowner, but rented here for decades before that. I work in education. We will not have functioning schools, medical system, firefighting, or police force at this rate. Working people need a place to live in this town and WE NEED THEM. Millionaires are not the ones showing up to classrooms every day to teach or working the front office in the doctor's office.

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Kristen Walker
kristenannie75@gmail.com
[redacted]

From: Julia Burkitt-Hayes
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 6:26:37 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

From a constituent who has lived here for over 50 years, I can say from personal experience that the rental market here has gone from difficult to economically disastrous for most of us. I have worked and contributed to this community my entire adult life, as have so many others, and we ALL deserve the right to speak up about the negative impact it has had on us and what is necessary to address it. Landlords have had unfair advantages here for long enough. It's time for everyone's voice to be heard.

Julia Burkitt-Hayes
btlgeus1sb@aol.com

[redacted]

From: Nathaniel Calilung
To: City Clerk
Subject: Move Rent Freeze Discussion to 5PM!
Date: Thursday, January 8, 2026 6:04:52 AM

City Clerk,

The vast majority of us can't attend city meetings during the workday. This is because we're working so we can pay most of our income to our landlords so we can have housing so we can go to work. For this reason it was great that you put rent stabilization on the city agenda on Dec. 16 at 5pm. Many more of us than usual were able to attend this meeting, since we usually cannot attend these kinds of meetings, because we're at work.

But it appears that you have not agendized the "rent freeze" agenda item on Tues Jan. 13 for 5pm, so that it may fall anywhere between 2:30pm and 4:00pm, so that the majority of us cannot plan to exercise our democratic right to influence that which impacts us most. This is irresponsible and undemocratic and we ask that you do what you did again on Dec. 16:

Put the "rent freeze" agenda item on for 5pm again on Tuesday, January 13 so that working people can attend and exercise their democratic right to participate in this discussion.

Nathaniel Calilung
nathancalilung@gmail.com
[redacted]

From: Consuelo Gavrielli
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Wednesday, January 7, 2026 12:14:42 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Consuelo Gavrielli
Consuelonino78@gmail.com
[redacted]

From: Juan Ramirez
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Tuesday, January 6, 2026 6:15:45 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Juan Ramirez
juan041596@gmail.com
[redacted]

From: Roxanne Morales
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Tuesday, January 6, 2026 6:02:12 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Roxanne Morales
roxycalifornia98@yahoo.com
[redacted]

From:	Kathleen Lynch
To:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Cc:	City Clerk; Nicole Grisanti; Kelly R. McAdoo
Subject:	Support Strong Community Stabilization for Santa Barbara
Date:	Monday, January 5, 2026 9:55:00 AM

[Some people who received this message don't often get email from klynch7@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Honorable Mayor and Council Members,

I am writing to you as a concerned Santa Barbara tenant to urge you to support the implementation for a strong rent stabilization ordinance in our city.

Santa Barbara is becoming increasingly unaffordable—especially for working families, seniors on fixed incomes, and renters from historically marginalized communities. Without immediate action, we will see even more displacement, more homelessness, and deeper economic strain on our city and region. This isn't just a housing crisis, it's a direct threat to the diversity, stability, and long-term economic health of Santa Barbara.

Rent stabilization is a proven, practical policy that protects tenants from sudden and excessive rent hikes, keeps families in their homes, and ensures landlords continue to receive steady and fair returns on their investments. By stabilizing rents, our city can:
- Safeguard the local workforce so essential workers can afford to live where they work.
- Support small businesses that rely on stable communities and local spending.
- Invest in long-term solutions for new affordable and innovative housing options.
- Strengthen trust and transparency between tenants and landlords.

It is also important to note that community stabilization ordinances are typically cost-neutral for cities after initial implementation investment. Across California, no cities currently fund their rent boards through the general fund or Local Housing Trust Fund. Instead, they are paid for by modest per-unit fees shared between landlords and tenants.

Housing is a basic human right and ensuring its stability is essential for a thriving and resilient local economy.

Please take action and support a strong rent stabilization ordinance and other necessary measures to prevent the displacement of working families. Our community depends on it – and you – to make it happen.

Thank you for your leadership,

Kathy Lynch

From: Megan Sullivan
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Sunday, January 4, 2026 5:25:17 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Megan Sullivan
mspirit1999@cox.net
[redacted]

From: David Sullins
To: Santa Barbara City Council
Subject: Rent Regulation
Date: Saturday, January 3, 2026 6:21:41 PM
Attachments: rent_regulation_policy_in_the_united_states_2024.pdf

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

Dear Mayor and Council Members,

I am sending a Pdf Report for your review and to help with your upcoming efforts in Rent Regulation. This is available online, but I did not want to quote directly from it.

There are 5 pages alone of extensive references for research, as well as charts, graphs and many City case studies and outcomes, as well as a very in-depth history of Rent Regulating. Most of all, there is a wealth of concluding suggestions with very relevant and useful ideas.

If you are familiar with this Report, my apologies for the duplication,

Thank you, David Sullins

Thanks, David

NATIONAL MULTIFAMILY HOUSING COUNCIL

Rent Regulation Policy in the United States

AN UPDATE WITH ASSESSMENT

BY

Arthur C. Nelson, Ph.D., FAcSS, FAICP
Emeritus Professor, University of Arizona
Emeritus Presidential Professor, University of Utah

LITERATURE REVIEW | JANUARY 2024

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EXECUTIVE SUMMARY

Rent regulation regimes, sometimes known as rent control, interfere with the rental housing market—indeed, that is their very purpose. This regulation leads to negative impacts on rental housing, such as declining housing supply and increased cost of rent, especially for those whom the policy intends to serve. Despite a largely conclusive body of research illustrating negative outcomes for renters, rent regulation is increasingly being proposed by politicians to their constituents as a solution to housing affordability challenges when, in fact, it exacerbates the problem.

A previous literature review by Dr. Lisa Sturtevant in 2018[1] found several main impacts of rent control:

- Reduces the available supply of rental housing in a community;
- Raises rents in uncontrolled communities within the same larger market area;
- Forces residents into units that do not meet their needs, perhaps depriving other residents of units they need;
- Significant cost of rent control programs to states and localities; and
- Deterioration or lack of investment in rent-controlled buildings.

[1] This work was completed by Dr. Sturtevant with funding from the National Multifamily Housing Council.

This paper updates and expands on the earlier work. While central findings are reinforced—notably rent regulation reduces housing supply and has significant fiscal costs that can offset any benefits—additional nuanced insights are gleaned from this new research:

- Rent regulations reduce the value of rent-regulated properties as well as nearby unregulated rental properties, thereby reducing real estate tax revenue to the locality.
- The imposition of rent regulations accelerates the loss of rental units from the housing stock.
- In several cases, new construction is exempted from rent regulations for a period of time. Oregon, for instance, exempts new units from state rent regulations for 15 years. Nonetheless, economic theory would hold that long-term rental housing production will be reduced in part because investment portfolios will include future rent regulation in the discounted cash flow valuation for new projects, thus lowering their value at an increasing rate for every year toward removal of the exemption with the overall effect of reducing long-run supply.
- Rent regulation inhibits mobility, thus creating a barrier to entry for new renters seeking housing in rent-controlled communities while inhibiting potential opportunities for existing renters. As there is no means testing, rent regulations do provide some benefit to a very small number of low-income households in regulated units in certain communities, but higher-income households receive the lion's share of the benefit. This makes higher-income renters more likely to remain in the property, keeping those homes unavailable to lower-income households and impeding access to certain communities.
- Some research also indicates that white residents are more likely to occupy rent-regulated units than minority residents, thus white renters receive the majority of the benefit of rent regulation.

These new insights from the literature further reinforce years of prior research from both the United States and other countries demonstrating that rent control, as policy, fails to meet its purported objective of creating a more affordable rental housing market, especially for those of more modest means. Instead, these insights indicate there are more effective, alternative ways in which to service households most in need of affordable rental housing, including expanding supply to meet market needs.

Laws are made by accidents or misfortunes—Plato[2]

[2] Adapted loosely from Plato's *Laws*, available from https://www.gutenberg.org/files/1750/1750-h/1750-h.htm.

OVERVIEW

Rent control arises from politicians trying to address the concerns of their constituents about rising rents. Few housing policies in America are more controversial than rent control and the agreement among economists to the ineffectiveness of rent regulation is almost unanimous. Despite this, politicians continue to raise the concept as a solution, as it retains much popular appeal. While intended to shelter low- and moderate-income populations from escalating rents beyond their means, virtually all research shows that rent control has significant perverse outcomes (Sturtevant 2018):

While some research, also reviewed below, seems to show that rent control can deliver benefits to some small segments of society who benefit from enhanced housing stability, rent regulation does not deliver such benefits equitably and limits the benefits that housing mobility could have on those households.

At the beginning of New York City's rent control era in 1950, John T. Willis, then a law professor at the University of Toronto, wrote in the *Columbia Law Review* what may be the fundamental policy rationale for rent control:

> "In few if any cases has rent control been adopted because of an abstract idea that state regulation would bring better results than the operation of the laws of economics. Rather, in almost every instance the hand of the legislator has been forced by some calamitous event or situation which has upset the normal state of affairs–war, depression, earthquake, fire, plague, or some other vagary of history which either destroys the balance of supply and demand, thereby creating a housing shortage, or makes it impossible for residents to continue to pay their contractual rents." (Willis 1950: 54.)

Unfortunately, there is no credible assessment of whether these limited benefits outweigh the costs. Nonetheless, one can infer from the literature that abandoning rent control rapidly could have short-term negative impacts on those small, selected populations. It appears that those can be addressed through government subsidy, such as Section 8 vouchers and the like. One can also infer from the literature that sustaining and certainly expanding rent control reduces housing supply leading to large societal costs and hurts the increasing number of potential renters that cannot access the rental housing market.

By whatever their name and design, rent control, rent stabilization and rent regulation all have as their claimed purpose ensuring housing stability and improved benefits for vulnerable persons, families and households. Vulnerability includes economic, accessibility, social, health and other dimensions. Until recently, the economic dimension has dominated academic literature. As a result, there is little credible data that tie rent control policies to advancing these other societal benefits.

It has long been the implicit policy of the federal government and perhaps most states to advance homeownership over renting, and homeowner stability and benefits over that of renters.[3]

Since the Great Depression, the United States has sought housing stability and increased benefits for homeowners through a wide range of federal policies and programs. Before the housing finance innovations of the Great Depression, homeownership required a large down payment, often half of the purchase price, a short payoff period, usually five years, and a "balloon" payment at the end. During the Great Depression, President Roosevelt reasoned that recovery would be possible through real estate development, starting with meeting the demand for homeownership. In 1934, federal programs were created to stimulate homeownership, such as the creation of the Federal Home Loan bank system and the Federal Housing Administration (FHA). These programs enabled qualifying banks to accept just 20% down, with the balance due over 20 years. But since there was little money to lend, the Federal National Mortgage Association (Fannie Mae) was created in 1938 to borrow money from individuals and entities offering interest based on the full faith and credit of the nation (Integrated Financial Engineering, Inc. 2006). Fannie Mae lent money to qualifying banks by buying their mortgage "paper," thereby reinjecting new capital for banks to lend. Although these inventions did little to bring the U.S. out of the Great Depression, they set up the machinery that fueled post-war homeownership (Jackson 1985). The unseemly downside of federal efforts to reduce mortgage risk were such federally encouraged efforts as redlining, exclusionary covenants and restrictions against minority groups (Rothstein 2017). Fast forward nearly a century and not only are 30-year mortgages common but, up until recently, so were down payments as low as 3%[4] or even 0%.[5]

[3] One exception was the Centers for Disease Control's (CDC) eviction moratorium for renters during the COVID-19 pandemic (https://nlihc.org/coronavirus-and-housing-homelessness/national-eviction-moratorium). For details, see https://nlihc.org/sites/default/files/Overview-of-National-Eviction-Moratorium.pdf. However, once the congressionally approved moratorium ended, the CDC's second eviction moratorium was deemed without authority and was stayed by the U.S. Supreme Court in *Alabama Association of Realtors v. Department of Health and Human Services*, 21A23 (Aug. 26, 2021).

[4] https://sf.freddiemac.com/working-with-us/affordable-lending/guide-to-home-possible-mortgage?gclsrc=ds&gclsrc=ds.

[5] https://www.veteransunited.com/lp/dark/?src=adw&adg=126157240716&cmp=genloan&desc=zerodown-2&matchtype=p&adid=658152387803&targetid=aud-323696887139:kwd-297158598841&label=&campaignid=1769033697.

Moreover, the nation's tax and fiscal policies generally prioritize the economic stability of homeowners over renters through such devices as tax deductions for home mortgage interest and property taxes as well as exclusion of the first $250,000 ($500,000 for joint filers) from capital gains taxes (Pastor, Carter and Abood 2018). State property tax laws also give homestead and other breaks to homeowners, which shift the tax burden to renters, as renters pay for the increasing cost of state and local services not through a separate tax bill but through rent.[6] There is the concern that federal (and state) homeownership policy bias has renters missing out on comparable benefits and even acts in ways to destabilize them as rents and other costs rise.

The federal government has incentivized homeownership stability through the mortgage interest deduction, and federally backed loans provided by Fannie Mae, Freddie Mac, the Department of Veterans Affairs, the Farmers Home Administration and other programs. State and local governments have similarly offered homestead exemptions and other tax breaks as well. In effect, an argument can be made that rent regulation is a local (and increasingly state) effort to level the field in attempting to extend a measure of housing stability benefits to renters. There is a significant difference, however, in that federal, state and local homeownership stabilization efforts are paid for by all taxpayers, rent stabilization costs are borne by exclusively rental housing providers. While the federal Section 8 voucher program and a few state and local programs attempt to provide more housing stability to low-income renters by providing a subsidy, these too are a financial investment by these governments in advancing a government good. Unlike homeowners, however, qualified renters are not entitled to these housing stability benefits because governments have failed to provide sufficient funding. For example, currently only 1 in 4 households nationally that are qualified for the Section 8 housing voucher program are able to access it due to a lack of funding.[7] One might infer that if governments made rental housing subsidy to promote renter stability universally available, rent control would lose its appeal.

This paper acknowledges that despite the widely acknowledged failure of rent regulation to deliver on the purported outcomes, this policy approach has continued to be popular among politicians looking for a politically expedient way to respond to constituent concerns about the increasing cost of housing. As a result, a key objective here is to introduce constructive approaches that meet the needs of those households that the policy aims to serve, while expanding overall supply which, in the absence of needed government investment in rental subsidy programs, such as Section 8, will create more renter stability for the target population.

This paper is separated into the following segments: first, a brief history of rent regulation in the United States and explanation of the current forms of rent regulation (Part 1); second, the actual counterproductive impacts of rent regulation policies (Part 2); and finally, a discussion of the actual causes of the problems rent regulations purport to address and other, more effective policy choices (Part 3).

[6] See https://itep.org/property-tax-homestead-exemptions/. Although landlords can deduct property taxes from gross income, the fact that property taxes are higher for rental property because homestead exemptions shift the incidence means total rental property expenses increase, thereby stressing income unless rents are increased to compensate.

TERMINOLOGY

Rent regulation is the umbrella term used to characterize government intervention in the private rental housing market through rent control, rent stabilization, vacancy decontrol and eviction control. The umbrella term applies to rental housing that is privately owned and not subject to federal, state and local development, finance and other agreements that bind units to conditions under which units are built, financed and rented.

Rent control (also known as rent freeze) means absolute caps on rents that limit landlords as to what they can charge for protected rental units. It typically also includes measures that reduce the ability of landlords to evict residents. It was used throughout World War II for more than 80% of the nation's rental housing stock. It was continued after the war by New York City, which applied the policy to units built before 1947. Rent control in its original form remains for only those residents who have resided since 1971 in units built before 1947. For all other units, modern rent control policies allow for periodic increases based on formulas.

Rent stabilization allows for annual rent increases subject to limits usually applied to the prior year's rent. Parameters vary as seen among the New Jersey examples summarized later. This version of rent regulation has been more popular since the early 1970s. It applies to specific units that might otherwise have been subject to strict rent control.

Vacancy decontrol allows rents to be reset toward the prevailing market rate when the resident vacates a unit. These units become subject to rent stabilization rules once they are reoccupied.

Forced vacancy (also known as forced mobility) occurs when a resident is forced to leave a unit in which they would rather stay for several reasons, such as: (1) eviction for cause, which sometimes requires review pursuant to local rent regulation procedures—this can include inability to pay rent that is increased as allowed by local or state law; (2) local officials deem the unit uninhabitable; (3) the building is being converted into condominiums; (4) the building is vacated of all residents even if there are no replacement uses stated; (5) the building is anticipated to be demolished and even if replaced with rental apartments may escape rent regulation because it is a new structure; and (6) other means landlords may pursue.

Adapted from Pastor, Carter, and Abood (2018).

PART 1: A BRIEF HISTORY OF RENT CONTROL IN THE UNITED STATES

Research tends to divide rent regulation into three post-war generations. The first was dominated by New York State and headlined by New York City; the second was characterized as rent stabilization over rent control, as it aimed to limit increases to all qualified rental housing units based on formulas. This became popular especially in the supply-constrained markets of Boston, metropolitan Los Angeles, San Francisco and Seattle, among others, where rent control was used to preserve housing options for lower income residents (Arnott 1995). The third generation shifted the emphasis to residents, where rent increases were limited in ways similar to the second generation, but once vacated (rent decontrol), units could be reset to more closely match market conditions (Arnott 2003).[8]

By the end of the 2010s, the three post-war regimes had evolved to share many of five (5) operational features, all except the second being reviewed by Asquith (2019):

1. Rents are no longer dictated and capped as they were during World War II or in places like New York City during the first generation of rent control (this new version is also known as "vacancy decontrol")." Rental housing providers now could reset rent for the next resident that is close to the market rate at that time. This also enables the rental housing provider to cover the cost increases in state and local taxes, insurance and other "pass-through" costs that are largely beyond the owner's control. This can range from modest increases in New York City and Washington, D.C., to completely overhauled rents in newly vacated units in the states of California, New Jersey and Oregon. In effect, rents are highly regulated while the resident occupies the unit, but new residents' rents can be reset. None of these programs are means tested, thus benefiting wealthy and low-income renters equally.

[8] A more detailed historical timeline of rent regulation can be found in the Appendix.

2. Rents can increase based on formulas during tenancy. These are done to prevent perceived excessive rent increases that would be enticing if markets tightened to the point where rents would exceed the means of certain residents. Oregon is an interesting statewide case. Its 2019 rent regulation formula allowed for increases on many units to no more than 7% plus the rate of inflation.[9] The 2019 law was changed in 2023 providing for increases to be the lesser of 10% or 7% plus the CPI.[10] Unfortunately, as of writing this, there has been no scholarly assessment of Oregon's statewide program. A more detailed breakout of all similar laws, sometimes called "anti-gouging" laws, meant to prevent perceived excessive rent increases, can be found in Appendix B.

3. Under most state laws, rental housing providers are generally required to renew leases when they expire. Rent regulation regimes also highly restrict evictions, limiting evictions for "just cause." In practice, this means landlords must make their case to local regulators or special housing tribunals, and the list of allowable offenses is often narrow. This is designed to prevent property owners from using evictions to escape rent regulation.

4. Most modern rent regulation laws do not apply to new buildings. There are usually provisions where new buildings can or even must enter the rent regulation pool in return for such subsidies as tax abatement, grants and other concessions.

5. Rent regulations usually include opportunities for landlords to raise rents to help cover the cost of renovations or unexpected increases in operating costs. These formulas or other mechanisms are not always designed to keep pace with the actual costs of maintaining and operating rental housing, however.

[9] In 2023, rents could be raised as high as 14.6%. https://oregoncapitalchronicle.com/2023/04/03/oregon-lawmakers-ponder-stricter-rent-control-laws-after-14-6-increases/
[10] https://olis.oregonlegislature.gov/liz/2023R1/Downloads/MeasureDocument/SB611/Enrolled.

PART 2: MAKING SENSE OF THE RENT REGULATION DEBATE

The venerable economist and Nobel Laureate Paul Krugman, himself a champion of many progressive economic policies, is no fan of rent regulation:

> The analysis of rent control is among the best-understood issues in all of economics, and—among economists, anyway—one of the least controversial. In 1992 a poll of the American Economic Association found 93 percent of its members agreeing that "a ceiling on rents reduces the quality and quantity of housing."[11]

This section recounts the theories upon which rent regulation policies are based and the many studies showing the ineffectiveness and indeed the detrimental social consequences of rent regulation. This second part also explores the dimensions of limited resident stability and benefits that rent regulations attempt to provide. It also assesses the extent to which those objectives are met based on literature.

Justifications for Government Regulation of Rental Markets

In many ways, the housing market responds to supply and demand just like the markets for other consumer goods. For example, if there's more demand for gasoline (or pizza or beer, for that matter) at the current price than there is supply, shortages will occur. The market will raise the price to the point where the willingness to pay for gas just equals the marginal cost of supplying that additional gas. Price will change daily, if not hourly, depending on supply and demand interactions.

But housing is not gasoline or pizza or beer. It is expensive and complex to supply. While it is consumed/rented in the moment like gasoline, pizza and beer, it is also a durable good that is built to last for decades and eventually be occupied by other residents. On an average annual basis, the United States will build about 1.5 million homes, but this is only about 1% of the nation's housing stock. This type of housing is also generally built for the current generation, not the past or the next. Sometimes it takes so long to build a home that the market has fundamentally changed by the time it's finished. Homes built in expensive areas draw high rents for a generation; but, as the area ages, it may become less favored resulting in lower rents over the next generation, only to be updated in another generation as the area is "rediscovered" by the market, resulting in higher rents.

[11] https://www.nytimes.com/2000/06/07/opinion/reckonings-a-rent-affair.html.

During the down-cycle, aging housing is "filtered" from higher to lower incomes, but during the up-cycle it becomes re-filtered or "gentrified." This process helps ensure that there is a supply of more affordable housing at various moments in time in different neighborhoods.

Filtering is an important element of a dynamic housing market. Myers and Park (2020), for example, found filtering during the period 2000-2006 added 69,000 low-income occupied units annually as higher income households moved up into newer stock. After 2011, however, the filtering process turned negative because of tighter residential lending after the Great Recession and reductions in federally subsidized housing programs.

Herein lies one of the key troubling elements of rent regulation: ***it suspends the filtering process of housing***, whether intended or not. It does so by applying rent regulation to older rental properties that were built for an earlier generation. Some examples:

New York City

- **The nation's oldest rent control program applies to rental stock built before 1947, which now numbers only areound 16,000 homes..[12]**
- **New York City's broader rent stabilization program applies to rental units built between 1947 and 1971 that now number about 1 million homes of more than about 2.2 million rental units.[13]**

Los Angeles

- **In Los Angeles, the cutoff year is 1978 although some units built to replace those lots from the pre-1978 inventory may also be included. There are now about 624,000 units covered by rent regulation in Los Angeles[14] out of nearly 900,000 rental units.[15]**

Oregon

- **In Oregon, with one of the nation's newest programs, rent regulation applies to all units in cities with the 15-and-older population numbering more than 10,000, affecting about 500,000[16] of the state's roughly 650,000 rental units.[17]**

[12] https://www.nytimes.com/article/rent-stabilized-apartments-nyc.html.
[13] https://www.nyc.gov/content/tenantprotection/pages/fast-facts-about-housing-in-nyc.
[14] https://housing2.lacity.org/residents/what-is-covered-under-the-rso.
[15] https://www.rentcafe.com/average-rent-market-trends/us/ca/los-angeles/.
[16] https://bungalow.com/articles/oregons-rent-control-law-explained.
[17] American Community Survey, 1-Year Estimates, U.S. Census Bureau.

In jurisdictions where rent regulation applies to units built before a certain date, in theory it should not reduce the production of new units. Indeed, from that perspective, it would be incorrect to assign low housing production and high rents to rent control in such places as New York City and Los Angeles because new stock is exempt. In those places, other factors are at work that constrain new supply, such as planning and development regulations, NIMBYism (Not In My Backyard), infrastructure and terrain limitations, and so forth. **But if rent regulation reduces returns to rental housing investors, without compensation from the government that imposed the regulation, they become less able to leverage returns into new rental stock, thus the supply of rental housing is reduced.**

Rent Regulation Regimes Reduce Housing Supply and Options for Renters

Rent regulation is both operationally restrictive for housing providers in the short-term and disadvantgeous for renters' housing opportunities in the long-term. As will be seen below, housing providers in rent-regulated regimes will slowly but surely remove stock from regulation over time, as they are incented to do so when the cost of operation increases with the age of the building. While some units are converted into for-sale condominiums, others are taken off the market for lack of sufficient revenue to cover the cost of maintenance or renovation. Rent regulation is imposed when supply isn't sufficient to meet the demand in all submarkets. When supply is insufficient to meet demand, rents (and prices) rise. Without removing various barriers to housing production, which add significantly to the cost of financing and constructing new housing, supply will not meet demand and rents will rise. In effect, governments use rent regulation to provide for the housing needs of a class of residents that government itself will not provide for fully. As discussed previously, governments at all levels have failed to provide the financial resources necessary to create opportunities for renters to be given the same housing stability incentives afforded to homeowners. Private property owners, not the government, then become the responsible party for applying this housing policy to their rental units, and then must determine how to still reinvest in the upkeep, pay uncontrollable "pass-though" costs and receive a financial return for their unit (a more detailed account of the economics behind this can be found in the Appendix). In effect, a small group of private citizens becomes financially and operationally responsible for providing a public good.

Indeed, this very outcome was confirmed by Diamond, McQuade and Qian (2019a) in their analysis of San Francisco's rent regulation program (Diamond, McQuade and Qian 2019a: 3393):

> In sum, we find that impacted landlords reduced the supply of available rental housing by 15 percent. Further, we find that there was a 25 percent decline in the number of renters living in units protected by rent control, as many buildings were converted to new construction or condos that are exempt from rent control.

Rent regulation can also discourage demand in other ways. In the face of insufficient supply of rent-regulated units and rents for non-regulated units rising because of overall reduced supply relative to demand, some households give up and move elsewhere. If they incur longer commutes to work in the city, there are adverse environmental, financial, social and health outcomes.

Although a certain relatively small number of residents benefit from rent regulation, as will be seen below, the aggregate market incurs efficiency losses that are borne by all.

Units Are Removed from the Rental Stock

There is the concern that rent regulation will induce landlords to remove regulated units from the market. For instance, Heskin, Levine and Garrett (2000) investigated changes in the number of rental units based on resident demographics in four California cities that adopted rent regulations that included vacancy controls between 1980 and 1990. They included six controls called "border areas" within the four cities that did not have vacancy control. Rent regulations and vacancy controls incentivized conversions to owner properties resulting in an overall reduction of 7% in rental units over the study period.

Echoing findings on the opposite coast is Sims' (2007, 2011) study of Boston, Cambridge and Brookline, Massachusetts. These studies compared rental and ownership data during and after the state's elimination of rent regulation in 1995. Sims found that after rent regulations were removed, housing units in formerly rent-regulated areas were 7% more likely to become rental units than units in uncontrolled areas, thereby increasing rental housing choices.

During times of rapid rent increases, housing providers may be tempted to raise rents to a point that would displace certain residents and replace them with new ones at higher rents as allowed in most rent regulation programs. The research has shown that housing providers may also be tempted to remove their units from the supply by converting them into for-sale property, usually condominiums.

In a study of San Francisco during a time of strong rental and owner market demand, 2004-2013, Asquith (2019) found there was some evidence that property owners converted some units to homeownership through condominium conversions, even though the city limited these conversions through an onerous lottery process. Based on this research, one can infer that the cost and risk of continuing to operate a rent-controlled property in San Francisco outweighed the cost and risk of going through this difficult conversion process for many property owners.

Across the San Francisco Bay, Berkeley voters adopted rent regulation in 1980. Its ordinance covered all the roughly 46,000 rental units. In response, the city lost more than 1,000 rental units through condominium conversions between 1980 and 1990 (Barton 1998), despite increasing demand for rental housing and a growing student population.

Gaffney (2021) assesses the rental housing supply effects of East Palo Alto's—a lower-income and racially diverse area—rent control policy adopted in 2010. Using Census data for the years 2010-2019, Gaffney found that while rent control had no statistically significant effect on the availability of rental units, rents continued to climb, as it did little to offset increases in median rents compared to a control city (Fairfield) or California as a whole. One interpretation is that while housing demand increased in the East Palo Alto market area, rent control policies may have inhibited private sector willingness for risk investment in a low-income market where the politicians have shown their willingness to adopt policies, like rent control, that inhibit housing supply expansion.

Diamond, McQuade and Qian (2019a) studied rent regulation in San Francisco from 1994—when the 1979 rent control ordinance was expanded to include formerly exempt, smaller complexes—to 2012. They found that regulation benefited mostly the relatively small number of older residents and long-term residents because they were incentivized to remain in their units regardless of their income. Those affected adversely are newcomers who are mostly minority, working households. Their entry into the local market became even more restricted because of rent regulations. Other key findings include:

- Rent regulations decreased renter moves, especially for minorities who were a small group of renters impacted, with reduced mobility of 20%;
- Rent-regulated buildings were 8% more likely to convert to a condo than buildings in the control group, further reducing the supply of rental housing;
- Rent-regulation led to a 15% reduction in the number of renters living in regulated buildings and a 25% reduction of residents overall in rent-regulated units compared to 1994 levels; and
- Reductions in rental housing supply were due, in part, to owner-occupied condominium conversions through an onerous city-run process or demolitions of rental buildings, which owners found more economically viable than recapitalizing and preserving the property as rental housing.

.

It is worth noting that California law allows rental housing providers to relocate all the residents of their building at any time if they plan to convert the rental units into condominiums, renovate the entire structure or demolish the building to build new rental units that would then be exempt from rent regulation. It is for these and other reasons that Diamond, McQuade and Qian (2019b) conclude, starkly, that "the expansion of rent control in San Francisco led to a long-run decrease in the supply of rental housing" (Diamond, McQuade and Qian 2019b: 380).

Rent regulation formalizes two housing markets where only one existed before. Before rent regulation, the rental housing market performs as most competitive markets do, with units being rented to a price that the market commands.[18] If demand exceeds supply, rents go up, but so does net revenue, which becomes a signal to the market that more units are needed. That need will be met based on supply/demand features of market niches or segments. Rents vary by unit type, size, location and quality, with lower rents often indicative of older, smaller, less maintained units in less desirable locations while units with higher rents are often newer (or refurbished/renovated), larger, maintained better and in quality locations. That is the nature of housing markets and corollaries can be made to the prices of food, gas and other commodities. Unserved or underserved market segments cope by finding alternatives farther away, doubling up and so forth.[19] While this is the problem rent regulation purports to address, rent regulation actually restructures, even bifurcates, the housing market in several ways:

- The long-run supply of units in the rent regulation regime dwindles. It is often a fixed supply to begin with, usually comprised of units built before a certain year, such as New York City or all units of a certain age or older, such as Oregon. The fixed supply of housing units will fall over time because of age, obsolescence, destruction, repurposing or replacement, among others, which makes it even more difficult to maintain an adequate supply of housing especially in areas where the population is growing. Among those "other" reasons can be the practice of landlords in some situations to compensate their residents for leaving (which would allow the housing provider to rent the unit at the prevailing market rate and allow renters to benefit financially from the transaction) (D.C. Policy Center 2020).

- Where local regulations allow (and most do), existing units subject to rent regulation can be removed and converted into condominiums or co-ops for homeownership. While this removes the cash flow advantage of rent income to housing providers, it allows some owners to cash out and reinvest their return elsewhere, or even in the same community, through the construction of new rental units that are exempt from rent regulation.

- The overall supply for non-rent regulated residents falls immediately with rent regulation as it impacts the valuation of the property. While this does not affect residents seeking rent regulation, market-rate residents may be dissuaded because of perceived disinvestment and reduced quality over time. Related to this is the prospect that residents in regulated units will remain longer than they would have otherwise, thereby distorting normal market cycling and limiting mobility.

- Higher income residents will continue to be served through existing stock or new stock that is likely out of the reach of residents who cannot (or will not) move into rent-regulated units and cannot afford new stock.

[18] This need not be the highest rent. For instance, in choosing between a resident who appears "low maintenance" in terms of wear and tear on the unit and one who is "high maintenance," the low maintenance resident may be selected even if that resident seeks concessions resulting in somewhat lower total rent.
[19] The mostly spurious assertion that rent regulation causes homelessness is addressed below.

The long-run outcome is that a group of residents in the middle, between the higher-end market and the rent-regulated markets, are squeezed out of the market. As will be seen below, it is possible that a disproportionate share of this "middle market" are minorities, working households and lower-income residents.

Housing Stability Is Achieved for a Small Number of Rent Regulation Recipients at the Expense of Mobility and an Often Larger Number of Residents Who Cannot Yet Access the Rental Housing Market

The rent regulation literature shows that rent regulation improves housing stability for a limited number of residents in certain communities, which is a key objective. However, it comes at the expense of potentially greater economic opportunity for this group that housing mobility would provide and a usually much larger number who cannot access the rental housing market due to increased costs and lack of supply brought about by rent regulation.

Ault, Jackson and Saba (1994) use 1968 rent control data from New York City to ask whether that policy reduced mobility inefficiently even if it did advance stability. The study is notable since its data precedes the changes in 1971 referenced earlier and thus addresses rent control in about as pure a form as possible in the U.S. They found that while housing stability was achieved for this group, the cost was loss of mobility to a far greater extent than would be expected without rent control. The inference is that rent control removes the ability of residents to move to other locations to improve their well-being if it means losing the rent control benefit. This is similar to results reported by Gyourko and Linneman (1989).

In the rental market, long-term residents usually enjoy a discount in paying lower rent than the prevailing market. Rental housing providers of rent-stabilized properties can avoid the costs of renovations for the next resident and sustain cash flow. These savings are passed on to residents, thereby inducing them to stay put even if they sacrifice mobility, and subsequently well-being, for stability. This phenomenon was studied by Clark and Heskin (1982) in the context of a 2-year rent freeze imposed by Los Angeles on certain rent-controlled units and limits on rent increases for rent-stabilized units during the late 1970s. Two key findings relevant to this paper are offered. First, as expected, they found a sizable rent discount for market-rate residents who stay in their unit for several years. For rent-regulated residents, this discount is about 30% over 3 years. Because rents will escalate toward the market if rent-regulated residents move to another qualifying unit, residents lose mobility. This leads to a distributional outcome regarding the effect of rent regulation on the ability of lower income households to move to locales where there might be greater economic opportunity and they may be better served. Increased renter stability for some also means reduced turnover, so units are not as available for those who are seeking access to rental housing.

The loss of mobility as a tradeoff for stability is found in international studies. For instance, a study by Oust (2018a, 2018b) investigated the relationship between rent control and mobility in Norway. Oust used removal of the Norwegian rent control program in 1982 as a natural experiment to assess whether rent control influenced mobility of rent-controlled households in Oslo. It appears that Norway had a rent regulation regime much like what is found in the U.S. The study indicated that it is more costly for a potential resident to find a rent-controlled home during the rent control regime than it is to find a decontrolled rental home afterward. The author concluded that rent control decreases the chances of finding a home in the preferred location and with desired features for residents who decide to move. In another European study, Munch and Svarer (2002) found that rent control adds an average of six years to the change in residential units among rent-controlled residents, relative to non-controlled ones, comparing the most regulated 10% of the population to the 10% least regulated. As a result, rent regulation both limits the ability of current renters to take advantage of new economic opportunities and makes it more difficult for those seeking rental housing to do the same.

Distribution by Income and Racial/Ethnic Group May Not Be Equitable

One of the purported policy purposes of rent regulation is to help create a more even playing field between wealthier households and lower-income residents. **Research shows clearly that this does not happen under rent regulation.** One reason is that rent regulation is ***not based on income tests.*** Unlike public housing, Section 8 rental vouchers, the Low-Income Housing Tax Credit (LIHTC) program and the like, rent-regulated units are not required to be rented based on income. Inasmuch as white households, on average, earn more than minority households, they are the ones who often benefit most from rent regulation regimes.

For instance, Glaeser's (2002) study of New York City and New Jersey found that rent regulation allowed some poorer as well as older residents to live in Manhattan while rent regulation in economically lagging cities of New Jersey increased the isolation of the poor. These findings indicate that a more economically effective and equitable solution would be to use housing vouchers to support the actual cost of rent for lower-income renters or supply-side incentives that would lower the overall cost of housing. Unfortunately, all levels of government have historically failed to make the financial investments needed to make these programs available universally to qualified renters, but instead, some politicians have suggested that the cost be borne by private property owners through rent regulation.

Chen, Jiang and Quintero (2023) simulated what might have been the outcome without rent regulation. In their study of New York City over the period 2002-2017, Chen, Jiang and Quintero estimated hypothetical rents and predicted the quality-adjusted rent discount for rent-regulated units. They found that rent regulation confers a discount to residents of about 34% with the aggregate savings to residents being about $4.0 to $5.4 billion per year across the city. This is equivalent to about 10-14% of the federal budget allocated to means-tested housing programs in New York City. Second, they found that discounts:

- Increase linearly with housing years of tenure, not true market costs;
- Are not progressively distributed with respect to income;
- Are larger in the Manhattan borough and increase gentrification in neighborhoods; and
- Are three times larger for households that are aware of the discount.

They further found that rent regulation benefits white residents disproportionately. Indeed, not only are white households more likely to occupy rent-regulated units, but they also realize higher discounts. In contrast, on average, Black, Hispanic and Asian American/Pacific Island residents receive, respectively, $150, $135 and $43 *lower* monthly rent discounts (in 2022 dollars) than whites, all else equal.

Earlier studies have shown that older households are the primary beneficiaries of rent regulations (Clark and Heskin 1982; Glaeser 2003; Gyourko and Linneman 1989) regardless of their income. The incentive for older residents to remain may mean that they forego the opportunity to live in a unit that is more suitable to their needs and supports their ability to effectively age in place. It also means that families that could better utilize the size and amenities the unit has to offer do not have access.

Rent regulation is often found in jurisdictions that are dominated by lower income households (Ambrosius et al., 2015; Gilderbloom and Ye 2007; Glaeser 2003; Gyourko and Linneman 1989). For instance, Ambrosius et al., (2015) found that New Jersey cities with rent regulation had about 25% lower median incomes and 70% more Black residents than control cities. Rent regulation was not found to increase housing supply commensurate with demand.

On the other hand, a perverse outcome to rent regulation was found in New York City. Gyourko and Linneman (1989) showed that based on benefit-to-income ratios, rent regulation benefits tended to accrue more to white households than others. Another study of New York City found that "rent control is not targeting the people who are likely to gain the most from integration" (Glaeser 2003:199). Moreover, given that other research indicates that rent regulation often deters investments in new multifamily housing, it could be inferred that lower-income communities with rent regulation are foregoing opportunities for more new housing investment and the economic benefits that go with it.

A key concern is the effect of rent regulation on other housing in the local market. Pastor, Carter and Abood (2018) reviewed studies showing how rent regulations were sometimes associated with increasing rents elsewhere, and sometimes not. Aside from the San Francisco studies, their review of research concluded that non-regulated rents stayed about the same or were even lower than regulated units in the same neighborhood. They reasoned that areas impacted by rent regulation were already older, in need of upgrading and had already been sorted by the market as lower rent options.

Some policymakers continue to push for the expansion of rent control with the argument that rent regulation is an important policy tool in the absence of meaningful expansion of the rental housing supply. The fact remains that virtually all academic studies find flaws with rent regulation. On the other hand, regulating rents through various subsidized housing programs has been found to have positive outcomes. Favilukis, Mabille and Van Nieuwerburgh (2021) found in one recent study that these government-funded rental housing initiatives reduce housing inequality, but the findings of this study do not necessarily imply rent regulation policies that require property owners to bear the entire cost and upend rental market dynamics to achieve the same results. Their simulated study evaluated the effects of rent regulation, zoning, housing vouchers and tax credits for developers, and found that adding an income requirement and subsidy to rent stabilization reduces inequality and improves stability for households that face loss of income. However, these findings do not necessarily translate to rent regulation policies given that rent regulation does not include government subsidy or other incentives.

*Rent Regulation **Misallocates** Housing Resources*

Rent-regulation can also lead to misallocation of housing resources. This occurs when residents in rent regulated units do not move so as to benefit from ever-increasing discounts from market rents accrued the longer they stay in the unit. The result is housing misallocation (Ault, Jackson and Saba 1994; Bulow and Klemperer 2012; Glaeser and Luttmer 2003; Hardman and Ioannides 1999; Sims 2011). Rent regulation thus induces residents to remain in place rather than move to units that meet their needs better. While this may be a rational decision on the part of the renter, in the short term, given the perverse incentives created by rent regulation, it could have negative consequences down the road (Dreier 2017).

Of course, much the same can be said for homeownership. Many millions of homes have fewer people living in them now than when children were being raised in them. The owners do not want to leave because that incurs search (the process of finding a new home), transaction (selling/buying) and transition (moving) costs, not to mention severing their social networks. More recently, the desire on the part of homeowners to preserve historically low interest rates on long-term home mortgages has dramatically limited the supply, driven up costs and put even more pressure on the rental market. Research has shown that such other market factors continue to result in increases to the cost of rental housing even in rent-regulated communities, further distorting the housing market and misallocating housing resources.

Rent Regulation Is Costly to Local Revenues

Policymakers often do not consider the effect of policies on those who are not targeted for benefits (or punishment)—the proverbial unintended consequences. Economic incidence analysis tries to determine who receives benefits and who incurs the costs from a change. Diamond (2018) recounts a study of Cambridge, Mass., reviewed here, that does this.

Between 1970 and through 1994, all rental units in Cambridge were subject to rent regulation. In November 1994, Massachusetts voters outlawed rent regulation by a narrow 51-49% margin, although Cambridge voters were 60% against. Nonetheless, from 1995 forward, rent regulation was outlawed in the state. Before it was outlawed, however, some residents enjoyed up to a 40% discount on their rent relative to the market. Moreover, Autor, Palmer and Pathak (2014) estimated that during the rent control era, rent-regulated properties were valued at a discount of about 45 to 50 percent relative to comparable properties in the same neighborhood that were not regulated. The sudden removal of rent regulation created a "natural experiment" to investigate how such a sudden change in policy affected residents, landlords, investors and the local housing market broadly. In conducting the natural experiment, Autor, Palmer and Pathak found that:

- Newly decontrolled market values rose by 45%, which, in turn, increased the tax revenue for the jurisdiction and is used to make community-wide investments;
- Removing rent regulation boosted neighboring property values as well; and
- Residential properties at the 75th percentile of rent regulation exposure (meaning the share of properties subject to rent regulation) gained about 13% more in value than properties at the 25th percentile of exposure.

The researchers reasoned that the effect of rent regulation was to reduce entire neighborhoods' investment desirability. They concluded (Autor, Palmer, and Pathak 2014:703):

> *The contribution of decontrol to the capitalized value of the Cambridge residential housing stock in this period corresponds to a total of $1.8 billion.*

About $300 million of this gain was attributable to the direct decontrol of rent-regulated properties. It is a measure of the direct benefit enjoyed by rent-regulated residents. One interpretation is that while the few rent-regulated residents enjoyed a $300 million benefit through below-market rents, the rest of Cambridge incurred a $1.7 billion cost.

Diamond, McQuade and Qian's (2019a) analysis of San Francisco rent regulation led them to conclude that such policies led to a long-term reduction of the very supply of rental units for whom rent regulation is intended. But how is the reduction distributed and, ultimately, who pays the price? Diamond, McQuade, and Qian (2019b) show that there was a greater reduction in housing supply among larger landlords managing multifamily communities. These are the very rental housing providers that had the most capacity to build more needed rental housing but were disincentivized to do so due to rent regulation. In contrast, individual landlords were more likely to hold onto their inventory. In effect, San Francisco's policies had little effect on "mom and pop" operations perhaps because their alternative opportunities were much more limited. (See also Pastor, Carter, and Abood 2018.) It can be assumed that larger housing providers who had more choices as to where to invest their resources chose to build in other jurisdictions.

Ahern and Giacoletti (2022), in their study of rent control adopted by St. Paul, Minnesota, in 2021, found that rent control reduced property values by 6-7%, or $1.6 billion, across the city resulting in lost tax revenue to the city. They then show that higher income residents gained the most from rent regulation, and they were more likely to be white. Residents who lost the most tended to be minorities. Ahern and Giacoletti conclude that where rent control may have intended to transfer wealth from higher- to lower-income households, the reverse occurred.

Economic Mobility for Residents Is Harmed by Rent Regulation

While one would expect that a key reason for rent regulation is to broaden job opportunities for residents, especially in job-rich areas where housing may be the least affordable, Jiang, Quintero, and Yang (2023) found otherwise. Using data from 2002 through 2017, they found that rent regulation was associated with a five-percentage point increase in residents' unemployment status. They reason that while rent regulation can discourage job-search efforts because the pressure for working is reduced somewhat, rent regulation provides a buffer that creates the opportunity for longer searches for current residents. They surmise this occurs especially in the finance, insurance, and real estate industries where unemployment rates are often lower than average. Moreover, rent regulation in expensive cities incentivizes workers to remain in the city between jobs, even if there are better opportunities for them in other locations.

However, Chen, Jiang, and Quintero (2023) again show that rent regulation with their associated rent discounts favors white and somewhat higher-income groups disproportionately. One reason may be that they have the means to be more aware of rent-regulation opportunities. They argue that rent regulation may "deter those who would benefit from a buffer for a job search from accessing the benefit" (Chen, Jiang, and Quintero 2023: 22).

International Perspectives Show Similar Negative Impacts of Rent Regulation

While this paper focuses on United States policy, important comparative international research has emerged in recent years that sheds new light on the relationship between rent regulation and rental housing production in other economies.

The first global perspective is offered by Kholodilin and Kohl (2020), who present analysis of long-run data on rent regulation and housing construction for 16 developed countries over the period 1910-2020 and 44 developing countries from 1980 to 2017. Their findings generally confirm economists' views that rent control suppresses new rental housing production, which ultimately most hurts renters seeking affordable housing options. These negative outcomes can be offset somewhat through exemptions for new construction and increased government provision of housing directly or through incentives. Nonetheless, even these offsetting efforts appear to dampen new rental residential construction overall.

Echoing Kholodilin and Kohl's international analysis is another comparative international work reported by Weber and Lee (2020). Using data for 18 developed countries from 1973 to 2014, they find that stringent rent control regimes may lead to lower real rent growth rates than market rate regimes. However, resident "soft rent-control regimes" may cause rents to move higher than the market. In the absence of rent control or soft control, market rents have not risen higher than would be expected. They conclude that rent control and to a lesser extent soft control regimes reduce the supply of rental housing. Their solution would be to incentivize more rental housing with public incentives to create increased housing supply.

Kholodilin and Kohl (2023) also show that rent regulation and housing-rationing measures, especially since the global financial crisis of 2008-09, led to increasing owner housing and decreasing private rental housing. They surmised that the combination of generous homeowner subsidies and policies that stifle rental housing production through rent regulation crowd out additional capital investment in the creation of more needed rental units (see also Kholodilin, Kohl, Korzhenevych, and Pfeiffer (2021)).

Rent Regulation Negatively Impacts Neighborhood Quality

The neighborhood life cycle is not only one of aging and filtering of housing stock but can include changes in levels of amenities and public safety. In turn, aging, filtering, amenities, and safety affect prices in the housing market. If rent regulation suspends the filtering process, then controlling for other factors, to what extent does it also affect neighborhood amenities and public safety? Autor, Palmer, and Pathak (2019) address this question in the context of Cambridge, MA, where Massachusetts voters repealed rent-regulation laws in 1995. The authors show how ending rent regulation increased demand for locating in Cambridge—resulting in higher rents and home prices, and fewer crimes. Indeed, reduced criminal activity accounted for about 10% of the capitalized value of rent regulation removal (see also Autor, Palmer, and Pathak "2014," "2017").

The bottom line is that rent regulation reduces the ability of the local housing market to produce new, affordable or moderately priced housing. Overall, research shows that while rent regulation indeed keeps rents from rising too quickly for a small number of covered residents, the tradeoff is reduced quantity and quality of the regulated stock over time. Some property owners who cannot afford to maintain older properties on limited income and thus decide to convert their rental buildings into condominiums, decide to spend less on maintenance or renovations, or even take units off the market that require higher maintenance costs than justified by the rent revenue (Mitchell and Schmidt 2015).

Rent Regulation Does Not Further Eviction Prevention, Well-Being and Educational Attainment
There is a large body of literature on the adverse effects of housing instability on residents across several dimensions, including education and health. One perceived rationale for rent regulation is to reduce housing instability. This runs in contrast to other research, however, that shows that rent-regulated residents are 2.4 times more likely to face eviction proceedings than non rent-regulated residents (Gardner 2022; see also Geddes and Holz 2023). Asquith's (2019) analysis of eviction records found no statistically significant evidence that evictions or attempted evictions increased for rent-regulated units in San Francisco when there was an increase in demand. Together, this evidence suggests that rent regulation is not an eviction prevention tool and, in turn, does not support educational attainment or increased well-being, but instead, either makes eviction more likely or has no statistical impact.

Rent Regulation Is Not the Answer to Our Housing Challenge

Rent regulation is not favored in the literature, especially among economists. Regardless of the research and the data, politicians seeking to gain favor with potential voters continue to offer this failed policy to voters without disclosing the negative consequences.

The idea that rent regulation is not an effective option is suggested bluntly by Pastor, Carter, and Abood (2018). Whereas various safety net policies related to Social Security and Medicare are available to everyone based on means testing—which leads to efficient resource allocation—this is not the case with rent regulation since (a) it applies to all qualifying residential property and (b) residents are not means-tested to gain access to subsidized rents. Those subsidies are also borne not by the larger pool of taxpayers to further the government's goals but by the much smaller pool of private housing providers. This, in turn, disincentivizes this group from making more investments in needed new housing units. It would be far more effective to supplement wages for lower-income households (such as through a guaranteed minimum income program) to improve their ability to compete for housing.

PART 3: RENT CONTROL AS A SYMPTOM OF DEEPER ISSUES

Part 3 advances the theme that the imposition of rent regulation is a symptom of deeper issues in America's willingness to confront the need to make the financial investments needed to create a stock of safe and decent housing for its citizens. This part begins with a review of the rental housing challenge. It continues with an outline of the barriers to the production of rental housing, especially apartments, and a discussion of how these barriers are not addressed, and often impaired, by rent regulation.

The Rental Housing Challenge by the Numbers

Several recent studies report that the U.S. needs as many as 7.3 million homes to meet its housing needs now and even more in the near future.

Both Freddie Mac,[20] a government-sponsored enterprise, and Up for Growth,[21] a D.C.-based think tank, separately estimate that the nation is short of about 3.8 million housing units to meet current demand (using two different methodologies). But these are only those units that are missing to meet demand.

A report issued in 2022 by NMHC and NAA (Hoyt Advisory Services and Eigen10 Advisors, LLC 2022) estimated that the nation needs to add 3.7 million new apartments[22] by 2035. However, these projections assumed a homeownership rate that spiked during the low-mortgage interest years of the COVID-19 pandemic. Higher interest rates will reduce home ownership and thus increase demand to 4.8 million new units in properties with 5+ units by 2035.

Considering pent-up demand for both owner and renter housing, this author prepared a study showing that the nation was missing about 5.8 million homes when accounting fully for "missing households" (Nelson 2023).[23]

At the high end is a 2023 study by Aurand et al., (for the National Low Income Housing Coalition) reporting that the nation is short of up to 7.3 million homes that are affordable and available. This shortfall suggests that roughly 15 million Americans could gain improvement in financial security,

[20] https://www.freddiemac.com/research/insight/20210507-housing-supply.
[21] https://upforgrowth.org/apply-the-vision/housing-underproduction/.
[22] Defined as units within structures of 5 or more units.
[23] These are households that have not formed because of persons living with their parents or doubling up. The Pew Research Center, for instance, shows that whereas 29% of persons between the ages of 18 and 29 lived at home in 1960, that figure rose to 52% early in the COVID-19 pandemic. See https://www.pewresearch.org/short-reads/2020/09/04/a-majority-of-young-adults-in-the-u-s-live-with-their-parents-for-the-first-time-since-the-great-depression/.

health, educational opportunities, and economic mobility if these homes were available to them. It uses data from the 2021 American Community Survey Public Use Microdata Sample to analyze affordable housing needs across the U.S. as well as for states. Key findings include:

- There are only about 7 million affordable units for 11 million households with extremely low incomes. Of those 7 million affordable units, more than 3 million are occupied by households with higher incomes.
- The shortage of 7.3 million affordable and available rental homes is up 8 percent from 6.8 million in 2019.
- Among renters with extremely low incomes, about 2.6 million live in homes affordable to households with very low incomes, 3.5 million live in homes affordable to households with low incomes, and 1.3 million live in homes affordable to households with middle and higher incomes.
- Renter households with extremely low incomes spend more than 50 percent of their income on housing.
- The shortage of affordable rental units disproportionately affects Black, Hispanic and Indigenous households. While about 6% of white households have extremely low incomes, for Black households that share is 19%, for American Indian or Alaska Native renter households it is 17%, and for Hispanic households it is 14%.
- In all 50 of the largest metropolitan areas, more than 60 percent of renters with extremely low incomes are severely cost-burdened.

The demand research conducted for NMHC and NAA by Hoyt Advisory Services and Eigen10 Advisors, LLC (2022) found that the nation lost 4.7 million affordable housing units between 2015 and 2020.

In the face of rental housing shortages that could steepen if not addressed quickly with more supply, rent regulation has the perverse effect of reducing rental housing production for reasons discussed earlier. In addition, there are other factors at work that point toward the underlying causes for the existing housing shortage and can provide indications of solutions that could actually be successful.

Land Use, Regulatory Cost, and Property Tax Barriers Impede the Development of More Rental Housing

While there are many reasons for the observed underproduction of rental housing relative to demand, three are highlighted here: land use, regulatory cost, and local tax barriers. Approaches to addressing these barriers are also presented.

Land Use Barriers

There are numerous land use barriers impeding the production of rental housing, including:

- Insufficient supply of land zoned for apartments based on local market needs both in terms of location and at sufficient density to meet market needs (Nelson et al., 2017);
- Unreasonable yard, bulk, and height barriers that reduce the financial feasibility of apartments (Knaap et al., 2007); and
- Unreasonable conditions of development approval that reduce or eliminate financial feasibility of apartments, perhaps intentionally.[24]

Regulatory Cost

A joint study by the National Association of Home Builders and National Multifamily Housing Council (Emrath and Walter 2022) estimated that regulations of various forms added an average of 40.6% to the total development cost of apartments (see Figure 1). When multifamily development costs rise, the results are higher rents that reduce rental housing affordability (Emrath and Walter 2022), and fewer units.

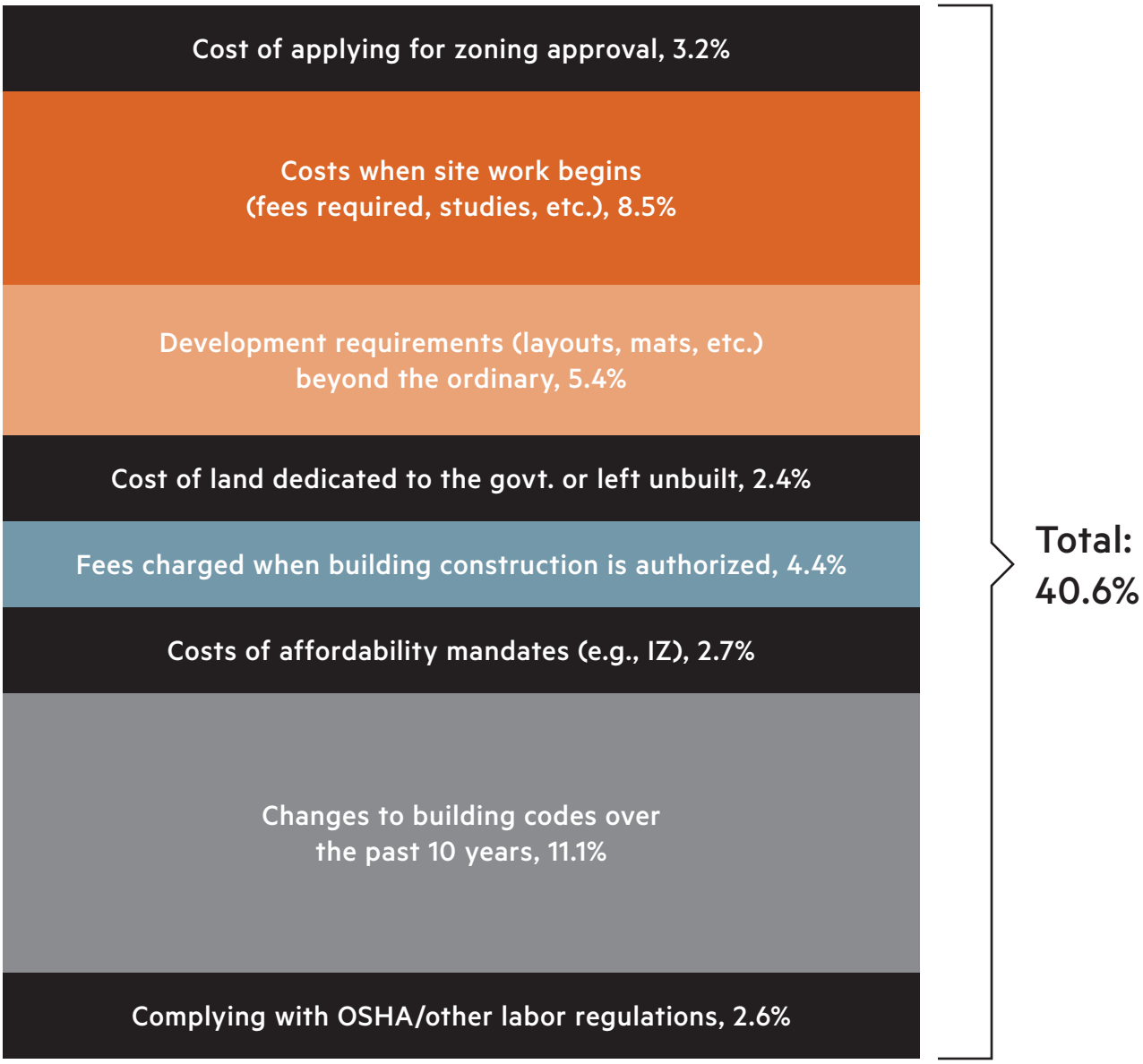
While most regulations are well-meaning, such as impact fees to mitigate the impact of new development on public facilities, their effect on housing production is often not considered (Nelson et al., 2009). Impact fees are calculated based on the proportionate share impact of new development on facilities (Nelson et al., 2023). For instance, if new single-family residential homes generate an average of 0.50 public school students at a cost of $10,000 per new "student station," the impact fee is $10,000 per new home. However, Nelson et al., (2023) have documented where local governments charge all residential units the same impact fee regardless of the variation in impact between different types and sizes of residential units. Thus, in the example above, studio apartments that average fewer than one person per unit after accounting for vacancy rates, and *no* students, are charged full school (and other) impact fees. Indeed, Nelson, Nicholas and Merriam (2022) have documented that the imposition of these one-size-fits-all impact fees are associated with significant reductions in apartment units permitted. Yet the elected officials of these same jurisdictions decry the lack of affordable housing in their communities.

[24] The author was an expert in a case where local zoning allowed apartments as a conditional use in higher-density single-family residential zones. The city approved the project subject to the installation of an inverted razor wire fence around the perimeter with a 24-7 manned gatehouse. As litigation was too costly to pursue, the developer withdrew plans and built single-family detached homes instead.

FIGURE 1

Average Cost of Regulation as a Percent of Total Multifamily Development Cost

Source: Emrath and Walter (2022).



Property Tax Barriers

Property taxes are the largest operating expense in operating a rental property and are largely not controlled by the property owner.[25] They are also the largest source of revenue available to local government.[26] In theory, they are progressive in the sense that as one's wealth increases so does one's ownership of real property subject to property taxes in increasing proportion to wealth. In practice, they are regressive, for two key reasons:[27]

- First, in most states, homeowners often receive a "homestead" exemption, which reduces the assessed value by which property taxes are assessed. With few exceptions, this is not extended to residential rental property.[28]

- Second, in some states, residential rental property is assessed at "commercial" tax rates, which are higher than owner-occupied tax rates, then passed along to the renter as part of their monthly rent payment.

On a national average basis, residential rental properties pay about 23% more in property taxes based on market value than owner-occupied houses (Lincoln Institute of Land Policy and Minnesota Center for Fiscal Excellence 2018).[29] In effect, on a national basis, the property tax is regressive, meaning that lower income rental households pay a higher share of their income for income taxes than higher income owner households. This is illustrated in Figure 2. As a result, renters also pay a higher rate for real estate taxes than homeowners through their rental payment given that they are passed along by rental housing providers and given the higher rate paid by commercial properties.

Cambridge, Massachusetts, provides just one example of how this taxation inequity hurts renters and increases the cost of rent. Recall that in 1994, voters in Massachusetts eliminated rent regulation, which had the effect of raising residential property values (see Autor, Palmer, and Pathak 2014). In Cambridge, the homestead exemption in fiscal year 2022 was $470,823, meaning that property taxes are assessed at only the increment above that amount.[30] In contrast, all apartment units are assessed full property tax rates, which amount to about 0.6% of market value. Thus, an apartment valued at $200,000 pays about $1,600 in property taxes, whereas an owner-occupied dwelling worth 2.5 times that pays nothing. Moreover, the revenue lost from the homestead exemption is shifted to all other property, including rental housing.

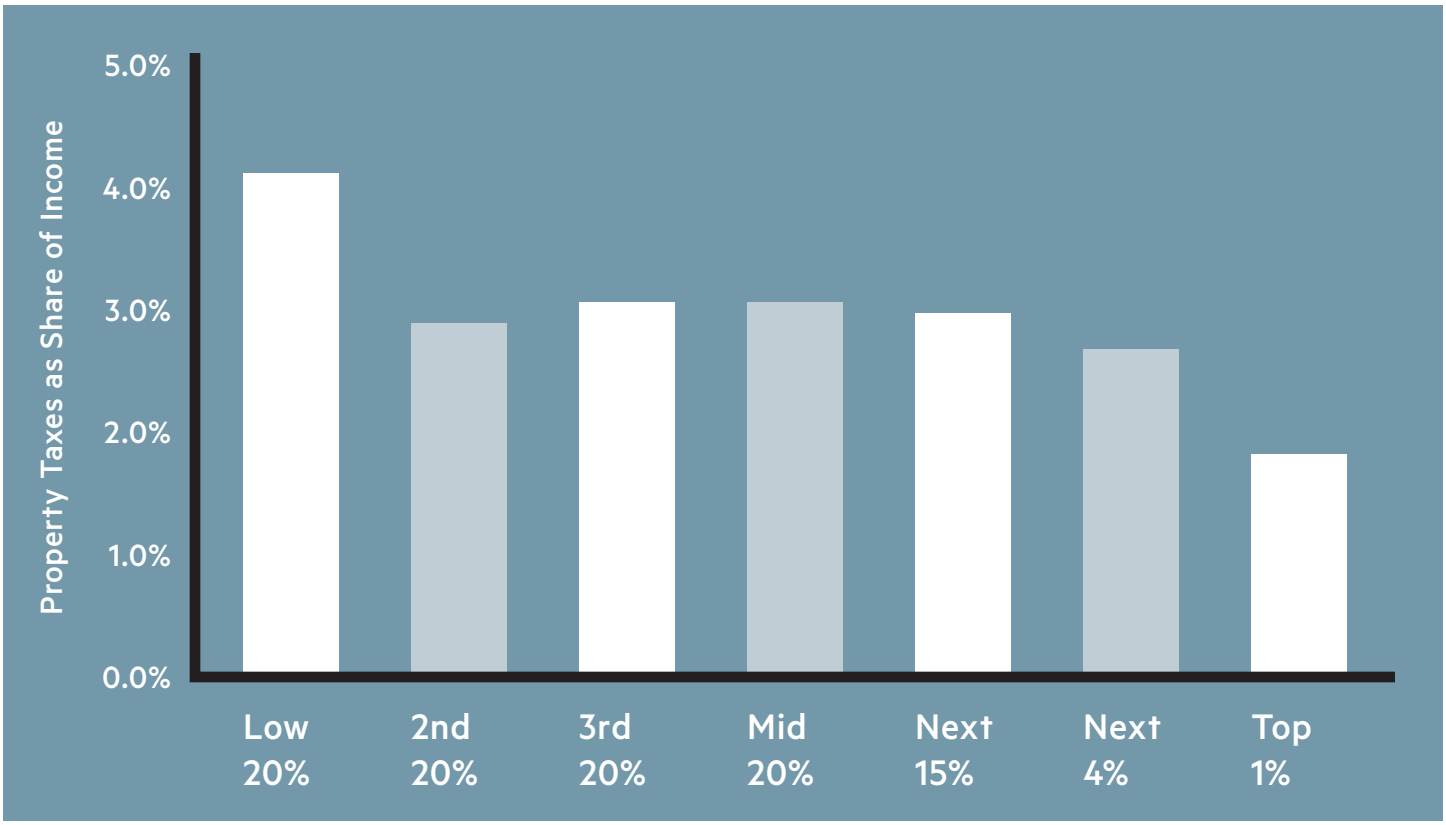
[25] As distinguished from debt service, cash throw off, and other finance arrangements.
[26] See data tables provided at https://www.census.gov/data/datasets/2021/econ/local/public-use-datasets.html.
[27] See https://itep.org/whopays/.
[28] See list of homestead exemptions for states and territories at https://www.assetprotectionplanners.com/planning/homestead-exemptions-by-state/.
[29] According to this study, the national average owner-occupied residential property tax rate for a home with an estimated market value of $600,000 was 1.495% in 2017 while the national average property tax rate for an apartment unit with an estimated market value of $200,000 was 1.834%.
[30] According to the Cambridge assessor Web site, scores of homes quality for zero property taxes.

This leads to an interesting question: If rental apartments were given the same reduction in assessed value for property tax purposes or tax abatement in Cambridge, how many more apartments might become more affordable? More importantly, how many more units would be built—assuming land use, building code and other factors were not barriers? Rents would logically decrease or stabilize, there would be more housing options for renters to choose from and the purported purpose for rent regulation eliminated.

FIGURE 2

U.S. States' Average Property Tax Regressivity

Source: Institute on Taxation and Economic Policy (2018), data files.



CONCLUSION

While rent regulation has been debated in this country and around the world for many decades, almost universally, the research shows that the real issue is that there is more demand than supply. This is especially true given our country's history of not providing sufficient financial investments and incentives to generate the construction of more needed rental homes, especially multifamily housing units.

Summary Observations

At its heart, rent regulation interferes with the market. The literature reviewed in this report points to multiple negative outcomes:

Rent Benefits Are Not Equitably Distributed Under Rent Regulation

The weight of the literature suggests that rent regulation does not benefit those of more modest means who may need the support. While a small number of rent-regulated residents enjoy substantial discounts from market-rate rents the longer they stay in the same place, the benefits are not evenly distributed or targeted. Long term, rent regulation does not reduce the cost of renting non-regulated units.

Rent Regulation Significantly Reduces Property Value and, In Turn, Tax Revenue to Local Communities

Based on the change in value of properties after rent regulations were removed, along with other indicators, the weight of the literature indicates that rent regulations reduce values of affected and nearby rental properties. As a result, they reduce tax revenue to communities that are used to pay for schools, parks and other community amenities.

Over Time, Rent Regulation Causes a Reduction in the Supply of Affordable Rental Housing in a Community

Because most rent regulation regimes create a fixed supply of regulated units at the beginning, the supply of rent-regulated units dwindles over time. However, the weight of the literature suggests that rent regulation accelerates this trend as landlords, limited in their ability to raise revenue to

meet costs, take advantage of opportunities to increase the return on their investments through such means as: (1) condominium conversions (which can reduce total units when rental units are combined); (2) converting buildings into other uses; (3) vacating buildings because the costs of renovating for such things as code compliance are more than rents justify even if rents can be increased; (4) converting some units into short-term rentals if allowed locally; and (5) demolishing the building, among other actions.

Rent Regulation May Reduce the Likelihood of New Multifamily Construction

Even though new rental residential units are sometimes exempt from rent regulation, rent regulation disincentivizes the construction of new multifamily rental housing. On balance, rent regulations, when not applied to new construction, may have somewhat more limited impact on reducing the number of new units that would have been expected to be built.

Rent Regulation May Have More Negative Impacts on "Mom-and-Pop" Landlords

The San Francisco research suggests that small-scale "mom-and-pop" rent-regulated buildings do not have the options available to them that large-scale or institutional investors have, therefore, they are less likely to change the use or clientele of their buildings. But because they are less capitalized, mom-and-pops are more likely to incur deferred maintenance, which has the effect of lowering both rent, and value, as well as the housing quality for the renter.

Rent Regulation Does Not Generally Target Those Most In Need of Support

Rent regulation regimes do not include an income test, so anyone can rent such units. While rent regulation in some lower income communities supports a relatively small number of residents who are the purported target of the policy, research shows that white and middle/upper-income residents occupied rent-regulated units disproportionately. Rent regulations are thus an ineffective attempt to serve those most in need.

Rent Regulation Disincentivizes Mobility and May, In Turn, Limit Economic Opportunity

Rent regulation induces residents to stay longer in their units than may be effective. They may incur opportunity costs in not relocating to areas where economic opportunities would be improved.

Concluding Perspectives

Despite a large amount of mostly conclusive literature, rent regulation persists. Based on the lessons learned from the research on the flaws with rent regulation, the following are some principles that federal, state and local government can consider in crafting effective housing policies with a broader group of renters that truly need assistance:

- Determine eligibility for rental housing assistance programs by using means-based testing.
- Consider strategies that focus on the real issue, income, rather than housing affordability. For example, Cambridge, Massachusetts, had rent regulation until the state banned it in 1994. Research reported above notes that property values and, in turn, property tax revenue, increased following the change. Fast forward to 2023 when Cambridge implemented a guaranteed basic income program that provides $500 per month in unrestricted income to qualified households.[31] The program cost $22 million in 2023, or just about the same as the estimated increase...were removed in 1994. (Measured in 2023 dollars, the estimate increase in property tax revenue was actually signficantly higher.) To ensure that the right households are supported, a Cambridge-like basic income program might be crafted locally and has been considered by the City of Minneapolis and others.
- A key element of rent regulation is preventing perceived abuses of the eviction process by some landlords. While such abuses are not verified by the research reviewed, when combined with income means-testing, basic income, or other programs, non-payment evictions should be diminished greatly, providing more insight into other types of evictions.
- Rent regulations do not consider transportation cost savings in transit-rich areas. Literature clearly shows that accessibility to transit can generate meaningful savings to households that can be used to help pay for rent. The 30% of income benchmark for housing affordability was developed more than 50 years ago and needs to be refined to consider transit options, among other expenses impacting households today.
- Local land use and building code regulations need to be revisited to find ways in which to increase housing supply generally, and especially rental housing supply.
- States need to be called upon to help level the property tax playing field. In Utah, for instance, both owner and renter-occupied properties receive a 45% reduction in assessed value for property taxes. This does not extend to second homes or other short-term rental property.

[31] Rise Up Cambridge (cambridgema.gov)

The broad conclusion from this research is that rent regulation hurts renters seeking affordable rental housing, as it undermines housing supply for the very people whom it intends to serve. The reason for this is that, in the absence of sufficient rental stock to meet demand, rents rise, which fuels calls for rent regulation. But rent regulation can reduce aggregate housing stock available to lower-income residents, thus undermining housing affordability and opportunity. This can have the perverse effect of shifting demand to distant communities in the region where rent regulation does not exist and where transportation options, social services and job prospects are less abundant. The bottom line is that policies other than rent regulation are needed to bolster and not impede increasing the needed supply of rental housing, especially affordable units.

AUTHOR DISCLOSURE

The author discloses ownership of rental units not subject to a rent regulation regime although subject to state and city landlord/resident laws, further disclosing having never evicted a resident, and finally disclosing having never reset rent to the prevailing market until a vacancy occurred. The author additionally discloses *de minimus* ownership in other residential rental properties through investment portfolios managed by third parties.

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APPENDIX

Rent Control During and Between the Wars—1917-1950

This era extends from World War I (the Great War) through the Great Depression and a few years after the end of World War II.

When the Great War started[32], construction of all kinds nearly came to a halt. This led to lower vacancy rates and higher rents (Schaub 1920). Fogelson (2013) notes that in New York City, the housing vacancy rate fell to below 1 percent. As rents rose precipitously, rent strikes followed. With little federal, state or local appetite to intervene in the rental housing market, 82 cities created "Fair Rent" committees consisting of local officials, landlords, residents, labor and representatives from the general public. Although lacking the legal authority to do anything, they were able to negotiate resident-landlord conflicts. They also threatened landlords with higher taxes, removal from real estate boards and commissions, redoubled enforcement of health and building codes, and on occasion even with shutting off fuel supplies (Willis 1950; Pastor, Carter Abood 2018). But there was some government intervention during the Great War, nonetheless. New York's state legislature, under Republican control, passed a rent-control program that aimed at keeping rents accessible and limiting evictions (Fogelson 2013). Similar laws were passed elsewhere, including in Washington, D.C.

For many cities, including New York, the end of the Great War saw continued housing shortages, rising rents, and large scale eviction of residents. New York City adopted peacetime rent regulations that were in effect from 1920 to 1929—the nation's first true rent and eviction control laws. These regulations were seen as necessary to prevent "unjust, unreasonable, and oppressive" increases in rent (Keating, Teitz, and Skaburskis 1998:152). Eventually, New York declared the housing "emergency" over and ended rent control in 1929, just in time for the Great Depression. Yet New York City did not reinstate rent and eviction controls during the Great Depression. Instead, considerable social unrest ensued, such as the "Great Rent Strike War of 1932" in the Bronx where thousands of residents refused to pay rent (Lawson and Naison 1986). These efforts in the Bronx and elsewhere did not lead to rent control, but they did plant the seeds for WWII and post-war rent control policies.

[32] The author's grandfather was a veteran of the Great War, which is what he always called it until his death. He passed away before retirement age, likely attributable to being gassed in the war and having no post-war traumatic stress disorder treatment.

The second wave of wartime-related rent control swept most of the country during WWII. Fetter (2013) reports that over 80% of the nation's rental housing stock as of 1940 was placed under the jurisdiction of the Office of Price Administration (OPA) as part of the Emergency Price Control Act of 1942. The method of control used by the OPA was "maximum rent date," which became the base date for freezing rents through the war and for the next year. Fetter found that to escape federal rent controls, many owners of rental property sold their units to home buyers thereby reducing the rental stock. Indeed, the homeownership rate increased by 10% more than would be expected without the program. Fetter does not, and could not, provide a counterfactual assessment of outcomes without rent control, especially since material and labor was committed to the war effort. Moreover, he concedes that much of the increase in homeownership likely came from increased income and thus access to mortgages compared to the pre-war period.

The OPA was dissolved in 1947, but Congress enacted the Federal Housing and Rent Act to keep controls for buildings built before that year. Federal controls eventually ended in 1950. New York State enabled rent control authority for all cities in the state with New York City being the most prominent. While the nation's largest rent control effort was over, New York City's efforts, along with those of scores of other cities around the nation over the next several decades, crystallized policy debate on rent controls. This is the subject of the next section, which reviews the first generation of rent controls.

First Generation—Post-War Rent Control

This generation starts roughly when the Federal Housing and Rent Act ended in 1950, which is when New York State enabled rent control statewide. While New York City headlines this era (see McPherson 2004 for a detailed history of rent control and regulation in New York City), rent control is still in effect in parts of Albany, Erie (Buffalo), Nassau (Long Island), Rensselaer (Troy), Schenectady and Westchester (White Plains) counties.[33] Rent control is the older of the two systems of rent regulation, as it dates to the end of World War II and generally applies to buildings built before 1947. In New York City, rent control residents are usually in buildings built before February 1, 1947, and where the resident is in continuous occupancy prior to July 1, 1971.[34] Rent control limits rent increases to formulas and procedures. It also limits evictions and provides residents with essential services.[35]

[33] See https://www.pushbuffalo.org/wp-content/uploads/2019/06/Residents%E2%80%99-Rights-Guide.pdf.
[34] See https://hcr.ny.gov/rent-control.
[35] See https://hcr.ny.gov/rent-control.

This flavor of rent control drew the ire of no less than the venerable and Nobel Prize-winning economist, Milton Friedman, and his colleague George J. Stigler (1946). From their vantage point of 1946 when virtually all the housing stock in New York City was subject to WWII-like rent controls, Friedman and Stigler argued that rent controls would suppress new housing construction, induce landlords to neglect maintenance of existing units and result in aggressive eviction strategies by landlords to reset rents to market rate.

By 2023, however, New York City-style rent control affected fewer than 20,000 units.

Second Generation—Rent Stabilization

New York City is also a leader in regulating rent for housing stock that is not under rent control caps. Rent stabilization is used in New York City for qualifying apartments that are: in buildings comprising six or more units built between February 1, 1947, and December 31, 1973; built before February 1, 1947, with residents who moved in after June 30, 1971; or with three or more apartments constructed or extensively renovated on or after January 1, 1974, with tax benefits. Nassau, Rockland and Westchester counties also have rent stabilization programs. Local Rent Guidelines Boards set annual maximum rates for rent increases that are effective for one- or two-year leases.[36] Strictly speaking, even New York's early forms of rent control through hard caps has moved toward the rental stock stabilization model that applies to targeted units.

The 1970s saw similar rental stock stabilization ordinances pass in Boston, Cambridge, Washington, D.C., Los Angeles and San Francisco, as well as in several cities in housing supply-stressed areas of California, Connecticut, Massachusetts and New Jersey.[37] Arnott (1995) characterizes these as "soft" rent control and rent stabilization measures. Arnott observes:

> They entail a complex set of regulations governing not only allowable rent increases, but also conversion, maintenance, and landlord-resident relations. (These variations of) rent controls commonly permit automatic percentage rent increases related to the rate of inflation. They also often contain provisions for other rent increases: cost pass-through provisions which permit landlords to apply for rent increases above the automatic rent increase, if justified by cost increases; hardship provisions, which allow discretionary increases to assure that landlords do not have cash-flow problems; and rate-of-return provisions, which permit discretionary rent increases to ensure landlords a "fair" or "reasonable" rate of return. (Arnott 1995: 102).

While this form of rent stabilization applies to units, the next generation of rent stabilization applied to residents.

[36] Ibid, "pushbuffalo".
[37] I exclude examples of cities and counties in New York State noted in the post-war era because of overlap within many jurisdictions that also had rent control.

Third Generation—Vacancy Decontrol

Arnott (2003) characterizes the third generation of rent regulation as "tenancy rent control," which literature now characterizes as "vacancy decontrol" (Pastor, Carter and Abood 2018). Where rent control imposes a cap on rents and rent stabilization allows rents to increase based on formulas, vacancy decontrol allows landlords to reset rent often to the prevailing market; then when the unit is rented, it is subject to limits in rent increases.

Like the U.S., rent regulation regimes internationally thus evolved over time. Using a database assembled by Kholodilin (2020) covering 101 countries and states from 1910 to 2020, analysis shows a spike in restrictive policies, such as true rent control before the second world war. Post-war rent regulation saw rent control becoming more flexible or being eliminated, and along with that, housing rationing became less frequent. In their place arose rent and resident stabilization.

Some recent third generation rent regulation approaches are mostly to prevent rent gauging where landlords cap rents based on an index, such as the Consumer Price Index (CPI) plus an increment. Oregon, for instance, allows rents to increase by the lesser of 10% or 7% plus the CPI.[38] Oregon's law applies to all rental units in structures more than 15 years old. There is no research yet on outcomes. However, economic theory would hold that long-term rental housing production will be reduced in part because investment portfolios will include future rent regulation in the discounted cash flow valuation for new projects, thus lowering their value at an increasing rate for every year toward removal of the exemption, with the overall effect of reducing long-run supply.

Third generation rent regulation has dominated all efforts since about the 1970s. In a nutshell, they have these features in common:[39]

- **Inflation-based limit**: rents in controlled units are allowed to increase in line with inflation plus some additional percentage;
- **Vacancy decontrol**: rents are allowed to increase to market levels when a resident vacates a controlled unit; and
- **Exemptions for newer units**: units built after a certain date are exempt from regulation.

Overview of Current Practices

Local rent control and rent regulations plateaued for about a quarter of a century to the period just before the COVID-19 pandemic. At the end of the 2010s, nearly 200 cities and counties had rent regulation, but during the lull, more than 30 states banned the practice (Urban Institute 2019). Massachusetts voters outlawed rent regulations in 1994, thereby eliminating rent restrictions in such places as Boston and Cambridge.

[38] https://www.oregon.gov/das/oea/pages/rent-stabilization.aspx.
[39] For applications to specific states, see https://www.nmhc.org/research-insight/research-notes/2023/rent-control-vs-rent-stabilization-a-new-name-for-a-failed-concept/.

Even the California legislature forbade many forms of rent regulation through the Costa-Hawkins Rental Housing Act of 1995. This applied to units built after 1995. A California ballot measure in 2020 to remove this restriction failed.[40] To date, about 15 California cities have rent regulation systems in place consistent with the Costa-Hawkins restrictions.

It is interesting to note that of the two states where rent regulation was put to a statewide vote—California and Massachusetts, neither a stranger to liberal nor progressive policies—it was either outlawed statewide (Massachusetts) or limited to strict parameters (California).

The number of jurisdictions using rent regulations in New York State held about constant as noted above. Only New Jersey saw substantial increases in the number of communities engaging in rent regulation, reaching about 100 by the end of the 2010s.

Just before the COVID-19 pandemic in 2019, the Oregon legislature mandated rent regulation statewide. In the same year, Oregon also mandated the provision of "middle housing" on all parcels zoned for single-family detached residential uses—essentially prohibiting detached-only single-family homes.[41] These twin efforts aim to expand total housing supply while also protecting residents from sudden spikes in rent increases.

Other jurisdictions have been added to the list of rent regulations since the pandemic. In addition, as Favilukis, Mabille and Van Nieuwerburgh (2021) observe, local policymakers hope to overturn rent regulation preemption laws in many of the 36 states that have them. It seems that rent regulation is in expansion mode, although how it will play out is anyone's guess. In New Jersey, state law allows a wide range of annual rent adjustments; here are just a few:[42]

- Atlantic City: Percent increase of CPI
- Barnegat Township: 3.5%
- Bayonne: Percent of CPI, 5.5% maximum
- Bergen: 4%
- Camden: 5%
- East Orange: 5%
- East Rutherford: 5.5%
- East Windsor: 2.9%
- Hoboken: Percent of CPI
- Jersey City: Percent of CPI, 4% maximum
- Linden: Percent of CPI or 5% (whichever is lower)
- Newark: Percent of CPI, 4% maximum

[40] https://ballotpedia.org/California_Proposition_21,_Local_Rent_Control_Initiative_(2020).
[41] https://www.oregon.gov/lcd/up/pages/housing-choices.aspx.
[42] The extent to which some of these formulas changed because of inflation during 2022-23 is not known at this writing.

For its part, California limits annual rent increases to 5% plus the local CPI or 10%, whichever is lower[43] for those relatively few cities with these policies.[44]

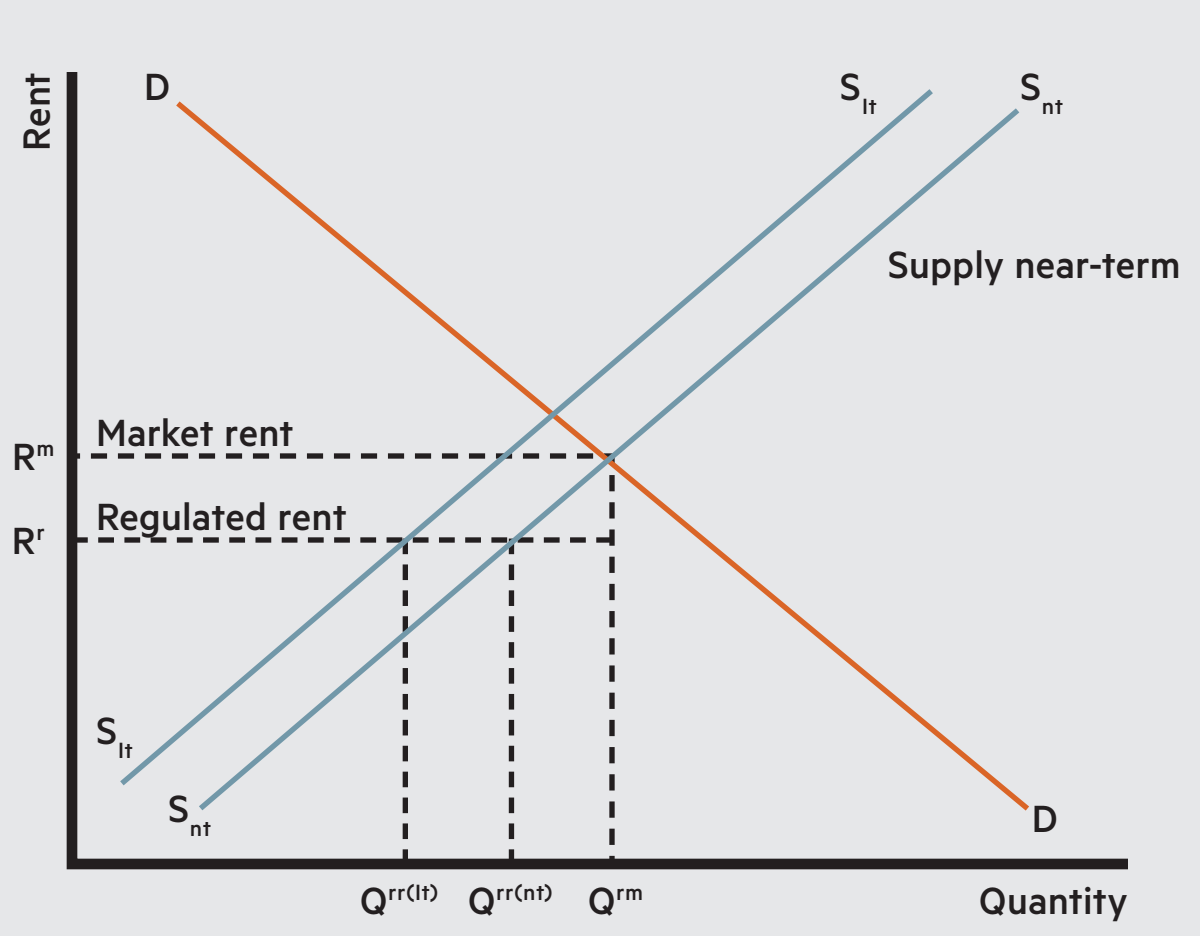
Figure 3 illustrates the short- and long-term effects of rent regulation applicable to the third generation. Recall that third generation rent regulations apply to older housing stock, meaning that new stock is exempt. (In Oregon there is a 15-year hiatus after construction before rent regulation applies.) Rent increases are based on a formula or subject to local review processes. However, in most cases, rent can be reset toward the market when the resident is replaced ("rent decontrol"). Because of rent regulations, residents will stay in regulated units longer than they would in a market-based unit. Landlord revenues will lag what market-based revenue would otherwise generate, meaning overall returns are reduced below competitive market levels—this is an opportunity cost incurred by the landlord. Over time, some landlords convert their units into condominiums, which may also involve combining smaller rental units into larger for-sale ones. Being unable to afford renovations of older stock, others will remove their units from the market. The net effect is that the supply of rent-regulated stock falls. This would not be an issue if the market replaced lost units, but that is not the case. Otherwise the market would have done so at the outset and rent regulation would not be needed.

In Figure 3, the interplay of these behaviors is illustrated. In the absence of rent regulation, an equilibrium is established between market rent, $\mathbf{R^m}$, and supply, $\mathbf{Q^{rm}}$. This does not mean that all niche or submarket needs are met but in aggregate needs are. Rent regulation applied to a submarket of units lowers rents to $\mathbf{R^r}$. Not all landlords agree to participate, so they convert their units or perhaps take them off the market. This reduces total near-term supply to $\mathbf{Q^{rr(nt)}}$. In the long term, even more units are removed from the market for reasons noted above. Supply falls further to $\mathbf{Q^{rr(lt)}}$. Because of the very dynamics that lead to housing underproduction in the first instance, the market does not replace lost units. The effect on non-regulated units is likely higher rents since overall supply has been reduced. (That relationship is not shown for brevity of illustration, but one can imagine the market rent line, $\mathbf{R^m}$, moving upward toward the Demand line, **D**, in both the near- and long-term scenarios shown in Figure 3).

[43] See Los Angeles Housing Department. "AB1482/State Rent Control."
[44] Berkeley, Beverly Hills, East Palo Alto, Hayward, Los Angeles, Los Gatos, Oakland, Palm Springs, San Francisco, San Jose, Santa Monica, West Hollywood.

FIGURE 3

Simplified near- and long-term effects of rent regulation



In the absence of rent regulation, an equilibrium is established between market rent, $\mathbf{R^m}$, and supply, $\mathbf{Q^{rm}}$. Rent regulation applied to a submarket of units lowers rents to **Rr**. Some landlords take their units off the market. This reduces total near-term supply to $\mathbf{Q^{rr(nt)}}$. In the long term, even more units are removed from the market for reasons noted in the text. Supply falls further to $\mathbf{Q^{rr(lt)}}$. But the market does not replace lost units. The effect on non-regulated units is likely higher rents since overall supply has been reduced.

First, there is the fear of eviction even without being evicted. Acharya, Bhatta and Dhakal (2022) used a survey of residents who were behind on their rent to investigate how the fear of eviction affected their well-being. Compared to the control population, residents who faced eviction within two months had a higher level of depression (59% vs 37%), anxiety (67% vs 43%) and prescription medication use (27% vs 24%). Adjusting for demographic features, household context and socioeconomic circumstances, the probability of depression, anxiety and medication use among the at-risk eviction group was significantly higher than in the control group. Acharya, Bhatta and Dhakal conclude that the mere threat of eviction is associated with elevated mental health problems and that addressing housing issues can reduce mental health burdens among residents generally and those facing eviction especially.

Then there is the absolute effect of eviction. In research on young adults who were evicted, Hoke and Boen (2021) found that evicted persons had more depressive symptoms and had lower health quality ratings, adjusting for numerous factors. Their level of social stress also increased. Hoke and Boen's results suggest that evictions in the U.S. threaten well-being among young adults with "especially devastating consequences for low-income individuals and communities of color" (Hoke and Boen 2021: 113732).

In their review of literature on evictions and well-being, Pastor, Carter and Abood (2018) found strong connections between such forced moves on stress in the form of anxiety, depression and related, and well-being in the form of substance abuse and early mortality among others. They also found that underlying drivers of housing insecurity affect poverty and unemployment. In another study, Burgard, Seefeldt and Zelner (2012) investigated how different causes of housing insecurity affected health and well-being. Those experiencing a forced move were 2.6 times more likely to report fair or poor health, 2.5 times more likely to experience anxiety and about twice as likely to be depressed compared to those with no housing insecurity. Moreover, studies show that evictions and foreclosures have greater adverse effects on women than men (Vásquez-Vera et al., 2017).

In a study of educational attainment associated with forced moves in Sweden, Kahlmeter (2020) found that while a single relocation had a small impact, repeated forced moves were associated with large and significant reductions in attainment. The Swedish study is useful in the U.S. context because the Swedish national school system is considerably less heterogeneric than the states, thereby aiding in controlling for various influences on measuring attainment. In the U.S.,. Gasper, DeLuca and Estacion (2012) show that frequent moves reduce high school graduation rates leading to lower incomes and well-being later in life.

ABOUT NMHC

Based in Washington, DC, NMHC is a national association representing the interests of the largest and most prominent apartment firms in the U.S. NMHC's members are the principal officers of firms engaged in all aspects of the apartment industry, including ownership, development, management and financing. NMHC advocates on behalf of rental housing, conducts apartment related research, encourages the exchange of strategic business information and promotes the desirability of apartment living. Nearly one-third of Americans rent their housing, and almost 15 percent live in an apartment (buildings with 5 or more units). For more information, contact NMHC at 202/974-2300, email the Council at info@nmhc.org, or visit NMHC's Web site at www.nmhc.org.

NMHC NATIONAL MULTIFAMILY HOUSING COUNCIL

NMHC.ORG

From: Lynn Guan
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Saturday, January 3, 2026 12:37:11 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Lynn Guan
zyguan@gmail.com
[redacted]

From:	Brett Rietveld
To:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Cc:	City Clerk; Nicole Grisanti; Kelly R. McAdoo
Subject:	Support Strong Community Stabilization for Santa Barbara
Date:	Friday, January 2, 2026 9:19:04 PM

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

Dear Honorable Mayor and Council Members,

I am writing to you as a concerned Santa Barbara tenant to urge you to support the implementation for a strong rent stabilization ordinance in our city.

Santa Barbara is becoming increasingly unaffordable—especially for working families, seniors on fixed incomes, and renters from historically marginalized communities. Without immediate action, we will see even more displacement, more homelessness, and deeper economic strain on our city and region. This isn't just a housing crisis, it's a direct threat to the diversity, stability, and long-term economic health of Santa Barbara.

Rent stabilization is a proven, practical policy that protects tenants from sudden and excessive rent hikes, keeps families in their homes, and ensures landlords continue to receive steady and fair returns on their investments. By stabilizing rents, our city can:
- Safeguard the local workforce so essential workers can afford to live where they work.
- Support small businesses that rely on stable communities and local spending.
- Invest in long-term solutions for new affordable and innovative housing options.
- Strengthen trust and transparency between tenants and landlords.

It is also important to note that community stabilization ordinances are typically cost-neutral for cities after initial implementation investment. Across California, no cities currently fund their rent boards through the general fund or Local Housing Trust Fund. Instead, they are paid for by modest per-unit fees shared between landlords and tenants.

Housing is a basic human right and ensuring its stability is essential for a thriving and resilient local economy.

Please take action and support a strong rent stabilization ordinance and other necessary measures to prevent the displacement of working families. Our community depends on it – and you – to make it happen.

Thank you for your leadership,

Brett Rietveld (district 6 - downtown westside)
brettrietveld@gmail.com
(805)587-7989

From: David Sullins
To: Santa Barbara City Council
Subject: Fw: Council Members and Mayor,
Date: Thursday, January 1, 2026 10:25:19 PM

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

Dear Council Members and Mayor Rouse,

I have a renter on Castillo who, when we were exploring the rise in utilities, it was found they had moved people in. Some were relatives, but also close friends who were without shelter. And as we talked it was understood that all were happy and also they could afford things better, as is. We discussed the base costs, agreed on utility overages and they gladly offered to pay it.

In the Proposed New Rent Control by council members Sneddon/Santamaria, this would be an Illegal transaction between renter and owner:

Utilities. A Landlord may not charge a Tenant for Utilities in addition to Rent. Utilities may only be paid by a Tenant when the Utility service is separately or individually metered and the Utility account is registered to the Tenant and not the Landlord. Any attempt by a Landlord to allocate or divide utility charges to Tenants, including but not limited to use of a ratio utility billing systems (RUBS), submetering, or other methods of passing utility costs to Tenants, shall constitute an unlawful rent increase under this Chapter. Such charges are expressly prohibited regardless of whether they are authorized by the Rental Agreement or any written lease provision.

This is Government overreach and interference with the personal freedoms of our American marketplace. And this is a small Ordinance in this myopic Proposal, painting landlords corrupt, and ‘closing loopholes’.

No building code requires common meters and water heaters be split in hundreds of such rentals like this in SB. A couple listed their properties for sale the day after the December meeting that started this. Who will blame those stigmatized as corrupt from simply leaving.

5.4% of Santa Barbara (2254 ppl) are between 10-20k a year, which I perceive as our fixed income. These will not have been able to keep pace with inflation. We see that problem too.

Santa Barbara, in step with California, have both had real estate values increased in the 90% range in the last 10 years. This is not a local problem, requiring a local solution. You are addressing a Statewide economic issue, as if that's a valid task for the Santa Barbara City Council. It will not help the 5.4% to repel real estate investors as if inflation itself has been the product of their local rent increases. You got that wrong.

More housing solves this problem. That is not a side thought, it is the central need. Targeted action to dispel the corporate mass evictions and a Subsidy Program for fixed incomes are all ideas that will help.

Thanks for reading this and Happy New Year, David Sullins

From:	Paloma Duarte
To:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Cc:	City Clerk; Nicole Grisanti; Kelly R. McAdoo
Subject:	Support Strong Community Stabilization for Santa Barbara
Date:	Thursday, January 1, 2026 5:43:42 PM

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

Dear Honorable Mayor and Council Members,

I am writing to you as a concerned Santa Barbara tenant to urge you to support the implementation for a strong rent stabilization ordinance in our city.

Santa Barbara is becoming increasingly unaffordable—especially for working families, seniors on fixed incomes, and renters from historically marginalized communities. Without immediate action, we will see even more displacement, more homelessness, and deeper economic strain on our city and region. This isn't just a housing crisis, it's a direct threat to the diversity, stability, and long-term economic health of Santa Barbara.

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Please take action and support a strong rent stabilization ordinance and other necessary measures to prevent the displacement of working families. Our community depends on it – and you – to make it happen.

Thank you for your leadership,

Sent from my iPhone

From:	Alejandra Duarte
To:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Cc:	City Clerk; Nicole Grisanti; Kelly R. McAdoo
Subject:	Support Strong Community Stabilization for Santa Barbara
Date:	Thursday, January 1, 2026 5:43:07 PM

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

Dear Honorable Mayor and Council Members,

I am writing to you as a concerned Santa Barbara tenant to urge you to support the implementation for a strong rent stabilization ordinance in our city.

Santa Barbara is becoming increasingly unaffordable—especially for working families, seniors on fixed incomes, and renters from historically marginalized communities. Without immediate action, we will see even more displacement, more homelessness, and deeper economic strain on our city and region. This isn't just a housing crisis, it's a direct threat to the diversity, stability, and long-term economic health of Santa Barbara.

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Thank you for your leadership,

Sent from my iPhone

From: Mariella Stockmal
To: City Clerk
Subject: Pass an Eviction Moratorium and Rent Freeze Until Rent Stabilization Passes
Date: Wednesday, December 24, 2025 1:05:20 PM

City Clerk,

I am writing to you as a Santa Barbara resident who is very concerned about landlords throughout the city doing what they promised on the October 14th City Council meeting – evicting their tenants because they falsely claim rent stabilization will make their properties no longer profitable. This threat should be taken very seriously and City Council should pass a no-fault eviction moratorium and rent freeze NOW, as a policy transition between now and when the rent stabilization ordinance (RSO) is implemented.

Councilmember Eric Friedman stated at the Strategic Planning Workshop on October 20 that "we need some type of strategy to address tenant displacement, because if you listen to the property owners [from the October 14th meeting]... they're either bluffing and they're not going to evict, or they're not bluffing and they are." Mr. Friedman is right – between now and when the RSO is implemented in 2026, we need anti-displacement measures in place as well as a rent freeze so that landlords don't jack the rents through the roof, which can cause displacement the same way evictions can.
We demand a no-fault eviction moratorium and rent freeze until a strong rent stabilization policy is implemented.

Mariella Stockmal
stockmalm@gmail.com
[redacted]

From: Lee Waldron
To: Santa Barbara City Council
Subject: Rent Control Issues
Date: Sunday, December 21, 2025 9:16:24 PM

Some people who received this message don't often get email from leewaldron56@gmail.com. Learn why this is important

Dear Honorable Mayor and Council Members,

First of all, thank you for your service to the citizens of Santa Barbara. I know that yours is often a thankless job, so thank you. I would like to express some thoughts on the proposals before the council regarding rent control. I am a retired City of Santa Barbara Employee. My wife and I own a rental property within the City. I purchased the condominium many years ago, and lived in it for several years. When my wife and I got married, we were able to purchase another house and we were able to keep the condo as a rental.

The rental unit supplements our retirement income and frankly helps us continue to live in Santa Barbara with our family and longtime friends. Santa Barbara has been our community for over forty years. First let me say that we are not opposed to some type of rent control, but the proposals that I am hearing being considered are extreme. I attended the Tuesday December 16 Council meeting and listened to many of the public comments. Overall, the speakers that favor a rent control ordinance are either misinformed or under-informed on the intricacies of providing rental housing. I heard a lot of anger directed at landlords which I am sure in some cases is justified.

However, as a property owner who provides a clean, well maintained rental unit at below market prices, I am offended when we are all cast in the same light. I believe that, overall, the vast majority of rental property owners within the City of Santa Barbara are honest business people who simply want to run an honest, and sustainable business by providing rental housing.

I implore the council to reject the thought of a .6% of CPI cap on annual rent increases on ANY rental property within the City. This will push rental property owners of all shapes and sizes out of business and we will see rental property within the City go the way of retail on State St. Additionally it will crush property values, lowering tax revenue from real estate tax which as you know is the general fund's largest source of revenue.

Businesses must be allowed to grow in order to support their owners, employees and to contribute to the public good by providing clean and safe housing. As you know, the State of California already limits the amount of rent increases allowed via the California Tenant Protection Act of 2019. I believe that there is no sound reason to further restrict property owners.

Consider this. Property owners must run a sustainable business which includes the following:

> Property cost – even properties purchased many years ago require loan servicing.
>
> Maintenance cost – plumbing, electrical, interior and exterior painting, roofing,

drywall and plaster, appliances and updating. And the list goes on.

Insurance cost – insurance costs continue to rise dramatically within California. Our insurance rose approximately 20% in 2025.

Utilities costs – City water, gas, electrical, internet and security

Again, we are not opposed to some controls on rent increases, however the State of California has already restricted landlords from over-increasing rent. Rental property owners must be able to sustain their businesses which in turn goes a long way toward sustaining our community and making it the wonderful place we all live in. Please do not consider the extreme measures being pushed by those who do not understand the challenges of providing rental housing.

Thank you. Sinceerely,

Lee and Deborah Waldron

805-448-2761

Leewaldron56@gmail.com

From:	Natalia Avalos
To:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon
Cc:	City Clerk; Nicole Grisanti; Kelly R. McAdoo
Subject:	Support Strong Community Stabilization for Santa Barbara
Date:	Friday, December 19, 2025 7:14:37 PM

[Some people who received this message don't often get email from na122402@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Honorable Mayor and Council Members,

I am writing to you as a concerned Santa Barbara tenant to urge you to support the implementation for a strong rent stabilization ordinance in our city.

Santa Barbara is becoming increasingly unaffordable—especially for working families, seniors on fixed incomes, and renters from historically marginalized communities. Without immediate action, we will see even more displacement, more homelessness, and deeper economic strain on our city and region. This isn't just a housing crisis, it's a direct threat to the diversity, stability, and long-term economic health of Santa Barbara.

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Please take action and support a strong rent stabilization ordinance and other necessary measures to prevent the displacement of working families. Our community depends on it – and you – to make it happen.

Thank you for your leadership,

Natalia Avalos

From:	William Lee
To:	Santa Barbara City Council
Subject:	Contrasting Approaches to the Housing Crisis and Results
Date:	Thursday, December 18, 2025 3:56:47 PM
Attachments:	What the Twin Cities Tell Us About Fixing the Housing Crisis - WSJ.pdf

---

Dear Council Members,

Here is an article from yesterday's WSJ on two neighboring cities and their contrasting approaches to address the housing crisis. The cities are Minneapolis and St. Paul, and I hope you will find the article informative.

Regards,
William "Bill" Lee

[redacted]

--
Bill Lee
wwlee98@gmail.com
(510) 301-6698

WJ

REAL ESTATE

What the Twin Cities Tell Us About Fixing the Housing Crisis

St. Paul enacted rent controls, and housing construction plummeted. Next door Minneapolis generated a downtown boom without regulating rent.

By Rebecca Ponzio (RSS)
Oct. 8, 2021 at 1:00 am ET

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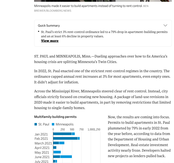


Minneapolis made it easier to build apartments instead of imposing rent controls. | REUTERS/ALLISON DINNER

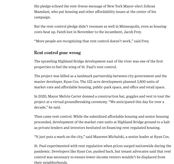
Quick Summary
This AI-generated summary may omit or distort some details.
Twin Cities cities in same economic ecosystem but in a 70% drop in apartment building permits and an at least 6% decline in property values.
View more

ST. PAUL and MINNEAPOLIS, Minn.—Dueling approaches over how to fix America's housing crisis are splitting Minnesota's Twin Cities.

In 2015, St. Paul enacted one of the strictest rent control regimes in the country. The ordinance capped annual rent increases at 3% for most apartments, even empty ones. It didn't adjust for inflation.

Across the Mississippi River, Minneapolis steered clear of rent control. Instead, city officials strictly focused on creating new housing. A package of land use revisions in 2020 made it easier to build apartments, in part by removing restrictions that limited housing to single-family homes.

Multifamily building permits



Source: Cities of Minneapolis and St. Paul | Dennis Sullivan

Now, the results are coming into focus. Permits to build apartments in St. Paul have plummeted by 70% over the year before, according to data from the Department of Housing and Urban Development. Real estate investment activity nearly froze. Developers halted new projects as brokers pulled back.

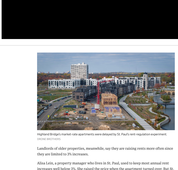
Property values declined as investment fell and rent growth stagnated, exerting real estate problems brought on by the pandemic.

St. Paul offers a sign on how walking back parts of the ordinance, voting in May to exempt new construction and properties built after 2004. Kaylin Hon, a spokesperson for the housing office, campaigned on or evaluating the rent control policy further.

"The math just doesn't work," she said.

In Minneapolis, meanwhile, development kept building. Housing permits surged nearly fourfold in early 2022 from the year before. Downtown halts blossomed as new apartments hit the market and attracted young professionals.

Multifamily rent growth rate



Source: CoStar

During the pandemic, Minneapolis rents grew more slowly than both St. Paul and the U.S. overall. From 2020 through 2024, Minneapolis rents rose by 2.6% on average, to $1,504 a month, according to CoStar.

That was lower than the 3.2% national average in those years. In St. Paul, rent growth averaged 3.4% during that time to reach $1,526.

The development boom did lots for lower- and middle-income residents, who can't afford the new housing that developers build. Rents in the Twin Cities dud rent controls are now a flashpoint in Minneapolis's mayoral election when Democratic Socialist candidate Omar Fateh said he would impose rent limitations.

Hy pledge echoed the rent-freeze message of New York Mayor-elect Zohran Mamdani, who put housing and other affordability issues at the center of his campaign.

But the rent control pledge didn't resonate as well in Minneapolis, even as housing costs beat up. Fateh lost in November to the incumbent, Jacob Frey.

"Most people are recognizing that rent control doesn't work," said Frey.

Rent control gone wrong

The sprawling Highland Bridge development east of the river was one of the first properties to feel the sting of St. Paul's rent control.

The project was billed as a landmark partnership between city government and the master developer, Ryan Cos. The 122-acre development planned 5,000 units of market-rate and affordable housing, public park space, and office and retail space.

In 2020, Mayor Melvin Carter donned a construction hat, goggles and vest to start the project at a virtual groundbreaking ceremony. "We anticipated this day for over a decade," he said.

Then came rent control. While the subsidized affordable housing and senior housing proceeded, development of the market-rate apartments in Highland Bridge ground to a halt as private lenders and investors hesitated on financing over regulated housing.

"It just puts a much on the city," said Maureen McGrath, a senior leader at Ryan Cos.

St. Paul experimented with rent regulation when prices surged nationwide during the pandemic. Developers like Ryan Cos. pushed back, but tenant advocates said that rent control was necessary to ensure lower income renters wouldn't be displaced from their neighborhoods.

The stalled Highland Bridge apartments are now moving forward after St. Paul amended the ordinance this spring. Still, the developers say the market-rate apartments are now at least four years behind schedule. They plan to build about 700 fewer units.

"In real estate, time is not a friend," said McGrath, looking out on the dirt patches where apartment construction should have already started.

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Highland Bridge's market-rate apartments were delayed by St. Paul's rent regulation experiment. | DAVID MACHADO

Landlords of older properties, meanwhile, say they are raising rents more often since they are limited to 3% increases.

Alisa Lotz, a property manager who lives in St. Paul, used to keep most annual rent increases well below 3%. She raised the price when the apartment turned over. But St. Paul's ordinance outlawed that practice. Now, she raises rents by the 3% maximum every year.

"Even though I'd love to give someone who's been in the apartment for 20 years a lot of a break, I can't anymore," said Lotz.

Other landlords are leaving the market. Joe Hughes, a small owner with 25 buildings in Minneapolis, said he wouldn't buy St. Paul properties anymore. Over the past two years, "those businesses that I'm selling were sold to the green," he said.

Investment activity also slumped. Since 2022, CBRE found that only two deals have closed in St. Paul for apartment buildings with 100 or more units, compared with dozens in Minneapolis. Property values in St. Paul fell at least 6% because of rent control, a National Bureau of Economic Research study found in 2022.

Those value declines have ripple effects. Landlords often stop upgrading their properties, And with lower values, they pay less in taxes, shifting the burden onto homeowners.

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"It was full stop in St. Paul," said Ari Parrish, a developer in both of the Twin Cities. "People put their pencils down and left."

On the other side of the river, the North Star neighborhood is downtown Minneapolis's most affordable area. Rents are lower with light-rail apartment buildings, bustling pads and coffee shops with $8 lattes. The scene is drawing young renters like Ariya Sargent.

"I was down here a lot anyway to go out," said the 24-year-old bartender, who used to live in a suburb nearby. "It was like, I might as well just move."

Burgess is comfortably paying $1,200 for her one-bedroom in a luxury building with a rooftop terrace, a hot tub and a bowling alley. Her landlord also offered her a month of free rent to sign the lease.

Still, the new supply has done lots for lower income renters. Eviction filings in Minneapolis were up around 18% from December 2020 to December this year compared with the prepandemic average, according to data from Eviction Lab. Then were 5% higher in St. Paul. And rent and construction costs rose the steepest in Minneapolis's low-income areas.

Kyle Warren, a 23-year-old renter in Minneapolis, says rent eats up half of his monthly income, which primarily comes from disability checks. His landlord recently hiked his rent by $100, but he negotiated it back down. To him, rent control is a no-brainer.

"St. Paul passed rent control without preparing for it," said Warren at a recent town protest. "But I think it would be a really good measure here."

Mayor Frey pledges never to implement rent control and has personally written letters to developers assuring as much. The city has expanded subsidies to increase the development of affordable housing but, he added, "Rents rise, inflation rises. Sometimes they rise too much in a way that hurts people and displaces them."

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