

Supplemental Information Packet

**Public Communications Received by 12:00 p.m.,
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Meeting of September 07, 2021

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Subcommittee after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available in City Hall, 501 Poli Street, Ventura, during normal business hours as well as on the City's Website - <https://www.cityofventura.ca.gov/AgendaCenter/Homeless-Subcommittee-16>

HOPE and Solutions Subcommittee

September 7, 2021

In an attempt to help free the truth of its mass, I ask: let us police our policing by releasing the "Peace Report" - The Positive approach

Flush fears reading the Peace Report. Real timely reports of patrol activity focused on peacekeeping (the other report is dated). I will gladly assist.

Our household needs healing. Please use resources to soothe us whole.

My little self asks for off-leash dog parks and trails with broad leeway and extended hours throughout the city. Mother Nature asks to remind you of her ailing daughters, Earth and Ocean.

Use what we have. Build a community within our community living in harmony with Nature: Appropriate a few hundred acres in the hills to build and house the homeless that also serves and feeds the greater community. This is a public space meant for expressing what needs purging, to fertilize, and wax the fraying threads with wholesome fresh produce.

It is the intent that gives its momentum. Do it for that heartfelt reason only. The outcome is what we must accept and deal with. This is the outcome. Let us fix it, with care, in peace.

Together, coordinating volunteers, building sustainable solutions with HOPE.

Deeply appreciative of your tolerant consideration, with humble respect.

Sincerely,

Trevor Gotsman

I am Janet Sprissler, on behalf of NARPM the National Association of Residential Property Managers. I am against stronger rent control positions for Landlords in the City of Ventura.

On January 1, 2019, 24 new legislation laws were enacted more than what was ever enacted in the history of California. The one that is top of mind for tonight's discussion is AB1482. Known as the Tenant Protection Act this assembly bill extended a rent "cap" (on rent increases but not initial base rents) and eviction controls to anywhere in the state where rent control didn't already exist. This bill is in effect for a decade! Another bill gave tenants 25 million dollars for legal assistance.

In March of 2019, California put into place the eviction moratorium that stated no one could be evicted for reason other than 1) Habitability 2) due to Covid an immediate family was moving into the unit 3) The home was being sold and the new owner would be occupying 4) The owner due to Covid reasons needed to occupy the home. With that the rentals came to a standstill which remains to this day with very limited rentals coming on the market. Those who are unable to pay cannot be evicted, and the state is paying back owners at 100% for those affected by Covid.

The eviction courts also slowed way down since evictions could not happen. The state is paying rents at 100% will relief the courts when the moratorium is lifted. The state has now taken over payments to speed up the payment process.

We have not seen what AB1482 can or cannot do. Is it worthy of spending additional taxpayers' money on tenant right when this hasn't even had the chance to get off the ground. Landlords are barely able to keep up with moratorium legislature let alone AB1482. If you want to spend money, spend it on educating landlords and tenants. Let tenants know there are funds and legal resources for them. I personally run meetings for landlords to understand AB1482, and surprisingly they are still dumbfounded by everything the bill does. I implore you to let AB1482 do its job. Keep a pulse on the community but don't jump the gun to spend money on something that doesn't have a problem.

Let us all get through the pandemic moratoriums and work through AB1482. The Tenant Protection act. Thank you for your time.

Hi Meredith,

I am sending this email as a response to some of the comments that were made in today's (9/7)HOPE meeting. I virtually attended but was not able to speak at the time.

My name is Adela Trainor, I am a realtor. I am also home provider, and a past renter.

My points are in response to the speakers Judy Alexander, whom I greatly appreciate, Liz Campos, and Maria Navarro, all very well spoken people, and people I respect for their community involvement. But their collective comments make the property owner out to be the "bad guy". Perhaps in Judy's example of the owner who owns his property "outright" and yet continues to increase the rent, doesn't take into account the rising cost of goods and materials, maintenance and repairs, tax and insurance, even though s/he has no mortgage. Many of us Baby Boomers were not of the "pension" era. Many of us have turned to real estate as our income when we retire. If I can't make the mortgage, the expenses, and have a profit to live on, keeping rental property is no longer an option. I would have to sell. This is what I am seeing many owners do in my real estate business. When small capacity owners are forced out of the market of being home providers, there will be even less inventory on the market driving rental prices even higher.

Here is one more reason why the owner in Judy's example may have to raise the rent that I don't think was mentioned; With a rent cap the owner must stay in keeping with the market rate otherwise he could be capped! This hurts those renters who have those long-term relationships with their property owner, who charges below market rent because s/he can, until s/he can't. There is no remedy for the owner's needs, emergencies, loss of job, or catastrophic events. No Fault in AB1482 still requires the owner to provide relocation for the renter without any demonstration of need.

This is a complex issue. I do agree with the presenters that we should give the law that was already put in place a chance to work. Home providers should not have to carry the burden of a much larger complex problem—this is very short sided.

I appreciate that we are having these conversations, and we should continue to have them. I believe in Ventura, and I don't envy your position! Thank you for your consideration.

Adela Trainor

(I know that comments are supposed to be sent first, and I'm way over the limit, but I am hoping you will share with the council committee).

Good afternoon Councilmembers Brown, Halter and Johnson,

I participated in the Hope and Solutions Subcommittee yesterday afternoon and I wanted to make a few comments regarding some of the testimony that was given.

While I believe strongly that we should have available housing at ALL levels of affordability, I am not in favor of an additional just cause eviction or more stringent rent control ordinances. The state law AB1482 should be given a chance to see its effectiveness.

Much of the comments from the testimony that you heard this afternoon about Ms. Campos's experience of being turned away is already illegal and a violation of State Fair Housing Laws. How would the addition of more stringent controls help her in this situation? We need to adequately enforce the laws that are already on the books and look to see what the real effect of AB1482 is before enacting additional restrictions.

Councilmember Johnson to your comment regarding the second item on the agenda yesterday, we should be certain to look at the full impact of options to understand the unintended consequences. That holds true for this issue as well.

Thank you for your consideration on this complicated issue. I appreciate your dedication and commitment to studying all sides of this issue and hearing all points of view before final recommendations are made.

Stephanie Caldwell
President & CEO
Ventura Chamber of Commerce