

CITY OF VENTURA
CITY COUNCIL AGENDA

Supplemental Information Packet

Agenda Related Items
Supplemental packet Date: May 23, 2022 – 4pm

Meeting of May 23, 2022

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available in the City Clerk's Office, 501 Poli Street, Room 204, Ventura, during normal business hours as well as on the City's Website – www.cityofventura.ca.gov
<https://www.cityofventura.ca.gov/1236/City-Council-Public-Hearing-NoticesSuppl>

AGENDA ITEM 13A

**Consideration of an Interim Urgency Ordinance
for Just Cause Evictions for Demolition and
Substantial Remodel**

Michael MacDonald

From: Peter Gilli
Sent: Monday, May 23, 2022 1:43 PM
To: Michael MacDonald
Subject: FW: -EXT- Item 13A on Council Agenda this evening

Importance: High

FYI

From: Stephanie Caldwell <
Sent: Monday, May 23, 2022 1:34 PM
To: Sofia Rubalcava <srubalcava@cityofventura.ca.gov>; Joe Schroeder <jschroeder@cityofventura.ca.gov>; doug@doughalter.com; Mike Johnson <mike.johnson@cityofventura.ca.gov>; Jeannette Sanchez-Palacios <jpalacios@cityofventura.ca.gov>; Jim Friedman <jfriedman@cityofventura.ca.gov>; Lorrie Brown <lbrown@cityofventura.ca.gov>
Cc: Alex McIntyre <amcintyre@cityofventura.ca.gov>; Akbar Alikhan <aalikhan@cityofventura.ca.gov>; Peter Gilli <pgilli@cityofventura.ca.gov>; Sandy Smith <ssmith@cityofventura.ca.gov>; Golden, Brad <brad@cityofventura.ca.gov>
Subject: -EXT- Item 13A on Council Agenda this evening
Importance: High

Mayor Rubalcava, Deputy Mayor Schroeder and Councilmembers,

The Ventura Chamber of Commerce has long-identified the lack of available housing at all levels as the single largest impediment to economic prosperity in our community- particularly the lack of affordable housing. We see the direct results of decades of no-growth and slow-growth policies in the aging housing stock here in Ventura, the alarming decline in enrollment in VUSD and our children and grandchildren moving away from Ventura in search of more affordable housing. To quote the staff report, "the situation would not be as significant an issue if there were reasonably affordable rental units available in the neighborhood. Had the City added housing supply consistently over the past few decades, there would be more options available for these tenants. The current City Council's actions to support housing initiatives will make progress, but it will take many years of effort to start to make meaningful progress to overcome the many decades of limited growth."

We could not agree more. The sins of the past cannot be resolved overnight.

The Community Development Director has stated that the time it takes to get a permit issued has improved to 30-45 days. In an effort to limit the amount of time any housing units will be off-line, we ask that the City be held accountable to a maximum time of 45 days to issue a permit on the substantial renovations as outlined in the ordinance before you tonight. While we recognize that at times applications are "kicked-out" of the process and deemed incomplete, this would create some urgency on the part of the City to work with and respond quickly to each applicant.

The message from the State of California is clear; Build more housing. This can be seen in recent legislation such as SB 8 & SB 9. While each jurisdiction can decide if they want to implement SB 8, SB 9 is a right that has been given to every owner of a single family home. SB 9 allows a homeowner, not a developer, to subdivide their lot and build a duplex on each lot provided the homeowner lives in one of the lots for a minimum of

three years. With the state providing this message, why would any city want to enact an ordinance that will have a chilling effect on a homeowner's ability to build this type of housing?

As identified as the Core Issue in the staff report, the city has not done enough for the last few decades to build adequate housing supply. In order to facilitate the creation of these small housing communities the city should limit the Just Cause Evictions for Demolition and Substantial Remodel to communities of five or greater units.

Additionally, in order to encourage improvements to our aged housing stock and increase our environmental sustainability, the City Council should exempt from this program a demolition and substantial remodel that agrees to achieve a LEEDS silver (or equivalent program) certification.

We simply must do better! Housing is essential for every resident. Thank you.

Stephanie Caldwell

President & CEO



Ventura Chamber of Commerce

2478 E Main Street | Ventura, CA 93003

www.VenturaChamber.com



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APARTMENT ASSOCIATION OF GREATER LOS ANGELES

AAGLA

*"Great Apartments Start
Here!"*

Danielle Leidner-Peretz
Director, Government Affairs
& External Relations

May 23, 2022
Via Electronic Mail

Hon. Mayor Sofia Rubalcava, and the
Members of the Ventura City Council
501 Poli Street
Ventura, California 93001

Re: Consideration of an Interim Urgency Ordinance for Just Cause Evictions for Demolition and
Substantial Remodel (Agenda Item 13A)

Dear Hon. Mayor Rubalcava and Members of the Ventura City Council:

At tonight's City Council meeting, the Council will consider adoption of an urgency ordinance which would impose additional regulations beyond those already required under State law, Assembly Bill 1482, for no-fault tenancy terminations based on substantial remodel. The Apartment Association of Greater Los Angeles (Association) is opposed to the imposition of further regulations on evictions for substantial remodel and urges the City Council to reject adoption of the ordinance.

Assembly Bill 1482, "the Tenant Protection Act of 2019" provides clear parameters related to tenancy terminations for substantial remodel, including notice requirements, a clear definition of qualifying types of work considered as a substantial remodel, and the amount of relocation assistance that must be paid to renters. Under this statewide law, if an owner fails to comply with the state provisions, the no-fault termination is rendered void and the owner may also be subject to punitive damages. In addition, the owner may be subject to litigation initiated by renters.

In the last month, since this issue was first placed on an agenda, the City's staff report presents no additional information or data demonstrating the existence of a widespread issue or any inadequacy in the current comprehensive state law to warrant adoption of the proposed ordinance and added regulatory burdens that would be placed upon the City's rental housing providers. The staff report, however, highlights the key issue: the City's years of limited production of affordable housing, which will not be solved by this proposed ordinance. The staff report states "This situation would not be as significant an issue if there were reasonably affordable rental units available in the neighborhood. Had the City added housing supply consistently over the last few decades, there would be more options available for these tenants." The City's small business rental housing providers are the primary resource of naturally occurring affordable housing, and they should be supported by the City and not subjected to additional regulatory administrative burdens and increased costs when they

AAGLA

"Great Apartments Start Here!"

seek to upgrade and rehabilitate their aging buildings.

Moreover, the Association does not believe that the City has the authority to modify the specific provisions of the State law and we believe that the City is preempted from instituting any of the changes described.

State law has effectively balanced the objectives of providing renter protections while recognizing the vital importance of upgrading the State's aging housing stock. We recommend that the City Council institute policies that encourage essential rehabilitation and renovations, which is beneficial to all the residents of the City of Ventura and necessary in order to preserve the City's aging housing stock, and not ones that may lead to further deterioration of the City's housing.

In addition, the City Council must continue its efforts to increase the City's housing production, which will directly address the issues identified. Notwithstanding, if the Council moves forward with the adoption of this ordinance, we urge the City Council to exempt small business rental housing providers, who own 5 or fewer units and likely will not have financial resources to cover the additional costs resulting from the proposed regulations.

We urge the City Council to seek workable solutions that encourage revitalization of the City's aging housing stock and to reject imposition of further unnecessary regulations that will only serve to disincentive renovations. Moreover, that the City pursue innovative methods to enhance housing production over the short and long term. Thank you for your time and consideration of these matters. If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at danielle@aacla.org.

Very truly yours,

Danielle Leidner-Peretz

Danielle Leidner-Peretz

Michael MacDonald

From: Ryan Drury
Sent: Monday, May 23, 2022 1:53 PM
To: City Clerk
Cc: Sofia Rubalcava; Joe Schroeder; Lorrie Brown; Jim Friedman; Doug Halter; Mike Johnson; Jeannette Sanchez-Palacios
Subject: -EXT- 13A: Support Retroactive No Fault, Just Cause Eviction Protection Ordinance for Substantial Remodels

Dear Ventura City Council,

I am writing to urge you to vote in support of a retroactive eviction protection ordinance for substantial remodels that includes relocation assistance equal to three months of market-rate rent for a similarly sized unit. Tenants living in the Casa Del Pueblo apartments received an eviction notice immediately after a Los Angeles-based real estate company bought the building for \$2.9 million. This model of predatory investment follows a common pattern: investors buy apartments where low-income people live, shortly thereafter, they evict them. Afterwards, the landlord makes very superficial renovations (painting, laying new floors) to rent the apartment at high-market rate-prices. This owner states that the building is in need of "substantial remodel," but the City has not yet received completed building permits. Still, Casa del Pueblo tenants only have a week until their eviction date and many of the tenants are at high risk of homelessness. We urgently need stronger regulations for these types of evictions as the City closes loopholes in state law. Specifically, the ordinance should:

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Landlords must be required to have approved permits before they can issue eviction notices. As "renovictions" become more and more common in Ventura, there need to be better regulations that prevent mass housing displacement of Ventura families and renters. "Renovictions" are a tactic often used by speculative real estate investors to avoid renter protections and push longtime tenants from their homes in order to raise rents and market buildings to a wealthier clientele. The result is a loss of working-class families and neighborhoods, destroying the diversity of our city. We need to protect our neighbors from displacement!

Thank you.

Ryan Drury

Sent from my iPhone

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Michael MacDonald

From: JNO Sound
Sent: Monday, May 23, 2022 1:57 PM
To: City Clerk
Subject: -EXT- Comment for City Council Meeting

As a Home Provider in Ventura, I strongly oppose the Emergency Ordinance. Agenda item 13A is unnecessary and will create financial burdens on property owners that will in turn get passed onto renters- the very group this ordinance seeks to protect.

Thank You,

Johnny Kubelka

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Michael MacDonald

From: Kristian Nunez
Sent: Monday, May 23, 2022 2:32 PM
To: City Clerk
Cc: Sofia Rubalcava; Joe Schroeder; Lorrie Brown; Jim Friedman; Doug Halter; Mike Johnson; Jeannette Sanchez-Palacios
Subject: -EXT- 13A: Support Retroactive No Fault, Just Cause Eviction Protection Ordinance for Substantial Remodels

Dear Ventura City Council,

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Landlords must be required to have approved permits before they can issue eviction notices. As "renovictions" become more and more common in Ventura, there need to be better regulations that prevent mass housing displacement of Ventura families and renters. "Renovictions" are a tactic often used by speculative real estate investors to avoid renter protections and push longtime tenants from their homes in order to raise rents and market buildings to a wealthier clientele. The result is a loss of working-class families and neighborhoods, destroying the diversity of our city. We need to protect our neighbors from displacement!

Thank you.

Kristian Nunez

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California Apartment Association
Los Angeles County
515 S. Flower Street, 18th Fl.
Los Angeles, CA 90071

May 23, 2022

Mayor Sofia Rubalcava & City Council
City of Ventura
VIA Email

**Item #13A: CONSIDERATION OF AN INTERIM URGENCY ORDINANCE FOR
JUST CAUSE EVICTIONS FOR DEMOLITION AND SUBSTANTIAL
REMODEL**

Dear Mayor Rubalcava and Council Members,

The California Apartment Association (CAA) represents local housing providers, operators and suppliers along with business owners and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. Our members provide a majority of the affordable housing throughout the state.

CAA opposes changes to the state law AB 1482, which governs substantial remodels, and urges City Council to reject adoption of the urgency ordinance. The City's staff report does not offer data that establishes the existence of a widespread emergency that would require an urgency ordinance and increased regulations on the City's rental housing providers.

The Tenant Protection Act (AB 1482) already outlines very specific and narrow criteria regarding substantial remodels to address the reality of aging housing stock. These provisions are not a "loophole" but designed to encourage the maintenance and upkeep of the state's apartment homes. The act was the subject of intense negotiations and strove to create universal understanding and applicability of the law. This ensures both tenants and housing providers can easily understand and comply with the requirements.

The housing stock is getting older. Buildings need rehabilitation and upgrades. Creating burdensome and unnecessary regulations will deter needed upgrades and increase the cost of housing. Ventura must encourage investment in its housing. Further regulating rental operators who are already heavily regulated and reeling from emergency mandates is not the path forward.

Thank you for your consideration.

Sincerely,

Matthew Buck
Vice President of Public Affairs
California Apartment Association

Michael MacDonald

From: Caitlin English
Sent: Monday, May 23, 2022 2:42 PM
To: City Clerk
Cc: Doug Halter; Jim Friedman; Jeannette Sanchez-Palacios; Joe Schroeder; Lorrie Brown; Mike Johnson; Sofia Rubalcava
Subject: -EXT- 13A:Support Retroactive No Fault, Just Cause Eviction Protection Ordinance for Substantial Remodels

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Thank you.

Caitlin English

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Michael MacDonald

From: Jon Franco <
Sent: Monday, May 23, 2022 2:44 PM
To: City Clerk
Cc: Sofia Rubalcava; Joe Schroeder; Lorrie Brown; Jim Friedman; Doug Halter; Mike Johnson; Jeannette Sanchez-Palacios
Subject: -EXT- 13A: Support Retroactive No Fault, Just Cause Eviction Protection Ordinance for Substantial Remodels

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Thank you.
Jon Franco

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Michael MacDonald

From: Qori Moorehaul
Sent: Monday, May 23, 2022 2:45 PM
To: City Clerk
Cc: Sofia Rubalcava; Joe Schroeder; Lorrie Brown; Jim Friedman; Doug Halter; Mike Johnson; Jeannette Sanchez-Palacios
Subject: -EXT- 13A: Support Retroactive No Fault, Just Cause Eviction Protection Ordinance for Substantial Remodels

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Thank you.

Qori Moorehaul

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Michael MacDonald

From: Marsha Novak
Sent: Monday, May 23, 2022 3:08 PM
To: City Clerk
Cc: Sofia Rubalcava; Joe Schroeder; Lorrie Brown; Jim Friedman; Doug Halter; Mike Johnson; Jeannette Sanchez-Palacios
Subject: -EXT- 13A: Support Retroactive No Fault, Just Cause Eviction Protection Ordinance for Substantial Remodels

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Thank you.

[insert name]

Marsha Novak

Marsha Novak
MARLYNOV@gmail.com

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Michael MacDonald

From: vanessa brintrup
Sent: Monday, May 23, 2022 3:43 PM
To: City Clerk; Doug Halter; Jim Friedman; Jeannette Sanchez-Palacios; Joe Schroeder; Lorrie Brown; Mike Johnson; Sofia Rubalcava
Subject: -EXT- 13A:Support Retroactive No Fault, Just Cause Eviction Protection Ordinance for Substantial Remodels

Dear Councilmembers

My name is **Vanessa Brintrup** and I am a longtime Ventura resident, currently living in Old Town off Poli and Fir and I am writing in support of a moratorium on evictions while the city clarifies and regulates evictions for remodels.

Too often, and in greater frequency recently, our neighbors have been put out of their homes because the owner of their building has decided that it is more profitable to "renovate" so they can raise the rents to "market rate". These "renovictions" are very often a scam, in which the landlord does little more than slap a coat of paint on everything! Landlords should have to show that there is a definite plan, and need, to move people out of their homes.

Not only is this a difficult time to the tenant and their support system, but it puts undue pressure on our social services as they grapple with more and more residents facing homelessness. I feel that there cannot be a discussion about the state of downtown Ventura, or the city in general, without bringing up the glaring homelessness problems. The city already tackles this "issue" by encouraging locals to avoid panhandlers and by acting like these individuals are nuisance rather than humans that have fallen on hard times, been evicted, face addiction, suffer from PTSD or other mental disadvantages. Please, let us not add renovictions to the list of reasons people are left without homes.

By backing developers and landowners, the city will essentially fuel these issues by potentially leaving many more residents to manage rent increases and evictions that may result in homelessness.

Tenants who are displaced in this manner are left scrambling to find an affordable place to live. The majority of these "renovictions" are perpetrated against longtime residents who are paying "below market" rents. While it may be tempting to "let the market sort everything out", the market is precisely why rents are so high in the first place. We've seen the effects of high rents, and little oversight of landlords: just this month it was reported that homelessness has increased 25%! The mindless pursuit of profit ignores that these are humans being displaced!

We urgently need a moratorium on these sorts of evictions, while the city closes loopholes in the law. We need to protect our neighbors from being displaced first!

Please, for the sake of our city, our duty to our housed AND unhoused neighbors, and general concern for the wellbeing of the community, enact a moratorium on evictions!!

Thank you!

Vanessa Brintrup
Gainfully employed, educated, and residing in our beautiful seaside Ventura town.

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Michael MacDonald

From: Patricia Zavala ·
Sent: Monday, May 23, 2022 3:58 PM
To: City Clerk; Sofia Rubalcava
Subject: -EXT- Public comment agenda item 13E

Please read my comment out loud:

Dear city council,

My name is **Patricia Zavala** and I am writing in support of a moratorium on evictions while the city clarifies and regulates evictions for remodels.

Too often, and in greater frequency recently, our neighbors have been put out of their homes because the owner of their building has decided that it is more profitable to "renovate" so they can raise the rents to "market rate". These "renovictions" are very often a scam, in which the landlord does little more than slap a coat of paint on everything! Landlords should have to show that there is a definite plan, and need, to move people out of their homes.

Tenants who are displaced in this manner are left scrambling to find an affordable place to live. The majority of these "renovictions" are perpetrated against longtime residents who are paying "below market" rents. While it may be tempting to "let the market sort everything out", the market is precisely why rents are so high in the first place. We've seen the effects of high rents, and little oversight of landlords: just this month it was reported that homelessness has increased 25%! The mindless pursuit of profit ignores that these are humans being displaced!

We urgently need a moratorium on these sorts of evictions, while the city closes loopholes in the law. We need to protect our neighbors from being displaced first!

Thank you!
Patricia Zavala
She/hers

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Michael MacDonald

From: noreply@cityofventura.ca.gov
Sent: Monday, May 23, 2022 12:22 PM
To: City Clerk
Subject: -EXT- Online Form Submittal: Public Comment Form

Public Comment Form

Disclosure:

Providing your name/contact information is optional to participate in a Public Meeting. However by providing, it will allow staff to follow-up with you on your item. All emails submitted to any Legislative Body are Public Records. Copies of forms submitted are posted online, with name and contact information redacted. You may only submit one comment form per agenda item. You may submit more than one form per agenda to address additional topics.

Submission Deadlines:

Submit your Comment Form at least 2 hours prior to the scheduled/posted start time of the meeting, as stated on the posted Agenda. If submitting a comment during a meeting, please submit before the Agenda Item concludes, during a Live Meeting, to be considered part of the record. Select the Legislative/Hearing Body below to ensure your comment is emailed to the correct body.

Name	Natalie Oman
Address	
Phone Number	
Email Address	
Select Legislative/Hearing Body	City Council
Meeting Date	5/23/2022
Select a Topic:	Agenda Item Number/Topic
Agenda Item Number/Topic	13A
Recommendation	Against Recommendation
Written Comments	As a Home Provider and Real Estate Agent in Ventura, I strongly oppose the Interim Urgency Ordinance. Agenda item 13A is unnecessary and will create financial burdens on property owners that will in turn get passed onto renters- the very group this ordinance seeks to protect. Having been a renter for many years myself, I sympathize with the plight of

these renters but the Interim Urgency Ordinance is not the way to solve this issue. Let's not hastily rush into passing an ordinance that may harm renters interests in the long term but rather continue a discussion to help resolve their issue.

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Michael MacDonald

From: noreply@cityofventura.ca.gov
Sent: Monday, May 23, 2022 12:48 PM
To: City Clerk
Subject: -EXT- Online Form Submittal: Public Comment Form

Public Comment Form

Disclosure:

Providing your name/contact information is optional to participate in a Public Meeting. However by providing, it will allow staff to follow-up with you on your item. All emails submitted to any Legislative Body are Public Records. Copies of forms submitted are posted online, with name and contact information redacted. You may only submit one comment form per agenda item. You may submit more than one form per agenda to address additional topics.

Submission Deadlines:

Submit your Comment Form at least 2 hours prior to the scheduled/posted start time of the meeting, as stated on the posted Agenda. If submitting a comment during a meeting, please submit before the Agenda Item concludes, during a Live Meeting, to be considered part of the record. Select the Legislative/Hearing Body below to ensure your comment is emailed to the correct body.

Name	Lauren M Taluy
Address	
Phone Number	
Email Address	
Select Legislative/Hearing Body	City Council
Meeting Date	5/23/2022
Select a Topic:	Agenda Item Number/Topic
Agenda Item Number/Topic	13A
Recommendation	Against Recommendation
Written Comments	As a Home Provider in Ventura, I strongly oppose the Emergency Ordinance. Agenda item 13A is unnecessary and will create financial burdens on property owners that will in turn get passed onto renters- the very group this ordinance seeks to protect.

Upload Files

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Michael MacDonald

From: noreply@cityofventura.ca.gov
Sent: Monday, May 23, 2022 3:41 PM
To: City Clerk
Subject: -EXT- Online Form Submittal: Public Comment Form

Public Comment Form

Disclosure:

Providing your name/contact information is optional to participate in a Public Meeting. However by providing, it will allow staff to follow-up with you on your item. All emails submitted to any Legislative Body are Public Records. Copies of forms submitted are posted online, with name and contact information redacted. You may only submit one comment form per agenda item. You may submit more than one form per agenda to address additional topics.

Submission Deadlines:

Submit your Comment Form at least 2 hours prior to the scheduled/posted start time of the meeting, as stated on the posted Agenda. If submitting a comment during a meeting, please submit before the Agenda Item concludes, during a Live Meeting, to be considered part of the record. Select the Legislative/Hearing Body below to ensure your comment is emailed to the correct body.

Name William A Swanson

Address

Phone Number

Email Address

Select Legislative/Hearing Body City Council

Meeting Date 5/23/2022

Select a Topic: Public Comments

Recommendation Against Recommendation

Written Comments *Field not completed.*

Upload Files *Field not completed.*

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