

RENT CONTROL AND RENT REGISTRY LETTER

Dear Councilmember,

Recently, I have become aware of renewed efforts to impose a **2-4% cap** on rent increases and enactment of a city ordinance to create a **rental unit registry** within the City of Santa Barbara. As an owner of four rental properties in the City of Santa Barbara, I feel compelled to discuss the reasons why I am asking you to disregard any additional considerations for rent control and the establishment of a registry.

I would like to remind you that the 2019-20 Santa Barbara County Grand Jury's June 24, 2020 Report titled Affordable Housing In Santa Barbara, An Oxymoron? concluded that:

"The City of Santa Barbara needs to act in a forward and positive manner, rather than resist change and avoid State of California orders to **build housing** [*emphasis added*]. ... [*The City Council*] ... can be a leader in its own community again by openly supporting affordable housing."

This report issued nine findings with recommendations to solve the problems that were identified.

None of the Grand Jury recommendations asked for the implementation of rent control as a means to build more housing!

Now once again here we are, back at the rent control discussion, this time with a 2-4% cap, with the added insult of a proposed fee-based rental registry with guaranteed fee-based annual inspections to pay for the additional bureaucracy needed to implement such registry. **Most renters understand that these costs are being passed through to them.**

Rent control, rental registries, and annual inspections do not result in more affordable housing. As demonstrated by over 40 years of rent control in cities like San Francisco and Los Angeles, these policies have added to the cost of their rental housing.

Instead of burdening both landlords and tenants with the additional costs and government bureaucracy of a "registry of rental units," **councilmembers should follow the mandates of the grand jury report which requested that more affordable housing be built in the Santa Barbara area.**

We need a new vision to create the housing that our community needs; not the stifling of our housing providers with rent control and bureaucracy.

We hope you as will lead us in this vision!

Best regards,

SBRPA Member