

Orozco, Norma

From: Akshay Marfatia <akshay.marfatia@gmail.com>
Sent: Thursday, October 07, 2021 5:39 PM
To: eComment
Subject: "City of Santa Ana Community Preservation, Rent Stabilization, Tenants'

Dear Councilmember,

I am a rental-housing provider in Orange County and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the County, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,
Akshay D Marfatia

Orozco, Norma

From: Richard Tucker <rmtucker@jamboreemanagement.com>
Sent: Tuesday, October 05, 2021 5:35 PM
To: eComment
Subject: Your rent control is too stringent to encourage apartment owners to commit to improving City housing supply

These comments are directed to the Mayor and City Council:

My name Richard Tucker and I am an owner of apartments for many years in the City of Santa Ana. I am one of several owners of the 64 unit Portofino Apartments, 1313 Memory Lane. Our ownership goes back to 1999. We are an ownership group that takes pride in our property and taking care of our residents. For many years now we have received an award from the City of Santa Ana for our exemplary community. We proudly hang this framed award in the office of the community.

This last June I joined two other investors in acquiring another 24 units in the City of Santa Ana. We noted that the neighboring twin property which is next door to the one we bought had all the residents renting their apartments at \$1495 per unit and we thought that our property with \$1350 rents could be raised to that level if we earned the increase with improvements that would cost about \$200,000. That neighboring property has new roof, all the windows newly replaced, repainted outside, nice landscaping and many of the apartments have upgraded kitchens with new cabinetry. So, this was our plan too. And under California rent control we could achieve those rents in about 2 or 3 years.

So far we have completed the replacement of the asphalt shingle roof with a new 30 year life roof. Apparently there had been a large number of leaks because most of the underlying wood was rotted and we replaced all the wood with new material. The cost of the new roof was over \$75,000. We have our window replacement contract in hand for \$45,000 and we have started considerable work to rod iron railings throughout the property. However due to the new proposal to put stringent rent controls in place it does not make any sense to upgrade the building and make it a pride of ownership building. We have put a hold on new windows, hold on the installation of boxed trees for the courtyard, hold on installing new steel and concrete stairs, hold on new fencing, and a hold on doing an asphalt overlay on the drives and parking lot.

As the leaders on the City you have to realize the future investment in the City housing will not happen. Owners will fix what is broken but there is no benefit to future investment into the City of Santa Ana. No upgrading of deteriorating housing assets. No modernizing of deteriorating housing assets. You are encouraging property owner to allow decay and decline. Is this what you really want ?

Please note that my email address has changed **TO:** RMTucker@JamboreeManagement.com

Richard M. Tucker, CPM®
Jamboree Management, President
949.380.0300 – Phone
949.900.4960 – Direct
949.900.4950 - Fax

Jamboree
MANAGEMENT

22982 Mill Creek Drive
Laguna Hills, CA 92653

Orozco, Norma

From: Qui Vuong <qui.vuong.balihi@gmail.com>
Sent: Tuesday, October 05, 2021 5:56 PM
To: eComment
Subject: PUBLIC COMMENT ON ITEM 9

Honorable Mayor and City Council Members

For too long, politics as usual has been about accepting political donations while ignoring and pretending that housing injustice and unfair business practices do not exist in Santa Ana. All the chickens have come home to roost under your watch.

RENT STABILIZATION will help the city avoid unintentional outcomes of their own making, for ignoring to address the issues sooner. What is it about 2+2 cannot be more than 4 do you not understand? As this situation is allowed to worsen while we wait for impact studies, there comes a point of no return, and hell to pay for those left holding the bag. JUST DO IT! DO it now, there is no more time to waste.

The voting electorate of the city of Santa Ana are no longer being apathetic or being kept unaware. These voters care deeply about the city they live and grow up in, and its aspirations for a vibrant and prosperous future by caring for its own people first and prioritizing profitability last. The entire city council voting record is now under scrutiny. We all have our eyes on you, in order to keep you honest, serious. and true to your campaign promises to protect and serve the community of Santa Ana, and not those outside interests who do not have skin in the game to save the city. When these outside investors offer you thousand dollar bribes here and there in the form of political donations in order for you to allow them to justify housing gouging activities to overwhelm and undermine local resident families who are suffering renters. When you accept these donations, and hide behind excuses and processes in order to delay, procrastinate, defeat and ignore the most vulnerable members of your own community, you are effectively betraying Santa Ana, and doing the city a disservice as an elected official.

Your vote today will illustrate your commitment and determination to do the right thing, the right way, for all the right reasons to uplift humanity, decency, and caring citizenship, instead of tearing down fragile safety nets through irresponsible actions that are guaranteed to produce outcomes everyone in the city is trying to avoid: poverty, misery, bankruptcy, induced illnesses and involuntary homelessness.

So please, cast your vote wisely, or the only environmental impact study you will have left to evaluate is how you will be voted out of office in shame for choosing to serve the financial interests of a few wealthy and greedy outsiders and their lobbying arms, at the expense of so many local residents who put you in office in the first place.

As an URGENT emergency rescue measure, I strongly encourage every member of this city council to vote YES on Rent Stabilization, say NO to any preventable Housing Gouging, and leave the irrelevant argument on both sides of the RENT CONTROL excuse to die its natural death.

Yours truly,

Qui Vuong

Resident of Bali Hi Senior Mobile Home Park
Santa Ana, CA

Orozco, Norma

From: Kathy Miller <kds2lv@yahoo.com>
Sent: Tuesday, October 05, 2021 9:26 PM
To: eComment
Subject: Rent control

The cost of living in Santa Ana is not the fault of the landlords. Orange County is an expensive place to live as are many other areas in California. There are more people than there is housing, therefore, the demand is high and the supply is low. Beyond that, the taxes and regulations make it difficult to provide more housing. Attacking the rental property owners by overstepping and interfering in their businesses is not the answer. People of Santa Ana need to learn trades and increase their skills. Minimum wage jobs were never meant to support families. When I bought my property in Santa Ana, no one lowered the price of the property for me. Orange County is expensive. Unfortunately, not everyone can afford to stay here until the housing market can match the number of houses needed. Blaming landlords for this does not make sense especially since the cost of operating a rental housing business is continuing to rise. No one is entitled to live where they can not pay the cost to live there. There are a lot of places that I would like to live, but do not because I can not afford to.

Thank you,
Kathy Millet

[Sent from Yahoo Mail for iPhone](#)

Orozco, Norma

From: Kathy Miller <kds2lv@yahoo.com>
Sent: Tuesday, October 05, 2021 9:34 PM
To: eComment
Subject: City council meeting

Many of the people telling their story lack basic understanding of how an economy works. Businesses are run and operated to cover the costs and provide an income. Investment properties are not obtained for free. Property owners work hard and sacrifice to be able to make the investment and to operate the business. People need to live where they can afford to. Landlords did not cause the high cost of housing in Orange County.

Santa Ana could best serve its citizens by helping them to gain skills and get higher paying jobs.
Thank you!

[Sent from Yahoo Mail for iPhone](#)

Orozco, Norma

From: Kathy Miller <kds2lv@yahoo.com>
Sent: Tuesday, October 05, 2021 9:44 PM
To: eComment
Subject: 40% of citizens are here illegally

Think about that. What kind of impact does that number have on available housing? This is not the fault of property owners. The city is discriminating against landlords. The housing shortage is causing the housing shortage and high rent costs, not the landlords. This ordinance will cause Santa Ana to become a slum. As much as I feel bad for these people, this is an issue of the market.

Thank you!

[Sent from Yahoo Mail for iPhone](#)

Orozco, Norma

From: Kathy Miller <kds2lv@yahoo.com>
Sent: Tuesday, October 05, 2021 10:01 PM
To: eComment
Subject: Cost of water and Waste Management

I would like the city to control the costs of water and waste management in Santa Ana. These two costs are causing me to raise rents in order to stay above water.

Thank you!

[Sent from Yahoo Mail for iPhone](#)

Orozco, Norma

From: Kathy Miller <kds2lv@yahoo.com>
Sent: Tuesday, October 05, 2021 10:32 PM
To: eComment
Subject: Expenses

It is very apparent the the people who are speaking tonight have no idea what it takes to run a rental housing unit oeoperly. I don't think that they understand that building come with property taxes, insurance, repair costs etc.

Thank you!

[Sent from Yahoo Mail for iPhone](#)

Orozco, Norma

From: Yv Ga <faithful88@live.com>
Sent: Tuesday, October 05, 2021 10:46 PM
To: eComment
Subject: Owner comments

Attended the meeting tonight. Long list of comments could NOT stay pass 10:00 PM
Lot of people where talking for a long time to take time from others to talk just 3 minutes?

Owners has to pay for City Taxes, insurances, lot of expensive repairs that you cannot find cheap workers anymore.

Lot of tenants DO NOT keep the apartments clean, trashing it cardlessly.

Owners support the city to pay your employees salaries. When you get red of Owners who will pay your salaries?

I have been a single mom caring for my elderly mother more than 30 years in my life & working 2-3 jobs to maintain payments & survivals.

Like all speakers. We need to maintain : Love, care, unity in our environment all over.

Balance for all situations.

My comments about Police & Safety. : 32 years ago while I lived in West Los Angeles. Driving my child to preschool. After I got to preschool another mother arrived behind saying she was driving behind me when I was at the Red light to make the left turn.

She said that the car next to me was aiming a gun at me. You didn't see him?

I said I was looking at the red light to make my left turn praying to make it to school on time.

She said if you have looked at him he would have shot you.

MY comments here: When we pray we don't know what God protect us from?

Hope to keep the : Love, Care, The unity for our Nation, The balance for all situations.

Always people mistakes all over. No one is perfect. Pray for balance, love, unity. Amen.😊

Orozco, Norma

From: David Capell <david@dcapell.com>
Sent: Wednesday, October 06, 2021 1:50 PM
To: eComment
Subject: A few more reasons to avoid rent control

Councilmembers, I would like to add to my previous comments in opposition to Rent Control:

1. Rent control tends to invite more CRIME to a small or moderate size city. Please check the statistics and discuss with the police..
2. #1 is especially true when all the other communities in a county do not have rent control. Santa Ana will attract struggling renters.
3. Properties built before 1995 have less parking than the newer ones. If the occupancy per apartment is unlimited, where are all the cars going to park? That creates a street parking problem for the neighborhood which could invite more crime and burden the police.
4. Higher occupancy would accelerate the deterioration of the buildings which could create an eyesore since the property owners would be less able and probably less inclined to do the required maintenance and repairs.

I hope you will discuss my comments at the council meeting today.

David Capell
Property owner in Santa Ana since 1970.



October 5, 2021

RE: Public Comment Regarding Santa Ana Rent Control Hearing- Bali Hi Mobile Homes Lodge

As I mentioned at the last hearing, I have been managing mobilehome parks and manufactured home communities for almost 4 decades. The apartment association representative and apartment owners have and will again supply the facts and statistics which demonstrate rent control is not needed nor is it fair. Vickie Talley with MHET and Julie Paulie have and will continue to offer factual information as to why rent control is unwarranted.

With almost 40 years of experience operating and managing both types of communities, I have found that rent control of mobilehome parks and manufactured home communities is counterproductive and actually hurts those senior citizens and families it proposes to help. Please consider the following:

- Rent control is a windfall benefit to mobilehome owners in land lease parks. As sought by rent control proponents, initial and ongoing space rents below fair market is the obvious and immediate benefit. Just as impactful is the proven fact that in every locale with rent control the mobilehomes resale prices are higher than before rent control, and those prices accelerate each year, often many times above the true value of the mobilehomes. **Eventually, home prices will reach levels that put them out of reach of buyers needing affordable housing.** More succinctly stated, there is an inverse relationship between the prices of mobilehomes and the space rent charged. **Rent control eventually prices young families and seniors on a budget out of the mobilehome market.**
 - Not surprisingly, the current sales prices of mobilehomes in Santa Ana mobilehome parks is currently higher than their true value as mobilehomes indicating the fact that space rents are already under market.
 - One unfortunate result of rent control causing artificially inflated home prices on older homes is the fact that the oldest of homes which have 50 year old wiring and plumbing and may be unsafe for habitation remain in the park because the artificially buoyed prices of these homes prohibits their replacement by newer, safer, more energy efficient new homes. New homes would be available at affordable prices as the most obsolete of homes are otherwise replaced.
 - There is no incentive for park owners and operators to improve the communities. At best, rent control attempts to support the status quo in a rapidly changing world. There is no incentive for park ownership to improve or increase utility services or amenities

- Many current electrical systems won't support expanding appliance and computing needs of seniors, stay at home workers, and growing families.
- Stagnant facilities and systems prohibit the replacement of obsolete unsafe homes with energy efficient newer home.
- But I buried the lead. As demonstrated by the hostilities expressed in your hearings, rent control pulls communities apart. It destroys any incentive landlords and mobilehome owners have to cooperate, dialogue, or work together to maintain and improve mobilehome parks as "communities" and "neighborhoods". You wouldn't pass a law that so constricts other business owners (restaurants, retail stores, repair services, etc.) that they have incentive to care about their customers.

To summarize, rent control ruins communities and eventually prices seniors and families needing affordable housing out of the market.



James Joffe
President
DRE# 00710270
J&H Asset Property Mgt. Inc.



October 5, 2021

RE: Public Comment Regarding Santa Ana Rent Control Hearing- Continental Mobilehome Park

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James Joffe
President
DRE# 00710270
J&H Asset Property Mgt. Inc.

From: Paul Hesse <phesse@cox.net>
Sent: Tuesday, October 05, 2021 4:24 PM
To: eComment
Subject: Rent Control

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

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I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Paul Hesse
Santa Ana, CA



Orozco, Norma

From: Michael Brown <michaelbrown@amcliving.com>
Sent: Tuesday, October 05, 2021 4:23 PM
To: eComment
Subject: Presentation from Advanced Management Company - For 10/5/2021 City of Santa Ana Council Meeting
Attachments: AMC Santa Ana Presentation_10 05 2021.pdf

Please find attached a presentation that will also be handed out to the council meeting this evening.

Thank you.

Michael C. Brown, CPM® | Director of Property Operations

Advanced Management Company | 15320 Barranca Pkwy | Suite 100 | Irvine | CA | 92618

P: 949.595-5925 | www.amcliving.com

Live Happy®



Go Green! Print this email only when necessary.

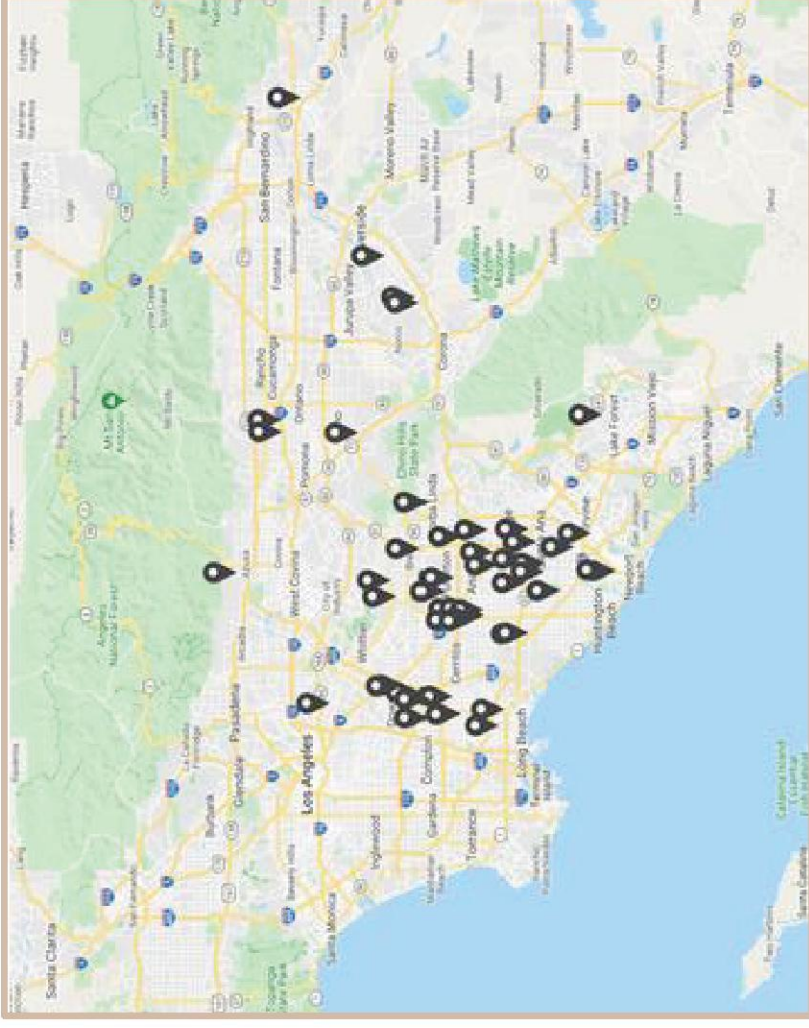
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Advanced Real Estate Advanced Management Company R³ Construction Services, Inc. Oppose Rent Control



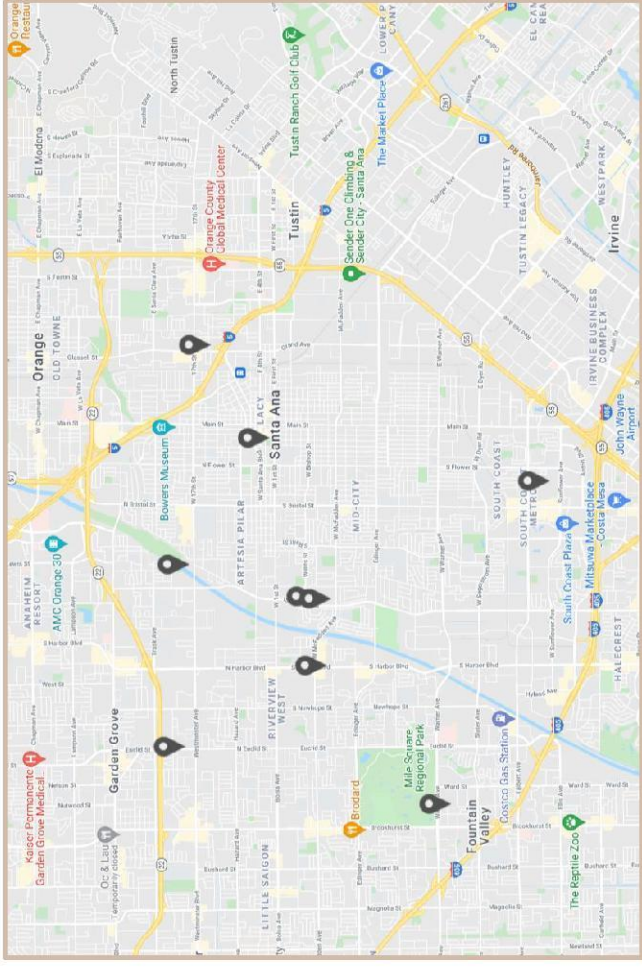
Who We Are

- AMC is a leader and innovator of the property management industry, proudly owning and managing over 10,000 apartment homes in Southern California and 1,610 in Santa Ana.
- We operate on a foundation of ethical business practices and a sincere passion for providing homes our residents will love.
- We are on a mission to make coming home the best part of our residents' day.



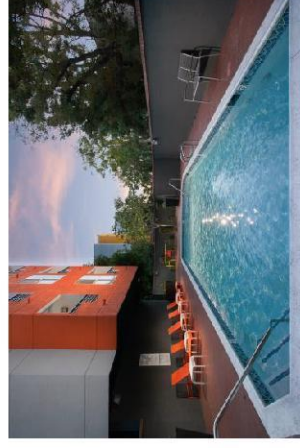
Our Communities

- Our communities in Santa Ana:
 - Artists Village - 204 Apartment Homes
 - California Palms - 190 Apartment Homes
 - Park Plaza - 242 Apartment Homes
 - River House - 240 Apartment Homes
 - Villa Del Sol - 562 Apartment Homes
 - Villa Del Sur - 112 Apartment Homes
 - Washington Place - 60 Apartment Homes
- We have operated many of these properties for over 30 years.



Artists Village

Date of Ownership: 8/25/2009
204 Apartment Homes



California Palms

Date of Ownership: 01/01/1994
190 Apartment Homes



Park Plaza

Date of Ownership: 10/29/2004
242 Apartment Homes



River House

Date of Ownership: 11/24/2020
240 Apartment Homes



Villa Del Sol

Date of Ownership: 11/16/1994
562 Apartment Homes



Villa Del Sur

Date of Ownership: 10/29/2004
112 Apartment Homes



Washington Place

Date of Ownership: 08/26/2016
60 Apartment Homes



Who We Are

- **Investors**

- Our investors are individuals who have invested small amounts of their hard-earned funds into these communities. They rely on the income to live day to day.

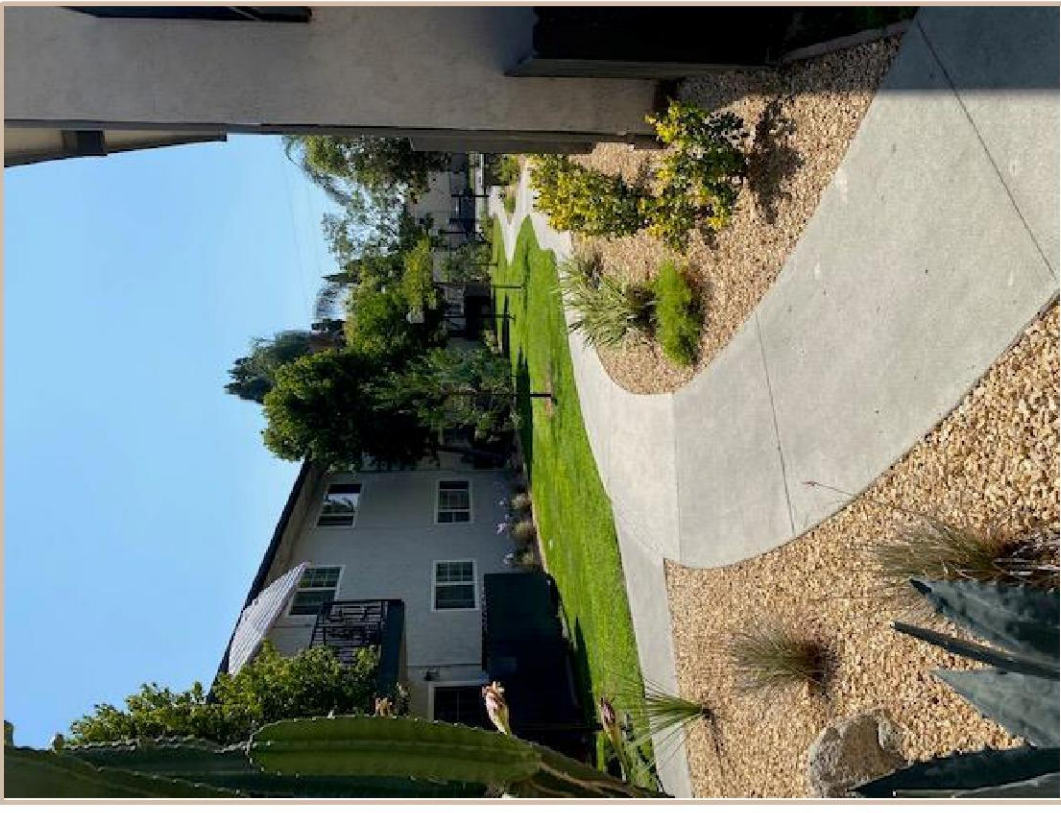
- **Founders**

- Our company was founded by Richard Julian and Frank Holloway.
- We set out on a mission in 1982 to raise the bar for apartment life by delivering quality, sustainability, and extraordinary service.



What We Believe

- **Live Green**
 - We use energy-efficient and eco-friendly materials in our apartment homes.
 - We believe in choosing quality and durability above affordability to reduce our impact on landfills.
- **Live Healthy**
 - We believe in a beautiful, balanced, and active lifestyle and that taking care of your health is vital to your well-being.
- **Live Happy**
 - We believe life should be full of celebration and laughter while surrounded by family, friends, and pets, creating memories in our apartment homes.



What We Do

- **Invest Long Term**

- We are committed to our communities, residents, teammates, and partners for the long term.
- We invest in quality and durable products that last and in training and education that nurture our team and preserve our assets.

- **Work Happy**

- We value the importance of bringing the community together and the positive impacts that this culture has on all of our lives.
- We regularly offer resident events to demonstrate this core value.



Give Back

- Our Charitable Giving Team leads us on initiatives every year which support the livelihood of those in our communities
- Through our Annual Backpack Drive, we have donated over 1,500 backpacks which totals over \$75,000 for students in Santa Ana over the past four years.
- Each backpack is filled with school supplies at an average of \$50 a backpack.



Employment

- AMC is continuously voted a Top Workplace in Orange County because of the devotion and passion contributed by its over 400 team members and 100 specifically in Santa Ana.
- We believe that the success of our organization will be realized through the hard work, dedication, and enthusiasm of our team.
- Our training center, AMC University, is located in Artists Village in Santa Ana. Since January 1, 2019, we have completed over 12,000 training hours.

**TOP
WORK
PLACES
2020**

THE ORANGE COUNTY
REGISTER

Advanced Management
Company & R³ Construction
Services, Inc. is a 2020 Top
Workplace!



How We Do It

- **Made In America**

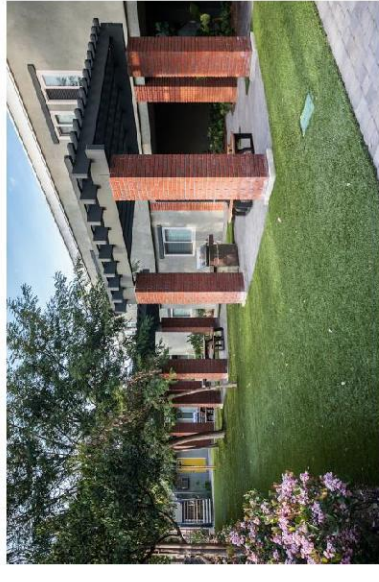
- The majority of our apartment homes feature high-quality, custom cabinetry made in Irvine, CA, by our sister company, R³ Construction Services, Inc.

- **Designed For Residents**

- Every interior and exterior amenity is designed with the residents in mind. Our goal is to provide them with their forever home.

- **Smoke Free**

- In 2012, AMC was the first property management company in California to transition its entire portfolio to smoke-free.



Our COVID Response

- **\$100 Rent Credit**
 - In April of 2020, we provided a \$100 Rent Discount to every apartment home that paid their rent to lighten the health and economic pressures. In Santa Ana, this cost over \$107,000.
- **Front Line Team Members**
 - Starting April 27, 2020, employees who work on-site in maintenance, construction, and leasing received an additional \$2 per hour in pay. This Hazard Pay continued until August of 2021.
- **Mask & Hand Sanitizer For Every Residents**
 - AMC Distributed free washable face masks and bottles of hand sanitizer to every apartment home.



AMC & The City of Santa Ana Partnered together to Aid Hundreds of Santa Ana Residents impacted by COVID-19.



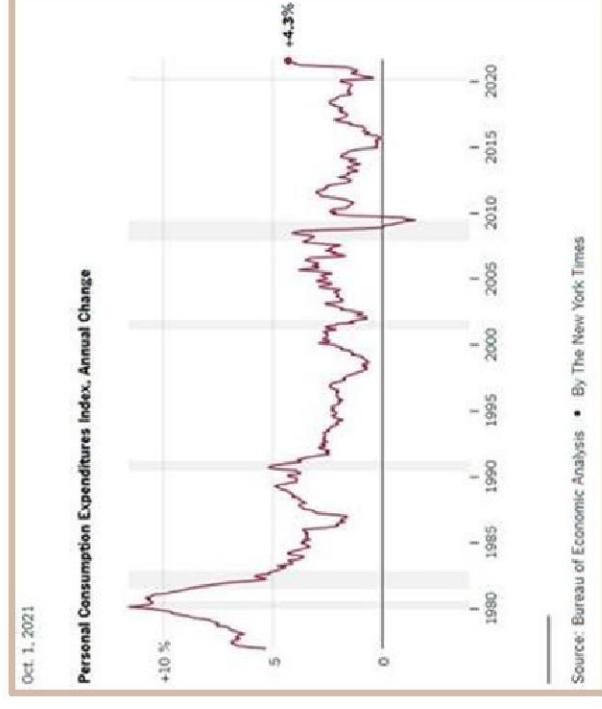
How We Manage

- Since we purchased River House, city code enforcement has issued 50+ code violations for violations from prior owner. Which we have fixed to the cost of \$37,500.00 and dramatically improved the property with our investment in the community and strong management. Implementing rent control laws would make it harder to invest in Santa Ana.
- Every year, we spend \$493,300.00 amount in security to ensure the quiet and peaceful enjoyment of their community and home.
- We turned around one of the most crime ridden properties in all of Santa Ana - Villa Del Sol.
- Our efforts at Villa Del Sol reopened 2 schools
- If a rent control law were to be put in place, we are afraid that we could not afford to maintain the high level of quality housing that we currently do at all of our communities.



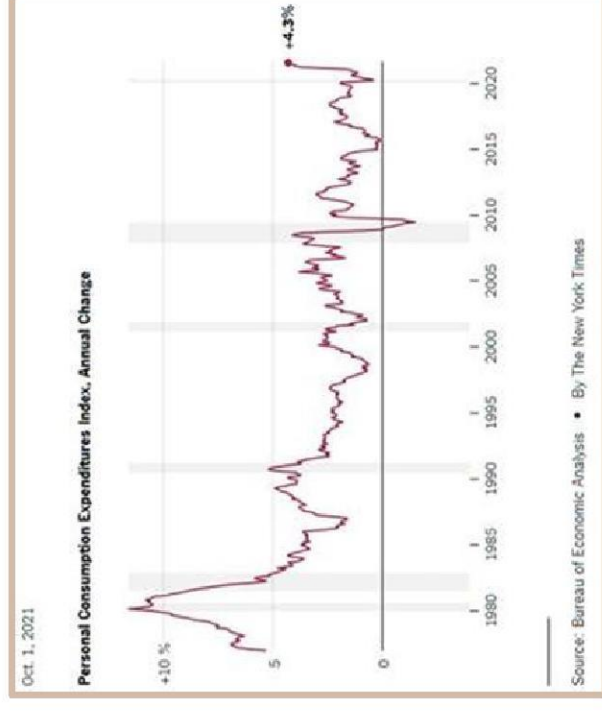
The Prime Issue:

- If income is depressed and increasing at less than CPI as is stated, we cannot survive long term.
- We are at the precipice of inflation if not already fully engulfed
- The Federal Reserve's preferred gauge of inflation climbed in August 2021 the quickest in 30 years.

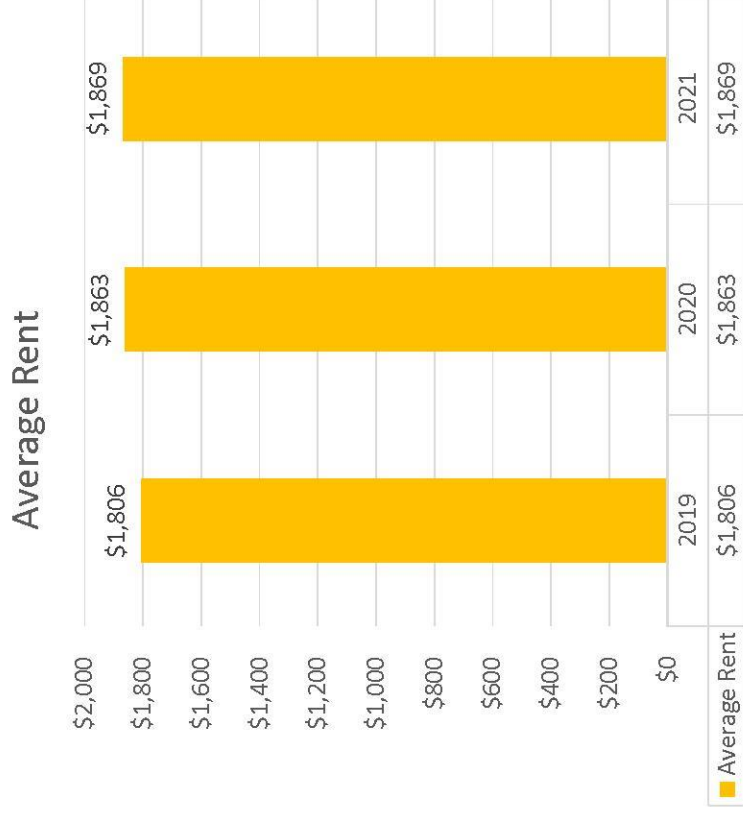


More Facts:

- The inflation measure of the Fed (the Personal Consumption Expenditure Index) rose 4.3% and “getting back to normal will not be a quick process.”
- According to Y-Charts who track the change in California gasoline prices notes that from September 2021 to September 2020, gasoline has risen \$1.14/gallon or 36%
- The latest B&L Stats for LA/OC shows as of August 2021, we hit 4% inflation already.



Facts: Our Current Average Rent



- Over the past three years, the average rent has increased by 3.48%.
 - In 2020, the average increase was 3.16%.
 - In 2021, the average increase was 0.32%.

Facts: The CPI

- Our own expenses have risen well above the CPI.
 - Since 2017, our insurance expenses alone have risen nearly 86% averaging 21.5%/year
 - Payroll has risen 17.7%
 - Utilities 14.7%
- Bureau of Labor & Statistics shows household energy costs up 12.3% August 2021 –vs. August 2020.
- Costs for our pool services are doubling (increasing 100+%) starting 11/1/2021.

Costs

- With more people staying put in their homes, the trend has been greater in the last year with expenses. This includes costs for:
 - Courtesy Patrols
 - Wear & tear on the facilities and unit interiors
 - Vandalism – Catalytic converters being stolen frequently and vehicles being broken into.
- This stay/work from home trend is unlikely to ever go back 100% to pre-pandemic days. Likely at least 25-30% will permanently work from home.
- Mathematically, allowing only increases of 80% of CPI on the income side while the expenses rise a full 100% or greater is a recipe for financial disaster.
 - The bureau of labor & statistics showed that housing comparing August 2021 to August 2020 rose only 1.8%, yet our actual expenses rose more than double that in 2021 –vs. 2020. Utilities up 12.3%!

What should we keep open?

- Can we discontinue offering amenities?
- Will that enhance the life experience of our residents in the city?
- What services and amenities should we close or not maintain to keep up with costs?
 - Pools?
 - Gyms?
 - Business Centers?
 - Our Reading room for our children at our largest Santa Ana community?
 - Playgrounds?
- We would have to close them because lacking funds to maintain them give rise to risks we cannot take for our valued residents.



What others are saying about Rent Control:

In a recent editorial by the Southern California News Group it stated that “based on empirical evidence...after observing rent control’s results in Stockholm, Swedish economist Assar Lindbeck famously said, *“In many cases rent control appears to be the most efficient technique presently known to destroy a city – except bombing.”*

Residents Love AMC

New review for Villa Del Sol Apartments

811 S. Fairview Avenue
Santa Ana, CA 92704

 Agustina C.  0 friends  1 review  0 photos

     10/29/2020

I have lived at Villa del Sol for more then 20 years. I wanted to take a moment to say thank you to all the staff at Villa del Sol for always keeping the property so clean and beautiful. The staff at Villa del Sol are so caring and willing to help with anything that I need. I love taking my walks around the property and visiting the office. You all have made my stay here so wonderful.

New review for Park Plaza Apartments

805 W Stevens Ave
Santa Ana, CA 92707

 tyler t.  0 friends  1 review  0 photos

     7/20/2021

I've been renting an apartment here for 2 years now with my wife and child, and we just renewed our lease for a 3rd year. I love living at Park Plaza. It is a very clean, quiet, and family friendly community. The leasing office personnel are incredibly helpful and friendly. The minor maintenance issues that we have had over the years have been repaired quickly and effectively by the skillful maintenance crew. There isn't an apartment community in the area that I would recommend other than Park Plaza.

New review for Washington Place Apartments

1311 Washington Pl
Santa Ana, CA 92701




 Ava R.  0 friends  3 reviews  0 photos

     8/23/2021

This is my second AMC community that I have lived and honestly they have been nothing short of amazing. The service and dedication to their residents is really just great! Moving to Washington Place has been what I've needed. They are a small community with everything you need. I am most excited about the fitness center that will soon be open. The is never a day where the community isn't clean. Carlos, the maintenance guy is always out cleaning & fixing things around the property. Our manager Mariam is always so helpful. She sends out goodie bags almost every holiday to our door. I highly recommend living here. You wouldn't want to be anywhere else!

New review for Artists Village Apartments

300 W 2nd St
Santa Ana, CA 92701

 Megan M.  337 friends  14 reviews  0 photos

     8/19/2021

I recently moved into this complex and I love it. I like how it's walking distance to so many restaurants and bars. I. The heart of downtown Santa Ana. Another reason I love living here is because I have central AC and a washer/dryer in my apartment. Leasing office was quick and everything went smoothly during the renting the apartment. This place gives a good vibe for me and they welcomed my dog as well. I'm glad I found this gem.

Conclusions:

- We are consistently receiving the **Gold Seal Awards** and have also been the recipients of special recognition for our management by different departments of the City including your Council.
- Let's work together – Not divide renters and housing providers.
- Let the voters decide – They have already decided twice in recent years that rent control is not for Santa Ana residents.
- Understand the unanticipated ramifications of this ordinance as there are many which lead to lower services at the very least and the eventual demise of quality rental housing.
- The facts show that inflation related expenses for services and produces are rising at a record pace while rents are not.

Orozco, Norma

From: Tony Maggi <tony@mpmsinc.com>
Sent: Tuesday, October 05, 2021 3:55 PM
To: eComment
Subject: A very short request re: Rent Control

Honorable City Council members:

There is a very honorable component in the results you're trying to achieve with stabilizing rents. Rather than repeat ad nauseam statistics and complaints, as a stakeholder who feels the process to date was intentionally kept low key and begun with the end justifying the means, I simply request that the Council postpone tonight's adoption vote in favor of a reasonable period to research and understand all stakeholders concerns, potential options, and a more equitable solution to the issue.

Your consideration is appreciated.

Tony Maggi
MPMS, Inc.
Property Manager
{Sent from my wireless device}

Orozco, Norma

From: Adam Kleifield <adam@kleifield.com>
Sent: Tuesday, October 05, 2021 3:59 PM
To: Hernandez, Johnathan; eComment; Sarmiento, Vicente
Subject: Public comment: in support of rent control (item 9) at tonight's meeting

Hello Councilmembers and Mayor Sarmiento,

Thank you to all Councilmembers who voted in support of rent control at the September 21st meeting. As a resident of Ward 5, I especially appreciate Councilmember Hernandez for his continued support.

I know you will continue to do the right thing by supporting item 9 at tonight's meeting, but I wanted to reiterate my support for rent control and just cause protections, and stress how important this vote is. As you know, Santa Ana is badly in need of these protections, and this need has only been made more urgent by the pandemic. Rent control would be a huge step toward avoiding further displacement and worsening the housing crisis.

I am strongly in favor of rent control and just cause protections in Santa Ana and I am asking you to vote yes on item 9 tonight!

Thank you,

Adam Kleifield

Julia Araiza
P. O. Box 10992
Santa Ana, CA.92711
714-544-6565
j4art@mail.com

September 25, 2021

Mayor and City Council
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92701

Hon. Vicente Samiento
Mayor of Santa Ana

Hon. Thai Viet Phan, Ward 1

Hon. David Penaloza, Ward 2

Hon. Jessie Lopez, Ward 3

Hon. Phil Bacerra, Ward 4

Hon. Jonathan Ryan Hernandez, Ward 5

Hon. Nelida Mendoza, Ward 6

Hon. Officials of the City of Santa Ana:

The Federal Government is addressing the lack of affordable housing with new legislation. It is bigger, more effective and less destructive than your city's current proposed rent and eviction control ordinance.

The CHOICE IN AFFORDABLE HOUSING ACT would work through the Section 8 program to make more funds available to low-income families. Additionally Representative Barbara Lee (D-CA) introduced the "Renters' bill of Rights". Her resolution calls for, among other items, "\$180 Billion to expand rental assistance to people with the lowest incomes, which would effectively end homelessness."

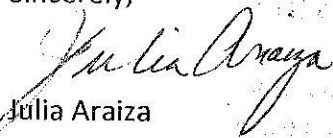
I urge you to defeat the proposed Santa Ana ordinance and throw your support to Federal legislation of rent subsidies.

It is wrong to place the burden of rent subsidies upon the shoulders of the rental housing industry. Housing might be a Right, but it is also a Commodity, and should not be confiscated from its producers. It is a product created by construction or purchase, individual savings, time and energy. It is also the sole livelihood of many lower income and elderly people.

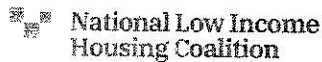
Please consider the needs of the many fine renters who do not cause problems and never face eviction. Evictions are a necessary tool for protecting their safety from crime and from destruction of their quality of life. Further, if non-paying renters are not evicted, the ensuing reduction in rental income means less repairs. Those same, fine, responsible renters wind up living in deteriorated properties.

I attach two printouts from the internet posted by the National Low Income Housing Coalition.

Sincerely,

A handwritten signature in cursive script that reads "Julia Araiza". The signature is written in dark ink and is positioned above the printed name.

Julia Araiza



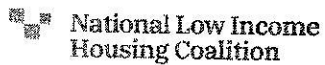
Representative Barbara Lee Introduces Renters' Bill of Rights

Sep 13, 2021

Representative Barbara Lee (D-CA) introduced on September 7 the "Renters' Bill of Rights" (<https://bit.ly/3zV4ePj>), legislation affirming the rights of all renters to safe, affordable, and decent homes. The resolution calls for bold action by Congress and HUD, including the campaign's (<https://nlihc.org/housed>) [top policy priorities](https://nlihc.org/sites/default/files/American_Recovery_Plan.pdf) ([https://nlihc.org/sites/default/files/American Recovery Plan.pdf](https://nlihc.org/sites/default/files/American_Recovery_Plan.pdf)) for any infrastructure or recovery package: \$70 billion to make desperately needed repairs to the nation's public housing stock, \$45 billion for the national Housing Trust Fund to construct deeply affordable housing, and \$180 billion to expand rental assistance to people with the lowest incomes, which would effectively end homelessness. It also supports renters' rights and affirms housing as a basic human right.

"I applaud Congresswoman Lee for her bold and sustained commitment to ensuring that the lowest-income and most marginalized people have safe, accessible and affordable homes," said NLIHC President and CEO Diane Yentel in Representative Lee's [press release](https://lee.house.gov/news/press-releases/congresswoman-barbara-lee-introduces-renters-bill-of-rights-legislation) (<https://lee.house.gov/news/press-releases/congresswoman-barbara-lee-introduces-renters-bill-of-rights-legislation>). "Our best opportunity to realize this ambitious goal is in the upcoming infrastructure and economic recovery package. If investments are targeted well, Congress can end homelessness by investing at the scale necessary in proven solutions, including rental assistance, public housing, and the national Housing Trust Fund."

Read the resolution at: <https://bit.ly/3zV4ePj> (<https://bit.ly/3zV4ePj>)



Senators Introduce Bipartisan Bill to Increase Choice for Voucher Holders

May 24, 2021

Senators Chris Coons (D-DE) and Kevin Cramer (R-ND) introduced on May 20 the “[Choice in Affordable Housing Act](https://www.coons.senate.gov/imo/media/doc/text_choice_in_affordable_housing_act_117.pdf)” (https://www.coons.senate.gov/imo/media/doc/text_choice_in_affordable_housing_act_117.pdf) to expand and improve the Housing Choice Voucher (HCV) program. The bill would increase funding for and remove programmatic barriers in the HCV program to increase the number of rental units that accept HCVs, also called Section 8 tenant-based rental assistance. NLIHC supports the “Choice in Affordable Housing Act” and urges Congress to enact the bill, along with investments to [expand rental assistance](https://nlihc.org/sites/default/files/Solution_Rental_Assistance.pdf) (https://nlihc.org/sites/default/files/Solution_Rental_Assistance.pdf) and [strengthen and enforce](https://nlihc.org/sites/default/files/Solution_Renter-Protections.pdf) (https://nlihc.org/sites/default/files/Solution_Renter-Protections.pdf), to help ensure that people with the lowest incomes and the most marginalized people have stable, affordable homes. The bill is also endorsed by the National Housing Law Project, the Poverty & Race Research Action Council, and other low-income housing advocates.

Landlord participation in the HCV program, which determines the number of available homes and where they are located, is declining, with an average of [10,000 housing providers](https://www.coons.senate.gov/imo/media/doc/one_pager_choice_in_affordable_housing_act_117.pdf) (https://www.coons.senate.gov/imo/media/doc/one_pager_choice_in_affordable_housing_act_117.pdf) having left the program each year between 2010 and 2016. The “Choice in Affordable Housing Act” would invest \$500 million to increase voucher holders’ housing choices and improve access to high-opportunity areas by offering incentives to landlords, including signing bonuses to landlords, security deposit assistance, and a financial bonus to public housing agencies (PHAs) that retain a dedicated landlord liaison on staff.

In addition to financial incentives, the "Choice in Affordable Housing Act" would reduce programmatic barriers in the HCV program to help attract and retain landlords. The bill would require the U.S. Department of Housing and Urban Development (HUD) to expand its 2016 rule requiring the use of Small Area Fair Market Rents in certain metro areas to increase the value of rental assistance, reduce inspection delays, and refocus HUD's evaluation of PHAs to promote an increase in the diversity of neighborhoods where vouchers are used. To help renters on tribal land, the bill would also increase funding to the Tribal HUD-VA Supportive Housing program.

A new study of research (<https://www.opportunityhome.org/related-sectors/>) finds that rental assistance can improve health and education outcomes, increase children's chances of long-term success, and increase racial equity. "Housing is the foundation to a safe, healthy, and productive life, and by increasing the number of landlords that accept Housing Choice Vouchers, more Americans will have greater choices and opportunities in finding a home to build their foundation upon," said Senator Coons.

Read the bill text at: <https://bit.ly/2SflhKK> (<https://bit.ly/2SflhKK>)

Read the press release introducing the "Choice in Affordable Housing Act" at: <https://bit.ly/3wp5vvl> (<https://bit.ly/3wp5vvl>)

Learn more about the "Choice in Affordable Housing Act" at: <https://bit.ly/3v3kjQt> (<https://bit.ly/3v3kjQt>)

Orozco, Norma

From: Lopez, Jessie
Sent: Tuesday, October 05, 2021 3:51 PM
To: eComment
Subject: FW: Santa Ana Rent Control

From: David Capell <david@dcapell.com>
Sent: Thursday, September 23, 2021 12:19 PM
To: Sarmiento, Vicente <VSarmiento@santa-ana.org>; Penaloza, David <DPenaloza@santa-ana.org>; Phan, Thai <TPhan@santa-ana.org>; Lopez, Jessie <JessieLopez@santa-ana.org>; Bacerra, Phil <pbacerra@santa-ana.org>; Hernandez, Johnathan <JRyanHernandez@santa-ana.org>; Mendoza, Nelida <nmendoza@santa-ana.org>
Subject: Santa Ana Rent Control

Councilmembers, I am the managing partner of a 288 unit beautifully renewed apartment property in Santa Ana and have been for many years. I know the Council did not make a decision about rent control Tuesday night. I listened to many of the public comments and then retired before they were finished. Below are some of my thoughts on what I did see and hear, plus a few other thoughts of my own, in no specific order.

1. It is hard not to have sincere sympathies for some of those that appealed to the Council.
2. The critical issue is educating oneself adequately to obtain better employment.
3. Many of the speakers could not speak English. One had said she was in the U.S. for over 27 years.
4. One said he/she had 7 children to support. Do they not know anything about birth control especially in a time of critical overpopulation here and everywhere else in the world.
5. Many of the speakers sounded like they were appealing for charity. I do not want to contribute to the cost of supporting 7 children. I have worked too hard to support my two and my grandchildren.
6. Some or maybe many are undocumented and feel invited to California because this state does not cooperate with the federal government.
7. This is a sanctuary state.
8. I am not a supporter of Donald Trump, but maybe his attitude was somewhat appropriate in the way he handled immigrants at our southern border.
9. Rent control solves nothing long term. What happens when the children of those appealing to you, including the 7 mentioned above, need housing, rent control will not solve it. We need immigrants to go elsewhere in the U.S. or somewhere where there is less population already.
10. Immigrants also come here due to the weather. If one is homeless, this is the best place to be. And it is a sanctuary state.
11. There is also a question of culture. The youth of Santa Ana shouldn't be speaking Spanish and they should find some way to go to a community college or trade school or even intern with a plumbing company or electrician.
12. Rent control will invite more low income and lesser educated people to Santa Ana and worsen the problem. This is especially the case if other cities in Orange County do not install rent control.
13. All of the above discourages private investment in new housing in Santa Ana.
14. In the past in the East, large tenements were built to house the poor. They were eventually destroyed by those tenants. Some removed plumbing and light fixtures and sold them.
15. Why should rental property be the only commerce subject to price control? What about food? That is just as critical to the citizens as housing. Last night they discussed the struggle to decide which to pay for, food or rent.
16. The more rent control, the more people. The problem gets worse.
17. Rent control attracts the least qualified tenants and frequently the worst behaving. They are hard to evict.

18. The only resolution is to discourage people from coming to our city or the state of California. This is not the thirties during which people suffered in the dust bowl in Oklahoma and other states.
19. A shortage of water is another looming problem and possibly even food.
20. Bleeding hearts will not solve the problem.
21. It is a societal problem and must be solved by the entire society with the use of all of its tools.
22. I haven't even mentioned climate change which will produce its own problems including the possible loss of useable land, some jobs and more national and international migration.

PLEASE VOTE NO ON RENT CONTROL. IT IS NOT THE SOLUTION.

David Capell
david@dcapell.com

Orozco, Norma

From: Lopez, Jessie
Sent: Tuesday, October 05, 2021 3:49 PM
To: eComment
Subject: FW: Landlords & Property Owners Taking Advantage of Tenants BEFORE rent control becomes law

From: Valeria Esqueda <valeria.esqueda97@gmail.com>
Sent: Friday, October 1, 2021 12:27 PM
To: Lopez, Jessie <JessieLopez@santa-ana.org>
Subject: Landlords & Property Owners Taking Advantage of Tenants BEFORE rent control becomes law

Hi Council Member Lopez,

I hope you are well. I'd like to thank you for your strong support in favor of rent stabilization. I am very hopeful for our community as we move towards a stronger Santa Ana.

I just wanted to provide an update since I am a volunteer for our tenants counseling program at Tenants United Santa Ana. My aunt & uncle and their two children (one has DACA) recently received a \$126, an 8.6%, rent increase notice at their address 1315 N. Spurgeon. Other families in this building are receiving eviction notices. My family is undocumented and this increase may very well push them out of Santa Ana at this point. I am so deeply saddened watching my family get pushed out of our city that we were raised in. Just this March, another aunt & uncle and my two cousins moved out of the state because of Santa Ana's unaffordability. Although this building is in Council Member Johnathon's ward, I am hesitant to e-mail him while he grieves the loss of a family member. I am emailing you because I've lived in Ward 3 for 16 years and think it is important to acknowledge these occurrences.

I also spoke with a tenant who also received a rent increase of \$79 and rents a one bedroom studio at 324 Lyon, which correct me if I am wrong, is within Ward 3. I am certain that they are not the only ones receiving a rent increase considering they are living in a multi-unit building. There are very few to none legal protections available to these tenants and I am at a loss of words.

At this point, I am echoing the voices of those who are terrified about what will happen next since so many Santanerxs must be going through these exact situations right now. I think this is strong evidence that rent control ordinances do not cause rents to skyrocket but rather landlords and property owners exercise that power.

Warmly,

Valeria Esqueda

Orozco, Norma

From: Phil Schaefer <philschaefer1@gmail.com>
Sent: Tuesday, October 05, 2021 3:45 PM
To: eComment
Subject: Rent control is a bad idea

Rent control has proven to work against the very people you are trying to help.
Rents are higher in every rent control city vs Santa Ana. SF, LA and Santa Monica all have much higher rents than we do.

Why rush this? Shouldn't a prudent leader at least study this and gather facts?

Better to be judged on a well debated new law vs one rushed through.

Economists agree this approach reduces available rental stock creating even less supply.
Rentals are a supply and demand business. We have built 1,000's of new apartments and that is already having a downward pressure on rents.

Why now? Tenants have not availed themselves to the massive assistance offered by the influx of Covid funds. If the situation was urgent or dire these funds would have been exhausted but we have an abundance of help for those who need it.

Rent control disincentives landlords to maintain, repair or improve their units.

Please do not rush this decision.

Respectfully,

--

PHIL SCHAEFER
Realtor
714-514-1121
PhilSchaefer1@gmail.com
PhilSchaefer.com
Lic #01039787 | Lic #00745605
2019 RPAC Hall of Fame inductee
Past President of Pacific West Association of Realtors NAR Director CAR Director

Orozco, Norma

From: Maria Ceja <ceja.maria95@gmail.com>
Sent: Tuesday, October 05, 2021 3:46 PM
To: eComment
Subject: Support Item #9

Dear Mayor and City Council Members,

I am in support of item #9, which would potentially approve a rent stabilization and just cause protections to become a reality in Santa Ana. As you all may know, Santa Ana residents, especially the renter community, have been severely impacted by the ongoing COVID-19 pandemic. I would like to remind you all that the pandemic is far from over, and both state and federal eviction protections have expired.

I want to stress that California does not have rent control (AB 1482), and the current tenant protections in place fail to account for all tenants. It still allows for significant rent increases and does not reflect the local needs of Santa Ana renters. It also sunsets in approximately 10 years. We need real and permanent renter protections in Santa Ana. This is an intersectional issue that your constituents are counting on you to address.

If you do choose to approve this item, I ask that you consider a temporary rent increase freeze during the 30 day period before the laws come into effect. Landlords have demonstrated in the past retaliatory actions, like hostile rent increases, before renter protections come into place. We need to consider the most vulnerable residents that can be subject to these predatory actions if we do not have a rent increase freeze.

I ask that you do the right thing and represent your constituents accordingly.

Thank you,
Maria Ceja

Orozco, Norma

From: Fatima <fcharara04@gmail.com>
Sent: Tuesday, October 05, 2021 3:42 PM
To: eComment
Subject: Public Comment - Yes to Rent Control

Hello,

My name is Fatima and I am an OC resident who works in Santa Ana. I support the measures in favor of rent control as housing should be a human right, not a privilege. Santa Ana is a majority renter city where almost 59% are rent-burdened. Santa Ana residents deserve access to safe, secure housing instead of worrying about whether they will have a roof over their head the next day. Particularly during the pandemic, many families have lost streams of income or the loss of a loved one and they still struggle to get by. Please do your duty as a city council member and vote **yes on rent control** in Santa Ana.

Orozco, Norma

From: jknipf@calpracticesales.com
Sent: Tuesday, October 05, 2021 3:38 PM
To: eComment
Cc: John Knipf
Subject: RENTAL HOUSING PROVIDER - SANTA ANA

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.

- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.

- Undermines the very nature of existing housing law as it pertains to the rental industry.

The proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Mr. John Knipf – owner of a 14 unit building

Orozco, Norma

From: Leonel Flores <leonel.flores40@yahoo.com>
Sent: Tuesday, October 05, 2021 3:25 PM
To: eComment
Subject: Rent Control & Police Oversight

Good Afternoon,

My name is Leonel Flores, and I am a lifelong resident of Santa Ana. This email is to express my support for the rent control item, and to also express my support for strong police oversight.
Thank you.

Orozco, Norma

From: Rob McDonald <rob@kmcmlh.com>
Sent: Tuesday, October 05, 2021 3:20 PM
To: eComment
Subject: Opposition to Consent Calendar Item #9 - Rent Control

I manage mobile home communities in Santa Ana. I urge you to vote no regarding the rent control. Rent control is a failed economic experiment and will slowly erode away at economic vibrance of the city. Developers, investors and those that have significant capital invested will find more favorable areas of the country to place their investment dollars if they are muzzled by a policy that has proven to hurt both sides of this issue. When the landlord is restrained and unable to keep up with market demands, eventually the properties end up in disrepair and the tenants are the ones living in these conditions. You are introducing a policy that create an increase in demand as developers will flee the area.

Please consider your vote and the long term consequences that it will have on the City of Santa Ana.

Robert McDonald
Senior Account Manager
Kingsley Management Corp.
rob@kmcmlh.com

Orozco, Norma

From: Veronica Ortega <vortega@greenwoodandmckenzie.com>
Sent: Tuesday, October 05, 2021 3:14 PM
To: eComment
Subject: I oppose the Santa Ana Rent Stabilization Act

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

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- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

The proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Veronica Barajas
Assistant Director || Residential Real Estate
GREENWOOD & MCKENZIE
440 W. First Street #205
Tustin, Ca 92780
Ph: 714-544-4000 ext. 102

SENIOR MOBILE HOMES PARK RESIDENTS PETITION

October 1, 2021

Honorable Mayor Vicente Sarmiento

Council Member Thai Viet Phan (Ward 1)

Council Member David Penaloza (Ward 2)

Council Member Jessie Lopez (Ward 3)

Council Member Phil Bacerra (Ward 4)

Council Member Jonathan Ryan Hernandez (Ward 5)

Council Member Nelida Mendoza (Ward 6)

We, the undersigned, all current residents of Bali Hi Mobile Home Park for Low Income Seniors in Santa Ana, CA, hereby express our deepest gratitude, and most sincere appreciation for the city's bold emergency rescue measure in the form of its first Rent Stabilization and Tenant Eviction Protection ordinance.

Especially for vulnerable constituents like us, (1) securing access to affordable housing, (2) struggling to make ends meet month in and month out, (3) crying out everywhere for help, and (4) barely managing to survive on the brink of overlapping looming calamities have posed critical, even life-threatening challenges for senior residents of Santa Ana living on fixed income and limited financial resources for years. Many of our neighbors have succumbed to early deaths or have become severely ill from the unbearable toll of worrying about all sorts of housing insecurity and associated dangers. We are simply living precariously on the brink of physical, mental, and emotional breaking points that any single triggering event could render us totally incapacitated, isolated, and effectively homeless.

No matter how much our elderly and vulnerable neighbors stretch ourselves every month to pay our space rental and try to stay current, the annual rent increases are simply impossible to keep up with, as we all become the first segment of Santa Ana's fragile population of residents to become systematically "priced out" of our immovable mobile homes into unimaginable miserable outcomes, and eventual homelessness. This is no way to live with dignity, and certainly no way to die and rest in peace.

You may already know that the rent caps promulgated in CA state law (Assembly Bill – 1482) do not sufficiently address the economics of space rentals in mobile home parks, especially for low-income senior mobile homes owners. Your ordinance will rescue us immediately, while helping stakeholders begin the process of healing/recovery that all of us desperately need, in order to help our beloved city thrive and prosper, while keeping precious disposable income in the pockets of our own local residents.

This action shows that the city has finally heard the crescendo of cries for HELP, and has come to our rescue, in the most determined way possible. Thank you very much for having the political will and humane resolve to stand in the gap to rescue the poor, the sickly, and the most vulnerable of Santa Anans FIRST, along with the 55% of our resident population who are renters, financially overwhelmed with unreasonable rent increases. You are doing the right thing, the right way, for all the right reasons.

Respectfully submitted,

1 Tháng mười, 2021

Thị trưởng Vicente Sarmiento

Thành Viên Hội Đồng Thành Phố Thái Việt Phan (Phường 1)

Thành Viên Hội Đồng Thành Phố David Penaloza (Phường 2)

Thành Viên Hội Đồng Thành Phố Jessie Lopez (Phường 3)

Thành Viên Hội Đồng Thành Phố Phil Bacerra (Phường 4)

Thành Viên Hội Đồng Thành Phố Jonathan Ryan Hernandez (Phường 5)

Thành Viên Hội Đồng Thành Phố Nelida Mendoza (Phường 6)

Chúng tôi, những cư dân cao niên hiện đang sinh sống tại cư xá Bali Hi Mobile Homes Park dành cho người cao niên có thu nhập thấp ở Santa Ana, California, xin được bày tỏ lòng biết ơn sâu sắc nhất của chúng tôi và sự cảm kích chân thành nhất đối với biện pháp cứu hộ khẩn cấp táo bạo của thành phố dưới hình thức pháp lệnh với mục tiêu "ổn định hóa" tiền thuê nhà và đất, trong khi bảo vệ "trục xuất người thuê nhà bất hợp pháp" đầu tiên trong lịch sử thành phố này.

Những cư dân thành phố dễ bị tổn thương nhất như chúng tôi rất cần (1) sự bảo vệ tiếp cận của thành phố với nhà ở giá rẻ, (2) nghị lực cần thiết để có thể sống còn trong những tháng ngày dài đầy rẫy rủi ro, (3) sự ủng hộ tinh thần cho nhau có đầy đủ kiên nhẫn tìm mọi cách bôn ba tán loạn xin tiền và kêu cứu mọi nơi, (4) khả năng đối phó với những thử thách đe dọa về thể chất, tinh thần và cảm xúc. Nhiều người hàng xóm của chúng tôi đã phải chịu thua trong đau khổ, đã tử vong sớm, hoặc đã lên cơn bệnh nặng bộc phát từ sự lo lắng này tới mối nguy hiểm liên quan khác... v. v. Tóm tắt lại, chúng tôi đang sống bấp bênh từng ngày trên bờ vực của vô số kẻ hiểm họa về thể chất, tinh thần và cảm xúc. Bất kỳ sự kiện kích hoạt hay đe dọa nào đó cũng có thể khiến chúng tôi trở thành hoàn toàn kiệt quệ, cô lập, hết thuốc chữa, và vô gia cư.

Cho dù chúng tôi có ráng sức bao nhiêu mỗi tháng để trả tiền thuê đất và cố gắng duy trì cuộc sống hiện tại, mức độ tăng tiền thuê hàng năm vẫn không thể theo kịp. Tình trạng nan giải này sẽ đưa đẩy chúng tôi tới những hoàn cảnh khó khăn, và những kết quả khốn khổ ngoài sức tưởng tượng được. Đối với tất cả cư dân cao niên nghèo khổ của Santa Ana đang cố gắng hết sức mình sống sót qua thu nhập cố định và nguồn tài chính hạn chế trong nhiều năm, đây không phải là một lối sống trong an lành tràn đầy hạnh phúc, và cũng không phải là cách chết oan không nhắm mắt.

Có thể quý vị đã biết rằng giới hạn gia tăng tiền thuê được ban hành trong luật tiểu bang CA (Assembly Bill 1482) không giải quyết đầy đủ vấn đề thuê đất trong các công viên mobilehome, đặc biệt là đối với các chủ sở hữu nhà di động cao niên nghèo có thu nhập thấp. Sắc lệnh lịch sử này của Hội Đồng Thành Phố Santa Ana sẽ giải cứu chúng tôi ngay lập tức, trong khi giúp các bên liên quan bắt đầu quá trình chữa lành/phục hồi mà tất cả chúng ta rất cần, hầu giúp đỡ thành phố yêu quý của chúng ta phát triển và thịnh vượng, trong khi vẫn giữ thu nhập khả dụng quý giá trong túi của cư dân địa phương chúng tôi.

Hành động dũng cảm này cho thấy rằng thành phố cuối cùng đã nghe thấy tiếng kêu cứu, và đã đến giải cứu chúng tôi, với quy sách khẩn trương nhất có thể làm. Cảm ơn quý vị rất nhiều đã có ý chí chính trị

Thỉnh Nguyên Thư của Cư Dân Cao Niên tại Cư Xá Bali Hi ở Thành Phố Santa Ana, California

mạnh dạn, và lòng nhân ái để quyết tâm đứng lên giải cứu những cư dân khốn khổ, bệnh hoạn, và dễ bị tổn thương nhất của Santa Ana trước tiên, cùng với 55% dân số cư trú của chúng tôi là người thuê nhà, về tài chính choáng ngợp với mức tăng giá thuê không hợp lý. Bạn đang làm điều đúng đắn, đúng cách, vì tất cả những lý do chính đáng.

Được gửi một cách tôn trọng,

SENIOR MOBILE HOMES PARK RESIDENTS PETITION

Tri Le #17

Lan Hoang #17

Thu anh

Boch Le #

Le Nguyen

HIEU BUI

THAT MAI

Dao Tran

Tha Vu

anh Le #

Hoa Tran

LOC NGUYEN

DAI & MARY NGUYEN

Huong Luong

Hanghung

Tri Le

Lan Hoang

Thu

Boch Le

Le Nguyen

HIEU BUI

THAT MAI

Dao Tran

Tha Vu

anh Le #

Hoa Tran

LOC NGUYEN

DAI & MARY NGUYEN

Huong Luong

Hanghung

SENIOR MOBILE HOMES PARK RESIDENTS PETITION

Bonnie Howard	
Ann Marchbank 34	Dorion
Betty Howard	Sammy Dawson #45
F. Colwell	Jim Hill
Edward Guntson	Jim
Butch Rogers (Wendell)	Clear Hays
Christine Acord	Lura Morrissey
Marilyn Hawes	James
Gasper Newkirk	Phaedra
Alvin White	John King
Fredrick Ralph Coates	Harold W. Jones
Cheryl Blackton	James B. Osborne
The Hardy	Russell Best
Rosanne Black	Karen Rordick
Bob Steward	Jim Hill

SENIOR MOBILE HOMES PARK RESIDENTS PETITION

Bert Weather

John Hoyer

Wendy Artin

Christina Fay

John R

John Doep Nguyen

Lan Le

Anh Tran

Lan Tran

David Hoang

Dinh Pham

Mary Jo Zanetich

SENIOR MOBILE HOMES PARK RESIDENTS PETITION

Peter Correa #123

Peter Correa

Evilyn D Correa #123

Evilyn D Correa

Nancy Caldwell #15

Nancy Caldwell

Arturo C. Perez

Arturo C. Perez

Anna Maria Salgado

Anna Maria Salgado

Francisco Salgado #1355 PC

Rosa Aldama #137

Rosa Aldama

Abilda Aldama

Manuel Marin

Manuel Marin

Laura Marin

Jose M Barroca

Jose M Barroca

Margaret Barroca

Margaret Barroca

SENIOR MOBILE HOMES PARK RESIDENTS PETITION

MIKE BIZARRO #141 Mike Bizano
ISABEL BIZARRO
Rafael Salazar #121 R.H. SL

PETICIÓN PARA RESIDENTES DE SENIOR MOBILE HOMES PARK

octubre 1, 2021

Honorable Alcalde Vicente Sarmiento

Miembro del Consejo Thai Viet Phan (Distrito 1)

Concejal David Peñaloza (Distrito 2)

Concejal Jessie Lopez (Distrito 3)

Concejal Phil Bacerra (Distrito 4)

Concejal Jonathan Ryan Hernández (Distrito 5)

Concejal Nélida Mendoza (Distrito 6)

Nosotros, los abajo firmantes, todos los residentes actuales de Bali Hi Mobile Home Park para personas de bajos ingresos de la tercera edad en Santa Ana, CA, expresamos nuestra más profunda gratitud y el más sincero aprecio por su primer voto de la ordenanza de Estabilización de Alquileres y Protección de Desalojo de Inquilinos.

Especialmente para los constituyentes vulnerables como nosotros que enfrentamos, (1) asegurar el acceso a viviendas asequibles, (2) luchar para sobrevivir de mes a mes, (3) clamar en todas partes por ayuda, y (4) apenas lograr sobrevivir al borde de las calamidades inminentes que han planteado desafíos críticos, incluso potencialmente mortales para nosotros. Los residentes de Santa Ana viven con ingresos fijos y recursos financieros limitados durante años. Muchos de nuestros vecinos han sufrido muertes prematuras o se han enfermado gravemente por el costo insostenible de preocuparse por todo tipo de inseguridad en la vivienda y los peligros asociados con estas condiciones. Simplemente estamos viviendo precariamente al borde de los puntos de ruptura físicos, mentales y emocionales que cualquier evento desencadenante podría hacernos totalmente intimidados, aislados y efectivamente sin hogar.

No importa cuánto nuestros vecinos ancianos y vulnerables luchan cada mes para pagar nuestro alquiler de espacio y tratar de mantenerse al día los aumentos anuales de alquiler son simplemente imposibles de seguir. La frágil población de residentes de Santa Ana se convertirá sistemáticamente “precio fuera” de nuestras casas móviles con inimaginables resultados miserables, y eventual falta de vivienda. Esto no es forma de vivir con dignidad, y ciertamente no es forma de morir y descansar en paz.

Es posible que ya sepa que los límites de alquiler promulgados por la ley estatal (Assembly Bill – 1482) no abordan suficientemente la economía de los alquileres en parques móviles, especialmente para los propietarios de casas móviles de bajos ingresos. Su ordenanza nos rescatará de inmediato, mientras ayuda a las partes interesadas a comenzar el proceso de curación/recuperación que todos necesitamos desesperadamente, con el fin de ayudar a nuestra amada ciudad a prosperar y prosperar, mientras mantiene los preciosos ingresos disponibles en los bolsillos de nuestros propios residentes locales.

Esta acción demuestra que la ciudad por fin ha escuchado el crescendo de gritos de AYUDA, y ha venido a nuestro rescate, de la manera más determinada posible. Muchas gracias por tener la voluntad política y

PETICIÓN PARA RESIDENTES DE SENIOR MOBILE HOMES PARK

la determinación de pararse en la brecha para rescatar a los enfermos, los enfermos, y los más vulnerables de Santa Ana PRIMERO, con el 55% de nuestra población residente que son inquilinos, financieramente abrumados por aumentos de alquiler poco razonables. Están haciendo lo correcto, de la manera correcta, por todas las razones correctas.

Respetuosamente presentado,



EL CENTRO CULTURAL DE MÉXICO

837 N Ross St. Santa Ana, Ca. 92701

October 5, 2021

Mayor Sarmiento and City Council Members
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92701

**Re: Support to adopt Agenda Item 9, City of Santa Ana Community Preservation,
Rent Stabilization, Tenants' Rights Act**

Dear Mayor Vicente Sarmiento and the City Council Members of Santa Ana,

On behalf of El Centro Cultural de Mexico, I am writing in support for the adoption of Agenda Item #9, and thereby helping to enact rent stabilization and just cause eviction protections in Santa Ana. Correspondingly, we urge you to take the necessary steps to create a rent board to help enforce these protections after they become law. This ordinance was drafted by, and for residents of Santa Ana with the goal of protecting the most vulnerable working-class tenants in our community.

Founded in 1994, El Centro is a synergistic, cultural organization and space that emphasizes the empowering effect of identity and collective work, particularly for immigrant youth and families in our city, Santa Ana, California.

Federal and state COVID-19 related eviction moratoriums and additional protections are ending or have ended already. The federal unemployment benefit programs under the CARES Act ended on September 4th, 2021. The COVID-19 pandemic is far from over; the City of Santa Ana has been the hardest hit in all of Orange County, with almost 900 COVID-19 confirmed deaths and over 48,000 confirmed COVID-19 cases to date. Yet, renters are being unjustly evicted and facing predatory rent increases, all while accumulating rent debt which they are still liable for. Figures show 89% of rental assistance funds have not been distributed at the federal level. In Santa Ana, minimum wage workers earning \$14 an hour would have to work 104 hours a week to afford a modest 1-bedroom apartment. Renters with rent debt and renters who have exhausted their savings to avoid rent debt cannot continue to face excessive and unpredictable rent increases otherwise they will be permanently displaced from our city. Now more than ever, Santa Ana needs REAL renter protections to safeguard our community.

This ordinance will:

- Cap rent increases at 3% or 80% of CPI (rate of inflation), whichever is lower for multi-units built before 1995.
- Limit rent increases to a max once per year.
- Bring forth just-cause eviction protections for the majority of residents.
- Extend rent stabilization to the 28 mobile home parks in Santa Ana.
- Extend just-cause eviction protections to all renters (protection from AB-832 expired on 09/30/2021).

As a long time community based organization with strong interests in community empowerment, hundreds of families have been the ones leading our everyday programing through their knowledge, appreciation and participation in organizing festivities that bring families together. Their wellbeing in the community is supported by their wellbeing in their ability to afford housing.

As members elected by constituents of Santa Ana, we hope that you will prioritize the immediate public health and housing needs of residents of Santa Ana and enact local permanent renter protections. Rent Control is possible; over 20 jurisdictions in California have enacted Rent Control and we can too. Failure to enact rent control and just-cause eviction protections will result in massive displacement and destabilization of our community, threatening the very culture of our city. A vote against renter protections during a global pandemic is a vote against people's lives. We urge you to enact Rent Control as soon as possible.

Lastly, in conjunction with Item 9, we ask that Council enact a temporary rent freeze, to protect residents as the new Ordinance goes into effect. Already low income tenants are receiving excessive increases in rent, which puts many at risk of displacement as explained above.

Thank you for your consideration,

Sincerely,

Carolina Sarmiento
Member, Board of Directors
El Centro Cultural de México

Carolina Sarmiento 10/05/2021



S. Sullivan St,
Santa Ana, CA 92704
sullivanenaccion@gmail.com

October 5, 2021

Santa Ana Mayor Sarmiento and City Council Members
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92701

Re: SUPPORT the Adoption of Agenda Item 9: Rent Control and Just Cause Evictions

Dear Honorable Mayor Sarmiento and City Councilmembers,

The Sullivan En Acción (SEA) team would like to inform you that we, a resident-led group, who all reside within the "Sullivan Community" are expressing our **support for Agenda Item 9, regarding Rent Control and Just Cause Evictions. In addition, we would like for you all to strongly consider amending a Rent Freeze until the local protections go into effect.**

To remind you all, the "Sullivan Community" is a unique Santa Ana community (in regards to housing types) composed of apartments, condominiums, mobile homes, and single-family homes that finds itself encompassed by the following streets: Mcfadden Ave., Sullivan St., First St., and Fairview St. This unique housing community is also one that is represented by two of our Santa Ana City Councilmembers, Jonathan Hernandez (from Willits St. to First St.) and Phil Bacerra (from Willits St. to Mcfadden Ave.). Surprisingly enough, the Sullivan Community unfortunately does not belong to any of the established Santa Ana Neighborhood Associations. Understanding that most of the property within the Sullivan Community is privatized, either owned by corporations and/or individual landlords, we recognize that our beloved city of Santa Ana has very little to jurisdiction (to none) on how to help us, **your Santa Ana residents and constituents**, resolve the housing issues we encounter day by day with our landlords and management. If the city is not able to do much about the housing issues like intentional displacement, high rent increases, unfair treatment by management (which have increased due to the COVID-19 Pandemic), then it's time that we, Sullivan Community residents, organize ourselves to support and defend each other, our families, and our community as a whole.

This is why we are asking you all, Mayor Sarmiento and City Councilmembers, to please **SUPPORT the Adoption of Agenda item 9, regarding Rent Control and Just Cause Evictions. In addition, we would like for you all to strongly consider amending a Rent Freeze until the local protections go into effect.** Thank you and we look forward to seeing you all tonight.

Best regards,

Sullivan En Acción

Hello Santa Ana City Council Members,

My name is Indigo Vu and I am a resident of Ward 1. I am also a staff member of VietRISE, a community non-profit organization that organizes Vietnamese residents in Orange County. We have been working with senior residents from the Bali Hi Mobile Home Lodge and are writing collectively in support of agenda item #9, the ordinance to prohibit residential property and mobile home space rental rate increases that exceed 3% annual, or 80% of the change in consumer price index, whichever is less, within the city.

These comments below are in support of agenda item #9. These comments are from senior residents from Bali Hi Mobile Home Lodge.

1) From Dao Tran, 71 years old:

Dear Mayor Sarmiento and City Council Members,

My name is Dao Tran. I am 71 years old. I live in senior Bali Hi Mobile Homes with my husband, Tuat Mai. He is 74 years old.

My husband and I came to Bali Hi over 14 years ago because we wanted to enjoy our retirement in peace and quiet. For many years, we loved living here.

But since J&H came in 2016, living in Bali Hi has become awful. J&H has raised our rent by high rates that we cannot afford. The rent of people in Bali Hi has increased from 7% to 30%.

The families at Bali Hi Mobile Homes need your help. Without your support for rent control, many of us will not be able to keep living in Bali Hi.

As you know, many of us are immigrants and refugees. We are low-income. We have been in America for many decades, working hard and raising our families.

For many of us, Bali Hi is where we finally get to enjoy our retirement in peace.

Without rent control measures that guarantee our rent will be raised 3% maximum per year, many of us will have to leave the neighborhood.

Many of us will have trouble paying our bills.
Many of us will become homeless.

Please do not take our homes from us.

Please make sure that you support the rent control measures, so that we can continue to live in peace.

From the bottom of our hearts, we thank you in advance for your support.

2) Tuat Mai:

Dear City Council representatives of Santa Ana,

I am writing to formally request your help in dealing with a Mobile Home Rent issue that has sharply arisen with me and others in my neighborhood.

- In the first 7 years living in Bali-Hi Mobile home of Santa Ana out of 4 years, the rent increased \$15/month each year, (Average 2.12% included no rent increased in 2010. While the average CPI index from 2006 to 2016 is 1.973% - Ref: www.bls.gov/cpi/cpid1603.pdf
- In 2016, the rent sudden jumped up to \$30/month (4.39%) without any good reason. While others people rent had jumped as much as 9.51%, 9.70%, 14.43%.
- In 2019, once again the rent increased 6.96%, (depending on how long a homeowner has lived there they got their rent up as much 12.22%, 13.01%, 15.46%, 20.69%, 22.55%.

To date, I already had brought up the issue 3 times to the City Council for support but nothing has been done. The gouging rent continues keeps on increasing 5.51%, 5.22% in 2020 and 2021.

Once again, I would like personally asking Mr. Phil Baerra, Mr. David Penaloza, and Mrs. Nelida Mendoza to reconsider your votes on this issue to help the people who are currently suffering with these cost increases.

I am hoping we can resolve this issue by setting the rule for owners to increase once a year by following the CPI or 3%, which is the least on before November 2021. Remember, we don't ask for free rent, we just ask for fair rent.

Should you need to reach me to discuss this further, please call me at 714-392-9705 or email me at tuatmai46@gmail.com. I appreciate your attention to this issue.

Kindly yours and God Bless America,
Tuat Mai

3) Tri Le, 83 years old, and Lan Hoang, 81 years old:

Our name is Tri Le (83 years old) and Lan Hoang (81 years old), currently living at 17 mobile home Bali Hi the past 9 years. We live on a monthly fixed income from SSI and SSA of \$1,600.00 and our cost of living totals more than \$1,300.00; therefore, our life is extremely difficult.

Previously, the land rent increased by only \$15.00 per year for over 20 years, but in the past 4 years, our property managers at J&H have used the excuse to compare rent for senior parks like Bali Hi with family parks in commercial areas such as Bolsa and Westminster, to increase our space rental over \$140.00 a month, and will continue to increase, according to their plan to eventually convert our senior park to family park for more revenues. Is this legal and possible?

The Mobile Home Bali Hi used to be very desolate and unsafe, the first landowner had a philanthropic policy to help the elderly and the poor live. Now the owner of the land has passed away, transferred to the merchants, so they exploit us.

So we ask the Santa Ana City Council to help us by:

1/ - Implement the Rent Stabilization Ordinance (RSO) in order to keep the rent increases in senior mobile home parks like Bali Hi within reasonable limits.

2/ - Not allowing us to eventually become bankrupt and homeless.

3/ - Protect our human right to live with dignity and peace of mind with affordable housing and sensible community values: the respect, caring, and decency among human beings that every citizen of the United States, and every local resident of Santa Ana deserve.

Best regards,
Tri Le & Lan Hoang

4) Lynn Bien:

Re: Santa Ana meeting on RENT STABILIZATION ORDINANCE

Please don't raise my rent more than 3% annually. I've lived here 25 years.

I have some very good friends that live here in Bali Hi Mobile Home park I know some of my neighbors and I cannot pay another Monthly Increase of \$150.00 a month like we had 3 years ago. We would like 3 % annual rent raises per year. Anything above 3% could cause people to lose their homes and become elderly homeless people. We don't want that to happen.

Thank you for your consideration on this matter,
Lynn Bien

5) Rosanne Clark, 79 years old:

My name is Rosanne Clark, and I'm 79 years old. As of this month I will have lived in Bali Hi for 16 years. I looked for an affordable home and park for 7 years before I found Bali Hi. I loved my home immediately and bought it on the spot. When I moved in I was still working and the rent

was \$515/month. For the first 10 years that only increased \$15 each year. I've been retired for several years now and I'm trying to live on my Social Security income. I still have a mortgage. When the management company took over our park the rent went up and up and up. The rent for new people who come in has sky-rocketed. I don't know what it is now, but it was \$1100 2-1/2 years ago. I still love my home, and I hope that I'll never need to move, but if I do, who would buy it? Please help!

Thank you,
Rosanne Clark

6) Bernice and Raymond Howard:

We; Bernice and Raymond Howard, have been living in Bali Hi Mobile Home Lodge #3, for over 20 years. When we were working the rent and utilities were easy to pay. Now that I'm retired and Ray is disabled, we are on a fixed income. We have to watch every penny and cut corners where we can. I was supplementing our income with a part time job but due to the covid pandemic I was forced to quit and because I have COPD my doctor advised me not to work in public places. So we are living on a fixed income with no raises and if we get a cost of living raise most of it goes to Medicare payments.

We don't have any entertainment any more we just stay home. The gas is too high and we can't afford bowling or other enjoyments.

Please let us just live the rest of our lives in the comfort of a home without cutting out other thing like medicine or food.

The main goal of this county should be to recover from this pandemic not raise rents and other items so people can't recover.

Thank you for your time today.

7) Hang Nguyen, 64 years old:

Good evening Mayor and all members of City Council of Santa Ana,

Good evening to everyone who are listening to us,

My name is Hang Nguyen, 64 years old, another Balihi resident. After me, there are still 8 more speakers.

Actually, many residents in our park want to join us here today. But, some of them being very old, weak, disabled, could not come. So, this evening, our small group will also speak on

behalf of the absentees.

A couple of minutes ago, you have listened to several personal stories of hardship.

Yes, they are all true stories.

All our Balihi residents are seniors and most of us lived on fixed income and limited financial resources. And the biggest problem for us is the rent increase every year. Based on our new rent and income ratio, it's really very very difficult for us to live on. You see, we are paying up to an excess of 70-80% of our income on rent.

This rent increase is pushing us deeper and deeper, under the poverty level.

With this rent increase, our quality of life, being already at the lowest level, is going to get worse by the day.

Low income families deserve to live with a dignity.

But now, instead of living our life, the only thing we are living with is the constant fear on Rent Increase. Do we call it a LIFE after all? How do you expect us to survive with the ever-increasing rent?

This is always a nightmare for us, to think about paying the rent every every single day. No time for us to live our lives. We have no quality of life anymore.

We, the seniors from Balihi Mobilehome Park, would like to show you our situation as a typical one, that is affecting everyone in the same situation. This is happening to all of the low income mobilehome park within Santa Ana.

That is why we are asking you to set up a common single policy on Rent Control, not only for us, but for everyone having the same situation.

Something needs to be done to protect its most vulnerable, low income households.

While the landlords were worried about making less money, the residents in the city were worried about keeping a roof over their heads.

We know that at present, Homelessness is one of crisis that weighs heavily on the shoulder of city authorities.

The county's homeless population increased 43% between 2017 and 2019, or 4,792 to 6,860, with Santa Ana's share jumping to 26% from 20%.

Putting the cap on rent with a common sense Rent Control will help to stop the runaway Homelessness Rate.

If you do not support the Rent Control, a huge number of low income people will become homeless in future, including us, the seniors from Balihi Mobile home will get kicked out to the streets.

You have the power to prevent that to happen !

So, all of us here, would like to ask for your strong support for the Rent Control.

We thank you everyone for your time and your patience listening to our stories. Particularly Mayor and all members of City County, we look forward to your approval for Rent Control Ordinance !

Thank you very much !

Orozco, Norma

From: Allegra Ringo <allegaringo@gmail.com>
Sent: Tuesday, October 05, 2021 2:52 PM
To: eComment
Cc: Hernandez, Johnathan; Sarmiento, Vicente
Subject: Public comment: in support of rent control (item 9) at tonight's meeting

Hello Councilmembers and Mayor Sarmiento,

Thank you to all Councilmembers who voted in support of rent control at the September 21st meeting. As a resident of Ward 5, I especially appreciate Councilmember Hernandez for his continued support.

I know you will continue to do the right thing by supporting item 9 at tonight's meeting, but I wanted to reiterate my support for rent control and just cause protections, and stress how important this vote is. As you know, Santa Ana is badly in need of these protections, and this need has only been made more urgent by the pandemic. Rent control would be a huge step toward avoiding further displacement and worsening the housing crisis.

I am strongly in favor of rent control and just cause protections in Santa Ana and I am asking you to vote yes on item 9 tonight!

Thank you,

Allegra Ringo



Clergy & Laity United
for Economic Justice

Board

Rev. Gary Williams

Saint Mark United Methodist
Church

Chair

Mary Stancavage

Meditation Coalition

Chair

Derek Smith

UFCW 324

Treasurer

Rabbi Dr. Stephen J. Einstein

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Secretary

Vivian Rothstein

Santa Monica CLUE Committee

Chair of Personnel

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NUHW

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Castillo Consulting Partners

Griselda Mariscal

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Rabbi Daniel Mehlman

Temple Ner Tamid

Glynnadana Shevlin

Disney Worker, UNITE HERE 11

Melissa McCarthy

Episcopal Diocese of Los Angeles

Ali Tweini

Teamsters Local 2010

Jennifer Gutierrez

Museum of Social Justice

John Cager

Ward African Methodist Episcopal

Pastor Bridie Roberts

UNITE HERE 11

Staff

Michelle Seyler, J.D.

Executive Director

Rev. Juan Carlos Durruthy

Faith-Rooted Organizer

Lucero Garcia

Senior Faith-Rooted Organizer

David Jaimes

Faith-Rooted Organizer

Pastor Cue JnMarie

Faith-Rooted Organizer

Adam Overton

Faith-Rooted Organizer

Riya Patel

HR/Admin Manager

Guillermo Torres

Director of Immigration

Jacki Weber

Development Director

As CLUE, we educate, organize, and mobilize the faith community to accompany workers and their families in their struggle for good jobs, dignity, and justice.

October 5, 2021

Mayor Sarmiento and City Council Members

City of Santa Ana

20 Civic Center Plaza

Santa Ana, CA 92701

Dear Members of the Santa Ana City Council and Mayor Vicente Sarmiento,

On behalf of Clergy and Laity United for Economic Justice (CLUE), we urge you to vote in favor of agenda item number 9, the enactment of rent stabilization and just cause protections, as well as take the necessary steps to create the rent board. This ordinance was drafted by, and for residents of Santa Ana. Representing the faith community in Orange County, we believe that tenants have the right to live in dignified housing; and we need a tenant protections ordinance immediately as Santa Ana tenants live in fear of recurring rent increases and retaliation in the form of unjust evictions.

On September 30th 2021 COVID-19 emergency housing protections expired leaving many residents at risk of eviction and displacement, and threatening the culture of our city. Likewise, beginning in October, 2021 all renters who have been financially impacted by the pandemic will be required to pay a significant percentage of the rent debt they've accrued in addition to covering present and future rent payments in full. Figures show 89 percent of rental assistance funds have not been distributed at the federal level. In addition, the federal unemployment benefit programs under the CARES Act ended on September 4th, 2021. Yet, many renters continue to face unjust evictions and predatory rent hikes, all while accumulating rent debt. It is unconscionable that as renters recover from this devastating pandemic, they are simultaneously subject to predatory rent hikes. This is especially preposterous when residents making minimum wage of \$14 an hour are expected to work 104 hours per week to afford a 1-bedroom apartment. Now more than ever, it is imperative that we enact real permanent renter protections in our city. The ordinance would provide a cap on rent increases so that rent cannot be increased more than 3 percent per year and extend just-cause eviction protections for the majority of renters in the city.

The city of Santa Ana has been the hardest hit by the pandemic in all of Orange County, with almost 900 COVID-19 confirmed deaths and over 48,000 confirmed COVID-19 cases. The global pandemic has also had catastrophic economic consequences for residents in Santa Ana. The majority of residents are working-class, low-income, renters (56 percent), extremely rent-burdened (64 percent) and live in mixed-status households. When such a great number of the population is already rent burdened, meaning they are spending over 40 percent of their income on rent, unregulated rent increases put our community members at risk of becoming houseless. Therefore, Rent Stabilization and Eviction Protection policies equal houselessness prevention.

Passing the ordinance is necessary. Although California businesses have moved forward with opening up, we must consider that many community members continue to suffer from the consequences of the pandemic due to the tragic loss of their loved ones, overwhelming medical bills, as well as the significant reduction in work hours and job layoffs. Implementing tenant protections would provide immediate relief to Santa Ana's most economically vulnerable populations including: single mothers, essential workers earning minimum wage, elders living on a fixed income, and thousands of K-12 students

in the district. In the last year, the Santa Ana Unified School District had over 5,717 students participate in the McKinney-Vento program, which provides assistance to children and youth experiencing homelessness.

At the same time, rent stabilization would benefit not only tenants who live in covered units, but all who live in Santa Ana. This is because with predatory rent hikes, the cost of living in the city increases faster than residents' income. Furthermore, any resident displacement allows for displacement of families who have called Santa Ana home for many years, fragmenting the culture of the City.

The ordinance also protects residents of Santa Ana where AB1482 falls short. For example, the ordinance would extend rent stabilization to the 23 mobile home parks in Santa Ana, currently exempt from AB1482 protections. Santa Ana residents who live in mobile homes are largely Vietnamese and Latinx immigrants as well as lower-income, senior citizens, who are on a fixed-income. Mobile home residents also comprise multi-generational families and long-term residents of Santa Ana who will be able to remain in Santa Ana as a result of passing the ordinance.

The Mobilehome Parks in the City of Santa Ana are currently experiencing drastic increases in rent. For example, there are 34 spaces at Bali Hi Mobilehome Lodge (Bali Hi), an age restricted 55+ park, where Mobilehome Owners and Residents experienced a 15.5 percent to 34.5 percent increase in the monthly rent effective June 1, 2019. This spike in rent is an increase in excess of \$200 per month for some Mobilehome Owners and Residents. Another 105 spaces received a rent increase of up to 12 percent, posing a significant impact for low-income residents on a fixed income. A representative of the Bali Hi park owner stated the owners were very unlikely to halt any further rent increases and if the residents couldn't afford the rent increases, they could leave.

The ordinance provides rent stabilization for mobile home owners renting space in the park, as well as just cause eviction protections for tenants living in rented mobile homes. More than 100 local jurisdictions have enacted mobile home rent control ordinances in California in an effort to preserve an important source of affordable housing. Also, the ordinance would add protections for all mobile home residents if the park were to be redeveloped.

AB1482 likewise fails to incorporate language accessibility. Santa Ana is a city of immigrants -- the ordinance rightly requires landlords to provide important communication such as contracts and official notices in the language of the tenant.

AB1482 also lacks an accessible process for enforcement. The ordinance would create a rent board which would help enforce the ordinance. Residents would be able to voice their concerns, which is good for both tenants and landlords. The rent board can rely on the city attorney to provide legal support to address landlord and tenant disputes whereas the process of taking someone to court for an AB1482 violation is costly and inaccessible.

The ordinance would also create a rental registry which would be a database of all the rental properties in the city. We currently do not have a full registry of all the landlords in the city. This data would help the city communicate about programs specific to landlords and tenants. With a rental registry, the city could have reached out to all the landlords when the CARES funds were created, which would have helped them disperse the funds. Additionally, having a rental registry would help improve tenant and landlord communications because tenants often struggle to send important documents to their landlords via mail as they do not have their mailing address. Often in a tenant court case, it is recommended tenants send documents by certified mail to help prove that communication occurred. Not having the address of a landlord can be a defining aspect

of an eviction case.

If we don't act boldly now to protect renters, thousands will be displaced from our City or pushed into even denser living arrangements. Because renters can't keep up with debt repayment alongside unregulated rent hikes, they will be forced to leave the city or move in with family members to weather difficult times together. Seniors who have used their life savings to pay off the mortgages on their mobile homes, will be subject to losing everything when their fixed incomes can no longer accommodate mounting rent increases on the land below their homes. At this moment of compounding crises, you as our Councilmembers have a unique opportunity to put policies in place that will aid COVID-19 recovery and protect us from future threats to our health and livelihood.

As residents of Santa Ana, and as messengers of the tenants with whom we have worked, it is our sincere desire that Santanerxs who have called Santa Ana their home for generations can continue to remain for many generations to come. To ensure our collective future --we urge you to enact rent control now!

Lastly, in conjunction with Item 9, we ask that Council enact a temporary rent freeze, to protect residents until the new Ordinance goes into effect. Already low income tenants are receiving excessive increases in rent, which puts many at risk of displacement as explained above.

Thank you for your consideration and please do not hesitate to contact me via email at mseyler@cluejustice.org

Sincerely,

A handwritten signature in blue ink that reads "Michelle Seyler". The signature is fluid and cursive, with the first name "Michelle" and last name "Seyler" clearly distinguishable.

Michelle M. Seyler
Executive Director
Clergy and Laity United for Economic Justice

Orozco, Norma

From: spmrite@verizon.net
Sent: Tuesday, October 05, 2021 1:52 PM
To: eComment
Subject: Santa Ana Rent Control

Dear Councilmember,

I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

Our family has been providing multi-family housing for decades. This included a trailer park in Santa Ana that provided a unique niche of housing as it was reasonably priced so people were able to afford living there on a low income. If you have ever been involved with owning and or managing property, you will know that it is a difficult job with not a large profit margin when you take into consideration all of the rising costs that are incurred by owners. I don't understand why so much regulation has been put on housing providers. We don't tell supermarkets what they can charge for food or restaurants what they can charge for their meals and these products/services are deemed essential to the public. Now housing seems to be considered not just a right, but also monitored at a controlled price. However, if rents don't keep up commensurately with other costs, people will not want to own and run housing communities. Individuals and companies have been fleeing to other states to reinvest their money where it will go farther without such draconian regulations.

It seems that by passing these measures, the city wants to own and run housing and eliminate private ownership. Could this be true? If that's the goal, then so be it as we will take our investments elsewhere, but this will be detrimental to our residents who have been very pleased with our management throughout the years.

In closing, we housing providers feel our hands are tied and we will be unable to provide economical, clean and safe housing with these type of policies, especially in light of just cause eviction policies. We have a difficult enough time keeping our communities drug and crime free and now it is becoming an impossible task.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Thank you for your time and consideration,
Heidi Chew

Orozco, Norma

From: Maria De Jesus Zacarias Torres <mdzacari@uci.edu>
Sent: Tuesday, October 05, 2021 1:51 PM
To: Phan, Thai; Penaloza, David; Lopez, Jessie; Bacerra, Phil; Hernandez, Johnathan; Mendoza, Nelida; eComment
Subject: Support of Rent Stabilization Ordinance and Just Cause Eviction Ordinance

Good afternoon,

I support Rent Stabilization Ordinance and Just Cause Eviction Ordinance. I am a graduate student at UCI. I am a first-generation, independent student. I during undergrad a rented a small dorm-sized room for only \$400. I had 9 other roommates, which was stressful during the quarantine but it was all that I could afford. I saved as much as I could because I knew that I needed to move into a place of my own where I would not have to live under crowded living conditions. Once I graduated with my B.A in Social Ecology, I was able to get a job with a nonprofit processing rental assistance applications for the city of Santa Ana. I was able to move out but it took me about 6 months to find an affordable place to rent. All of the other places I was looking at had me competing with potential renters who were making over 3 times the rent. Even though the current place that I moved to is a little over mine and my roommate's budget, we had to rent it because it was coming to the beginning of my grad school program.

As I am reviewing the rental assistance applications, I have seen tenants have their rents raised during the pandemic. How is that conscionable while folks are already struggling?

If I who ended up finding a good-paying job after graduating, had a hard time finding an affordable place to rent, how do we think that our residents who are getting paid minimum wage or under the table are doing looking for a home?

I also work part-time as a Sr. Program Leader for the city's community program where I have built relationships with families who volunteered at the city's community gardens. I know of 3 families who in the last couple of years have had to move out of the city due to the rising rent prices. People's wages cannot keep up with the rising rent prices.

That is why I support Rent Stabilization Ordinance and Just Cause Eviction Ordinance.

Thank you,

Maria Zacarias Torres

M.Ac in Public Policy

University of California, Irvine '23
mdzacari@uci.edu | 410-441-0339

Orozco, Norma

From: bill@tomlinsonmgt.com
Sent: Tuesday, October 05, 2021 1:39 PM
To: eComment
Subject: Rent Control issue

Please vote NO on the rent control ordinance. Rent control is poor public policy and ends up hurting the people it's supposed to protect. I've seen first hand the mess that rent control has caused in Berkeley. Rent control leads to 1) deferred maintenance on the rental units and properties, and 2) a shortage in rental unit supply. Please vote NO.

Sincerely,

William M. Tomlinson
Tomlinson Management, Inc.
P.O. Box 759, Brea, CA 92822
(714) 529-1335
DRE #0124453



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From: Yezenia Marrujo <info@sg.actionnetwork.org>
Sent: Tuesday, October 05, 2021 1:29 PM
To: eComment
Subject: Santa Ana Needs Rent Stabilization NOW - In support of Agenda Item 33 - Sep 21 City Council Meeting

Santa Ana City Council Santa Ana City Council Santa Ana City Council,

Estimado alcalde Vicente Sarmiento y miembros del concilio municipal de Santa Ana,

Les pido que voten a favor del Punto # 33 de la agenda, y de ese modo ayuden a establecer una ley de estabilización de las rentas y las protecciones de causa justa contra el desalojo en Santa Ana. Además de establecer el control de renta les pido tomen las medidas necesarias para crear una mesa directiva encargada de hacer cumplir estas protecciones. Esta ordenanza fue redactada por y para los residentes de Santa Ana con el objetivo de proteger a los inquilinos de clase trabajadora más vulnerables de nuestra comunidad.

Las moratorias de desalojo relacionadas con el COVID-19 y las protecciones adicionales federales y estatales han terminado o expirarán a fines de septiembre de 2021. Asimismo, los programas federales de prestaciones de desempleo en virtud de la Ley CARES terminaron septiembre 4, 2021. La pandemia de COVID-19 está lejos de haber terminado; la ciudad de Santa Ana ha sido la más afectada en todo el Condado de Orange, con casi 900 muertes confirmadas de COVID-19 y más de 48.000 casos confirmados de COVID-19 hasta la fecha. Sin embargo, los inquilinos están siendo desalojados injustamente y se enfrentan a aumentos predatorios de las rentas, todo mientras que acumulan la deuda de renta de la cual todavía son responsables. Cifras muestran que el 89% de los fondos de asistencia para la renta no se han distribuido a nivel federal. En Santa Ana, los trabajadores con salario mínimo que ganan \$14 por hora tendrían que trabajar 104 horas a la semana para permitirse un modesto apartamento de 1 recámara. Los inquilinos con deuda de renta e inquilinos que han agotado sus ahorros para evitar la deuda de renta no pueden seguir enfrentando aumentos de renta excesivos e impredecibles de otra manera serán desplazados permanentemente de nuestra ciudad. Ahora más que nunca, Santa Ana necesita protecciones REALES para proteger a nuestra comunidad.

La ordenanza:

Limitará los aumentos de renta a un máximo de 3% o 80% del CPI local (tasa de inflación), cualquiera que sea menor para las unidades múltiples construidas antes de 1995.

Limitará aumentos de renta hasta un máximo de una vez al año.

Presentará protecciones de desalojo por causa justa para la mayoría de los residentes.

Extenderá la estabilización de renta a los 28 parques de casas móviles de Santa Ana.

Extenderá las protecciones de desalojo por causa justa a todos los inquilinos (temporalmente disponibles a través de AB-832 y se caducan el 09/30/2021).

Como miembros elegidos por los constituyentes de Santa Ana, esperamos que ustedes prioricen la salud pública y las necesidades inmediatas de vivienda de los residentes de Santa Ana y con su voto establezcan protecciones permanentes de los inquilinos locales. El Control de Renta es posible; más de 20 jurisdicciones en California han establecido leyes de Control de Renta y nosotros también podemos hacerlo. Sin un control de rentas y sin las protecciones de causa justa habrá desplazamientos masivos y desestabilización de nuestra comunidad. Un voto en contra de las protecciones para inquilinos durante una pandemia global es un voto en contra de nuestras vidas. Le instamos a que establezcan un Control de Renta lo más antes posible y antes de que expiren las protecciones de emergencia para inquilinos a nivel estatal.

Yezenia Marrujo

yezeniamarrujo87@gmail.com

1413 s. Minnie st. Apt.6

Santa Ana, California 92707

Orozco, Norma

From: lorrainebader <lorrainebader@aol.com>
Sent: Tuesday, October 05, 2021 1:23 PM
To: eComment
Subject: Please do not pass this rent control for Santa Ana

Dear Council of Santa Ana,

Please consider those of us who will be affected the most by this ordinance.... small landlords.

We have expenses and repairs, mortgages, property taxes, insurance, trash, water...

how do you think a small landlord can make it with a 3% rent cap? My rents are low because I know what the area demands. I have tenants who stay for many years because I have been fair with my increases. If you understand that soon we will not be able to with stand the financial burdens you are putting on us, we will be forced out of the market.

Then your city will be filled with big developments and expensive housing. (no matter what they say they cannot build inexpensive housing)

Please help us, the CPI index was fine the state set.

I never have raised rent more than \$50 a month.

This is truly burdensome... I have new roof expenses coming up and that's going to cost \$17,000 to \$20,000.

Please stop this terrible measure.

Kind regards,

Lorraine Bader

[Sent from the all new AOL app for iOS](#)

Orozco, Norma

From: spmrite@verizon.net
Sent: Tuesday, October 05, 2021 1:13 PM
To: eComment
Subject: Rent Control

Dear Council Members,

I helped manage a property in Santa Ana for 30+ years. I also, listened to much of the council meeting where this was decided. Much of what was said should be checked out thoroughly as at best was an exaggeration. This will only decrease any low income housing as landlords cannot operate at a loss. The suggestion to have trade schools was great- there is one now - I believe it is called Homebuilders and they have problems recruiting students. It is excellent-a young man(relative) who went there -they got him a job and he is on his way to being an electrician.

Thanks for your attention!

EB Trieschman

Orozco, Norma

From: Yoselinda Mendoza <yoselinda.mendoza@gmail.com>
Sent: Tuesday, October 05, 2021 2:02 PM
To: eComment
Subject: Public comment - Agenda Item 9

Dear Santa Ana City Council Members,

I urge you all to enact agenda item #9, Rent Stabilization and Just Cause Eviction Protections. Enacting a stabilization of rents will provide IMMEDIATE and PERMANENT relief to a lot of residents in Santa Ana already struggling to meet their rent and basic needs during this deadly pandemic.

I also ask that you all enact a rent increase freeze to prevent landlords from unjustly increasing the rent during the 30 day period before the ordinance comes in to effect.

Preventing displacement and keeping people housed should be a priority to preserve the very culture of the city and to foster stable and thriving communities. This ordinance will aid in doing just that.

Best,
Yosi

Orozco, Norma

From: Daisy Paez <daisypaez@ymail.com>
Sent: Tuesday, October 05, 2021 2:02 PM
To: eComment
Subject: PLEASE Put An End to American Property Ownership Abuse

Dear Who It May Concern,

I am the proud, 33yr old daughter of two of Santa Ana's best Apartment Owners. My parents currently own two small apartment buildings located in North Santa Ana, consisting of less than 8 units each. I am not only shocked but disillusioned with the city's continuous attacks on my parents, all their years of hard work, and their basic rights as business owners in the current housing industry. I was born and raised in Santa Ana, CA so I feel even more deeply affected by my city's current stance against housing industry providers and its gross attempts to over-govern & over-control my family's business.

Via this email I wish to express my disgust & strong opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

My parents are of Mexican decent, yet they came to the US legally, worked hard, made sacrifices, and were able to build a life for themselves and their two daughters. They have achieved the American Dream, yet their current lifestyle, their retirement and our inheritance is being attacked & put in harms way, and for what? Why is Santa Ana adamant at portraying my parents as the rental industry villains? Ever since Covid hit my family has lived in a state of worry and chaos. The prolonged eviction bans has caused our tenants to feel entitled to act however they please since they believe they can't be evicted, and for the most part are correct. Our apartment buildings are literally being over-populated & destroyed right before our eyes. My family's mental health, physical business, and future are being affected at this very moment & it's not right.

Why are tenants being given so much so easily while my own family's rights are overlooked? My parents and other apartment owners are NOT THE VILLAINS. I am tired of hearing this rhetoric because it simply is not true. My family and our business is being put in jeopardy, and I ask, what about our livelihoods? Don't we matter as residents and business owners in the city of Santa Ana? What about OUR VOICE?

As Santa Ana residents we implore our city representatives reconsider the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act." It is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

PLEASE Put An End to American Property Ownership Abuse TODAY!

Sincerely,
Daisy Paez

Sent from my iPhone

Orozco, Norma

From: JoAnn Jones <joskabik78@gmail.com>
Sent: Tuesday, October 05, 2021 2:03 PM
To: eComment; Sarmiento, Vicente; Phan, Thai; Penaloza, David; Lopez, Jessie; Bacerra, Phil; Hernandez, Johnathan; Mendoza, Nelida
Subject: In support ofr Agenda Item 9: Rent Stablizion Ordinance

Dear Mayor Sarmiento and Santa Ana City Council Members.

My name is JoAnn Jones and I am a resident of Bali Hi Mobile Homes Lodge in the city of Santa Ana in Ward 1.

I have been a home owner at Bali High for over 19 years, and always appreciated the care and kindness I was given in the past. However, over the past several years, it has become hard to keep to a budget that is reasonable and allows me to live a reasonably good life.

If our rent can be increased by only 3% or 80% of the change in the CPI, it would allow us to adjust better to an increase over the coming year, rather than having to figure out how to pay a huge rent increase.

Thank you for considering passing this Ordinance,

Orozco, Norma

From: Lorin K <lorinmanager@gmail.com>
Sent: Tuesday, October 05, 2021 2:10 PM
To: eComment
Subject: OPPOSTION TO RENT CONTROL AND JUST CAUSE EVICTION ORDINANCES

Dear Councilmember,

I am a rental-housing provider and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the September 21st city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,
Miguel K.



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Orozco, Norma

From: Lorin K <lorinmanager@gmail.com>
Sent: Tuesday, October 05, 2021 2:11 PM
To: eComment
Subject: Fwd: OPPOSTION TO RENT CONTROL AND JUST CAUSE EVICTION ORDINANCES

Dear Councilmember,

I am a rental-housing provider and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the September 21st city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,
Lorin (Lorena) K.



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October 5, 2021



www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909

Mayor Sarmiento and Council Members
City of Santa Ana
20 Civic Center Plaza
P.O. Bo 1988, M31
Santa Ana, CA 92701

Re: Support: Item 9: Adopt Ordinance No. NS-XXXX – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA PROHIBITING RESIDENTIAL REAL PROPERTY AND MOBILEHOME SPACE RENTAL RATE INCREASES THAT EXCEED THREE PERCENT (3%) ANNUALLY, OR EIGHTY PERCENT (80%) OF THE CHANGE IN CONSUMER PRICE INDEX, WHICHEVER IS LESS, WITHIN THE CITY and Adopt Ordinance No. NS-XXXX – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA REQUIRING JUST CAUSE EVICTIONS

Dear Mayor Sarmiento and City Council members,

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$27,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that has led to the new construction of homes affordable to lower-income working families.

Our letter is supporting the proposed ordinance, *City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act* presented by Tenants United Santa Ana. Many working families in Santa Ana continue to be impacted by the rising cost of housing and the scarce housing available at rents they can afford. In addition, many continue to face economic uncertainty because of the ongoing COVID-19 pandemic and loss of jobs. It is crucial that the City pass the *Community Preservation, Rent Stabilization, Tenants' Rights Act* to ensure that residents in Santa Ana are protected.

The City of Santa Ana is a renter majority city. The current pandemic has increased the economic and housing pressures on low-income families in Santa Ana. As incomes are decreasing and jobs are being lost, many low-income families are struggling to remain housed. This is especially true for the majority of Santa Ana's low-income households that are suffering with the impacts of housing cost and economic uncertainty. 80% of renters in Santa Ana fall into the moderate, low, and very low-income category and 84 percent of residents hold low-income occupations that pay less than \$53,500 per year. Santa Ana's households are predominantly families comprising 81% of households. These households are also rent-burdened and live-in overcrowded conditions.

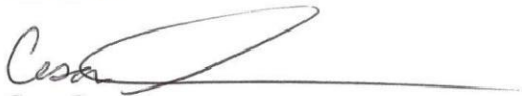
Due to financial hardship caused by the covid-19 pandemic, tenants have accumulated rental arrears, debts elsewhere to avoid arrears, or housing situations that could be cause for evictions. The City of Santa Ana will see a wave of evictions at the end of eviction protections for the tenants on September 30, 2021. This impact will not only leave Santa Ana families in a

vulnerable housing crisis and at risk of becoming unhoused but will also lead many families to acquire more financial hardships beyond the financial challenges they experienced due to the COVID-19 pandemic and vulnerable to the spread of COVID-19. As the COVID-19 infection continues to rise once again in Santa Ana, we urge you to protect tenants from being unjustly evicted and from predatory rent increase.

The need is much greater as the COVID-19 pandemic has exacerbated needs that were already existing in our communities. Housing costs in Santa Ana have been out of reach and will continue to be out of reach in this current economic climate. Households in Santa Ana must earn \$44.83 an hour to afford two-bedroom housing. The proposed ordinance protects tenants from rising rents that are already not affordable to the majority of the City's residents.

We urge you to support the proposed *Community Preservation, Rent Stabilization, Tenants' Rights Act*. The city council must prioritize the City of Santa Ana *Community Preservation, Rent Stabilization, and Tenant Rights Act* over any other ordinance to ensure a more equitable and affordable Santa Ana. Santa Ana tenants deserve to be protected from further harm and suffering due to the COVID-19 pandemic and the housing affordability crisis.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Cesar', followed by a long horizontal line extending to the right.

Cesar Covarrubias
Executive Director



October 5, 2021

Via Email: VSarmiento@santa-ana.org
TPhan@santa-ana.org
DPenaloza@santa-ana.org
JessieLopez@santa-ana.org
pbacerra@santa-ana.org
JRyanHernandez@santa-ana.org
NMendoza@santa-ana.org

Santa Ana City Council Members:

Thai Viet Phan, Ward 1
David Penaloza, Ward 2
Jessie Lopez, Ward 3
Phil Bacerra, Ward 4
Johnathan R. Hernandez, Ward 5
Nelida Medoza, Ward 6
Mayor Vincent Sarmiento

Re: Proposed Rent Stabilization Ordinance

Dear Mayor Sarmiento and City Council Members,

Orange Housing Development Corporation (“OHDC”) and C&C Development (“C&C”) have partnered with the City of Santa Ana since 1994 to provide quality affordable housing for the residents of the City of Santa Ana. We have acquired and rehabilitated units constructed prior to 1995 in many neighborhoods throughout the City. Our properties are currently subject to existing regulatory agreements and oversight by the City of Santa Ana that restrict rents to extremely low, very low and low income households.

We would ask City Council to amend the City ordinance to exempt affordable developments with recorded governmental regulatory agreements. This would be in alignment with State of California AB 1482- California Tenant Protection Act of 2019.

Thank you and we are available to answer any questions.

Eunice Bobert
Orange Housing Development
714-771-1439

Barry Cottle
C&C Development
714-288-7600 x220



Lake PARK Communities

1055-B Ortega Way, Placentia, CA 92870 - 714.632.1646 - Fax 714.632.5305

October 5, 2021

Mayor Vincent Sarmiento
Mayor Pro Tem David Penaloza
Council Member Phil Bacerra
Council Member Johnathan Ryan Hernandez
Council Member Jessie Lopez
Council Member Nelida Mendoza
Council Member Thai Viet Phan

RE: Council Agenda Item 9 – OPPOSE
Second Reading of the Rent Stabilization Ordinance and Just Cause Eviction Ordinance

Honorable Mayor and Members of the City Council:

We appreciate the cities concerns regarding the residents in Santa Ana. We too are concerned for their welfare and the future of their residency in our communities. However, we are also concerned that the accuracy of some of the statements to the city do not represent the facts.

Honorable Mayor and Council, it is important for you and our residents to understand that we operate “small city” and sustain many of the same services that the City of Santa Ana provides and that the cost to provide those services and facilities continues to increase every year. We maintain a community center, swimming pools, lake, landscaping, streets and walkways, drainage systems, lighting systems, plus we maintain electric, gas, and sewer systems to each household. Our expenses to operate are very similar to what the City of Santa Ana experiences. We all know that these costs continue to rise and often at rates considerably above the Consumer Price Index. We, like you, must continue to protect the future of the property improvements and the quality of life of our residents with the same high quality maintenance measures and policies that have made Lake Park Santa Ana and Lake Park Santa Ana North two of the premier mobile home communities in the county and a very desirable communities in which to live.

We ask that you OPPOSE Agenda Item 9 the second reading of Rent Stabilization Ordinance and Just Cause Eviction Ordinance. Thank you for your time.

Sincerely,

Eva Raleigh
General Manager, Lake Park Communities

Orozco, Norma

From: Jill Maggs <jcmaggs@gkranneyinc.com>
Sent: Tuesday, October 05, 2021 1:00 PM
To: eComment
Subject: Opposition to Consent Calendar Item #9 - Rent Control

We are Gil Ranney and Jill Maggs at G.K.Ranney, Inc. and we represent the owners in Kona Kai Mobile Home Park. We are in opposition to rent control in the City of Santa Ana and urge the city council not to adopt the second reading of the ordinance.

As the representatives of the owners of Kona Kai mobile home park, we have kept our rents very low as Kona Kai is a senior 55+ mobile home park. There have been many years that we haven't raised the rents at all in order to help our residents, along with working with individual residents. Rent control would be a negative situation as we would have to raise the rents as there would be no other way to cover our expenses that arise in the future. Maybe the City of Santa Ana should look at individual situations and allow some of your long-time landlords, since the 1960's, or landlords that haven't been excessive with rent increases, to self regulate. We are well below market rate and with rent control will be unable to compete with newer parks that have increased their rates excessively the last couple of years.

Thank you for your time and attention to this matter.

Sincerely,

Jill C. Maggs

--

G.K. Ranney, Inc.
15541 Producer Lane, Ste P
Huntington Beach, CA 92649
Office (714) 891-2145 - FAX (714) 892-6302 jcmaggs@gkranneyinc.com



Latino Health Access
450 W. Fourth Street, Suite 130
Santa Ana, CA 92701
714-542-7792
www.latinohhealthaccess.org

October 5, 2021

Mayor Sarmiento and City Council Members
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92701

RE: Support to adopt Agenda Item 9, City of Santa Ana Community Preservation, Rent Stabilization, and Tenants' Rights Act

Dear Mayor Vicente Sarmiento and City Council Members of Santa Ana,

Latino Health Access has been proudly working alongside community residents for over 27 years to improve the social determinants of health in our city. We provide services that address immediate health needs while providing information and facilitating opportunities to increase civic participation and impact policies that will improve those social determinants in the long term. Therefore, we urge you to support the adoption of Agenda Item #9, the City of Santa Ana Community Preservation, Rent Stabilization, and Tenants' Rights Act.

The COVID-19 pandemic has altered everyday life across the globe. Beyond the disastrous health consequences, the COVID-19 pandemic has disrupted the global economy with soaring income loss, underemployment, and unemployment rates. An impact that has worsened and aggravated the living conditions for many residents across the City of Santa Ana due to its majority population being tenants. The lack of affordable housing and increasing rent costs for our low-income residents has forced people into overcrowded living conditions and rent-burden.

According to the City's local data, 80% of Santa Ana renters are moderate, low, and very low-income and 84% of residents hold low-income occupations that pay less than \$53,500 per year. As a result, the financial hardship caused by the COVID-19 pandemic has led a large percentage of tenants to accumulate rental arrears or housing situations that could be cause for evictions. We, therefore, foresee that the end of state COVID-19 related eviction moratoriums will continue to negatively impact the city's tenants. This impact will not only leave Santa Ana families in a vulnerable housing crisis and at risk of homelessness, but will also lead many families to acquire more financial hardships beyond the financial challenges they experienced due to the COVID-19 pandemic.

As the COVID-19 pandemic progresses and COVID-19 infection continues to rise once again in Santa Ana, we urge you to protect tenants from being unjustly evicted and facing predatory rent increases, all while accumulating rent debt. Tenants with rent debt and tenants who have exhausted their savings to avoid



Latino Health Access
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Santa Ana, CA 92701
714-542-7792
www.latinohhealthaccess.org

accumulating rental arrears cannot continue to face excessive and unpredictable rent increases all while facing the compounding effects of the COVID-19 pandemic. Santa Ana tenants should not have to worry about losing their homes or being displaced during the surge of the COVID-19 variants.

We urge you to support Agenda Item #9, thereby helping to enact rent stabilization and just caused eviction protectins in Santa Ana. Santa Ana tenants deserve to be protected from further harm and suffering due to the COVID-19 pandemic and the housing affordability crisis.

Sincerely,

A handwritten signature in dark ink, appearing to read "Nancy Mejia".

Nancy Mejia, MPH, MSW
Chief Program Officer

Orozco, Norma

From: Julie Paule <julie@pauleconsulting.com>
Sent: Tuesday, October 05, 2021 12:27 PM
To: eComment
Subject: Opposed to Item #9

Dear Mayor and Council Members:

WMA remains opposed to Item #9, Rent Control Ordinance.

- Sub-inflationary increases assure the city will be burdened with endless requests for MNOI special rent increases
- Rent Control isn't means tested.
- Rent Control is costly to administer and there is significant legal risk.
- Rent Control destroys harmony.
- The City of Santa Ana reviewed all of Santa Ana's 29 mobilehome parks in 2019. The 288-page report revealed that these private communities are well maintained, professionally managed, and no evidence of widespread rent spiking throughout the city.
- Claims of skyrocketing rent increases in mobilehome parks haven't been vetted. There has been no fact finding process.
- Mobilehome parkowners already administer their own privately funded subsidy through MHET. This provides housing security for low income seniors in our communities.
- Just Cause Eviction Protections already exist in state law for all of California's Mobilehome Parks. State law already provides just cause evictions for mobilehome park tenants.
- As an industry who has lived with just cause eviction requirements in civil code, we have found it has made our communities more unsafe. Getting bad actors out of our communities requires neighbors to testify against neighbors—a high standard difficult to meet.
- Rent control erodes affordable housing in mobile home parks. It is actually more expensive to live in a community with rent control than without.
- Case law requires tenants to pay for rent control hearings, not landlords.
- The city's process lacks any stakeholder input or outreach.
- Tenants continue to have robust state tenant protections beyond October 1st.

These are just a few of the points we have made throughout this rushed process. We welcome the opportunity to be part of a deliberate effort to provide information on rental housing matters. However, this proposal and process can not be an acceptable way to regulation Santa Ana's rental housing stock.

Thank you,
Julie Paule
WMA



Apartment Owners Association
of California, Inc.

September 24, 2021

Councilmember David Penaloza
Councilmember of the City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92701

Dear Councilmember Penaloza,

You will agree that there are "housing providers" and "housing consumers". Now, stop and think... which group do you suppose is the most responsible for the housing shortage? People who provide it or those who consume it AND those who pass unbearably restrictive laws that make housing construction so difficult? Kind of obvious, huh? Sooo... why are we being blamed and punished? **Why are our life savings being redistributed to others?**

Please, please help us stop all other elected officials from harassing housing providers! These officials are guilty of contributing to the homeless problem, so please acknowledge that **elected officials ARE the housing problem. Housing providers are the solution!** Will you help others embrace housing providers instead of punishing and destroying them with all the anti-housing and/or all the anti-provider laws?? Let's reward them for doing such a good job of reducing the number of homeless people!

Also, every college Economics 101 textbook teaches us that "rent control causes a shortage of housing". What's wrong with our elected officials? Why don't they **follow the science**? It's been proven over and over again and again. **Rent control causes the destruction of housing!**

Are our officials ignorant or are they just greedy for the tenants' votes? Do they not believe in our proven American Economic System of Free Enterprise, or do they really believe in Bernie Sanders' socialistic dream of re-distributing wealth that has always failed every nation that has seriously tried this destructive system? We cannot afford to cover another family's living expense! We'll eventually lose all of our life's savings. We have already lost a large amount that we will never recover.

Please give us your answers as you will be reaching one of the largest groups of individually organized housing providers in the State. If you prefer, we can even print your reply in our official AOA magazine. Over 100,000 individual copies are mailed to housing providers every month who would appreciate you replying specifically to the above questions.

Thank you for considering these facts and answering our questions.

Best regards,

Daniel C. Faller
AOA Chairman & Founder



Our Cost for Tenant Welfare

The Facts: As an example, under Tenant Welfare (Rent Control), some consumers pay \$1,200 per month for an apartment with a fair market value of \$2,000. The individual business owner is thereby being forced to subsidize that consumer for a total of \$800 every month! Why not also require all other businesses, like grocery stores, restaurants, auto dealers, etc., to give 40% off their fair price to these tenants or have all taxpayers pay for this program? Why force a small group of business owners, who provide housing, to pay 100% of the cost of this welfare program? Does this not look like discrimination to you? If all taxpayers cannot afford to provide this welfare, how do lawmakers expect a group of small business owners to carry this total burden without destroying housing and its providers?

Unethical and a Total Disgrace

Plus, to force this small number of business men and women to carry the total cost of assuring that these lawmakers get re-elected is a total disgrace and contrary to our American Economic System of Free Enterprise.

Redistributing other people's wealth and labor, and thereby destroying their retirement plans, is totally wrong and will eventually lead, not only to the destruction of housing, but also the destruction of a moral society! The integrity of the lawmaker who votes for tenant welfare is questionable! Are these lawmakers Americans or are they Bernie Sanders Socialists? Even socialists believe that the cost of welfare should be shared by all the people (except the "elite"). They seem to be more ethical and logical than those who "say" they believe in free enterprise and then vote for "rent control"?!!

Orozco, Norma

From: stevehumphries300@gmail.com
Sent: Tuesday, October 05, 2021 12:06 PM
To: eComment
Subject: Opposition to Consent Calendar Item #9 - Rent Control

My name is Steven Humphries. I am a second generation partial owner of the Bali Hi Mobile Home Lodge, located at 432 South Harbor Blvd., Santa Ana, CA., and I am absolutely opposed to "Consent Calendar Item #9". Rent control has been proven to not help tenants, and draws a very distinct divide between landlords and tenants, and is strictly a government overreach.

I stand opposed to "Consent Calendar Item #9"!!

Sincerely,
Steven Humphries

Orozco, Norma

From: stevehumphries@cableone.net
Sent: Tuesday, October 05, 2021 12:12 PM
To: eComment
Subject: Opposition to Consent Calendar Item #9 - Rent Control

My name is Steven Humphries. I am a second generation partial owner of the Kona Kai Mobile Home Park, 4117 W. McFadden., Santa Ana, CA., and I am absolutely opposed to "Consent Calendar Item #9". Rent control has been proven to not help tenants, and draws a very distinct divide between landlords and tenants, and is strictly a government overreach.

I stand opposed to "Consent Calendar Item #9"!!

Sincerely,
Steven Humphries

Orozco, Norma

From: MJ Baretich <mjbaretich@hotmail.com>
Sent: Tuesday, October 05, 2021 11:58 AM
To: eComment
Subject: ITEM 9 Rent Stabilization Ordinance and Just Cause Eviction Ordinanc1

Dear Mayor and Council Members

My name is Mary Jo Baretich. I am the Zone C Vice President and former State President for the Golden State Manufactured-home Owners League.

I am writing on behalf of **all** the mobilehome homeowners in Santa Ana to thank you for your welcome first vote on the **Rent Stabilization Ordinance (RSO) and Just Cause Eviction Ordinance.**

We are asking you once more for your vote for a final passage of the **Rent Stabilization Ordinance and Just Cause Eviction Ordinance. The people have tried for many years to get a RSO passed.**

Your extensive work on these items is commendable. Thank you for having your Staff create the documents necessary to start the process. These homeowners need your support.

They are pleading and fighting for their lives.

It is shocking that through no fault of their own, seniors, veterans, disabled and other low-income mobilehome homeowners in the City of Santa Ana are being threatened with economical eviction, causing the loss of their homes and everything they have saved and paid for all their lives. They need your protection. These are people who have either spent their life-savings on a home or have mortgages on their home and are now facing extreme threats of rent increases for the piece of dirt that their mobilehome sits upon in the mobilehome parks.

Many seniors have no family and are facing the horrible prospect of being homeless and living among the habitual druggies and others who prey upon these elderly citizens who are in their 70's, 80's and 90's. Something had to be done! And you are addressing it tonight.

Please search your hearts and get these Ordinances in place.

Santa Ana's mobilehome rent structure has risen beyond affordability in many parks. Mobilehomes are the only unsubsidized form of affordable housing in the state. Please protect these people and their only assets.

We are asking for your compassion and fairness in this matter. Please vote to approve the **Rent Stabilization Ordinance and Just Cause Eviction Ordinance**

Thank you,

Mary Jo Baretich
GSMOL Zone Vice President
Past State GSMOL President

Orozco, Norma

From: Maurice Douek <douek@sbcglobal.net>
Sent: Tuesday, October 05, 2021 11:45 AM
To: eComment
Subject: Rent Control

Dear Council Members:

I have been an active investor in Santa Ana apartments for more than 30 years. We currently own and manage 9 separate properties for a total of 180 units. I am intimately familiar with this community and am highly committed to its success. The City of Santa Ana has always been forward looking with an eye towards the betterment of its citizens in both the short and long term.

For that reason, I am quite surprised that the Rent Control measure is being considered. While rent control may appear to help affordability in the short run for current tenants, in the long run study after study has shown a sharp decrease in the value of properties, a decrease in the mobility of tenants, and a net detriment to the community.

As a landlord, I have a vested interest in taking care of my tenants and a correlated interest in taking care of our properties and the growth and welfare of the community. Rent control measures would tie our hands and prevent us from maintaining our properties and communities in the best way possible.

The recent economic downturn has been difficult for everyone – tenants and landlords alike. It would be far more beneficial to tenants, landlords, and indeed the whole community to have social insurance measures come from the government rather than saddle landlords with that burden. Instead of destroying the apartment market, provide assistance to tenants directly.

I am including a study (one of many) on the effects of rent control. You may wish to take a look at it before you vote.

<https://www.brookings.edu/research/what-does-economic-evidence-tell-us-about-the-effects-of-rent-control/>

Thank you for your consideration.

Maurice Douek

From: Dilip Sidhpura <dilipsidhpura@sbcglobal.net>
Sent: Tuesday, October 05, 2021 11:41 AM
To: eComment
Subject: "City of Santa Ana Community Preservation, Rent Stabilization, Tenants'

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,
Dilip V. Sidhpura



[Unsubscribe dilipsidhpura@sbcglobal.net](#)
[Update Profile](#) | [Constant Contact Data Notice](#)
Sent by [info@aaoc.com](#) powered by

Orozco, Norma

From: William Soliman <wsoliman@amcliving.com>
Sent: Tuesday, October 05, 2021 11:33 AM
To: eComment
Subject: City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act

Dear Mayor Vicente Sarmiento,

I'm writing you this letter to express my opposition to the "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act". I am currently a Community Director in the City of Santa Ana at the River House Apartments which has 240 apartment homes.

I believe that this proposal will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

I have firsthand experience of taking over a community in the Santa Ana that had over 50 code violations. Why were these issued after the community was purchased by a new owner? AMC spent \$37,500.00 to correct the code violations. We have dramatically improved the property and made better homes for our residents. Implementing rent control laws would make it harder to invest in Santa Ana and make these necessary repairs and improvements that we are known for. Our business model is to take over communities that were poorly maintained and improve the quality of living for all residents with first class management, top level amenities, and an unparalleled living experience. The utilitarian ordinance proposed will have detrimental consequences for the city of Santa Ana.

This proposal will allow tenants to add occupants without the approval of the owner. This would mean that new occupants would not be subject to the same screening process that all existing residents had to go through which could be deemed discriminatory towards our existing residents who had to apply and qualify to live in our community.

There are many flaws in this proposal, and I believe that it should be looked at again very thoroughly before making any decisions. If one were to believe that the under lying motivation is to help renters, this is not the way to go about it. The effects of this ordinance need to be weighed and considered thoroughly.

I respectfully ask that the City take no further action on this matter until such time that a proposal can be brought to table that would be fair to all parties.

Sincerely,
William Soliman
River House Apartments | 240 Apartments
2111 W. 17th St. Santa Ana, CA 92706
(714) 835-6306

William Soliman | Community Director
River House | 2111 W. 17th Street | Santa Ana | CA | 92706
P: (714) 835-6306 | W: liveattheriverhouseapts.com

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Orozco, Norma

From: Ed Evans <EdE@LakeParkHomes.com>
Sent: Tuesday, October 05, 2021 11:32 AM
To: eComment
Subject: Rent Control

Ladies and Gentlemen,

Your effort to install rent control is “blind” to those that are needy and those who have the resources to live here. You are putting Santa Ana on a course to destroy rental housing. Have you looked at New York Detroit and other major cities slums. Only thirty five years into rent control buildings abandoned boarded up and in decay. So is that the future for Santa Ana?

Do you understand the cost to the City to maintain and defend the ordinance. Small cities have spent millions shoring up bad rent control.

Simply rent control is not the answer. Workable environment to enable development and refurbishing existing housing by eliminating bureaucratic hurdles and costs will go a long way.

Then specific government programs to help the “needy” will be far less costly for everyone. Rent Control will be a far reaching agitation for the City. Why??

SAVE THE EXISTING HOUSING STOCK NO RENT CONTROL.

Ed Evans
A Born here Santa Ana property owner.

Get [Outlook for iOS](#)

Orozco, Norma

From: Alison Rosenbaum <alirose1@cox.net>
Sent: Tuesday, October 05, 2021 11:32 AM
To: eComment
Subject: opposition to new rent control and cause cause eviction ordinances

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Alison Rosenbaum

From: Sylvan Swartz <sylvan@swartzcre.com>
Sent: Tuesday, October 05, 2021 11:31 AM
To: eComment
Subject: Rent Control measure

The Santa Ana Rent Control measure unfairly singles out one group of people, apartment building owners, to solve a society issue. As an apartment owner I have already been financially impacted by a rent moratorium. It has been practically impossible to obtain government funds to help out.

Your measure will severely limit repairs to buildings as well as cause tremendous financial hardship to owners.

Please vote against this onerous bill.

Sylvan Swartz

Orozco, Norma

From: Dave Humphries <davehumphries@cableone.net>
Sent: Tuesday, October 05, 2021 11:15 AM
To: eComment
Subject: Rent Control

Dear Santa Ana Council members.

As a part owner of two mobile home parks in Santa Ana, I want to state my opposition to the proposed rent control ordinance being considered at tonight's City Council meeting. Please do not implement this ordinance which will be disastrous to the future of Santa Ana's business community.

Sincerely,

David A Humphries

Bali Hi Mobile Home Estates

Kona Kai Mobile Home Estates

Sent from my iPad

Orozco, Norma

From: Aaron Peluso <cchcorp@gmail.com>
Sent: Tuesday, October 05, 2021 11:21 AM
To: eComment
Subject: Opposition to Consent Calendar Item #9 - Rent Control

Dear City Council,

I represent one of the owners of Bali Hi Mobile Home park in Santa Ana. For nearly half a century our family owned business has provided affordable housing to our residents. We work with outside organizations to subsidize any Tenants who cannot afford the rent and have not evicted anyone from a mobile home space, ever, that we can recall. We currently subsidize about a dozen Tenants who genuinely cannot afford the rent.

We are not in the business of evicting seniors on fixed income who cannot afford increases.

Currently our long term Tenants pay \$887 per month. This is the rent paid by 119 of our 154 Tenants. This is far below market and near the bottom, if not the bottom, of all rental rates in Santa Ana mobile home parks. This can be confirmed in the city's own report on mobile home parks prepared only a few years ago. It is also rather close to your own Section 8 affordable housing standards, if I am not mistaken.

It has come to my attention that a small number of Bali Hi residents spoke at the last meeting, largely presenting inaccurate information.

I am available to present the correct information at any time.

I fear that your hasty motion to enact rent control in the city is going to have significant near term adverse effects to affordability in our park and possibly others as well. Put shortly, I fear that it may have the opposite of your intended effect. To my knowledge you have not discussed these issues with any ownership nor ownership groups in order to fully understand the issues at play.

I implore you to vote no on the motion this evening in order to take time to discuss these issues with all stakeholders so that you can make a fully informed decision about legislation that could have far reaching effects on the Santa Ana economy for decades to come.

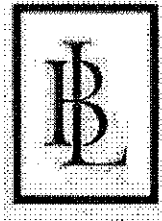
Sincerely,

Aaron Peluso

--

CCH Management LLC | Manager
949-295-3247 (mobile)
949-831-1040 (office) 949-495-3321 (fax)
cchcorp@gmail.com

CLERK OF THE COUNCIL
OCT 5 '21 AM 9:40



LOFTIN | BEDELL
ATTORNEYS AT LAW

Via Overnight Delivery and Hand Delivery to the Clerk for Council; Electronic Transmission

October 1, 2021

Honorable Mayor Vincente Sarmiento and

Council Persons: Thai Viet Phan; David Penaloza; Jessie Lopez;
Phil Bacerra; Johnathan Ryan Hernandez; Nelida Mendoza

City Clerk, Daisy Gomez
City of Santa Ana
22 Civil Center Plaza
Santa Ana, CA 92701

RE: **Hearing Date:** October 5, 2021
Agenda Item: Consent Calendar, ITEM 9 – OPPOSITION
Description of Item: Two (2) Proposed Ordinances: Rent Stabilization and Just Cause Evictions
Request Actions: 1. Pull this item from the Consent Calendar for Discussion and Hearing
2. Vote NO on these two (2) Ordinances

Dear Honorable Mayor Sarmiento and Council Persons:

This Firm represents Kingsley Management Corporation which manages with care and concern for the residents multiple mobilehome parks in the City of Santa Ana representing approximately five hundred (500) resident occupied spaces in the City of Santa Ana. The care and concern for residents is exemplified by the careful protection of their housing through strict adherence to the numerous governmental orders issued and statutes as amended frequently both by various levels of governmental entities prior to and during the challenges presented due to the pandemic.

This correspondence is offered in Opposition to both proposed Ordinances and to preserve and reserve all rights of my clients and the mobilehome parks represented.

This Opposition is an objection and challenge to the false factual assumptions and statements as set forth in the respective Findings for each Ordinance and forming the basis upon which the Rent Stabilization and the Just Cause Evictions proposed Ordinances are based. Additionally, the legal basis for these proposed Ordinances violates and/or directly conflicts with numerous State and Federal Statutes, and the case law related thereto, including without limitation, a local jurisdictions authority to enact Ordinances attempting to supersede and/or amend such laws.

To facilitate your time and consideration of the issues, this correspondence will not reiterate the detailed Opposition presented by Terry Dowdall, Dowdall Law Offices, dated September 16, 2021 and by this reference hereby incorporates said correspondence and attachment as though fully set forth hereat.

The Ordinances apply without, except as noted below, any distinction between small, medium and large apartment complexes, mobilehome parks and single family residential rentals and does not take into consideration requirements for rehabilitation on older properties, damage from natural disasters and simple distinctions. The requirements for maintenance and operation various significantly among the various rental properties in the City of Santa Ana and the cost therefor. Further, there is no acknowledgment of the change in the cost of repairs due to significant increase in goods required for repair nor of the time delays in obtaining those goods and the challenges in obtaining contractors and other laborers to do the work. The lack of distinction is clearly presented, among numerous other sections, in the Rent Stabilization Ordinance, Section 12, Santa Ana Rent Board wherein the representation of "landlords" is limited to two (2) out of seven (7) members.

The following "bullet points" relate to the application of the Ordinances to Mobilehome Parks but are not inclusive, but rather illustrative, of all objections to the respective proposed ordinances and our clients reserve all objections and rights under State and Federal law, and the case law interpreting the same:

RENT STABILIZATION ORDINANCE

1. Rent Stabilization Ordinance Applicable Only to Mobilehome Parks Built December 31, 1989, or before. Most Parks were built in the late 60s and early 70s. Obviously some earlier and some a little later. The exemption for "new parks" in 1989 was to encourage the construction of new Parks in response to the serious disincentive to build new Parks created by rent control enacted that time.¹ As of October 2021, the older Parks range in development age from approximately 55 to 40 years – that means the infrastructure has aged and will require substantial capital expenditures over the next years. This is the same issue local jurisdictions are facing, except the local jurisdiction can raise taxes, pass bond issues, require new developers to pay for the replacement/upgrades but as to the older mobilehome parks and other rental properties, there is no taxpayer or developer source of funding. The funding for major infrastructure repair and replacement is from the mobilehome park owner. There is not a reasonable, practical or legal provision in the Ordinances to address the undue burden placed on this category of mobilehome park owners.

2. No Factual Determination in Findings related to Mobilehome Park rent increases. All statistics presented are related to Orange County and not specifically to the City of Santa Ana nor are any statistics presented based upon the type of rental housing. (*See, Section 1.B.C.D.J.*) Finding that it is necessary to limit rent increases to require the landlords (i) to fulfill the local jurisdictions obligation to provide

¹ The legislative history of *California Civil Code section 798.17(a)*, clearly demonstrates the negative impacts of rent control on the development of new rental housing development.
Kingsley – 426 Santa Ana Ordinances

“affordable housing” AND (ii) to provide an income increase of \$7,000.00 to low income households are clearly not proper Findings for the Ordinances and clearly constitute a taking. (*See, Section E*). The foregoing is particularly notable when the City has approximately \$42,000,000 in unused rent subsidy funds which if dispersed would mitigate the nonpayment of rent for both the residents and provide housing preservation assurance for landlords and the City.

3. Except for the various levels of care facilities for the elderly or disabled, it is not the responsibility of landlords to provide or subsidize for this care. (*Section 1.K.*). Further, there are no facts which supports this statement applies to mobilehome park residents.

4. The statement in Findings, Section G. do not reflect the current law regarding the reporting of Unlawful Detainers on a renter’s credit history and therefore, cannot be the basis for this Ordinance.²

5. There are no facts to support the Finding that mobilehome parks have, or plan to, imposed significant rent increases. (*See, Section 1. J.*) The Finding is mere conjecture.

6. The Mobilehome Residency Law (“MRL”) does not expressly authorize cities to regulate the setting and/or increasing rents. The ability to for a local jurisdiction to pass a rent control was, and is, a judicial determination based on an analysis statutory preemption. Those judicial determinations set forth very specific requirements and limitations for the constitutionality, among other laws, with which the local jurisdictions must comply. This Ordinance does not comply with those requirements and limitations. As a result of the judicial determination, the MRL was amended to recognize in the section related to leases the existence of rent control and created an exemption from rent control for long term leases. (*See, Section 1.M.*)³

7. Section 1.N. appears to be “filler”. Most of the Parks were constructed prior to the enactment of this City Code and without regard to development date are subject to the Mobilehome Park Act, *Health and Safety Code sections 18200 et. seq.* and 25 CCR 1000 *et seq.* This “Finding” is not relevant to rent control. There were no facts delineating the number of mobilehome parks that would be included or excluded in the rent control provisions.

8. Section 1.Q. ignores the State Statutes which continue to protect residents after October 1, 2021, from eviction due to nonpayment of rent and therefore, misstates the basis for this Finding.

JUST CAUSE EVICTION PROPOSED ORDINANCE

1. For those Findings forming the purported basis this Ordinance that are duplicative of the defective Findings in the Rent Stabilization Ordinance, the objections to the Findings in the Rent Stabilization Ordinance are hereby incorporated as though fully set forth.

² Correct to reflect current law or delete Finding.

³ CC §798.17 and *Legislative History* and case law cite
Kingsley – 426 Santa Ana Ordinances

Honorable Mayor and City Council Persons

City of Santa Ana

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2. The legal citations forming a purported Finding for the implementation of this Ordinance do not apply to mobilehome parks.

3. The general statements that residents have complained do not make sense. If the residents were willing to go to hearings or other forums, then the fear is questionable because the landlords would know of the complaints at hearings. If there were actual issues, then a referral to code enforcement and/or nonprofit legal assistance are available to residents, Council and staff. This issue is stated only to emphasize the practice of gross generalization of some Findings and Statements. (*Section 1.J.*)

4. Div. Sec. 8 (i) re-characterizes the "sale" of a mobilehome park as a change of use and requires a replacement and relocation plan to be prepared. This means that if mobilehome park owner "A" wants to sell to mobilehome park owner "B", prior to the sale a replacement and relocation plan with all the requirements of Government Code section 65863.7 (applicable to conversion to another use, e.g., commercial use or closure of a park). The cost is in the hundreds of thousands of dollars. The impact is either forcing an owner to retain ownership indefinitely or close the Park since the costs related to the sale would be the same as a Park closure. There is no factual or legal Finding that supports a redefinition of "change of use" or such a restriction on the sale of a mobilehome from one mobilehome park owner to another.

The above does not purport to list all of the deficiencies and misrepresentations of facts and law contained in both the Rent Stabilization and the Just Cause Eviction Ordinances Findings and Provisions. As stated above, all legal rights and remedies based upon all deficiencies of these Ordinances is reserved on behalf of our clients.

Based on the incorporated Dowdall letter, the objections with factual information presented by the various other Rental Properties and testimony in and from the record, all incorporated hereat, and the objections above, **the request is to VOTE NO.**

Sincerely,

LOFTIN | BEDELL P.C.



By: L. Sue Loftin, Esq.

cc: Clients

Orozco, Norma

From: Lillian Howard <rb.howard@sbcglobal.net>
Sent: Tuesday, October 05, 2021 10:57 AM
To: eComment; eComment
Subject: Rent Stabilization Ordinance Item 9

My name is Rosanne Clark, and I'm 79 years old. As of this month I will have lived in Bali Hi for 16 years. I looked for an affordable home and park for 7 years before I found Bali Hi. I loved my home immediately and bought it on the spot. When I moved in I was still working and the rent was \$515/month. For the first 10 years that only increased \$15 each year. I've been retired for several years now and I'm trying to live on my Social Security income. I still have a mortgage. When the management company took over our park the rent went up and up and up. The rent for new people who come in has sky-rocketed. I don't know what it is now, but it was \$1100 2-1/2 years ago. I still love my home, and I hope that I'll never need to move, but if I do, who would buy it? Please help!

Thank you,
Rosanne Clark

Orozco, Norma

From: Lillian Howard <rb.howard@sbcglobal.net>
Sent: Tuesday, October 05, 2021 10:56 AM
To: eComment; eComment
Subject: Rent Stabilization Ordinance Item 9

Santa Ana meeting on RENT STABILIZATION ORDINANCE Please don't raise my rent more than 3% annually. I've lived here

25 years.

I have some very good friends that live here in Bali Hi Mobile Home park I know some of my neighbors and I cannot pay another Monthly Increase of \$150.00 a month Like we had 3 years ago. We would like 3 % annual rent raises per year. Anything above 3% could cause people to lose their homes and become elderly homeless people. We don't want that to happen.

Thank you for your consideration on this matter

Lynn Bien

Orozco, Norma

From: Lillian Howard <rb.howard@sbcglobal.net>
Sent: Tuesday, October 05, 2021 10:55 AM
To: eComment
Subject: Rent Stabilization Ordinance Item 9

We; Bernice and Raymond Howard, have been living in Bali Hi Mobile Home Lodge #3, for over 20 years. When we were working the rent and utilities were easy to pay. Now that I'm retired and Ray is disabled, we are on a fixed income. We have to watch every penny and cut corners where we can. I was supplementing our income with a part time job but due to the covid pandemic I was forced to quit and because I have COPD my doctor advised me not to work in public places. So we are living on a fixed income with no raises and if we get a cost of living raise most of it goes to Medicare payments.

We don't have any entertainment any more we just stay home. The gas is too high and we can afford bowling or other enjoyments.

Please let us just live the rest of our lives in the comfort of a home without cutting out other thing like medicine or food. The main goal of this county should be to recover from this pandemic not raise rents and other items so people can't recover.

Thank you for your time today.

Bernice and Raymond Howard

Orozco, Norma

From: David Lamb <DLamb@StrathamHomes.com>
Sent: Tuesday, October 05, 2021 10:14 AM
To: eComment
Cc: Teresa Teichman
Subject: Rent Control

Dear City Council:

Rent Control would be a disaster for our Orange County communities. We have been so fortunate that investment has been made to keep our properties and neighbors up to date and safe for many years. That is because owners and landlords and tenants have a pride of ownership in the properties that they occupy. If rent control were to come into Santa Ana, a major incentive to keep the properties up with the market would be lost or at least discounted substantially by their owners.

Rent control in Santa Monica has not worked...my daughter lives in an old 1950's 6 unit apartment building that is in very poor condition. The landlord has no incentive to keep it up beyond the most minimal standard (to keep the health dept for condemning the building). Rent is too low for the landlord to justify putting any new money into the property. Not so slowly the area goes to "seed". It will happen in Santa Ana with rent control!

Please do us all a favor and not allow rent control into Orange County, and specifically Santa Ana.

Thank you for your service and consideration!

David Lamb
Stratham Homes
2201 Dupont Drive, Suite 300
Irvine, Ca 92612
949-833-1554 Ext 2228
Cell: 949-315-1113



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October 5, 2021 Sent Via Email to: ecomments@santa-ana.org
City Clerk Daisy dgomez@santa-ana.org

Mayor Vincent Sarmiento
Mayor Pro Tem David Penaloza
Council Member Phil Bacerra
Council Member Johnathan Ryan Hernandez
Council Member Jessie Lopez
Council Member Nelida Mendoza
Council Member Thai Viet Phan

RE: Council Agenda Item 9 - OPPOSE Second Reading of Rent Stabilization Ordinance and Just Cause Eviction Ordinance

Honorable Mayor and Members of the City Council,

The Manufactured Housing Educational Trust (MHET) represents the owners of mobile home park communities in the City of Santa Ana. We are united with our allied rental housing providers in urging your no vote on the revised rent control and just cause eviction ordinances before you for a second reading rent control.

You received considerable information from both renters and rental housing providers at your last meeting. You heard that mobile home park owners provide monthly rent subsidies to their residents in need and have done so for the past 35 years. MHET administers that program and it is only offered in cities without rent control. The implementation of rent controls in Santa Ana will bring an end to a private program that helps the needy and replace it with a rent control mandate requiring park owners to subsidize all of their tenants whether they need it or not.

You also heard from many tenants about hardships including a group of Bali Hi mobile home park residents who shared some pretty outrageous stories about rents and rent increases at this park. It is important that you have accurate information on which to base your decisions.

Please consider the following:

- Park residents stated that their rents ranged from \$920 to \$1,640 a month.

Correct Information:

119 of the 155 tenants in the park are paying \$887 rent per month. These are long term tenants. Newer tenants moving in to the park over the past few years are paying between \$1,000 to \$1,250 a month. The highest rent in the park is \$1,250.

- Park residents stated that their rents go up every year.

Correct Information:

Yes, rents increase every year. The last two years rent increases have been \$44.

- Park residents stated they are on fixed income and can't afford the rent or rent increases.

Information: Anyone paying more than 40% of their income on rent/housing costs qualifies for the MHET Rental Assistance Program, which the park participates in. Rent increases won't stop under rent control, but the park subsidy will.

It is also important to know additional facts about this park because other mobile home parks in the city have similar situations. As an example during the pandemic, *only two of the 155 tenants in Bali Hi requested rent deferments and both are currently working with the park owner to make payments to become current. No one is facing eviction.* In fact, in this park, and in other Santa Ana parks, it is rare to ever have an eviction. No mobile home owner in this park has ever been evicted. Over the past seven years, there was one eviction of a tenant renting a home from the park owner.

And, finally, the owner of Bali Hi has done considerable upgrades and improvements to this park totaling over \$150,000 that provide an improved quality of life for the residents. Improvements included pool and clubhouse repairs. Restricting fair rent increases will prevent these types of improvements in the future.

There are 29 mobile home communities in the City of Santa Ana. We could go through each one providing the same information, which we are happy to do. However, we need to be provided the opportunity to provide you with accurate and reliable information on which to base your decisions. Pease allow us that opportunity by reconsidering the adoption of rent control by voting no on agenda item 9.

Thank you for your time and your consideration.

Respectfully,

A handwritten signature in blue ink that reads "Vickie Talley". The signature is written in a cursive, flowing style.

Vickie Talley
Executive Director

Orozco, Norma

From: Michael Marcella <marcella.rentals@yahoo.com>
Sent: Tuesday, October 05, 2021 9:51 AM
To: eComment
Subject: Rent control

Santa Ana City Council

I'm a former small apartment property owner in the City of Santa Ana, from 1985 to 2013. Our properties were located at 1506 N. French St, 817 N. Parton St. and 814 N. Van Ness St. We sold our properties in Santa Ana in 2013 because of numerius predictions that it was only a matter of time before rent control was imposed. We moved our investments to the City of Costa Mesa which clearly was a wise decision. Your actions to impose rent control will hurt all investors, but especially smaller ones like us. We bought in Santa Ana years ago because we felt it has so much to offer, however you're proving us wrong.

Michael Marcella

Orozco, Norma

From: kini jorgensen <mrsjorgey@gmail.com>
Sent: Tuesday, October 05, 2021 8:59 AM
To: eComment
Subject: I absolutely OPPOSE this Bill !

To whom it may concern,

I am a small property apartment owner and we have worked with tenants paying late but still have to pay rising insurance, high property taxes, rising utility bills and high maintenance and repairs bills for these tenants! how can we pay our mortgages ?? This is not a charity situation !! We all work to pay our bills and those that don't have government programs to pay their housing and survival costs!!

Supply and labor costs are continually running us dry as landlords - we have our own families to keep food on the table for with crazy high medical insurance costs, rising grocery costs - Santa Ana shouldn't try to bite the hand that feeds the city as we pay these "apartment licensing fees" and trying to keep our buildings beautiful with fresh paint every two years, not easy when tenants and neighbors increasingly don't respect the property as they should.

The city doesn't control the price of a Mc Donald's burger or gallon of milk. Property owners want to keep their buildings looking nice for enjoyment of all but will not be able to if these rent controls are dictated. Your city needs to allow us property owners the means to maintain and be able to remove tenants that are destroying a property so that their neighbors can enjoy living in your city or the city will become a dump site with squatters and waves of defaults and derelicts that will smolder and decompose Santa Ana to a wasteland ghetto !!

Remember bank lenders won't loan on properties that have problem or derelict tenants as bank lenders and their appraisals inspect these properties for derelicts and maintenance of property that won't be possible with these absurd and socialist rent controls being threatened while we house your community. You really don't want Santa Ana to look like Cuba with people in food lines for rotted cheese and curdled milk but it will if this continues !! Let us maintain and manage our properties as we personally do in Santa Ana and keep the community safe !! We pay thousands each year to our contracted professional property management company to more than fulfill our responsibilities as Santa Ana property owners !

Thoughtfully,
Kini Jorgensen
Santa Ana Multi- Family Owner and Retired OCSSA Social Worker

Sent from my iPhone

Orozco, Norma

From: Keith Jorgensen <mrjorgey@gmail.com>
Sent: Tuesday, October 05, 2021 8:54 AM
To: eComment
Subject: Rent control

This is horrible and how could you possibly limit And ontrol some thing that I own. If you want to give away free rent, you should buy my buildings and not charge them at all. I can't believe the City Of Santa Ana is socializing apartment ownership. This is definitely not the world that I was raised in. I even went to school in Santa Ana as a teenager and this is not the way things were. You should all be ashamed of yourselves.

Keith Jorgensen
mrjorgey@gmail.com

Orozco, Norma

From: Joe Schleifer <jschleifer@verizon.net>
Sent: Tuesday, October 05, 2021 8:47 AM
To: eComment
Subject: Please Oppose Rent Control

Dear Councilmember,

My wife and I are retired "mom and pop" landlords who rely on our rental property for our retirement income. Our building is a 4-plex which we carefully maintain. We respond promptly to our residents request for repairs.

Please Oppose "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act".

Sincerely,

Joe and Jill Schleifer

Orozco, Norma

From: Romi Ray <rroy@premierpropertysolutions.com>
Sent: Tuesday, October 05, 2021 8:37 AM
To: eComment
Subject: Vote NO

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Romi Ray
Premier Property Solutions

Sent from my iPhone

Orozco, Norma

From: Steve Pearson <steve@mpmsinc.com>
Sent: Tuesday, October 05, 2021 8:27 AM
To: eComment
Subject: Proposed Rent Control

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,]

Steve Pearson
MPMS Inc.

Orozco, Norma

From: Clarke <clarkef@newportpacific.com>
Sent: Tuesday, October 05, 2021 8:01 AM
To: eComment
Subject: Opposition to Consent Calendar Item #9 - Rent Control

I am opposed to rent control in Santa Ana.

Help to families in Santa Ana should come from general funds, not from just the people who happen to own properties in the City.

Clarke Fairbrother
938 Riviera Drive
Santa Ana, CA 92706

Orozco, Norma

From: Marie-France Lefebvre <marieeastbluff@gmail.com>
Sent: Monday, October 04, 2021 10:55 PM
To: eComment
Subject: Rent control

Please, please !! those are such unfair ideas for rules hurting every owner of small properties in our area.
Reject all proposals - it will only hurt the city as owners will stop spending \$\$ in beautification projects.

Thank you
Marie-France Lefebvre

From: Carl Benninger <benninger72@gmail.com>
Sent: Monday, October 04, 2021 10:40 PM
To: eComment
Subject: Opposed to Item #9 Rent Control

I am opposed to the rent control as proposed in item #9.

Rent control wherever tried has not worked. The cities I know like New York, Cleveland Chicago and Detroit have all tried rent control with the good intent that it will help low income families. In the end these cities have found that rents were not curbed and in fact the rents in New York Cities are the highest in the nation. In California rent control has not reduced rents in San Francisco or St Monica two cities highlighted by council. Plus the cost to implement such a program. The city does not have unlimited funds. The money would be better spent with first time home buyers loans for down payments then on a program that has been proven not to work.

Carl Benninger
1829 W Garry Ave, Santa Ana, CA 92704



October 4, 2021

Re: October 5, 2021, Santa Ana City Council Meeting Agenda Item #9

Dear Members of the Santa Ana City Council and Mayor Vicente Sarmiento,

On behalf of Orange County Communities Organized for Responsible Development (OCCORD) and the city of Santa Ana residents we represent, we urge you to vote in favor of agenda item 9, the enactment of rent stabilization and just cause eviction protections. This proposed ordinance will protect the most vulnerable working-class tenants in our community.

On September 21, 2021, the City Council held the first reading of this proposed ordinance that was approved by a vote of 4-3. We urge Councilmembers Bacerra, Mendoza and Penaloza to reconsider their dissent and vote in favor of this ordinance on October 5, 2021.

Many Santa Ana renters continue to face unjust evictions and predatory rent hikes, all while accumulating rent debt. It is unconscionable that as renters recover from this devastating pandemic, they are simultaneously subject to predatory rent hikes. Especially preposterous when residents making minimum wage of \$14 an hour are expected to work 104 hours per week to afford a 1-bedroom apartment. Now more than ever, it is imperative that we enact REAL permanent renter protections in our city. This ordinance would provide a cap on rent increases so that rent cannot be increased more than 3% per year and extend just-cause eviction protections for most renters in the city.

California housing costs have spiraled out of control. The state has the highest poverty rate in the country due to the high cost of housing. Santa Ana residents are spending over 40% of their income on rent, unregulated rent increases particularly put our community members at risk of becoming Houseless. Santa Ana residents are being forced to choose between a home and food, healthcare, childcare, and their jobs. The City Council must do better to protect its residents.

If we don't act boldly now to protect renters, thousands will be displaced from our city or pushed into even denser living arrangements. Because renters can't keep up with debt repayment alongside unregulated rent hikes, they will be forced to leave the city or move in with family members to weather difficult times together. Seniors who have used their life savings to pay off the mortgages on their mobile homes, will be subject to losing everything when their fixed incomes can no longer accommodate mounting rent increases on the land below their homes.

At this moment of compounding crises, you as our Councilmembers have a unique opportunity to put policies in place that will aid COVID-19 recovery and protect us from future threats to our health and livelihood. As residents of Santa Ana, and as messengers of the tenants with whom we have worked, it is our sincere desire that residents who have called Santa Ana their home for generations can continue to call Santa Ana home. To ensure our collective future --we urge you to enact rent control and just cause eviction protections now!

Sincerely,

Ely Flores

Ely Flores

Executive Director

Orange County Communities Organized for Responsible Development (OCCORD)

Orange County Communities Organized for Responsible Development

13252 Garden Grove Blvd #204,

Garden Grove, CA 92843

(714) 621-0919

www.occord.org

Orozco, Norma

From: j1k <j1k@FDSCoastal.com>
Sent: Monday, October 04, 2021 9:19 AM
To: eComment
Subject: Rent Control

October 4, 2021

Dear Mr. Mayor & Councilmembers,

I am a rental-housing provider in Santa Ana and I wish to express my opposition in the strongest words to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but to now consider such a proposal on the heels of nearly two years of COVID restrictions wherein we housing providers were required to continue to provide housing many times without being paid. We were required to provide the maintenance to maintain our investment and had absolutely no recourse if a tenant did not pay. This is an egregious response to us who are loyal to our tenants, and the city in which we do business.

The effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

We are indeed proud to provide housing in Santa Ana, in fact we provide property that is "best of the block" but with the now escalation of costs that cannot be recovered, I would ask how do we providers continue to do business here?

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts. I heard the comment from a Councilmember that we have to "try something different", maybe so, but this is not it!

At NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers who continue to provide housing to our Santa Ana Residents. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

James J Klutnick

Orozco, Norma

From: AN LE <giaosuan@gmail.com>
Sent: Friday, October 01, 2021 5:14 PM
To: eComment
Subject: Oppose Item 9 - Rent Control and Just Cause Ordinances

Dear City Clerk Gomez,

Hi councilmembers,

I, am, An Le is a landlord from Fountain Valley. My wife and I purchased two duplexes in July 2020, right at the beginning of the eviction moratorium. We was not able to make any major repairs since then. Existing rents were far below the market. We have been losing money.

With high inflation rates and increasing expenses, we are afraid that we will even lose more money if the city of Santa Ana imposes new rent control measures. Our business will not sustain and this may make us to make tough decisions in the near future.

As a city taxpayer and housing provider, I strongly oppose the rent control and just cause ordinances. I am extremely disappointed by the lack of community and stakeholder outreach. Especially since rent control has historically lacked community interest and voter support. The residents of Santa Ana have rejected rent control four times.

The price controls are excessive. They will not allow housing providers to generate enough income to keep up with the cost of inflation or our actual expenses of operating rental housing. Current state law at least provides a balance by allowing for a fair and reasonable rate of return and a cap against excessive rent increases. In addition, the City of Santa Ana has \$25 million remaining in rental assistance to help renters who are in need.

The just cause ordinance creates too many loopholes for bad actors to vandalize our properties and endanger other renters without consequence. The just cause ordinance makes it nearly impossible to remove dangerous elements from the community without a bureaucratic and lengthy legal process. It is also unclear what the cost is to manage this bureaucracy. The few cities in California that have adopted rent control spend millions of dollars per year on regulatory enforcement. This money could be better used to improve parks, libraries, and public safety.

Please vote NO on the rent control and just cause ordinances.

Sincerely,

AN LE
5027 PROGRESSO ST
SANTA ANA, CA 92703
giaosuan@gmail.com

Orozco, Norma

From: Becky <hrgraphics@cox.net>
Sent: Thursday, September 30, 2021 9:32 PM
To: eComment
Subject: I OPPOSE Rent Control and Just Cause Eviction Ordinances.

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Rebecca Millman

Araiza, Fatima

From: Michael DRESNICK <1beverlydresnick2@gmail.com>
Sent: Monday, October 04, 2021 4:32 PM
To: eComment
Subject: Oppose Item 9 - Rent Control and Just Cause Ordinances

Dear City Clerk Gomez,

As a city taxpayer and housing provider, I strongly oppose the rent control and just cause ordinances. I am extremely disappointed by the lack of community and stakeholder outreach. Especially since rent control has historically lacked community interest and voter support. The residents of Santa Ana have rejected rent control four times.

The price controls are excessive. They will not allow housing providers to generate enough income to keep up with the cost of inflation or our actual expenses of operating rental housing. Current state law at least provides a balance by allowing for a fair and reasonable rate of return and a cap against excessive rent increases. In addition, the City of Santa Ana has \$25 million remaining in rental assistance to help renters who are in need.

The just cause ordinance creates too many loopholes for bad actors to vandalize our properties and endanger other renters without consequence. The just cause ordinance makes it nearly impossible to remove dangerous elements from the community without a bureaucratic and lengthy legal process. It is also unclear what the cost is to manage this bureaucracy. The few cities in California that have adopted rent control spend millions of dollars per year on regulatory enforcement. This money could be better used to improve parks, libraries, and public safety.

Please vote NO on the rent control and just cause ordinances.

Sincerely,

Michael DRESNICK
4 Bordeaux
Trabuco Canyon, CA 92679
1beverlydresnick2@gmail.com

Araiza, Fatima

From: Casey Coogan <user@votervoice.net>
Sent: Monday, October 04, 2021 3:17 PM
To: eComment
Subject: Oppose Item 9 - Rent Control and Just Cause Ordinances

Dear City Clerk Gomez,

My family and I have owned several rental buildings in Santa for decades, where we maintain good living conditions for our tenants and keep our rents reasonable and well below the highs of other comparable properties. As we provide a housing service to the community, it is unfair to place restrictions on our business where we have been a partner of Santa Ana in good standing for decades.

As a city taxpayer and housing provider, I strongly oppose the rent control and just cause ordinances. I am extremely disappointed by the lack of community and stakeholder outreach. Especially since rent control has historically lacked community interest and voter support. The residents of Santa Ana have rejected rent control four times.

The price controls are excessive. They will not allow housing providers to generate enough income to keep up with the cost of inflation or our actual expenses of operating rental housing. Current state law at least provides a balance by allowing for a fair and reasonable rate of return and a cap against excessive rent increases. In addition, the City of Santa Ana has \$25 million remaining in rental assistance to help renters who are in need.

The just cause ordinance creates too many loopholes for bad actors to vandalize our properties and endanger other renters without consequence. The just cause ordinance makes it nearly impossible to remove dangerous elements from the community without a bureaucratic and lengthy legal process. It is also unclear what the cost is to manage this bureaucracy. The few cities in California that have adopted rent control spend millions of dollars per year on regulatory enforcement. This money could be better used to improve parks, libraries, and public safety.

Please vote NO on the rent control and just cause ordinances.

Sincerely,

Casey Coogan
2125 W Myrtle St
Santa Ana, CA 92703
casey.coogan@verizon.net

Araiza, Fatima

From: Susan B <susanbrydon@aim.com>
Sent: Monday, October 04, 2021 2:10 PM
To: eComment
Subject: Santa Ana Rent Control

Hello to the e-Comments mailbox,

This very harsh set of demands for rent control in Santa Ana, when a fair plan is already in place state-wide, is unreasonable and will create more problems than it solves for landlords and tenants.

Property owners are responsible for the building's mortgage, property taxes that go up 2% per year, building maintenance that includes plumbing, electrical, and utilities, laundry facilities, building exteriors, windows and doors, fire sprinkler systems, landscaping, parking spaces/garages/carports/driveways, entry gates, and more, and then salaries for the building manager and maintenance staff to keep things running safely and smoothly.

A comparison of the money coming in from rent and then money going out for expenses would be a shock to those that are ignoring what it takes to keep tenants in a safe and clean building and environment.

Building owners that have had Santa Ana properties for many years will be impacted by the unrealistic limitations on rent increases, and for those that have owned properties for a shorter time and have a bigger mortgage and higher property taxes, building upkeep will fall by the wayside. This is a set up for neighborhoods to become slums due to the imbalance of property owners beholden to the tenants. Most property owners do not own their properties outright!

Balance for both tenants and property owners is what should be first and foremost.

Sincerely,

Susan Brydon

Araiza, Fatima

From: Aly Pham <alypham@jrenterprises.net>
Sent: Monday, October 04, 2021 1:31 PM
To: eComment
Subject: Opposition to Consent Calendar Item #9 - Rent Control

My name is Aly Pham. I am the Leasing Analyst for Sands Mobile Estates located at 323 N. Euclid Avenue, Santa Ana.

JR Enterprises is the original owner of the Sands Mobile Estates. We've had positive relations with our tenants since its inception in 1975!

For the past 20 years, the ownership has voluntarily participated in its own form of rental assistance program for its tenants who qualify under HUD guidelines.

Rent Control causes the values of the mobile homes to skyrocket making them less affordable to people to buy. So, buyers have to pay much more for the mobile homes in order to live there. With no rent control, there is a delicate balance of value of the homes and value of the space rent to new buyers. Rent Control interferes with that balance and the purchase price of the homes increases dramatically.

The proposed rent control ordinance is so strict and it will mean park owners cannot afford to put the extra money into making improvements.

You are making a broad sweep and punishing the landlords who value their tenants and work with their tenants and it will have a negative affect that you do not see coming down the road. The City wants nice, clean, affordable rental housing but you are tying the hands of those who want to provide this.

Sands ownership ASKS that you VOTE NO on passing the rent control ordinance.

Aly Pham
Leasing Analyst
JR Enterprises, LP
4299 MacArthur Blvd. Suite 104
Newport Beach, CA 92660
(949) 852-9000 ext. 230
(949) 852-9090 (Fax)
alypham@jrenterprises.net

Araiza, Fatima

From: Lisa Sibel <lksibel@jrenterprises.net>
Sent: Monday, October 04, 2021 12:58 PM
To: eComment
Cc: Lisa Sibel
Subject: Opposition to Consent Calendar Item #9 - Rent Control

My name is Lisa Sibel. I am the Director of Property Management for Sands Mobile Estates located at 323 N. Euclid Avenue, Santa Ana.

JR Enterprises is the original owner of the Sands Mobile Estates. We've had positive relations with our tenants since its inception in 1975!

For the past 20 years, the ownership has voluntarily participated in its our own form of rental assistance program for its tenants who qualify under HUD guidelines.

Rent Control causes the values of the mobile homes to skyrocket making them less affordable to people to buy. So, buyers have to pay much more for the mobile homes in order to live there. With no rent control, there is a delicate balance of value of the homes and value of the space rent to new buyers. Rent Control interferes with that balance and the purchase price of the homes increases dramatically.

The proposed rent control ordinance is so strict and it will mean park owners cannot afford to put the extra money into making improvements.

You are making a broad sweep and punishing the landlords who value their tenants and work with their tenants and it will have a negative affect that you do not see coming down the road. The City wants nice, clean, affordable rental housing but you are tying the hands of those who want to provide this.

Sands ownership ASKS that you VOTE NO on passing the rent control ordinance.

Lisa Sibel
Director of Property Management
JR Enterprises, LP
4299 Mac Arthur Blvd, Suite 104
Newport Beach, CA 92660
(949) 852-9000 Ext 226
lksibel@jrenterprises.net

Araiza, Fatima

From: Tac Tran <ttran@amcliving.com>
Sent: Monday, October 04, 2021 10:46 AM
To: eComment
Subject: Santa Ana Rent Control Ordinance

Dear Mayor Sarmiento & Members of Santa Ana City Council,

I am a rental-housing provider in City of Santa Ana, and I would like to write this letter to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that will appear on the October 5, 2021, City Council agenda.

I've been in this industry for more than 15 years as a rental-housing provider in the city of Santa Ana. The proposed "Rent Control" and "Just Cause Eviction" eliminates our ability to control the rent adjustment which impacts our business operations and our ability to maintain our community. We are always providing the best service to our residents as far as safety, exceptional quality improvements, extraordinary customer service, and our goal is to make coming home the best part of our resident's day. This ordinance if approved, will certainly have the reverse effect on our residents. How can you expect any housing provider to deliver quality services and products, yet you are tying their hands with the ability to maintain and continually improve their assets?

This is a huge impact to us as Rental-Housing Providers. The proposal is only favorable for some renters, but that really is only in the short term. Rent Control limits construction and renovation of communities which will limit the number of apartments in Santa Ana overall. This would only intensify the current housing shortage in Santa Ana. How is that possibly providing quality living and drawing people who want to live in the city of Santa Ana?

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Respectfully,

Tac Tran | Community Director
Park Plaza Apartments
805 W. Stevens Avenue, Santa Ana, CA 92707
(714) 545-1121
242 Apartment Homes

Tac Tran | Community Director
Park Plaza Apartments | 805 W. Stevens Avenue | Santa Ana | CA | 92707
P: (714)545-1121 | **F:** (714)545-2696 | **W:** parkplazaliving.com

Araiza, Fatima

From: Jay Skenderian <js@morganskenderian.com>
Sent: Monday, October 04, 2021 10:14 AM
To: eComment
Subject: NO!!!! on Santa Ana Rent Control!

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Jay Skenderian
Partner

MORGAN • SKENDERIAN
INVESTMENT REAL ESTATE GROUP

4590 MacArthur Blvd. #260 | Newport Beach, CA 92660
T: 949-251-8800 | F: 949-251-8899 | C: 949-300-8180
js@morganskenderian.com | www.morganskenderian.com
CA DRE Lic. # 01220368

Araiza, Fatima

From: Lance Reichert <lance@ocmgmt.com>
Sent: Monday, October 04, 2021 9:23 AM
To: eComment
Subject: NO Rent Control in Santa Ana

Dear Councilmembers,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

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I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Lance Reichert
Agent
(714) 840-1700 ext. 223
(714) 847-1999 (Fax)
lance@ocmgmt.com



16742 Gothard St, Suite 117 | Huntington Beach, CA 92647 | (714) 840-1700 | www.OCMgmt.com

Araiza, Fatima

From: j1k <j1k@FDSCoastal.com>
Sent: Monday, October 04, 2021 9:19 AM
To: eComment
Subject: Rent Control

October 4, 2021

Dear Mr. Mayor & Councilmembers,

I am a rental-housing provider in Santa Ana and I wish to express my opposition in the strongest words to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but to now consider such a proposal on the heels of nearly two years of COVID restrictions wherein we housing providers were required to continue to provide housing many times without being paid. We were required to provide the maintenance to maintain our investment and had absolutely no recourse if a tenant did not pay. This is an egregious response to us who are loyal to our tenants, and the city in which we do business.

The effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

We are indeed proud to provide housing in Santa Ana, in fact we provide property that is "best of the block" but with the now escalation of costs that cannot be recovered, I would ask how do we providers continue to do business here?

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts. I heard the comment from a Councilmember that we have to "try something different", maybe so, but this is not it!

At NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers who continue to provide housing to our Santa Ana Residents. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

James J Klutnick

Araiza, Fatima

From: Humberto Razo <humberto.razo5@gmail.com>
Sent: Monday, October 04, 2021 8:27 AM
To: eComment
Subject: Opposed to rent control

Dear city counsel,

I am a resident of Santa Ana and oppose the rent control the city is discussing. To put more restrictions on rent control than the state issued is taking it too far and unnecessary.

Rents in Santa Ana are for the most part lower than the county average.

The rent control would put Santa Ana property owners at a disadvantage forever, and while it may lower the rent increase for a period it will also give automatic increases to all rental tenants even those that an increase was not planned, even those at market. It would lower the increased amount but give it to many others that would not have received it.

So many talks about fixing the rental market, why not fix the housing market. Stop investors from buying single family homes, and have them sell them to single families in the next 2 years. This will cause the housing market to drop prices to single family not 12-20 people on a loan to renters can afford and suitable housing is built instead of cramming-large number of apartments and condos on our already densed city.

Araiza, Fatima

From: Aeisha Drayton <adrayton@amcliving.com>
Sent: Monday, October 04, 2021 8:19 AM
To: Sarmiento, Vicente; eComment; Penaloza, David; Phan, Thai; Lopez, Jessie; Bacerra, Phil; Hernandez, Johnathan; Mendoza, Nelida
Subject: City of Santa Referendum

Dear Mayor, Sarmiento & Members of the Santa Ana City Council,

Advanced Management Company (AMC) takes great pride in making sure our residents live our company motto every day which is "Live Happy." Our motto epitomizes how we do business and is conveyed to all team members.

My name is Aeisha Drayton and I am the Community Director at California Palms Apartment Homes here in Santa Ana. My staff and I take great pride and work hard to make sure our residents live this motto every day. If the City of Santa Ana moves forward with the city-wide rent control and eviction protection policies, the residents and staff of this property will be greatly and negatively affected.

Please allow me to explain. The California Palms Apartments is kept in pristine condition. Putting a cap on the rent increases will greatly affect our ability to pay vendors to maintain the landscaping, clean the pools, maintain the gym, car lifts and all the other amenities our residents have come to expect as well as properly secure our property every night. AMC takes all preventative measures to ensure we stay ahead of any damage to the property. Our outstanding Service Team takes the time to get to know all of our residents personally. We make every effort to address any issues residents may have promptly and we are always available for any type of emergency, 24 hours a day, seven days a week.

Safety is our primary concern. We always want our residents to feel like their home is a safe haven. If the city of Santa Ana allows residents to bring in additional occupants to reside with them without the knowledge or permission of AMC, the ramifications to both the residents and AMC, both legally and otherwise, will be devastating. It will cause overcrowding, parking space issues, and serious safety concerns because we would have no way of knowing who the legally registered residents are.

Finally, allow me to address the eviction policies you are proposing. From a management prospective the 30-day change is not practical. It is always our intention to keep residents who are in good standing and make the community an enjoyable place to live, however, if we are having trouble with a particular resident, it should be up to the management company to decide whether or not to renew that resident's lease and/or evict said resident in the timeframe deemed proper by the management company. It is unrealistic to believe that 30 days is an adequate amount of time to properly and fairly assess if a resident is able to follow all policies and procedures stated in their lease.

AMC has provided superior services to our Santa Ana residents for more than 20 plus years and we want to continue to do so. For the sake of the residents living in Santa Ana, I ask that you please reconsider your decision.

Sincerely,

Aeisha Drayton

California Palms Apartments | 190 Units

901 S Harbor Blvd, Santa Ana, CA 92704

(714) 839-8876

This communication is confidential and may contain information or material that is proprietary, legally privileged and/or otherwise protected by law (all such rights and protections being expressly reserved hereby). If you have received it in error or if you are not the intended recipient, please immediately notify the sender by return message and permanently delete the message, including any attachments, and destroy any printed copies. Any unauthorized use, copying or dissemination of this communication is strictly prohibited and may be unlawful. Thank you. ARES, Inc. operating under California License # 00881503

Araiza, Fatima

From: marylelang@yahoo.com
Sent: Sunday, October 03, 2021 2:24 PM
To: eComment
Subject: Yes on item 33

Follow Up Flag: Follow up
Flag Status: Completed

Sent from my iPhone

Araiza, Fatima

From: ALAN WAGNER <arw949@aol.com>
Sent: Sunday, October 03, 2021 12:10 PM
To: eComment
Subject: Oppose Rent controls and eviction limits

Dear mayor and council members,

I'm am OPPOSED to any additional limits to rent controls and eviction limits.

The most recent meeting on this issue went on until after 2 AM. Many of those asking for controls were illegal immigrants who couldn't even speak English. They are mostly uneducated farm workers who come to our developed cities expecting to live a lifestyle that American citizens and their ancestors have worked a lifetime for.

Our ancestors made up laws to protect our citizens, and small businesses, to work hard save for the future, without government controls to limit our freedom.

These illegals are free to move where they can find work and pay for their needs.

Our ancestors of the 1800s didn't expect the government to provide for them , they came expecting to pay their own way, not running to city council meeting demanding that they be provided with housing that others had worked and saved many years to attain.

The free market place is the best system, churches and charities have always helped those in need. Farm labor jobs are not available in major cities.

Alan Wagner
American Citizen

Araiza, Fatima

From: Jackie Landreth <jackie@jlandreth.com>
Sent: Sunday, October 03, 2021 11:56 AM
To: eComment
Cc: info@aaoc.com; Jackie Landreth
Subject: RENT CONTROL AND JUST CAUSE EVICTION ORDINANCES

Dear Councilmembers,

I am a rental-housing provider in Orange County and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more. The worst impact will be that there will not be any additional apartments built in Santa Ana and landlords will not have money to maintain the apartments that are already there.

As a community partner and rental-housing provider in the county, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY OR OTHER LANDLORD'S INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Jacquelyn Landreth
Jackie@Jlandreth.com

714-745-3498 Cell
Jackie@Jlandreth.com

Araiza, Fatima

From: Kevin Relock <krelock@aol.com>
Sent: Saturday, October 02, 2021 11:02 PM
To: eComment
Subject: Please Oppose Santa Ana City Rent Control

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Kevin Relock

714-606-4795

Araiza, Fatima

From: Ken T <kenntrinh@hotmail.com>
Sent: Saturday, October 02, 2021 8:54 AM
To: eComment
Subject: Oppose rent control

We, strongly oppose the SNA rent Control.

Ken Trinh

Araiza, Fatima

From: Pam Feld <pamelafeld@gmail.com>
Sent: Saturday, October 02, 2021 10:21 AM
To: eComment
Subject: Oppose rent control

Please do not pass this regulation

Please excuse any typos !
Sent from my iPhone

Araiza, Fatima

From: ARMANDO PAEZ <atlas1245@sbcglobal.net>
Sent: Saturday, October 02, 2021 6:09 PM
To: eComment
Subject: Rant Control and Just Cause

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Armando Paez

Araiza, Fatima

From: Lopez, Jessie
Sent: Friday, October 01, 2021 3:31 PM
To: eComment
Subject: FW: STRONGLY OPPOSE RENT CONTROL ORDINANCE

From: Danielle Holloway McCarthy <dmccarthy@amcliving.com>
Sent: Friday, October 1, 2021 11:03 AM
Subject: STRONGLY OPPOSE RENT CONTROL ORDINANCE

Dear Mayor Vicente Sarmiento & Members of the Santa Ana City Council,

I have worked as a rental housing provider in property management for more than 10 years. Our organization, AMC, manages over 1,600 units in your beautiful city of Santa Ana.

I strongly oppose the rent control ordinance you are proposing for the city of Santa Ana as I believe you are attempting to solve a problem which you are misguided to believe is larger than it is. Your solution is in fact the opposite of a solution and will only exacerbate the issue. It will decimate the Santa Ana economy and deter future investment into the community as well as the much needed additional housing supply.

Why would a landlord be incentivized to invest in Santa Ana? Do you think your proposal will promote quality living? Do you think your proposal will promote a cohesive community full of supportive neighbors and law abiding citizens? Do you think it will create more parking, reduce crime and allow for flourishing and vibrant neighborhoods? Do you think it will allow employers to increase wages and benefits? Do you think it will promote landlords investing in their properties, hiring contractors to maintain the community? Do you think it will motivate staff (your Santa Ana city residents) to work hard, maintain a community and fight the exhausting battles of property management?

The answer is that it will not. It will not promote your economy, it will not prevent people from overcrowding apartment homes, it will not give the people of Santa Ana a better life. It will not incentivize workers, investors, managers to care for property and land in the beautiful city of Santa Ana. It will not promote the natural progressions of apartment living where residents move to nicer buildings or bigger apartments when their families grow or life circumstances change. Therefore, it will not help create more supply.

I believe you are blinded by the phrases "People Over Profits" because you feel you want to be "on the right side of history." You want to "take care of the residents in your community" and

demonstrate that you believe their livelihood and quality of life is more important than anything. Well, I am here to tell you that your response and solution is fundamentally faulty and will only make problems worse. You are vastly misinformed and misguided to think that's what this fight is all about. It's not.

Instead of thinking about this situation as the "rich, white landlord" (as we were repeatedly accused) versus the honest, hardworking residents of Santa Ana, think about the true functions and fundamentals of this proposal. It is not us vs. them. That is a cop out approach. We are one community who should be motivated by the same principles and values and we should work together to create systems and processes which benefit everyone. We want a thriving economy. We want to provide quality living for thousands of residents in Santa Ana. Our mission is to make coming home the best part of our residents' day. We have been voted a Top Workplace in Orange County by the OC Register for 6 years. We want to raise wages, create jobs, give our VIPs (as we call them) the best apartment life they could ever dream of; like they're living at a resort. We want to alleviate the stress load of our workforce which governments like yours have placed on our staff by tying our hands and making it impossible to effectively manage an apartment community and treat residents fairly. That is what motivates us and drives us when we get up in the morning. What motivates you? If you truly care about your community you will vote this ordinance down and consider all perspectives before quickly rushing into a decision which doesn't even address the true issue or prevent problems in the future. By moving forward with this proposal you will truly divide your community and set everyone up for failure. Is that what you aim to achieve?

Thank you for your time in hearing my stance. I strongly hope you consider all perspectives and do the right thing by voting no on this rent control ordinance.

I hope you saw the article in the OC Register yesterday, but in case you missed it:

Santa Ana law will decimate rental market

By [THE EDITORIAL BOARD](#) | opinion@scng.com |

PUBLISHED: September 29, 2021 at 1:52 p.m. | UPDATED: September 29, 2021 at 2:00 p.m.

More than half of Santa Ana residents are renters and there's no question that many are struggling amidst coronavirus-related work shutdowns, rising rents and a lack of available properties. Instead of doing something that might help, City Council approved a plan last week that will make matters worse.

The council voted 4-3 to approve a strict rent-control law that imposes 3 percent annual caps on rent increases (or 80 percent of inflation) for older buildings and mobile-home parks, and limits landlords' ability to evict tenants. The plan also funnels public dollars to an "eviction defense fund," according to a Register report. It comes back for a final vote next month.

As the old economics saying goes, you get more of whatever you subsidize and less of whatever you tax (or punish through regulation). By punishing companies that provide apartments and rental houses, the city will get see its rental stock dry up – something that will only exacerbate the shortages.

With these price controls, fewer landlords will invest in housing and many will sell their properties for other uses (e.g., owner-occupied houses and condominiums). They will be less apt to upgrade older buildings and make necessary repairs. Misbehaving tenants will more easily evade eviction, which harms the city's neighborhoods.

That's not conjecture, but is based on empirical evidence. After observing rent control's results in Stockholm, Swedish economist Assar Lindbeck famously said, "In many cases rent control appears to be the most efficient technique presently known to destroy a city – except for bombing."

The council meeting was understandably contentious. Fortunately, three council members – Phil Becerra, David Penaloza and Nelida Mendoza – opposed the law, which meant it couldn't be implemented immediately as an emergency measure. That provides several months for the city to craft the details of a rent-control board.

California already passed statewide rent-control regulations, but the council majority – Mayor Vicente Sarmiento, Thai Viet Phan, Jessie Lopez and Johnathan Hernandez – seemed more interested in grandstanding than problem-solving. At least we know whom to blame when worsening shortages lead to longer waiting lists and eroded neighborhoods.

Respectfully,

Danielle Holloway McCarthy

Vice President

ARES | AMC | R³

15320 Barranca Pkwy. | Suite 100 | Irvine | CA | 92618

T: 949.595.5966

[Invest](#) | [Rent](#) | [Renovate](#)

DRE Lic #01976049

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Araiza, Fatima

From: Miriam Meza <mmeza@amcliving.com>
Sent: Friday, October 01, 2021 3:23 PM
To: eComment; Sarmiento, Vicente; Penaloza, David; Phan, Thai; Lopez, Jessie; Bacerra, Phil; Hernandez, Johnathan; Mendoza, Nelida
Subject: IMPORTANT: Santa Ana Ordinance Opposition

Dear Mayor Sarmiento & Members of Santa Ana City Council,

First, I would like to thank all of you for your hard work and dedication as members of the community and more importantly your passion for standing in your position as Council Members.

As a resident and Housing-Provider of the city of Santa Ana, I would like to express my opposition and concerns for the new Santa Ana Ordinance that took place in the last City Council Meeting.

Through this pandemic, my job as a Property Manager has not been easy with ongoing changes to policy and procedures. My main purpose has always been and will remain prioritizing my residents to ensure a safe and healthy living environment through times of uncertainty. I am sure we could all agree.

However, I do believe the Santa Ana Ordinance will affect the quality of living for our residents. It gives us as responsible landlords little to no control over our community. With potential increases of fraud and instability. The proposed plan would allow tenants to add occupants without our knowledge which would allow overcrowding in a unit. Overcrowding is simply a fire hazard and is one of the reasons why there are occupancy policies in place. All our residents who bring other occupants are screened through a background check. We want to allow qualified individuals to our community to protect the quiet and peaceful enjoyment for all of our residents. The crime rates have significantly increased over the years, especially in Santa Ana.

Though the rent cap in theory seems like a beneficial idea to most residents, it is simply not ideal in the long term. Rent increases go toward reinvesting and maintaining our beautiful community. Our community is over fifty years old and is expensive to maintain. With the raising cost in materials and labor, we need the flexibility to send out rent increases that are fair for our residents and fair for us to ensure we are providing a long-term home for our residents. These laws clearly overstep existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my residents. The proposed limitations are not feasible for landlords and most importantly, for our residents.


I respectfully ask the council to take no further action on this matter.

Live Happy®

Miriam Meza | Community Director

Washington Place Apartments | 1311 E. Washington Pl. Santa Ana | CA | 92701

T: 714-547-7539 | **W:** Livewashingtonplace.com

 Go Green! Print this email only when necessary.

Araiza, Fatima

From: Frank Holloway <fholloway@advancedonline.com>
Sent: Friday, October 01, 2021 3:12 PM
To: Sarmiento, Vicente; Mendoza, Nelida; Hernandez, Johnathan; Bacerra, Phil; Lopez, Jessie; Penaloza, David; Phan, Thai
Cc: eComment
Subject: Rent Control Measure Disappointment!

Dear Mayor Vicente Sarmiento & Members of the Santa Ana City Council:

Thank you for allowing me to express my sadness and disappointment with the AD HOC's measure approved at the recent city council meeting. Our AMC and R3 teams have had a long-term relationship with the City of Santa Ana since 1995. At that time, our Company was honored in the same city council chambers for turning around a blighted, dilapidated and mostly vacant 562-unit apartment complex, (Fairview Villas, now Villa del Sol) by investing millions of dollars and providing quality, compassionate management. Not only did we repair and resolve many of the issues plaguing the property, but our efforts allowed the city to reopen two schools in the surrounding neighborhoods. We have been continuing the same efforts in your city over the last 25 years. Most recently with the River House apartments by resolving over 50 code enforcement violations within the first 6 months of ownership that were incurred by the prior ownership.

If your actions on rent control are allowed to continue, our company as well as others will have absolutely no incentive to continue to improve the quality of housing in your beautiful city. A point was made that this measure will only affect the older buildings built before 1995, which it most certainly will, but have you considered the affects on the long-term property values of all properties? If you depress the rents of older buildings, the market rent for new construction rents and in turn values, will also be lower (see the Brookings Institute article [What does economic evidence tell us about the effects of rent control? \(brookings.edu\)](https://www.brookings.edu/articles/what-does-economic-evidence-tell-us-about-the-effects-of-rent-control/)) and developers will look elsewhere to build their new and desirable products.

I am sure you have plenty of communication on this subject, not only our industry and others, so I will conclude by urging you to reconsider this poorly thought out and distressing measure.

Please vote NO.

Thank you for your time.

Sincerely,

Frank O. Holloway

President

AMC|ARES|R³|VPS|

15320 BARRANCA PARKWAY, SUITE #100 | IRVINE | CA | 92618

P: 949.595.5900 | **F:** 949.595.5901 | **W:** AMCLIVING.COM

DRE# 00648144

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Araiza, Fatima

From: Luis Tapia <ltapia@amcliving.com>
Sent: Friday, October 01, 2021 2:56 PM
To: eComment
Subject: Santa Ana City Ordinance

Dear Mayor Sarmiento and Members of the Santa Ana City Council,

My name is Luis Tapia and I am a Community Director at Villa Del Sur Apartments, a small but mighty community of 112 units located at 2701 W. McFadden Ave.

I wanted to voice my concerns and opposition with the Santa Ana Rent Control Ordinance. I have noticed how much the city of Santa Ana has changed - mostly for the good of our residents and neighbors. We have been able to renovate our property and maintain it so that our residents enjoy coming home to a well-kept community.

It would be devastating to have all of our hard work and the improvements we have made to our community diminish with the passing of an ordinance that will only do more harm to those who reside in the city of Santa Ana. Implementing rent control laws would mean that we will no longer be able to afford to maintain our grounds, keep up with resident work orders, or any complete preventative maintenance routinely. This will lead to the beauty of Santa Ana falling quickly and into disrepair which would sadden me greatly.

I'm sure you are being inundated with calls, letters, and emails, so I will keep this letter brief. I hope you will reconsider and think about the damage this Ordinance will do to the City of Santa Ana. Please do not pass this ordinance.

Thank You,

Luis Tapia | Community Director
Villa Del Sur Apartments | 2701 W. McFadden Ave. | Santa Ana | CA | 92704
P: 714.547.5269 | **F:** 714.547.9031 | **W:** www.villadelsurapts.com | **E:** villadelsur@amcliving.com

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Araiza, Fatima

From: Marlene Vizcaino <mvizcaino@amcliving.com>
Sent: Friday, October 01, 2021 2:31 PM
To: eComment
Subject: Santa Ana ordinance

Dear Mayor Sarmiento and Members of Santa Ana City Council,

I am a Community Director in Santa Ana for a community of 562 apartments. I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that will appear on the October 5, 2021 City Council agenda.

The proposal is set to assist renters but only would help some renters and does not help building owners in any way. We, to care very much about our residents, but I also understand what it takes to manage a community. Our team worked hard in making sure all residents that needed assistance with rent were able to be approved to get the help they needed. We partnered with the City of Santa Ana and the United Way to support our residents. We have done our part in assisting the residents as much as we possibly can to clear their balance and make sure they have peace of mind knowing that they no longer owe a large balance of rent.

As a landlord I see how the city has helped those in need by providing programs to pay balances on rent and utilities. All we ask is that you take the businesses into consideration when mandating the Rent Stabilization so that it is fair for all parties. To remove a limit on the number of people residing in the apartment home would be a recipe for disaster. Villa Del Sol is like a small city and this ordinance would interfere with our resident's right to peaceful and quiet enjoyment and negatively impact our resident's ability to enjoy their home. String tenancies are not the answer.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. Therefore, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Please consider taking more time in gathering information to see how this will affect communities. Market distortions and an unclear picture cause unintended consequences will destroy our beautiful city.

Sincerely,

Marlene Vizcaino | Community Director

Villa Del Sol Apartment Homes

811 S Fairview Street, Santa Ana, CA 92704

(714) 547-7485

562 Apartment Homes

Araiza, Fatima

From: Rory Ferlauto <rf@farwestapartments.com>
Sent: Friday, October 01, 2021 2:17 PM
To: eComment
Subject: Oppose Item 9 - Rent Control and Just Cause Ordinances

Dear City Clerk Gomez,

As a city taxpayer and housing provider, I strongly oppose the rent control and just cause ordinances. I am extremely disappointed by the lack of community and stakeholder outreach. Especially since rent control has historically lacked community interest and voter support. The residents of Santa Ana have rejected rent control four times.

The price controls are excessive. They will not allow housing providers to generate enough income to keep up with the cost of inflation or our actual expenses of operating rental housing. Current state law at least provides a balance by allowing for a fair and reasonable rate of return and a cap against excessive rent increases. In addition, the City of Santa Ana has \$25 million remaining in rental assistance to help renters who are in need.

The just cause ordinance creates too many loopholes for bad actors to vandalize our properties and endanger other renters without consequence. The just cause ordinance makes it nearly impossible to remove dangerous elements from the community without a bureaucratic and lengthy legal process. It is also unclear what the cost is to manage this bureaucracy. The few cities in California that have adopted rent control spend millions of dollars per year on regulatory enforcement. This money could be better used to improve parks, libraries, and public safety.

Please vote NO on the rent control and just cause ordinances.

Sincerely,

Rory Ferlauto
1601 W Macarthur Blvd
Santa Ana, CA 92704
rf@farwestapartments.com

Araiza, Fatima

From: Sue Kimura <user@votervoice.net>
Sent: Friday, October 01, 2021 2:10 PM
To: eComment
Subject: Oppose Item 9 - Rent Control and Just Cause Ordinances

Dear City Clerk Gomez,

I own a tri-plex at 515 E. Pine St. it is an upper end property. I have spent over \$150k in the last 3 years upgrading property in neighborhood. Property owners will prolong maintenance and not care about esthetics if rent control passed - which I do! Please research rent control in other cities and learn that the cities are dying that have rent control. Why would a contractor want to build in Santa Ana? Why as a landlord would I want to remain? I recently bought a sleep machine for tenant because kids were having a tough time sleeping. I care about my tenants but rent control only appeases people who want much lower rent. This item 9 does not do it.

As a city taxpayer and housing provider, I strongly oppose the rent control and just cause ordinances. I am extremely disappointed by the lack of community and stakeholder outreach. Especially since rent control has historically lacked community interest and voter support. The residents of Santa Ana have rejected rent control four times.

The price controls are excessive. They will not allow housing providers to generate enough income to keep up with the cost of inflation or our actual expenses of operating rental housing. Current state law at least provides a balance by allowing for a fair and reasonable rate of return and a cap against excessive rent increases. In addition, the City of Santa Ana has \$25 million remaining in rental assistance to help renters who are in need.

The just cause ordinance creates too many loopholes for bad actors to vandalize our properties and endanger other renters without consequence. The just cause ordinance makes it nearly impossible to remove dangerous elements from the community without a bureaucratic and lengthy legal process. It is also unclear what the cost is to manage this bureaucracy. The few cities in California that have adopted rent control spend millions of dollars per year on regulatory enforcement. This money could be better used to improve parks, libraries, and public safety.

Please vote NO on the rent control and just cause ordinances.

Sincerely,

Sue Kimura
515 E Pine St Apt E
Santa Ana, CA 92701
sek99@cox.net

Araiza, Fatima

From: Opittek <eopittek@cox.net>
Sent: Friday, October 01, 2021 1:29 PM
To: eComment
Subject: SA Rent Control

My opinion for consideration. Our family has owned a small apartment building in Santa Ana for over 70 years, kept our rents low and have had no evictions to my knowledge. We worked with one tenant and received some Covid rent relief funds. We are totally against rent control since it has been shown in studies to result in property degradation, slums and stops future development investment. And this at a time when there is a housing shortage in CA. If you are hell bent on passing this, consider a 1-2 year sunset and collect data such as # units , bldg. age, rents, sales, values, code violations, building permits, etc., then reconsider at the end of that period. Also your rent increase cap is too low, consider CPI or 3% whichever is greater. I have read that 70% of residential bldgs are over 50 yrs old (probably older in SA) and you know all costs, but especially maintenance costs, have significantly increased.

Araiza, Fatima

From: Ken Dsouza <kdsouza@cox.net>
Sent: Friday, October 01, 2021 11:28 AM
To: eComment
Cc: kdsouza@cox.net
Subject: opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act"

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Kenneth Dsouza

Araiza, Fatima

From: Erin Stanley <erinstanley11@yahoo.com>
Sent: Friday, October 01, 2021 10:19 AM
To: eComment
Subject: Absurd!

As an owner of a small property it is absurd to see that government is actually choosing sides on whom to support. The people who pay property taxes? Of course, NOT! Talk about biting the hand that feeds you! We have statewide rent control. How will owners keep up with regular operational increases such as providing basics like water and trash? And that's just the beginning of costs that small owners bear to offer housing. Forget about keeping up with adjustable mortgage rates or being able to reinvest/improve in a property! Good luck Santa Ana— the decisions you make now, will literally tie the hands of small property owners and will come back to haunt you!

The way you are heading now will end up creating Slum City Santa Ana!

I grew up in Santa Ana and feel very ashamed the direction my hometown is going and even more sorry for people that own personal or investment properties.

Sincerely,

Small Property Owner

Erin Stanley

Sent from my iPhone

Araiza, Fatima

From: jermarcil@aol.com
Sent: Friday, October 01, 2021 10:12 AM
To: eComment
Subject: Re: Agenda item #9 - - City Council Meeting October 5th, 2021

My name is Jerry Marcil and I own 348 apt. units in Santa Ana.

- I was never notified of the hearing to vote on this issue.
- My expenses are going up faster than 3% and faster than CPI... and I can prove that... those expenses include water, trash, electricity, gas, fire and liability insurance, maintenance, plumbing, roofing, painting, appliances, pool maintenance, carport replacement, HVAC replacements, landscaping, Manager's salary, health insurance, payroll taxes, telephones/internet, legal, accounting, marketing, etc.
- The only expense not going up faster than 3% or CPI is property tax which goes up 2% every year and accounts for about 20% of the rent collected.
- Rent control significantly lowers the value of a property and of a neighborhood (lack of maintenance). This means the City and State collect
 - Lower property taxes
 - Lower capital gains tax upon a sale
 - Lower transfer tax upon a sale
 - Lower income tax every year from the investors (rental income is taxed at ordinary income rates).
- Why should tax payers subsidize tenants who make 3 to 1 (or better) on income to rent ratio? All of my tenants do? Why should the housing investor pay for this?
- Approximately 20% of tenants are under 3 to 1 citywide. If you want to subsidize someone... you should subsidize them. (At 3 to 1, a increase 3% is just 1% of a person's income... and that's assuming their income does not go up.
- 3% might fly in court, but 80% of CPI won't - - and I guarantee that will be challenged.
- If you want to see what this does to a neighborhood over time... I suggest you visit the buildings built in Los Angeles before 1978 (the cutoff date for Rent Control) and see how well maintained they are - - especially the exteriors.

I may be contacted at 310-791-2000 or 310-569-8996.

Thank You For Your Consideration, Sincerely, Jerry Marcil

P.S. Santa Ana would be the only City in Orange County to go rent control. I invested in Santa Ana because I thought it was run by common sense people - - and it would be the last place to go rent control. Now I have to go out of state to invest in housing - - like several of my friends have already done. You are about to kill further investment into the housing market.

P.P.S.S. Rents on vacancies will increase because you would be limiting the supply of vacancies... young people trying to get their first place will suffer and will be subsidizing people who have a lot more money than they. Simply not fair.

Araiza, Fatima

From: Mary Stanley <mfstanley@att.net>
Sent: Friday, October 01, 2021 9:26 AM
To: eComment
Subject: Rent control

Dear Councilmember,

I am a rental-housing provider. I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda. This proposal hurts tenants - a majority of property owners SELL their rentals. Why own when control of your rental falls on those who do not pay expenses, taxes, management.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

The Board has

- Overstepped existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Look at Santa Monica, they did this and have lost many properties.
DO NOT MAKE THAT MISTAKE>

Sincerely,
M.F. Stanley

Araiza, Fatima

From: Perry Cornwell <pcsr@sbcglobal.net>
Sent: Friday, October 01, 2021 7:54 AM
To: eComment
Subject: Rent Control

This overreach by the city regarding rent control to punish property owners and deny them of their rights will only result in an increase in neighborhood blight and higher crime. How are apartment owners supposed to keep up with the ever increasing cost of maintenance when the city reduces their income? This will result in an increase in properties with deferred maintenance and higher density. As a result, there will be an increased need for more police and EMTs. The same will have an adverse effect on homeowners and businesses when they see blight and problems increase and how it will affect their property values. Newsom already has rent control in place even though the people of California voted against it. The city should concentrate more on encouraging Developers to come in and build affordable housing with entry level rents people can afford.

Sent from AT&T Yahoo Mail for iPhone

Araiza, Fatima

From: Suzanne Wernicke <slwernicke@aol.com>
Sent: Friday, October 01, 2021 6:46 AM
To: eComment
Subject: Rent control opposition

Dear Councilmembers,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a rental-housing provider in the city, I treat my tenants well, protect their safety, maintain the premises and very, very rarely raise their rent in the interest of maintaining a good atmosphere. This law penalizes me for being a good, respectful and beyond fair landlord. I feel it is a wake up call to me to raise the rent annually Inorder to assure I will have necessary future funds for improvements, keep up with inflation, and protect the value of my property. If this passes I will have to reconsider my ways and start raising rents annually. Please do not pass

AT NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Suzanne Wernicke
N. Spurgeon St. Santa Ana

Sent from my iPhone

Sent from my iPhone

Araiza, Fatima

From: Suzanne Wernicke <slwernicke@aol.com>
Sent: Friday, October 01, 2021 6:43 AM
To: eComment
Subject: Rent control opposition

Dear Councilmembers,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

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Sincerely,

Suzanne Wernicke
N. Spurgeon St. Santa Ana

Sent from my iPhone

Araiza, Fatima

From: lorrainebader <lorrainebader@aol.com>
Sent: Thursday, September 30, 2021 10:11 PM
To: eComment
Subject: Please do not pass this unjust ordinance against property owners in Santa Ana

Dear City Council of Santa Ana,

We own 6 units at 724 N Lacy, Santa Ana.
We've owned these units for about 15 years.
My family were migrant farm works, I'm the first generation to attend college. My husband and I worked hard to save for the down payment of these apartments on Lacy.
Since we've owned these apartments, built in the 1950's, we've replaced windows, doors, kitchens, just recently replaced the exterior stairs to the second story as they were not in stable condition any longer.
Our costs also have gone up 5 fold for trash, water is so high now we have reduced water to the lawn significantly.
To save money we personally manage our property.
We know each of our tenants and their families.
When my tenants have hardship situations we work them out together.
I don't understand why you are adapting such a hard stance against Santa Ana Landlords? What have we done but provide much needed housing to the community.
If you do this ... you'll be forcing out the Smaller landlords from the community. Is this the end goal?
Do you just want us to be taken over by large developers and clear the path that way?

I feel you are imposing a very unjust sweeping solution and forcing out landlords who are smaller and unable to protect themselves with big law firms.

Please reconsider this devastating action against
Landlords and property owners in Santa Ana.

Sincerely,

Lorraine Tapia Bader

Sent from the all new AOL app for iOS

Araiza, Fatima

From: Becky <hrgraphics@cox.net>
Sent: Thursday, September 30, 2021 9:32 PM
To: eComment
Subject: I OPPOSE Rent Control and Just Cause Eviction Ordinances.

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

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Sincerely,

Rebecca Millman

Araiza, Fatima

From: Kathy Miller <kds2lv@yahoo.com>
Sent: Thursday, September 30, 2021 6:41 PM
To: eComment
Subject: Rent control

First off, it is not the role of The city council to control private property. I run a business. This over reach is discriminating against rental property owners. Acquiring this property was not easy. My wife and I worked hard, scrimped, saved and sacrificed to do so in order to create an income and an investment for ourselves. Choosing to interfere with our business and not with other businesses is blatantly abuse of power. Is the city council going to tell gas stations what to charge? How about grocery stores? Waste management fees have gone through the roof, as well building supplies and everything else. Is the city council going to intervene and tell all of these businesses what to charge, who they can do business with, how to communicate with their clients, and how to end business relationships that they no longer wish to be involved with? Are you going to tell a grocery chain that if they fire a vendor that they have to pay them to go on their way? I am pretty sure that the answer is no. So, why is it okay for you to choose to do so to rental property owners? A state law is already in place and will do enough damage as landlords who do not make a profit can not invest in their properties and cities will become slums. Let us just watch for a while before putting a double hex on Santa Ana. California property is expensive because of high taxes and over regulation. These issues are not the fault of property owners who deserve to own private property and run their businesses at their own discretion without government overreach. If all of these other businesses charged less, maybe the cost of rent wouldn't seem to be so high. Are any city council members homeowners? How about the government telling you that people can pitch a tent on your property and you can not charge them? You know like a squatter. You can't ask them to leave unless you pay them to go even if they are dealing drugs or acting violently. I think that you can see my perspective. This ordinance is not what's best for anyone involved. It does not fix the cost of living in Orange County. In fact, it will only drag the quality of life for those in Sant Ana down.

Thank you,
David K.Miller

Sent from Yahoo Mail for iPhone

Araiza, Fatima

From: Sean Montgomery <sean@montgomery4appraisal.com>
Sent: Thursday, September 30, 2021 5:39 PM
To: eComment; Sean Montgomery
Subject: rent control

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

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Sincerely,

Sean Montgomery

Araiza, Fatima

From: a chiya <achiya@sbcglobal.net>
Sent: Thursday, September 30, 2021 5:35 PM
To: eComment
Subject: Rent control

I am a property own in Santa Ana.
I oppose rent control. I support
Santa Ana 1% pay roll control.
Over taxed citizen.
Allan
Sent from my iPhone

Araiza, Fatima

From: ralphsiemion@cox.net
Sent: Thursday, September 30, 2021 5:34 PM
To: eComment
Subject: RE Proposed Rent Control.

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

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Thank you for your time and assistance. I am a long time Santa Ana Owner.

Sincerely,

Ralph A Siemion

Araiza, Fatima

From: Sismai Fonseca <sismai@apipropertymanagement.com>
Sent: Thursday, September 30, 2021 5:25 PM
To: eComment
Subject: City of Santa Ana Community Preservation

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

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Sincerely,

Sismai Fonseca
Best,

Sismai Fonseca

API Property Management
1340 Reynolds Ave. #116
Irvine, CA 92614

O: (714) 505-5200 ex. 23

C: (949) 835-6226

sismai@apipropertymanagement.com

Araiza, Fatima

From: Debbie Halverson <debbieh@deanshomer.com>
Sent: Thursday, September 30, 2021 5:03 PM
To: eComment
Subject: SANTA ANA RENT CONTROL AND JUST CAUSE EVICTION

Dear Council Member:

I am a supplier for rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda. This affects our business as well with our apartment industry owners and property management companies. They have already been under so much stress already with the Covid Eviction and now this. I don't know how smaller companies and owners are able to stay in business or loose their rental dwellings.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

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Sincerely,

Debbie J. Halverson

Director of Business Development

Deans & Homer, Renters Insurance

Insurance Managing Underwriters Since 1856

110 E. Wilshire Ave. | Suite 102 | Fullerton | CA 92832

CA License #0300517

Bus: (800) 345-2054 x440

Cell: (949) 231-8495

Email: debbieh@deanshomer.com

Days off: Saturday/Sunday/Monday

Araiza, Fatima

From: Barry Mycorn <rlmequities1@gmail.com>
Sent: Thursday, September 30, 2021 4:17 PM
To: eComment
Subject: Barry mycorn owner of 14 units Washington ave) 30years /10 units civic center drive 20 year's owned

Dear
Council-member,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

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Sincerely,

Barry Mycorn
714 2407706

Sent from my iPhone

Araiza, Fatima

From: Amy Fylling <afylling@amcliving.com>
Sent: Thursday, September 30, 2021 4:14 PM
To: eComment
Subject: City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act

Dear Mayor Sarmiento & Councilmembers,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

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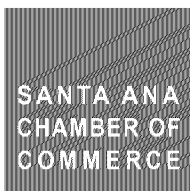
Respectfully,

Amy E. Fylling

Amy Fylling | Regional Director

AMC | 15320 Barranca Pkwy. | Suite 100 | Irvine | CA | 92618
T: 949.595.5921 | www.amcliving.com

This communication is confidential and may contain information or material that is proprietary, legally privileged and/or otherwise protected by law (all such rights and protections being expressly reserved hereby).



September 30, 2021

Mayor and City Council
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92701

RE: **Santa Ana Chamber Opposition to Rent Stabilization Ordinance**

Honorable Mayor Sarmiento and Members of the City Council:

On behalf of the Santa Ana Chamber of Commerce, your business partner in promoting Santa Ana as a business-friendly destination, we respectfully request reconsideration on moving forward with the adoption of rent control and just cause eviction ordinances.

Transparency and Partnership

As others mentioned during the meeting, the process lacks transparency, stakeholder input and a comprehensive understanding of the financial impacts of such a program. Per the staff report, "The Housing Ad Hoc Committee convened its first meeting on March 22, 2021, and has since conducted four additional meetings to discuss various housing issues." Yet, nowhere in the staff report is reference made to the Housing Ad Hoc Committee meeting minutes or how such meetings were publicized to the community in order to gain stakeholder input, especially from businesses in the City. As business partners focused on improving the business climate and promoting the City of Santa Ana through programs like Travel Santa Ana and the Retention Program, we would anticipate that the City would make it a priority to solicit input from businesses, residents and housing stakeholders on such an important issue.

City Sitting on Roughly \$23 Million or More in Rental Assistance

The City is reportedly seeking to establish and fund a "regulatory framework and infrastructure necessary to implement residential rent control, just cause eviction, and other protections for tenants." We are aware, however, that more than \$23 million of Emergency Rental Assistance program funding from federal and state agencies has been allocated to the City of Santa Ana's COVID-19 Emergency Rental Assistance Program (ERAP). Council and Staff comments reveal that the City has in reserve many millions of dollars that have yet to be distributed. Why not distribute those funds and see if that resolves most of the issues before approving a Rent Control Ordinance?

Rent Control Leads to Unintended Consequences, and an overall negative impact on the Community

In a 2016 report on “Perspectives on Helping Low-Income Californians Afford Housing” by the California Legislative Analyst’s Office, researchers found that “many housing programs - vouchers, rent control, and inclusionary housing - attempt to make housing more affordable without increasing the overall supply of housing [and] this approach does very little to address the underlying problem.”

Another unintended consequence is the perception it gives businesses that the City is raising fees/taxes to pay for another program without looking for alternative solutions. This negative perception will only exacerbate the current perception that Santa Ana is not business friendly.

Rent Control Infrastructure

Staff currently does not have a full understanding of the cost of administration of rent control for Santa Ana. San Francisco is under rent control and has an annual budget of more than \$4 Million for the rent control of 28,000 units. Santa Ana has been using San Francisco as a “Benchmark.” For a city that is already in a financial deficit, what will be the source of funding? San Monica has at least 28 staff members for administration of rent control. Estimating salary and benefits, @ 100,000 / person on the low side and \$150,000 / person on the high side, salaries could range from \$2.8 Million to \$4.2 Million, plus facilities burden rate and any other overhead factor. With more than 200,000 units in Santa Ana, it’s reasonable to expect the costs are going to be consistent and maybe higher.

We strongly urge the City Council to reconsider moving forward with these proposed policy measures that will only undermine the goal of improving housing conditions. If you do move ahead, however, we strongly suggest it be on a temporary basis until the end of 2021 (at that time, to revote and consider it a city referendum).

If the Council is interested in good governance and serving those they were elected to represent, highly consequential proposals, such as rent control, must be fully vetted with community input via a transparent and open process.

Sincerely,



David Elliott
President/CEO
Santa Ana Chamber of Commerce

Araiza, Fatima

From: Michael Brown <michaelbrown@amcliving.com>
Sent: Thursday, September 30, 2021 3:14 PM
To: eComment
Subject: Rent Control in Santa Ana

Dear Councilmembers,

I am a rental-housing provider in Santa Ana with 1600 units in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

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- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

We need to work in partnership to achieve appropriately priced housing, but controlling rental rates and so drastically more stringent than the statewide rent control already in place is not the answer.

Michael C. Brown, CPM® | Director of Property Operations

Advanced Management Company | 15320 Barranca Pkwy | Suite 100 | Irvine | CA | 92618

P: 949.595-5925 | www.amcliving.com

Live Happy®



Go Green! Print this email only when necessary.

From: Amy Wagner <amywagner53@gmail.com>
Sent: Thursday, September 30, 2021 3:01 PM
To: eComment
Subject: NO on rent control

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

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Sincerely,

Amy

- Amy Wagner

Araiza, Fatima

From: Richard Julian <rjulian@advancedrealestate.com>
Sent: Thursday, September 30, 2021 2:40 PM
To: Sarmiento, Vicente; Phan, Thai; Penaloza, David; Lopez, Jessie; Bacerra, Phil; Hernandez, Johnathan; Mendoza, Nelida
Cc: eComment
Subject: INFORMATION THAT SHOULD HELP IN YOUR UPCOMING MEETING.
Attachments: AMC Santa Ana Communities.9.21.2021_.pdf

Dear Mayor Vicente Sarmiento & Members of the Santa Ana City Council:

I and fellow Advanced Management Company, "AMC" members attended the meeting last week regarding rent control. We manage over 1,600 units in Santa Ana as well as approx. 10,000 apartment units within 50 miles of your city. We are a source for accurate and factual data which we are happy to share in order to help you make an intelligent and informed decision.

We fear that the Ad Hoc Committee was influenced by only anecdotal input for their recommendations. In the excitement and emotion of championing a cause, sometimes memories may wane. For instance, Councilman Johnathan Ryan Hernandez, said, "... I was barely 18 and this is in 2010, 333 S. Flower Street #18, I was paying \$975.00. By 2011 I was paying \$1075.00. By the time my daughter was 5 years old, I was paying \$1780.00 at AMC Artist Village Apartments".

In reviewing his tenant file we see that the correct facts are that he moved into his two-bedroom two bath apartment at The Artist Village Apartments on **December 2, 2014 with an initial lease term through 12/31/2015**, and his lease called for **Rent of \$1710.00. He renewed his lease effective January 1, 2016, for \$1790.00 which was an \$80 or 4.67% increase.** His testimony at the meeting gave the impression that his rent was drastically increased even though he was simply and voluntarily stepping up in apartment quality to Artist Village and only experienced one annual and reasonable rent increase.

With similar emotion, several members of the Tenants United Santa Ana ("**TUSA**") group gave accounts of residents who received rent increases of \$400 to \$800. Were they giving you accurate data? Were you able to verify this information with written documents? Were they all talking about the same tenant? Was there any attempt by the Ad Hoc Committee to review the leases, rent increase notices or tenant history?

Members of **TUSA** spoke about people losing their homes due to evictions. How were people being evicted when there has been a long-standing moratorium on evictions? A landlord is not allowed to even go to court to get an eviction. How could they be evicting tenants? Since there were no actual tenant names or data provided, there is no way of verifying if these statements are accurate.

Statements made by those proposing rent control **MUST** be researched and verified before emotions take charge and implement well-intentioned but damaging law. Before this matter turns into letters to the editor or a legal battle, I wanted to share with you some accurate, dependable data which is well documented and available for you all to review.

HOW MANY RESIDENTS ARE ACTUALLY FACING EVICTION ONCE THE MORATORIUM ENDS?

Today, of the 1,600+ residents that AMC manages, there are a total of **182 residents** who are delinquent by more than 30 days. Of these **182 residents** our staff has personally met and helped **179 (98.4%)** to apply for assistance. Only three residents were not approved for a number of reasons including, (1) did not qualify, (2) the resident refused to give information and participate in the rental assistance program, and (3) the resident had made arrangements with their manager to pay off their balances. Of the 1,600 units only two would be considered in default and subject to eviction. This is .125% and does not warrant you jeopardizing the housing in Santa Ana.

IS RENTAL ASSISTANCE OCCURRING IN SANTA ANA?

YES. AMC has worked closely with members of the Housing Division of the City of Santa Ana, the Salvation Army and the United Way in this endeavor. This has been difficult due to the complexity of the application process. Resident applications must be submitted to receive this assistance and our team has been working diligently to help our residents qualify and obtain the assistance needed. This means that much handholding has been necessary as many of the applicants are not familiar with filling in such forms. Perhaps this might be a very productive area in which the members of **TUSA** could focus their attention and really help the needy tenants in the city obtain the necessary funds that are available to them? It is important that the system be fair and accurate.

HAS AMC IMPLIMENTED MASSIVE RENT INCREASES?

NO. The true and accurate history of our rent increases have averaged 3.48% in recent years which has steadily declined to 3.16% in 2020 and just 0.32% in 2021.

IS AMC ALONE WITH THIS RENT INCREASE HISTORY

NO. In talking with other large professional management companies who operate properties in the city of Santa Ana we have found that they also implement similar fair and reasonable policies for rent increases.

WHAT ABOUT SMALL APARTMENT OWNERS, CONDO AND SINGLE-FAMILY OWNERS?

Your proposed ordinance excludes these types of properties, but, historically, smaller property owners tend to be more reactionary to slight “hiccups” in their operating expense than more experienced professional management companies. If they have an unexpected expense, they might pass through a much larger increase than normal in order to catch up and pay for the unplanned costs. These owners also tend to pay less attention to rent applications and qualifications. As a result, they might have to deal more with rental abuse and begin evictions at a higher rate than larger professional management companies. Perhaps these might be the troubled tenants referred to by **TUSA**? The larger, professionally managed apartment communities such as AMC’s, should be the least concern of yours and excluded from any rent control ordinance. This is the exact opposite of what is called for in the proposed ordinance .

WHO IS VOLUNTARILY IMPROVING THE AGING APARTMENT COMMUNITIES IN SANTA ANA?

AMC has a long and proven record of improving old run-down apartments. These buildings typically were built prior to 1995. For example, we recently purchased River House Apartments where city code enforcement had issued 50+ code violations. We immediately corrected all these as well as completed a major renovation and improvement as well as implemented strong management thus dramatically improving the property and the overall community. Implementing rent control laws would make it impossible to justify investing in such problem properties in Santa Ana. With no financial incentive there is little hope that older apartment communities will be improved, and blight will occur.

WILL RENT CONTROL RISK THE IMPROVED LONG-TERM HIGH STANDARD OF HOUSING IN YOUR CITY?

YES. The business of running apartments is a complicated one. There are always surprises such as the current pandemic for which an owner needs reserves. This is in addition to the reserves for security, replacements and improvements needed to maintain quality housing. We project reserves out 30 years, not just for today. The proposed rent control will put apartment ownership on the brink and force owners to reduce their standards.

WILL RENT CONTROL REALLY SAVE PEOPLE FROM LOSING THEIR HOMES?

NO. Much emotional testimony took place in your meeting where **TUSA** indicated that people could not pay their rent and therefore will lose their homes. As you can see above, AMC and others have only been implementing rent increases in the 3%-5% for years. These rents are based on fair and reasonable formulas that fall close to your magical 3%. In times of inflation, your formula will not work. There is a better way to help those who can’t pay.

WHAT CAN THE CITY DO THAT WORKS?

There are already several programs in place to help tenants who can’t pay their rent. Many more are being formed. The problem is that many residents don’t apply for the assistance. If the efforts of the Ad Hoc Committee and **TUSA** were redirected to helping needy tenants to

apply and receive such assistance to pay their reasonable market rents, many of the problems presented by these groups would be greatly improved.

ARE THERE ANY OTHER ACTIONS THAT THE CITY CAN TAKE TO HELP WITH HOUSING IN SANTA ANA?

In your meeting, you stated that “...More than 50% of our residents are tenants...many of those families live in overcrowded conditions...” We understand that this is a situation that exists, mostly in the smaller properties that are exempt from your proposed ordinance. The professionally managed properties live by the law of the City. Your law restricts the number of residents in apartments. If the City wishes to review their occupancy laws and decide to change the occupancy restrictions, we hope that you will include our industry in that decision. Remember that overcrowding contributes to excessive wear and tear to the apartments and common areas, but it increases repair and maintenance expenses, parking shortages, and higher utility usage. Furthermore, this exacerbates the neighbor-to-neighbor experience resulting in higher temperaments amidst tenants resulting in a higher potential for criminal activity. Increasing your allowed occupancy limits is a recipe for disaster and ultimately will lower the standard of living leading to blight in the city.

AMC’s MANAGEMENT IS WELL RECEIVED BY ITS RESIDENTS:

Since our inception in 1978, Advanced continues to be a family owned and operated business which has invested millions of dollars into cities across southern California- particularly Santa Ana. We operate on strong core values of honesty and integrity and have developed this into our trademark *Live Happy* philosophy across all we do. We truly care about our residents and the buildings they occupy. Please take this data into consideration before rushing to an ill-informed decision on this matter. Hastily taken “emergency action” can lead to very bad future results.

We feel that the majority of the City tenants are happy with the law the way it is. You did not hear a single tenant from our 1,600 units complain the other night. You only heard second hand anecdotal testimony from a group on a mission. We are happy to work with you and research true data to determine if there really is a problem and, if so, fix it.

I attached the presentation book that we handed out at the meeting and respectfully request the opportunity to discuss this with you either in person or by phone. My cell phone will be readily available for a call from you. 949 933 6006. I would appreciate an acknowledgement that you received this email. We look forward to helping in whatever way we can.

Respectfully,

Richard Julian

Richard Julian | CEO

Advanced Real Estate Services, Inc

15320 Barranca Pkwy | Suite 100 | Irvine | CA | 92618

O: 949.595.5900 | F: 949.595.5901

rjulian@advancedonline.com | www.advancedonline.com

CA Broker Lic #00881503

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Advanced Real Estate Advanced Management Company R³ Construction Services, Inc. Oppose Expansion of Rent Control

1,610 Apartment Homes in Santa Ana



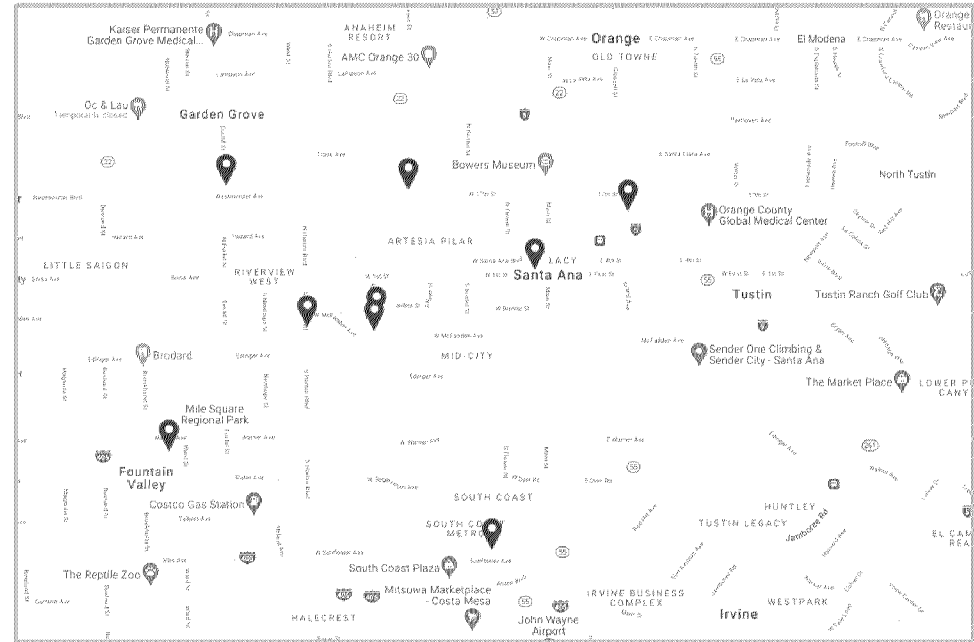
Who We Are

- AMC is a leader and innovator of the property management industry, proudly owning and managing over 10,000 apartment homes in Southern California and 1,610 in Santa Ana.
- We operate on a foundation of ethical business practices and a sincere passion for providing homes our residents will love.
- We are on a mission to make coming home the best part of our residents' day.



Our Communities

- Our communities in Santa Ana:
 - Artists Village - 204 Apartment Homes
 - California Palms - 190 Apartment Homes
 - Park Plaza - 242 Apartment Homes
 - River House - 240 Apartment Homes
 - Villa Del Sol - 562 Apartment Homes
 - Villa Del Sur - 112 Apartment Homes
 - Washington Place - 60 Apartment Homes
- We have operated many of these properties for over 20 years.



Who We Are

- **Investors**

- Our investors are individuals who have invested small amounts of their hard-earned funds into these communities. They rely on the income to live day to day.

- **Founders**

- Our company was founded by Richard Julian and Frank Holloway.
- We set out on a mission in 1982 to raise the bar for apartment life by delivering quality, sustainability, and extraordinary service.



What We Believe

- **Live Green**
 - We use energy-efficient and eco-friendly materials in our apartment homes.
 - We believe in choosing quality and durability above affordability to reduce our impact on landfills.
- **Live Healthy**
 - We believe in a beautiful, balanced, and active lifestyle and that taking care of your health is vital to your well-being.
- **Live Happy**
 - We believe life should be full of celebration and laughter while surrounded by family, friends, and pets, creating memories in our apartment homes.



What We Do

- **Invest Long Term**

- We are committed to our communities, residents, teammates, and partners for the long term.
- We invest in quality and durable products that last and in training and education that nurture our team and preserve our assets.

- **Work Happy**

- We value the importance of bringing the community together and the positive impacts that this culture has on all of our lives.
- We regularly offer resident events to demonstrate this core value.



Give Back

- Our Charitable Giving Team leads us on initiatives every year which support the livelihood of those in our communities
- Through our Annual Backpack Drive, we have donated over 1,500 backpacks which totals over \$75,000 for students in Santa Ana over the past four years.
- Each backpack is filled with school supplies at an average of \$50 a backpack.



Employment

- AMC is continuously voted a Top Workplace in Orange County because of the devotion and passion contributed by its over 400 team members and 100 specifically in Santa Ana.
- We believe that the success of our organization will be realized through the hard work, dedication, and enthusiasm of our team.
- Our training center, AMC University, is located in Artists Village in Santa Ana. Since January 1, 2019, we have completed over 12,000 training hours.



How We Do It

- **Made In America**

- The majority of our apartment homes feature high-quality, custom cabinetry made in Irvine, CA, by our sister company, R³ Construction Services, Inc.

- **Designed For Residents**

- Every interior and exterior amenity is designed with the residents in mind. Our goal is to provide them with their forever home.

- **Smoke Free**

- In 2012, AMC was the first property management company in California to transition its entire portfolio to smoke-free.

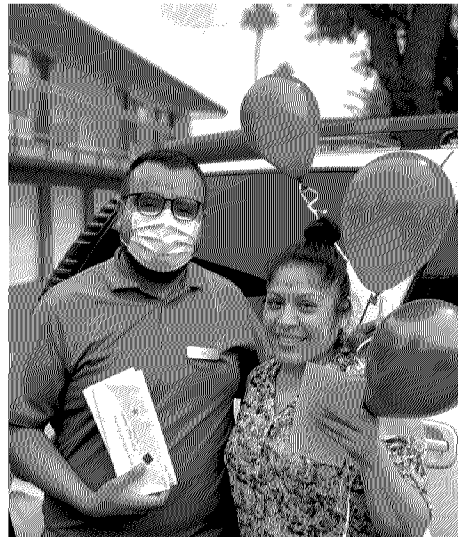


Our COVID Response

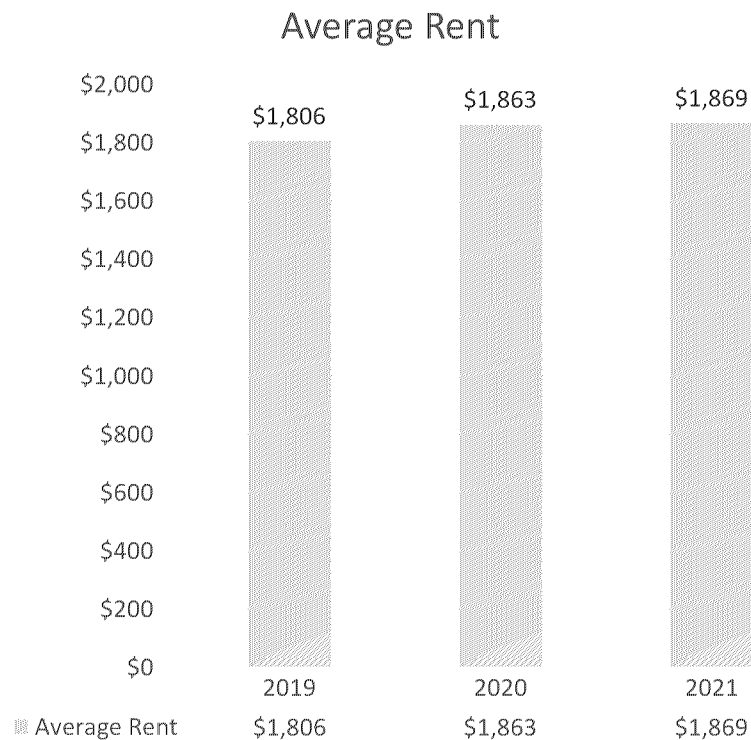
- **\$100 Rent Credit**
 - In April of 2020, we provided a \$100 Rent Discount to every apartment home that paid their rent to lighten the health and economic pressures. In Santa Ana, this cost over \$107,000.
- **Front Line Team Members**
 - Starting April 27, 2020, employees who work on-site in maintenance, construction, and leasing received an additional \$2 per hour in pay. This Hazard Pay continued until August of 2021.
- **Mask & Hand Sanitizer For Every Residents**
 - AMC Distributed free washable face masks and bottles of hand sanitizer to every apartment home.



**AMC & The City
of Santa Ana
Partnered
together to Aid
Hundreds of
Santa Ana
Residents
impacted by
COVID-19.**



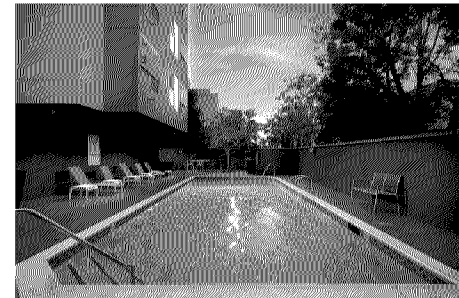
Current Average Rent



- Over the past three years, the average rent has increased by 3.48%.
 - In 2020, the average increase was 3.16%.
 - In 2021, the average increase was 0.32%.
- I **encourage you to allow us** to work with the good people who are suggesting this action and share both sides of the issue in the hope that they will understand the challenges of the landlord as well as the renter.

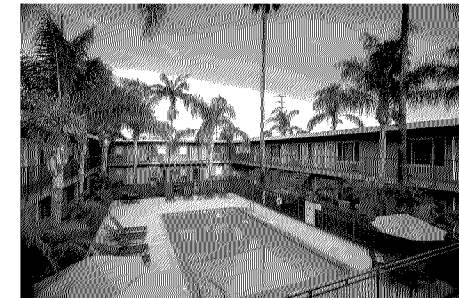
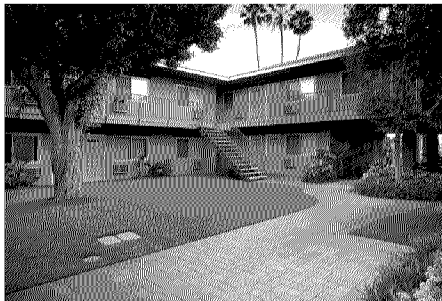
Artists Village

Date of Ownership: 8/25/2009
204 Apartment Homes



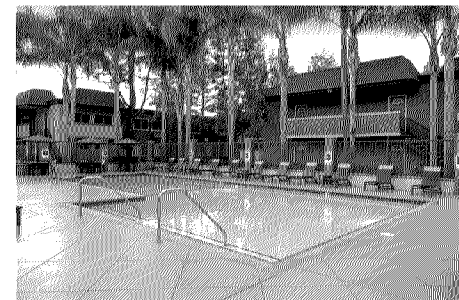
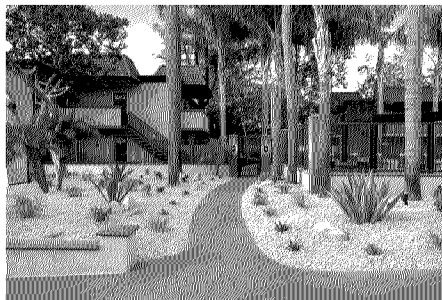
California Palms

Date of Ownership: 01/01/1994
190 Apartment Homes



Park Plaza

Date of Ownership: 10/29/2004
242 Apartment Homes



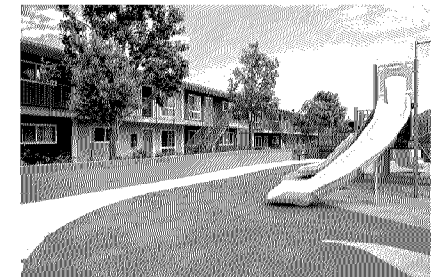
River House

Date of Ownership: 11/24/2020
240 Apartment Homes



Villa Del Sol

Date of Ownership: 11/16/1994
562 Apartment Homes



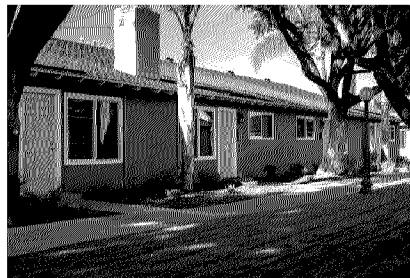
Villa Del Sur

Date of Ownership: 10/29/2004
112 Apartment Homes



Washington Place





Date of Ownership: 08/26/2016
60 Apartment Homes



Residents Love AMC

New review for Villa Del Sol Apartments

811 S. Fairview Avenue
Santa Ana, CA 92704

 Agustina C.  0 friends  1 review  0 photos

      10/29/2020

I have lived at Villa del Sol for more then 20 years. I wanted to take a moment to say thank you to all the staff at Villa del Sol for always keeping the property so clean and beautiful. The staff at Villa del Sol are so caring and willing to help with anything that I need. I love taking my walks around the property and visiting the office. You all have made my stay here so wonderful.

New review for Washington Place Apartments

1311 Washington Pl
Santa Ana, CA 92701

 Ava R.  0 friends  3 reviews  0 photos

     8/23/2021

This is my second AMC community that I have lived and honestly they have been nothing short of amazing. The service and dedication to their residents is really just great! Moving to Washington Place has been what I've needed. They are a small community with everything you need. I am most excited about the fitness center that will soon be open. The is never a day where the community isn't clean. Carlos, the maintenance guy is always out cleaning & fixing things around the property. Our manager Mariam is always so helpful. She sends out goodie bags almost every holiday to our door. I highly recommend living here. You wouldn't want to be anywhere else!

New review for Park Plaza Apartments

805 W Stevens Ave
Santa Ana, CA 92707

 tyler t.  0 friends  1 review  0 photos

     7/20/2021

I've been renting an apartment here for 2 years now with my wife and child, and we just renewed our lease for a 3rd year. I love living at Park Plaza. It is a very clean, quiet, and family friendly community. The leasing office personnel are incredibly helpful and friendly. The minor maintenance issues that we have had over the years have been repaired quickly and effectively by the skillful maintenance crew. There isn't an apartment community in the area that I would recommend other than Park Plaza.

New review for Artists Village Apartments

300 W 2nd St
Santa Ana, CA 92701

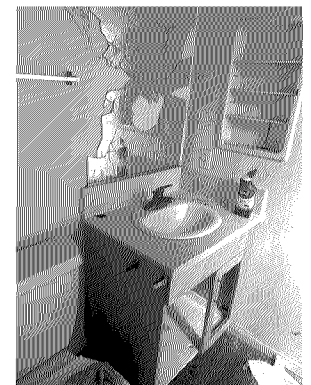
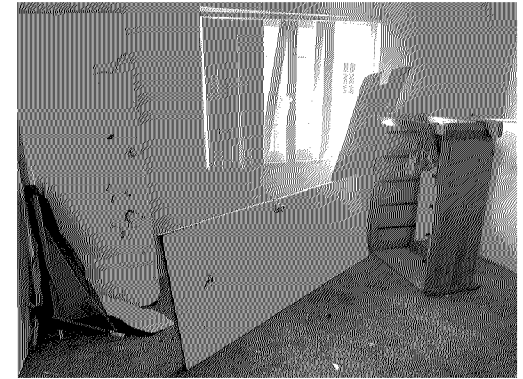
 Megan M.  337 friends  14 reviews  0 photos

     8/19/2021

I recently moved into this complex and I love it. I like how it's walking distance to so many restaurants and bars. I. The heart of downtown Santa Ana. Another reason I love living here is because I have central AC and a washer/dryer in my apartment. Leasing office was quick and everything went smoothly during the renting the apartment. This place gives a good vibe for me and they welcomed my dog as well. I'm glad I found this gem.

How We Manage

- Since we purchased River House, city code enforcement has issued 50+ code violations for violations from prior owner. Which we have fixed to the cost of \$37,500.00 and dramatically improved the property with our investment in the community and strong management. Implementing rent control laws would make it harder to invest in Santa Ana.
- Every year, we spend \$493,300.00 amount in security to ensure the quiet and peaceful enjoyment of their community and home.
- We turned around one of the most crime ridden properties in all of Santa Ana - Villa Del Sol.
- Our efforts at Villa Del Sol reopened 2 schools
- If a rent control law were to be put in place, we are afraid **that we could not afford to maintain the high level of quality housing that we currently do at all of our communities.**



In Conclusion

- At AMC we believe in giving our residents an unparalleled living experience.
- We are long term owners who invest in the upgrading our communities and beautification of our communities for the betterment of our residents' lives and those who live in Santa Ana.
- We provide first class management service, communities with around the clock courtesy patrol and top-level amenities which have improved the lives of our Santa Ana VIP residents.
- Over the past three years, the average rent has only increased by 3.48%.
- We are consistently receiving the **Gold Seal Awards** and have also been the recipients of special recognition for our management by different departments of the City including your Council.
- I welcome you to visit any time to see for yourself how we work hard to supply a quality of living for your citizens who live in our communities.

Araiza, Fatima

From: MP Pinones <mp1mapd1@aol.com>
Sent: Thursday, September 30, 2021 2:27 PM
To: eComment
Subject: Opposition.

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,
Miguel Pinones

Araiza, Fatima

From: Courtney Trostle <tiki6658@aol.com>
Sent: Thursday, September 30, 2021 2:27 PM
To: eComment
Subject: Regarding: Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act

Dear Councilmember,

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Sincerely, Mr. Courtney W. Trostle

Araiza, Fatima

From: Desiree Moskus <dmoskus@amcliving.com>
Sent: Thursday, September 30, 2021 1:46 PM
To: eComment
Subject: Santa Ana rent control

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

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Sincerely,

Desiree Moskus | Regional Community Director

AMC | 15320 Barranca Pkwy. | Suite 100 | Irvine | CA | 92618

T: 949.595.5935 | www.amcliving.com

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Araiza, Fatima

From: Steven Corona <scorona@amcliving.com>
Sent: Thursday, September 30, 2021 1:43 PM
To: eComment
Subject: City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act

Dear Councilmember,

I am housing-provider in Santa Ana and I would like to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that is appearing on the October 5th city council agenda.

The proposal seeks to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will actually cause the exact opposite. It will adversely affect renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

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Sincerely,

Steven Corona | Regional Community Director

AMC | 15320 Barranca Pkwy | Suite 100 | Irvine | CA | 92618

P: 949.595.5900 | **F:** 949.595.5901 | **W:** www.amcliving.com

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Araiza, Fatima

From: Danielle Holloway McCarthy <dmccarthy@amcliving.com>
Sent: Thursday, September 30, 2021 1:18 PM
To: eComment
Subject: STRONGLY OPPOSE RENT CONTROL ORDINANCE

Importance: High

Dear Mayor Vicente Sarmiento & Members of the Santa Ana City Council,

I have worked as a rental housing provider in property management for more than 10 years. Our organization, AMC, manages over 1,600 units in your beautiful city of Santa Ana.

I strongly oppose the rent control ordinance you are proposing for the city of Santa Ana as I believe you are attempting to solve a problem which you are misguided to believe is larger than it is. Your solution is in fact the opposite of a solution and will only exacerbate the issue. It will decimate the Santa Ana economy and deter future investment into the community as well as the much needed additional housing supply.

Why would a landlord be incentivized to invest in Santa Ana? Do you think your proposal will promote quality living? Do you think your proposal will promote a cohesive community full of supportive neighbors and law abiding citizens? Do you think it will create more parking, reduce crime and allow for flourishing and vibrant neighborhoods? Do you think it will allow employers to increase wages and benefits? Do you think it will promote landlords investing in their properties, hiring contractors to maintain the community? Do you think it will motivate staff (your Santa Ana city residents) to work hard, maintain a community and fight the exhausting battles of property management?

The answer is that it will not. It will not promote your economy, it will not prevent people from overcrowding apartment homes, it will not give the people of Santa Ana a better life. It will not incentivize workers, investors, managers to care for property and land in the beautiful city of Santa Ana.

I believe you are blinded by the phrases "People over Profits" because you feel you want to be "on the right side of history." You want to "take care of the residents in your community" and demonstrate that you believe their livelihood and quality of life is more important than anything. Well, I am here to tell you that your response and solution is fundamentally faulty and will only make problems worse. You are vastly misinformed and misguided to think that's what this fight is all about. It's not.

Instead of thinking about this situation as the “rich, white landlord” (as we were repeatedly accused) versus the honest, hard working residents of Santa Ana, think about the true functions and fundamentals of this proposal. It is not us vs. them. That is a cop out approach. We are one community who should be motivated by the same principles and values and we should work together to create systems and processes which benefit everyone. We want a thriving economy. We want to provide quality living for thousands of residents in Santa Ana. Our mission is to make coming home the best part of our residents’ day. We have been voted a Top Workplace in Orange County by the OC Register for 6 years. We want to raise wages, create jobs, give our VIPs (as we call them) the best apartment life they could ever dream of; like they’re living at a resort. We want to alleviate the stress load of our workforce which governments like yours have placed on our staff by tying our hands and making it impossible to effectively manage an apartment community and treat residents fairly. That is what motivates us and drives us when we get up in the morning. What motivates you? If you truly care about your community you will vote this ordinance down and consider all perspectives before quickly rushing into a decision which doesn’t even address the true issue or prevents problems in the future. By moving forward with this proposal you will truly divide your community and set everyone up for failure. Is that what you aim to achieve?

Thank you for your time in hearing my stance. I strongly hope you consider all perspectives and do the right thing by voting no on this rent control ordinance.

I hope you saw the article in the OC Register today, but in case you missed it:

Santa Ana law will decimate rental market

By [THE EDITORIAL BOARD](#) | opinion@scng.com |

PUBLISHED: September 29, 2021 at 1:52 p.m. | UPDATED: September 29, 2021 at 2:00 p.m.

More than half of Santa Ana residents are renters and there’s no question that many are struggling amidst coronavirus-related work shutdowns, rising rents and a lack of available properties. Instead of doing something that might help, City Council approved a plan last week that will make matters worse.

The council voted 4-3 to approve a strict rent-control law that imposes 3 percent annual caps on rent increases (or 80 percent of inflation) for older buildings and mobile-home parks, and limits landlords’ ability to evict tenants. The plan also funnels public dollars to an “eviction defense fund,” according to a Register report. It comes back for a final vote next month.

As the old economics saying goes, you get more of whatever you subsidize and less of whatever you tax (or punish through regulation). By punishing companies that provide apartments and rental houses, the city will get see its rental stock dry up – something that will only exacerbate the shortages.

With these price controls, fewer landlords will invest in housing and many will sell their properties for other uses (e.g., owner-occupied houses and condominiums). They will be less apt to upgrade older buildings and make necessary repairs. Misbehaving tenants will more easily evade eviction, which harms the city's neighborhoods.

That's not conjecture, but is based on empirical evidence. After observing rent control's results in Stockholm, Swedish economist Assar Lindbeck famously said, "In many cases rent control appears to be the most efficient technique presently known to destroy a city – except for bombing."

The council meeting was understandably contentious. Fortunately, three council members – Phil Becerra, David Penaloza and Nelida Mendoza – opposed the law, which meant it couldn't be implemented immediately as an emergency measure. That provides several months for the city to craft the details of a rent-control board.

California already passed statewide rent-control regulations, but the council majority – Mayor Vicente Sarmiento, Thai Viet Phan, Jessie Lopez and Johnathan Hernandez – seemed more interested in grandstanding than problem-solving. At least we know whom to blame when worsening shortages lead to longer waiting lists and eroded neighborhoods.

Thank you,

Danielle Holloway McCarthy

Vice President

ARES | AMC | R³

15320 Barranca Pkwy. | Suite 100 | Irvine | CA | 92618

T: 949.595.5966

[Invest](#) | [Rent](#) | [Renovate](#)

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Araiza, Fatima

From: Tony Maniscalchi <tonymaniscalchi@gmail.com>
Sent: Thursday, September 30, 2021 1:12 PM
To: eComment
Subject: Rent Stabilization Santa Ana

To: City of Santa Ana

From: Anthony Maniscalchi

RE: City of Santa Ana Community Preservation & Rent Stabilization

Dear Council members,

It's with shock and dismay as I continue to read about the advancement of this Ordinance. I speak from my experience as both an owner and property manager on properties within the City of Los Angeles and many incorporated cities in the County of Los Angeles. I've witnessed the gradual decline in the quality of rental stock, I've witnessed the defaults and intentional and malicious damage to units just prior to City Inspections by renters, I've been forced to comply with upgrades with no fair pass-thru provisions to the tenants that directly benefit from such improvements. I've watched occupants "stack" the unit with family members or friends ramping up the cost of building operations with no recourse by property owners. But most significantly, I am witnessing the consolidation of properties away from individuals and more and more moving to institutional ownership.

With all the expertise available to you, together with the history of failing ordinances across the State of California to "protect tenants" this intended ordinance will without question take a similar path to failure; renters will be negatively impacted, the quality of the housing stock will decline, neighborhoods will suffer and all will contribute to the decline in the quality of life.....For All Concerned.

I won't get into the matters that are legal in nature, or how the courts are already bent substantially in tenants favor, providing judicial protections never imagined, but the visual & emotional impacts to citizens over time has been devastating throughout the Los Angeles Areas. These ordinances are severely flawed and ignoring this evidence is negligent. Its for these reasons I respectfully ask the City to take no further action on this matter and engage in meaningful dialogue with all impacted by these intended measures.

Anthony Maniscalchi

Corona Del Mar CA

tonymaniscalchi@gmail.com

818-606-8606

Tony Maniscalchi SIOR
Systems Real Estate Management Inc
Sales / Leasing / Management
700 North Brand Blvd. #260
Glendale CA 91203
818-606-8606 Cell
818-500-4900 Office
Maniscalchi@sbcglobal.net
TonyManiscalchi@gmail.com
DRE# 00630926

Araiza, Fatima

From: Dennis Walsh <dandawalsh@yahoo.com>
Sent: Thursday, September 30, 2021 12:28 PM
To: eComment
Subject: "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act"

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Dennis Walsh

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the September 21st city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

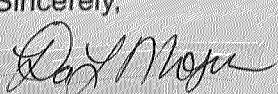
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Sincerely,

 Debra L. Moyers

Araiza, Fatima

From: Bassirpou, Greg <Greg.Bassirpou@marcusmillichap.com>
Sent: Thursday, September 30, 2021 12:25 PM
To: eComment
Subject: Rent Control

Importance: High

Dear Councilmember,

I am a rental-housing provider in Santa Ana and I wish to express my opposition to the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" that appears on the October 5th city council agenda.

The proposal may seek to assist renters, but the effect of such over-reaching rent control and just cause eviction policies will do the exact opposite. It will negatively impact renters, rental-housing providers, and the neighborhoods where they are located, in addition to harming property values, compromising public safety and quality of life, and more.

As a community partner and rental-housing provider in the city, my experience and ability to provide insight could help provide potential solutions to tenants in need and would be an invaluable asset to the city in its efforts.

However, at NO POINT did the city reach out to SEEK MY INPUT or MAKE ME AWARE that such a proposal was being actively developed. Instead, the city blindsided me and my fellow rental-housing providers with a proposal that:

- Oversteps existing state laws and imposes onerous restrictions that affect my ability to provide safe, quality housing to my tenants.
- Eliminates my ability, and the ability of other responsible landlords, to control and adjust for costs that impact our rental business operations.
- Undermines the very nature of existing housing law as it pertains to the rental industry.

I believe that the proposed "City of Santa Ana Community Preservation, Rent Stabilization, Tenants' Rights Act" is severely flawed and punitive against rental-housing providers. For these reasons and those highlighted above, I respectfully ask that the city take no further action on this matter until such time as the city can engage in additional study and engage in discussions with rental housing providers in the city.

Sincerely,

Greg Bassirpou

First Vice President Investments

Senior Director, National Multi Housing Group

19800 MacArthur Boulevard, Suite 150, Irvine, CA 92612

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NYSE: MMI

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THE BASSIRPOU GROUP

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Araiza, Fatima

From: Eugene Lazzara <elazzara@sbcglobal.net>
Sent: Saturday, September 25, 2021 4:01 PM
To: eComment
Subject: rent control

i am against rent control insanta ana please vot no on this prposal as a rental owner we are squeezed enough with hig taxes and repair costs that keep going up please let the freemarket decide what rents shall be . thank you eugene lazzara

Araiza, Fatima

From: Julieta Lozada <info@sg.actionnetwork.org>
Sent: Friday, September 24, 2021 8:49 PM
To: eComment
Subject: Santa Ana Needs Rent Stabilization NOW - In support of Agenda Item 33 - Sep 21 City Council Meeting

Santa Ana City Council Santa Ana City Council Santa Ana City Council,

Estimado alcalde Vicente Sarmiento y miembros del concilio municipal de Santa Ana,

Les pido que voten a favor del Punto # 33 de la agenda, y de ese modo ayuden a establecer una ley de estabilización de las rentas y las protecciones de causa justa contra el desalojo en Santa Ana. Además de establecer el control de renta les pido tomen las medidas necesarias para crear una mesa directiva encargada de hacer cumplir estas protecciones. Esta ordenanza fue redactada por y para los residentes de Santa Ana con el objetivo de proteger a los inquilinos de clase trabajadora más vulnerables de nuestra comunidad.

Las moratorias de desalojo relacionadas con el COVID-19 y las protecciones adicionales federales y estatales han terminado o expirarán a fines de septiembre de 2021. Asimismo, los programas federales de prestaciones de desempleo en virtud de la Ley CARES terminaron septiembre 4, 2021. La pandemia de COVID-19 está lejos de haber terminado; la ciudad de Santa Ana ha sido la más afectada en todo el Condado de Orange, con casi 900 muertes confirmadas de COVID-19 y más de 48.000 casos confirmados de COVID-19 hasta la fecha. Sin embargo, los inquilinos están siendo desalojados injustamente y se enfrentan a aumentos predatorios de las rentas, todo mientras que acumulan la deuda de renta de la cual todavía son responsables. Cifras muestran que el 89% de los fondos de asistencia para la renta no se han distribuido a nivel federal. En Santa Ana, los trabajadores con salario mínimo que ganan \$14 por hora tendrían que trabajar 104 horas a la semana para permitirse un modesto apartamento de 1 recámara. Los inquilinos con deuda de renta e inquilinos que han agotado sus ahorros para evitar la deuda de renta no pueden seguir enfrentando aumentos de renta excesivos e impredecibles de otra manera serán desplazados permanentemente de nuestra ciudad. Ahora más que nunca, Santa Ana necesita protecciones REALES para proteger a nuestra comunidad.

La ordenanza:

Limitará los aumentos de renta a un máximo de 3% o 80% del CPI local (tasa de inflación), cualquiera que sea menor para las unidades múltiples construidas antes de 1995.

Limitará aumentos de renta hasta un máximo de una vez al año.

Presentará protecciones de desalojo por causa justa para la mayoría de los residentes.

Extenderá la estabilización de renta a los 28 parques de casas móviles de Santa Ana.

Extenderá las protecciones de desalojo por causa justa a todos los inquilinos (temporalmente disponibles a través de AB-832 y se caducan el 09/30/2021).

Como miembros elegidos por los constituyentes de Santa Ana, esperamos que ustedes prioricen la salud pública y las necesidades inmediatas de vivienda de los residentes de Santa Ana y con su voto establezcan protecciones permanentes de los inquilinos locales. El Control de Renta es posible; más de 20 jurisdicciones en California han establecido leyes de Control de Renta y nosotros también podemos hacerlo. Sin un control de rentas y sin las protecciones de causa justa habrá desplazamientos masivos y desestabilización de nuestra comunidad. Un voto en contra de las protecciones para inquilinos durante una pandemia global es un voto en contra de nuestras vidas. Le instamos a que establezcan un Control de Renta lo más antes posible y antes de que expiren las protecciones de emergencia para inquilinos a nivel estatal.

Julietta Lozada

julietalozada8@gmail.com

740 S. Lyon St # 510

Santa Ana, California 92705

Araiza, Fatima

From: Eleuteria Hernandez <info@sg.actionnetwork.org>
Sent: Friday, September 24, 2021 7:59 PM
To: eComment
Subject: Santa Ana Needs Rent Stabilization NOW - In support of Agenda Item 33 - Sep 21 City Council Meeting

Santa Ana City Council Santa Ana City Council Santa Ana City Council,

Estimado alcalde Vicente Sarmiento y miembros del concilio municipal de Santa Ana,

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Eleuteria Hernandez

eleuteriah78@gmail.com

1001 Riverine ave apt 23

Santa Ana, California 92701

Araiza, Fatima

From: Basilisa Leon <info@sg.actionnetwork.org>
Sent: Thursday, September 23, 2021 6:48 PM
To: eComment
Subject: Santa Ana Needs Rent Stabilization NOW - In support of Agenda Item 33 - Sep 21 City Council Meeting

Santa Ana City Council Santa Ana City Council Santa Ana City Council,

Estimado alcalde Vicente Sarmiento y miembros del concilio municipal de Santa Ana,

Les pido que voten a favor del Punto # 33 de la agenda, y de ese modo ayuden a establecer una ley de estabilización de las rentas y las protecciones de causa justa contra el desalojo en Santa Ana. Además de establecer el control de renta les pido tomen las medidas necesarias para crear una mesa directiva encargada de hacer cumplir estas protecciones. Esta ordenanza fue redactada por y para los residentes de Santa Ana con el objetivo de proteger a los inquilinos de clase trabajadora más vulnerables de nuestra comunidad.

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Extenderá las protecciones de desalojo por causa justa a todos los inquilinos (temporalmente disponibles a través de AB-832 y se caducan el 09/30/2021).

Como miembros elegidos por los constituyentes de Santa Ana, esperamos que ustedes prioricen la salud pública y las necesidades inmediatas de vivienda de los residentes de Santa Ana y con su voto establezcan protecciones permanentes de los inquilinos locales. El Control de Renta es posible; más de 20 jurisdicciones en California han establecido leyes de Control de Renta y nosotros también podemos hacerlo. Sin un control de rentas y sin las protecciones de causa justa habrá desplazamientos masivos y desestabilización de nuestra comunidad. Un voto en contra de las protecciones para inquilinos durante una pandemia global es un voto en contra de nuestras vidas. Le instamos a que establezcan un Control de Renta lo más antes posible y antes de que expiren las protecciones de emergencia para inquilinos a nivel estatal.

Basilisa Leon

lisaleon0903@gmail.com

3060 Bradford Place apt. E

Santa Ana Ca, California 92707

Araiza, Fatima

From: Alena Zotea <info@sg.actionnetwork.org>
Sent: Thursday, September 23, 2021 4:33 PM
To: eComment
Subject: Santa Ana Needs Rent Stabilization NOW - In support of Agenda Item 33 - Sep 21 City Council Meeting

Santa Ana City Council Santa Ana City Council Santa Ana City Council,

Dear Mayor Vicente Sarmiento and the City Council Members of Santa Ana,

I urge you to vote in favor of Agenda Item #33, and thereby helping to enact rent stabilization and just cause eviction protections in Santa Ana. Correspondingly, I urge you to take the necessary steps to create a rent board to help enforce these protections after they become law. This ordinance was drafted by, and for residents of Santa Ana with the goal of protecting the most vulnerable working-class tenants in our community.

Federal and state COVID-19 related eviction moratoriums and additional protections have either ended or will expire by the end of September 2021. Likewise, the federal unemployment benefit programs under the CARES Act ended on September 4th, 2021. The COVID-19 pandemic is far from over; the city of Santa Ana has been the hardest hit in all of Orange County, with almost 900 COVID-19 confirmed deaths and over 48,000 confirmed COVID-19 cases to date. Yet, renters are being unjustly evicted and facing predatory rent increases, all while accumulating rent debt which they are still liable for. Figures show 89% of rental assistance funds have not been distributed at the federal level. In Santa Ana, minimum wage workers earning \$14 an hour would have to work 104 hours a week to afford a modest 1-bedroom apartment. Renters with rent debt and renters who have exhausted their savings to avoid rent debt cannot continue to face excessive and unpredictable rent increases otherwise they will be permanently displaced from our city. Now more than ever, Santa Ana needs REAL renter protections to safeguard our community.

This ordinance will:

Cap rent increases at 3% or 80% of CPI (rate of inflation), whichever is lower for multi-units built before 1995.

Limit rent increases to a max once per year.

Bring forth just-cause eviction protections for the majority of residents.

Extend rent stabilization to the 28 mobile home parks in Santa Ana.

Extend just-cause eviction protections to all renters (currently available through AB-832 but expiring 09/30/2021).

As members elected by constituents of Santa Ana, we hope that you will prioritize the immediate public health and housing needs of residents of Santa Ana and enact local permanent renter protections. Rent Control is possible; over 20 jurisdictions in California have enacted Rent Control and we can too. Failure to enact rent control and just-cause eviction protections will result in massive displacement and destabilization of our community, threatening the very culture of our city. A vote against renter protections during a global pandemic is a vote against people's lives. We urge you to enact Rent Control as soon as possible before statewide emergency renter protections expire.

Alena Zotea

alenamm@hotmail.com

2511 West Sunflower A2

Santa Ana, California 92704

Araiza, Fatima

From: Gregg Horvath <user@votervoice.net>
Sent: Thursday, September 23, 2021 8:43 AM
To: eComment
Subject: Oppose Item 33 - Rent Control and Just Cause Ordinances

Dear City Clerk Gomez,

As a city taxpayer and housing provider, I strongly oppose the rent control and just cause ordinances. I am extremely disappointed by the lack of community and stakeholder outreach. Especially since rent control has historically lacked community interest and voter support. The residents of Santa Ana have rejected rent control four times.

I OWN 2 FOURPLEXES FOR OVER 25 YRS ON FAIRVIEW STREET. I HAVE KEEP RENTS LOW, ALL 3BR RENT IS \$1,750, THE MARKET IS \$2,400! I DID NOT RAISE THEM FOR 2 YRS. I ONLY WANT TO RAISE THEM \$100-\$125 A YR FOR NEXT 3-4 YRS BECAUSE I AM FAIR TO MY TENANTS. NOW YOU ARE GOING TO MAKE ME ONLY BE ABLE TO RAISE RENTS \$52 A YEAR! THAT IS CRAZY! I WANT TO RETIRE NEXT YR AND NOW THIS WILL MAKE ME GET A PART TIME JOB. MY WATER AND GAS BILL HAS GONE UP WAY MORE THAN 3% A YR. WHAT IS WRONG WITH THE CURRENT CA RENT CONTROL OF 5% PLUS CPI????????? EVEN THAT IS NOT FAIR TO SOMEONE LIKE ME AND MOST MOM AND POP OWNERS WHO KEEP RENTS LOW AND NOW CAN ONLY RAISE TO 3%??? SO UNFAIR TO THE SMALL OWNERS!!!

The price controls are excessive. They will not allow

I housing providers to generate enough income to keep up with the cost of inflation or our actual expenses of operating rental housing. Current state law at least provides a balance by allowing for a fair and reasonable rate of return and a cap against excessive rent increases. In addition, the City of Santa Ana has \$35 million to help renters who are in need.

The just cause ordinance creates too many loopholes for bad actors to vandalize our properties and endanger other renters without consequence. The just cause ordinance makes it nearly impossible to remove dangerous elements from the community without a bureaucratic and lengthy legal process. It is also unclear what the cost is to manage this bureaucracy. The few cities in California that have adopted rent control spend millions of dollars per year on regulatory enforcement. This money could be better used to improve parks, libraries, and public safety.

Please vote NO on the rent control and just cause ordinances.

Sincerely,

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