

Middleton, Samuel

From: Lisa Nguyen <lisa@vietrise.org>
Sent: Tuesday, September 6, 2022 12:29 PM
To: eComment
Subject: Public Comment for Item #26: In Support of Establishing a Rental Registry and Rent Board

Dear City Councilmembers,

My name is Lisa Nguyen and I'm the community organizer at VietRISE. I'm writing to address item #26. As a renter, **I am in support of the city of Santa Ana establishing a rental registry and Rent Board** as part of the long-term implementation plan for the rent stabilization and just cause eviction ordinances that were passed in 2021.

There is no argument to be made about how significantly the ongoing housing crisis has affected Santa Ana residents over the last several decades, and how much the COVID-19 pandemic exacerbated these inequities and injustice which disproportionately affects working class communities of color in our city. Establishing the rent stabilization and justice cause eviction ordinances was a crucial, groundbreaking step in protecting tenants. With these housing inequities continuing to persist, we must ensure that these ordinances are strengthened by enacting a rental registry and a rent board that can oversee their implementation and increase transparency, renter protection, and accountability within the city's rental properties.

I urge the city of Santa Ana to implement a rental registry that includes the following information:

- Unit address
- Number of bedrooms
- Current rent
- Date of the last rent increase
- Move-in date of the current tenant
- A general description of the amenities (i.e. a parking spot, a storage space, etc.)
- The date of the last inspection by a City's Code

The City's registry should also be publicly searchable, which will allow community stakeholders and public officials to more readily identify shifts in the housing market, identify bad actors, and make it convenient for tenants to check if rent increases are legal. Several rent-controlled jurisdictions throughout the state, such as Mountain View, Richmond,, Los Angeles County and Berkeley require landlords to register their residential rental units.

Furthermore, I urge the city council to adopt a Rent Board that consists of the following composition with (7) members:

- at least four (4) members who are Tenants/Mobilehome Owners/Residents as those terms are defined under [the RSO and JCE];
- at least two (2) members of the community who neither own nor manage a Rental Unit or Property as is defined under [the RSO and JCE];
- (1) member who is either a Landlord or manages a Rental Unit or Property as that term is defined under [the RSO and JCE],
- but no more than two (2) Landlords or persons who manage a Rental Unit, Dwelling or Property, shall sit on the Rent Board at any given time.

This composition for the rent board best reflects the demographics of the city. Santa Ana is a renter-majority city, with over 53% of the population being renters.

I am in support of establishing a rental registry and rent board with no less than these compositions. Thank you.

Sincerely,
Lisa Nguyen

Lisa Nguyen

Pronouns: they/she

Community Organizer

lisa@vietrise.org | www.vietrise.org



Middleton, Samuel

From: Mario Ortega <m.ortega@abrazarinc.com>
Sent: Saturday, September 3, 2022 3:44 PM
To: eComment
Subject: Item 26 Long-Term Implementation Plan for the RSO and JCEO
Attachments: Abrazar Letter of Support - Santa Ana 9.3.22.pdf

Abrazar has provided a letter to support some of the recommendations brought forward by staff for the long-term implementation of the City's Rent Stabilization Ordinance (RSO) and Just Cause Evictions Ordinances (JCEO).

Please feel free to reach out if you need additional information.

Thank you,

Mario A. Ortega
Abrazar - Chief Executive Officer
7101 Wyoming Street
Westminster, CA 92683
Work: 714-278-4672
Fax: 714-893-4819
Email: m.ortega@abrazarinc.com



Confidentiality Notice: This message is intended only for the use of the individual or entity to whom it is addressed. The message may contain confidential or legally privileged information.

If you are not the intended recipient, you are hereby notified that any disclosure, copying, or distribution of this information is strictly prohibited and may be unlawful.

If you have received this communication in error, please notify us immediately by responding to this email and deleting it from your system.



7101 Wyoming Street, Westminster, CA 92683
Telephone (714) 893-3581 Fax (714) 893-4819

September 6, 2022

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

RE: Item# 26 Long-Term Implementation Plan for the Rent Stabilization and Just Cause Eviction Ordinances

Dear Mayor and City Council Members,

Abrazar (means to Embrace in Spanish) is a 501 (c) 3 non-profit organization. Abrazar is dedicated to embracing the diversity of families in our community, educating them on the resources we provide through our community collaborations, and empowering them to improve the quality of their life. Abrazar's goals are to Embrace, Educate and Empower children, families, and individuals with the necessary tools to attain financial stability; physical, dental, and mental health; educational success; engage citizens in civic participation; provide or facilitate access to affordable and decent housing and prevent hunger and malnutrition. Diversity and the delivery of collaborative services are critical to the success of our programs.

We are writing to support some of the recommendations brought forward by staff for the long-term implementation of the City's Rent Stabilization Ordinance (RSO) and Just Cause Evictions Ordinances (JCEO). The City's RSO and JCEO have brought much-needed protections for Santa Ana's families by keeping housing affordable and reducing the displacement of Santa Ana residents. To continue making progress toward protecting tenants, we must strengthen the enforcement of the ordinances to prevent loopholes and landlord harassment.

The absence of a clear enforcement process allows for inconsequential violations of the ordinances and, more importantly, abuse of power and harassment by landlords. Long-term tenants living in rental units, some for over 20 years, now find themselves with substantially different rental agreements that include separate utility fees (that were previously part of their rental payment) and predatory late fees. Sometimes, families see a \$125 per day rental late fee. Tenants who refuse to sign these aggressive rental covenants are harassed and threatened with eviction. These loopholes contribute to self-evictions, where tenants are in-directly forced out of their homes and social support networks due to fear of retaliation, immigration status, lack of legal representation, and complex court proceedings.

We recommend and support the following changes to the Long-Term Implementation Plan for the Rent Stabilization and Just Cause Eviction Ordinances to strengthen the enforcement of the ordinance and reduce the incidences of displacement:



7101 Wyoming Street, Westminster, CA 92683
Telephone (714) 893-3581 Fax (714) 893-4819

Discussion Item #1: Create a Rental Housing Board

We support the implementation of a Rent Board. A balanced Rent Board is essential in many jurisdictions' RSO and JCEO programs, including providing guidance and recommendations for enforcement and future amendments. The Rent Board must have enforcement powers to reduce instances of harassment and ensure tenants are protected under these ordinances.

We recommend creating a 7-member board appointed by City Council which should include 3-4 tenants, no more than 2 landlords or persons that manage rental units, and 1-2 at large members with no financial interest.

Discussion Item #2: Create a Rental Registry

We support the creation of a rental registry to better enforce the ordinances and track housing patterns and violations in the City. The City must also consider expanding the rent registry beyond rental units covered under the RSO and JCEO to create a comprehensive database of rental units. This would ensure an understanding of how all rental units are managed and any violations of state and local law, price gouging, or instances of harassment within the City.

Discussion Item #3: Adopt a Rental Registry Fee

We do not support the adoption of a rental registry fee that would add yet another fee to tenants already struggling to make ends meet. According to the SCAG's 2021 Local Housing Data, across Santa Ana's 41,200 renter households, 61.2% spend 30% or more of gross income on housing costs, while 28.9% of renter households in Santa Ana spend 50% or more of gross income on housing costs¹. Adding to the price increase of utilities, trash costs, water, and other items tenants are already experiencing as retaliation, another fee for struggling families is incomprehensible. According to the National Low-Income Coalition Out of Reach Study, full-time minimum wage workers can't afford to rent anywhere in the US. In Santa Ana and surrounding areas, tenants must work 119 minimum wage hours to afford a two-bedroom apartment².

The rental registry fee is just that, a registration fee for those that own rental units. Rental units are structured and used as a business model, and a pathway to building wealth tenants do not benefit from. Adding a rental registry fee on tenants of any percentage is unacceptable.

Discussion Item #6 Expand Compliance Activities

- We support the expansion of compliance activities. As stated in the staff report, the success of the RSO and JCEO depend on effective compliance with the ordinances. As mentioned above, the absence of a clear enforcement process allows for inconsequential violations of the ordinances and, more importantly, abuse of power and harassment by landlords. These

¹Precertified Local Housing Data Santa Ana 2021, SCAG.

²National Low Income Housing Coalition. Out of Reach The High Cost of Housing 2021,. [Out of Reach 2021 \(nlihc.org\)](https://www.outofreach.org/)



7101 Wyoming Street, Westminster, CA 92683
Telephone (714) 893-3581 Fax (714) 893-4819

methods create a clear enforcement process and consequences for failing to comply with local law.

Discussion Item #7 Create a Landlord Capital Improvement Petition and Tenant Petition

We support the creation of the Landlord Capital Improvement Petition and Tenant Petition. These petition tools can help reduce the instances of failure to maintain the property, displacement, and “substantial repairs” loopholes. The Landlord Capital Improvement Petition would create an accountability mechanism for landlords who seek an exemption from the RSO for substantial renovations and ensure costs of improvements are not passed to tenants in instances of unit neglect. The tenant petition would create a tool for tenants to directly contact the city for violations and support.

Discussion Item #8 Establish Petition Fees and a Petition Review Process

- We support establishing a more efficient petition review process that expedites the process for tenants. The process should include a clear pathway allowing the Rent Board to decide on the petitions. As mentioned previously, we do not believe tenants should pay the petition fees or rental registry fees. Many of whom can barely afford rent as it is.

Discussion Item #9 Create a Mediation Process

We support the creation of a mediation process. We believe mediation is a successful process to settle disputes outside of a court system that would benefit tenants and landlords but must be **mandatory**. During the pandemic, there were many landlords refusing to accept or participate in rental assistance programs, ultimately harming tenants who were feeling the brunt of economic and housing instability due to COVID-19. Making this path mandatory for all parties would reduce eviction instances, reduce staff time, and solve disputes effectively.

We urge you to support and take into consideration the proposed changes to the Long-Term Implementation Plan for the Rent Stabilization and Just Cause Eviction Ordinances.

Sincerely,

Mario Ortega

Chief Executive Officer

Work: (714) 278-4672

Fax: (714) 893-4819

Email: m.ortega@abrazarinc.com

Middleton, Samuel

From: Vincent Tran <vincent@vietrise.org>
Sent: Tuesday, September 6, 2022 12:39 PM
To: eComment
Subject: Public Comment for Item #26: In Support of Establishing a Rental Registry and Rent Board

Dear City Councilmembers,

My name is Vincent Tran, the Community Engagement Coordinator at VietRISE. I'm writing to address item #26. **I am in support of the city of Santa Ana establishing a rental registry and Rent Board** as part of the long-term implementation plan for the rent stabilization and just cause eviction ordinances that were passed in 2021.

There is no argument to be made about how significantly the ongoing housing crisis has affected Santa Ana residents over the last several decades, and how much the COVID-19 pandemic exacerbated these inequities and injustice which disproportionately affects working class communities of color in our city. Establishing the rent stabilization and justice cause eviction ordinances was a crucial, groundbreaking step in protecting tenants. With these housing inequities continuing to persist, we must ensure that these ordinances are strengthened by enacting a rental registry and a rent board that can oversee their implementation and increases transparency, renter protection, and accountability within the city's rental properties.

I urge the city of Santa Ana to implement a rental registry that includes the following information:

- Unit address
- Number of bedrooms
- Current rent
- Date of the last rent increase
- Move-in date of the current tenant
- A general description of the amenities (i.e. a parking spot, a storage space, etc.)
- The date of the last inspection by a City's Code

The City's registry should also be publicly searchable, which will allow community stakeholders and public officials to more readily identify shifts in the housing market, identify bad actors, and make it convenient for tenants to check if rent increases are legal. Several rent-controlled jurisdictions throughout the state, such as Mountain View, Richmond, Los Angeles County, and Berkeley require landlords to register their residential rental units.

Furthermore, I urge the city council to adopt a Rent Board that consists of the following composition with (7) members:

- at least four (4) members who are Tenants/Mobilehome Owners/Residents as those terms are defined under [the RSO and JCE];
- at least two (2) members of the community who neither own nor manage a Rental Unit or Property as is defined under [the RSO and JCE];
- (1) member who is either a Landlord or manages a Rental Unit or Property as that term is defined under [the RSO and JCE],
- but no more than two (2) Landlords or persons who manage a Rental Unit, Dwelling or Property, shall sit on the Rent Board at any given time.

This composition for the rent board best reflects the demographics of the city. Santa Ana is a renter-majority city, with over 53% of the population being renters.

I am in support of establishing a rental registry and rent board with no less than these compositions. Thank you.

Sincerely,

--

Vincent P. Tran

Pronouns: He/him/his

Community Engagement Coordinator

VietRISE

vincent@vietrise.org | www.vietrise.org



Middleton, Samuel

From: Kayleigh Levitt <kayleighlevitt@gmail.com>
Sent: Tuesday, September 6, 2022 1:16 PM
To: eComment
Subject: Public Comment for Item #26: In Support of Establishing a Rental Registry and Rent Board

Dear City Councilmembers,

My name is Kayleigh and I'm writing as a Tenants United Santa Ana volunteer. I'm writing to address item #26. As a renter I am in support of the city of Santa Ana establishing a rental registry and Rent Board as part of the long-term implementation plan for the rent stabilization and just cause eviction ordinances that were passed in 2021.

There is no argument to be made about how significantly the ongoing housing crisis has affected Santa Ana residents over the last several decades, and how much the COVID-19 pandemic exacerbated these inequities and injustice which disproportionately affects working class communities of color in our city. Establishing the rent stabilization and justice cause eviction ordinances was a crucial, groundbreaking step in protecting tenants. With these housing inequities continuing to persist, we must ensure that these ordinances are strengthened by enacting a rental registry and a rent board that can oversee their implementation and increase transparency, renter protection, and accountability within the city's rental properties.

I urge the city of Santa Ana to implement a rental registry that includes the following information:

Unit address
Number of bedrooms
Current rent
Date of the last rent increase
Move-in date of the current tenant
A general description of the amenities (i.e. a parking spot, a storage space, etc.)
The date of the last inspection by a City's Code

The City's registry should also be publicly searchable, which will allow community stakeholders and public officials to more readily identify shifts in the housing market, identify bad actors, and make it convenient for tenants to check if rent increases are legal. Several rent-controlled jurisdictions throughout the state, such as Mountain View, Richmond, Los Angeles County and Berkeley require landlords to register their residential rental units.

Furthermore, I urge the city council to adopt a Rent Board that consists of the following composition with (7) members:

at least four (4) members who are Tenants/Mobilehome Owners/Residents as those terms are defined under [the RSO and JCE];

at least two (2) members of the community who neither own nor manage a Rental Unit or Property as is defined under [the RSO and JCE];

(1) member who is either a Landlord or manages a Rental Unit or Property as that term is defined under [the RSO and JCE],

but no more than two (2) Landlords or persons who manage a Rental Unit, Dwelling or Property, shall sit on the Rent Board at any given time.

This composition for the rent board best reflects the demographics of the city. Santa Ana is a renter-majority city, with over 53% of the population being renters.

I am in support of establishing a rental registry and rent board with no less than these compositions. Thank you.

Sincerely,
Kayleigh Levitt



Advancing social justice and building power with working-class Vietnamese and immigrant communities in Orange County.

Garden Grove, CA 92843 | www.vietrise.org | general@vietrise.org | @vietriseoc

September 6, 2022

Via email

To Mayor Sarmiento and Santa Ana City Council Members:

My name is Tracy La, and I am the Executive Director of VietRISE, a community non-profit organization based in Orange County. VietRISE advances social justice and builds power with working-class Vietnamese and immigrant communities in Orange County. On behalf of VietRISE, **we are writing to address item #26 on the agenda and are in support of the city of Santa Ana establishing a rental registry and Rent Board** as part of the long-term implementation plan for the Rent Stabilization and Just Cause Eviction ordinances that were passed in 2021.

In late 2021, VietRISE held several community meetings with renters and mobile home residents in the city to discuss the impact that exorbitant rent increases have had on their mental and physical health and wellbeing in the last several years. The residents, many of whom are Vietnamese and Latino immigrant and refugee seniors, live on fixed incomes, are disabled, and are being slowly priced out of the homes they live in with nowhere to go. Together, our organization and these senior residents came together with a multigenerational coalition of Vietnamese and Latino residents in the city to successfully advocate for the passing of the Rent Stabilization and Just Cause Evictions ordinances to mitigate the displacement of them and other residents in the city from their homes due to these rent increases.

There is no argument to be made about how significantly the ongoing housing crisis has affected Santa Ana residents over the last several decades and how much the COVID-19 pandemic exacerbated these inequities and injustice which disproportionately affects working class communities of color in our city. Establishing the Rent Stabilization and Just Cause Eviction ordinances was a crucial, groundbreaking step in protecting tenants. With these housing inequities continuing to persist, we must ensure that these ordinances are strengthened by enacting a rental registry and a rent board that can oversee their implementation and increase transparency, renter protection, and accountability within the city's rental properties.

VietRISE urges the city of Santa Ana to implement a rental registry that includes the following information:

- Unit address
- Number of bedrooms
- Current rent
- Date of the last rent increase
- Move-in date of the current tenant
- A general description of the amenities (i.e. a parking spot, a storage space, etc.)
- The date of the last inspection by a City's Code

The City's registry should also be publicly searchable, which will allow community stakeholders and public officials to more readily identify shifts in the housing market, identify bad actors, and make it convenient for tenants to check if rent increases are legal. Several rent-controlled jurisdictions throughout the state, such as



Advancing social justice and building power with working-class Vietnamese and immigrant communities in Orange County.

Garden Grove, CA 92843 | www.vietrise.org | general@vietrise.org | @vietriseoc

Mountain View, Richmond,, Los Angeles County and Berkeley require landlords to register their residential rental units.

Furthermore, VietRISE urges the city council to adopt a Rent Board that consists of the following composition with (7) members:

- at least four (4) members who are Tenants/Mobilehome Owners/Residents as those terms are defined under [the RSO and JCE];
- at least two (2) members of the community who neither own nor manage a Rental Unit or Property as is defined under [the RSO and JCE];
- (1) member who is either a Landlord or manages a Rental Unit or Property as that term is defined under [the RSO and JCE],
- but no more than two (2) Landlords or persons who manage a Rental Unit, Dwelling or Property, shall sit on the Rent Board at any given time.

This composition for the rent board best reflects the demographics of the city. Santa Ana is a renter-majority city, with over 53% of the population being renters.

In summary, VietRISE is in support of establishing a rental registry and rent board with no less than these compositions. Thank you.

Sincerely,

Tracy La
Executive Director of VietRISE

Middleton, Samuel

From: Tracy La <tracyla858@gmail.com>
Sent: Tuesday, September 6, 2022 1:53 PM
To: eComment
Subject: Public Comment for Item #26: In Support of Establishing a Rental Registry and Rent Board

Dear Santa Ana City Councilmembers,

My name is Tracy La and I'm a resident of ward 1. I'm writing to address item #26. As a renter, **I am in support of the city of Santa Ana establishing a rental registry and Rent Board** as part of the long-term implementation plan for the rent stabilization and just cause eviction ordinances that were passed in 2021.

There is no argument to be made about how significantly the ongoing housing crisis has affected Santa Ana residents over the last several decades, and how much the COVID-19 pandemic exacerbated these inequities and injustice which disproportionately affects working class communities of color in our city. Establishing the rent stabilization and just cause eviction ordinances was a crucial, groundbreaking step in protecting tenants. With these housing inequities continuing to persist, we must ensure that these ordinances are strengthened by enacting a rental registry and a rent board that can oversee their implementation and increase transparency, renter protection, and accountability within the city's rental properties.

I urge the city of Santa Ana to implement a rental registry that includes the following information:

- Unit address
- Number of bedrooms
- Current rent
- Date of the last rent increase
- Move-in date of the current tenant
- A general description of the amenities (i.e. a parking spot, a storage space, etc.)
- The date of the last inspection by a City's Code

The City's registry should also be publicly searchable, which will allow community stakeholders and public officials to more readily identify shifts in the housing market, identify bad actors, and make it convenient for tenants to check if rent increases are legal. Several rent-controlled jurisdictions throughout the state, such as Mountain View, Richmond,, Los Angeles County and Berkeley require landlords to register their residential rental units.

Furthermore, I urge the city council to adopt a Rent Board that consists of the following composition with (7) members:

- at least four (4) members who are Tenants/Mobilehome Owners/Residents as those terms are defined under [the RSO and JCE];
- at least two (2) members of the community who neither own nor manage a Rental Unit or Property as is defined under [the RSO and JCE];
- (1) member who is either a Landlord or manages a Rental Unit or Property as that term is defined under [the RSO and JCE],
- but no more than two (2) Landlords or persons who manage a Rental Unit, Dwelling or Property, shall sit on the Rent Board at any given time.

This composition for the rent board best reflects the demographics of the city. Santa Ana is a renter-majority city, with over 53% of the population being renters.

I am in support of establishing a rental registry and rent board with no less than these compositions. Thank you.

Sincerely,

Tracy La
Ward 1 Resident



September 6, 2022

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

RE: Item# 26 Long-Term Implementation Plan for the Rent Stabilization and Just Cause Eviction Ordinances

Dear Mayor and City Council Members,

OCCCO develops transformational leaders within diverse, multicultural, interfaith communities who together have the power to shape equitable public policy throughout Orange County.

We raise awareness about the lack of affordable housing and work towards a housing system that is committed to dignity for all. We organize groups of parents and community leaders who work together to improve the quality of education through civic engagement. We advocate for policies that provide protection for immigrants and we work to reconstruct our immigration system into one that gives dignity to all.

We are writing to support some of the recommendations brought forward by staff for the long-term implementation of the City's Rent Stabilization (RSO) and Just Cause Evictions ordinances (JCEO). The City's RSO and JCEO have brought much-needed protections for Santa Ana's families by keeping housing affordable and reducing the displacement of Santa Ana residents. To continue making progress toward the protection of tenants, we must strengthen the enforcement of the ordinances to prevent loopholes and landlord harassment.

Current absence of a clear enforcement process is allowing for inconsequential violations of the ordinances and, more importantly, abuse of power and harassment by landlords. Long-term tenants living in rental units, some for over 20 years, now find themselves with substantially different rental agreements that include separate utility fees (that were previously part of their rental payment) and predatory late fees. In some instances, families are seeing a \$125 per day rental late fee. Tenants who refuse to sign these aggressive rental covenants are harassed and threatened with eviction. These loopholes are contributing to self-evictions, where tenants are in-directly forced out of their homes and social support networks due to fear of retaliation, their immigration status, lack of legal representation, and complex court proceedings.

We recommend and/or support the following changes to the Long-Term Implementation Plan for the Rent Stabilization and Just Cause Eviction Ordinances to strengthen the enforcement of the ordinance and reduce the incidences of displacement:

Orange County Congregation Community Organization
310 W Broadway, Anaheim CA 92805
www.occcopico.org
(714) 491-0771



Discussion Item #1: Create a Rental Housing Board

We support the implementation of a Rent Board. A balanced Rent Board is essential in many jurisdictions' RSO and JCEO programs including providing guidance and recommendations for enforcement and future amendments. The Rent Board must have enforcement powers to reduce instances of harassment and ensure tenants are protected under these ordinances.

We recommend creating a 7-member board appointed by City Council which should include 3-4 tenants, no more than 2 landlords or persons that manage rental units, and 1-2 at large members with no financial interest.

Discussion Item #2: Create a Rental Registry

We support the creation of a rental registry to better enforce the ordinances and track housing patterns and violations in the City. The City must also consider expanding the rent registry beyond rental units covered under the RSO and JCEO to create a comprehensive database of rental units. This would ensure an understanding of how all rental units are managed, and any violations of state and local law, price gouging, or instances of harassment within the City.

Discussion Item #3: Adopt a Rental Registry Fee

We do not support the adoption of a rental registry fee that would add yet another fee on tenants that are already struggling to make ends meet. According to the SCAG's 2021 Local Housing Data, across Santa Ana's 41,200 renter households, 61.2% spend 30% or more of gross income on housing costs while 28.9% of renter households in Santa Ana spend 50% or more of gross income on housing costs¹. Adding to the price increase of utilities, trash costs, water, and other items tenants are already experiencing as retaliation, another fee for families already struggling is incomprehensible. According to the National Low-Income Coalition Out of Reach Study, full-time minimum wage workers can't afford to rent anywhere in the US. In Santa Ana and surrounding areas, tenants would have to work 119 minimum wage hours to afford a two-bedroom apartment².

The rental registry fee is just that, a registration fee for those that own rental units. Rental units are structured and used as a business model and a pathway to building wealth that tenants do not benefit from. Adding a rental registry fee on tenants of any percentage is unacceptable.

Discussion Item #6 Expand Compliance Activities

- We support the expansion of compliance activities. As stated in the staff report, the success of the RSO and JCEO are dependent upon effective compliance with the ordinances. As mentioned above, the current absence of a clear enforcement process is allowing for inconsequential violations of the ordinances and, more importantly, abuse of

¹Precertified Local Housing Data Santa Ana 2021, SCAG.

²National Low Income Housing Coalition. Out of Reach The High Cost of Housing 2021.. [Out of Reach 2021 \(nlihc.org\)](https://www.outofreach.org/)



power and harassment by landlords. These methods create a clear enforcement process and consequences for failing to comply with local law.

Discussion Item #7 Create a Landlord Capital Improvement Petition and Tenant Petition

We support the creation of the Landlord Capital Improvement Petition and Tenant Petition. These petition tools can help reduce the instances of failure to maintain the property, displacement, and “substantial repairs” loopholes. The Landlord Capital Improvement Petition would create an accountability mechanism for landlords who seek an exemption from the RSO for substantial renovations and ensure costs of improvements are not passed to tenants in instances of unit neglect. The tenant petition would create a tool for tenants to directly contact the city for violations and support.

Discussion Item #8 Establish Petition Fees and a Petition Review Process

- We support the establishment of a more efficient petition review process that expedites the process for tenants. The process should include a clear pathway that allows the Rent Board to make the final decision on the petitions. As mentioned previously, we do not believe the petition fees or rental registry fees should be paid by tenants. Many of whom can barely afford rent as it is.

Discussion Item #9 Create a Mediation Process

We support the creation of a mediation process. We believe that mediation is a successful process to settle disputes outside of a court system that would benefit both tenants and landlords but must be **mandatory**. During the pandemic, there were many instances of landlords refusing to accept or participate in rental assistance programs ultimately harming tenants that were feeling the brunt of economic and housing instability due to COVID-19. We believe that making this path mandatory for all parties would reduce eviction instances, reduce staff time, and solve disputes effectively.

We urge you to support and take into consideration the proposed changes to the Long-Term Implementation Plan for the Rent Stabilization and Just Cause Eviction Ordinances.

Best Regards,

Maria E. Valencia
Community Organizer