



"Great Apartments Start Here!"

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July 29, 2024
Via Electronic Mail

Mayor John Zaragoza
and the Members of the Oxnard City Council
City Hall
300 West 3rd Street
Oxnard, California 93030

RE: Agenda Item L.8

Dear Mayor Zaragoza and Members of the Oxnard City Council:

This letter is to express two concerns regarding the draft ordinance proposed as Agenda Item L.8 for the City Council meeting on Tuesday, July 30, 2024, currently listed under consent.

Part 6, Section 27-4(A)

Under Part 6, Section 27-4(A), the draft requires that an owner must occupy the rental unit for a minimum period of 24 months. We would urge the City Council to reconsider this provision that would double existing state law's requirement under recently passed Senate Bill 567, which requires 12 months of occupancy. Extending the required minimum occupancy period will discourage smaller owners from making their properties available for rent should they contemplate ever needing housing for themselves or a close family member such as an aging parent or adult children returning from college. Further, should circumstances change for the owner, it will force them to occupy the unit longer than necessary and prevent making it available for renters. As a result, this provision will reduce the supply of affordable rental housing in Oxnard. Further, adopting a different time frame from that which is imposed under state law will cause confusion among renters and owners.

For the above reasons, we respectfully request that the proposed ordinance be modified to correspond with existing state law of 12 months.

Part 6, Section 27-4(A)(2)(c)

Under Part 6, Section 27-4(A)(2)(c), the newly created affidavit would require disclosure of the current residence of the owner or their close family member. Such information is unnecessary for the City to know



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and such disclosure puts owners and/or their family members at serious personal risk for harm. All records provided to the City are considered public information and discoverable under the Public Records Act. If such information is provided to an unstable person, it could result in physical violence or even death.

In these instances, the City would be a responsible party or making such personal and private information available to an offender. Further, the City cannot guarantee security of such personal information as many recent hacks have occurred in various local government. Thus, the City should not expose itself to obtaining nor maintaining such unnecessary and private information as part of a required affidavit.

Accordingly, we respectfully request that subsection (c) be removed from the ordinance.

Thank you for your time and consideration of these matters. Please feel free to reach out to me directly by telephone at (213) 384-4131; Ext. 309 or via electronic mail at janet@aagla.org.

Sincerely,

A handwritten signature in black ink that reads "Janet M. Gagnon". The signature is written in a cursive, flowing style.

Janet M. Gagnon, Esq.

CC: Daniel Yukelson, Executive Director, Apartment Association of Greater Los Angeles