

# City Council

April 12, 2022

*Presented by:*  
**Stacey Kurz**, Housing Manager

## Item 8.1 TENANCY IN CHULA VISTA

# COUNCIL REFERRAL

September 14<sup>th</sup> Council Referral, to address:


- Substantial rehabilitation;
- Removal from rental market;
- Harassment/Retaliation; and
- City Remedies & Enforcement.

Staff goals, ensure:

- Stakeholder involvement; and
- Resources to enforce.

Chula Vista, CA

**Chula Vista tenants fearing eviction despite county ban**

 saurav sarkar 2021-07-24



CHULA VISTA

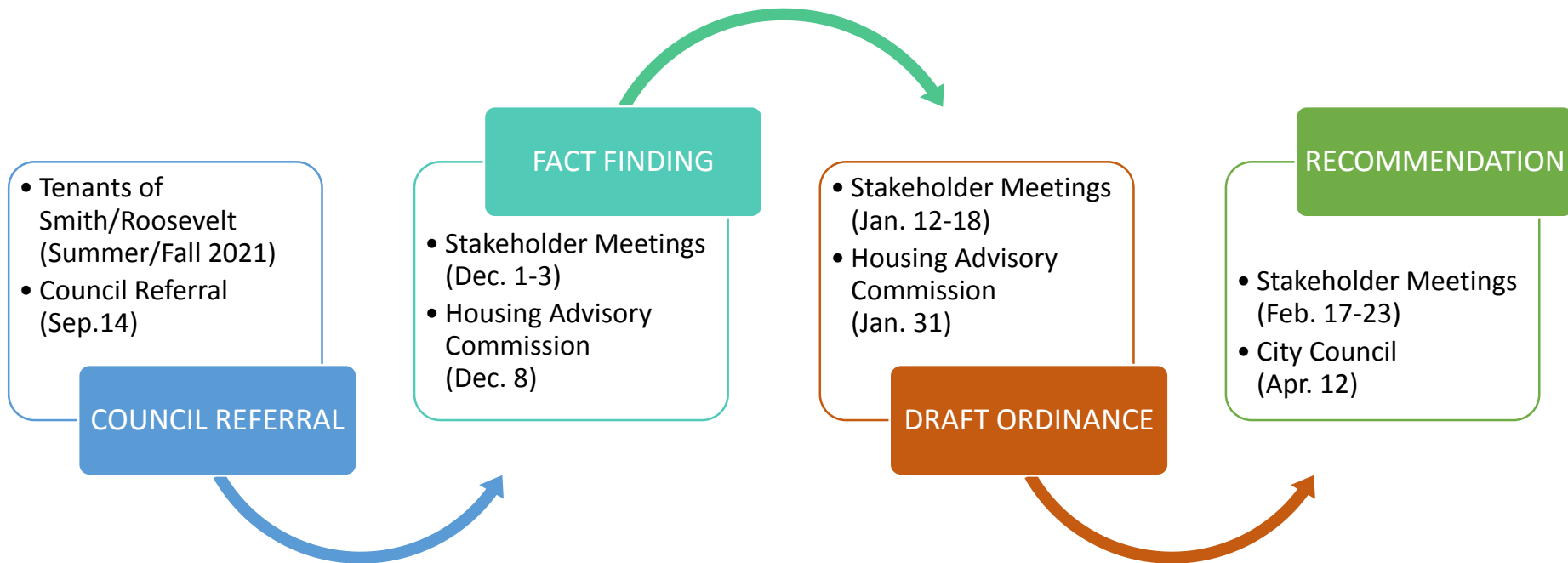
Chula Vista tenants facing eviction despite county ban



The San Diego Union-Tribune

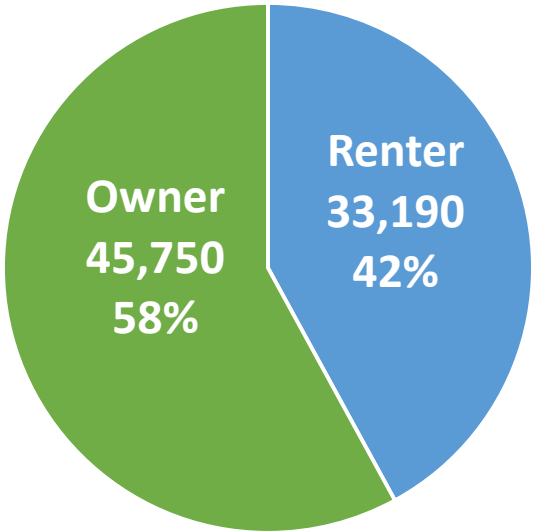


# PROCESS FOR RESPONDING



# RENTAL HOUSING STOCK

## 78,940 Housing Units (2019)



## 33,190 Rental Units (2019)

Rental Housing Type	Total
Single family detached	6,483
Single family attached	5,832
2 to 10 apartments	4,338
10 or more apartments	16,108
Mobile home or other type of housing	429
Total	33,190

Source: 2021-2029 Chula Vista Housing Element, U.S. Census Bureau American Community Survey (2019)

# RENTAL HOUSING STOCK

Less than 70 multi-family market rate properties have undergone substantial rehabilitation (major structural or electrical improvements) in past 5 years  
*City of CV Building*



48% of our housing stock is over 40 years of age  
*2018 U.S. Census American Community Survey*

# EXISTING LAWS

## Ellis Act

(Government Code section 7060, *seq.*)

- Ability to “go out of the rental business”
- Rent control  
Jurisdictions have explicit additional Ellis Act provisions

## Anti-Harassment

(Civil Code section 1942.5)

- Prohibits retaliatory evictions

## 2019 Tenant Protection Act

(AB 1482)

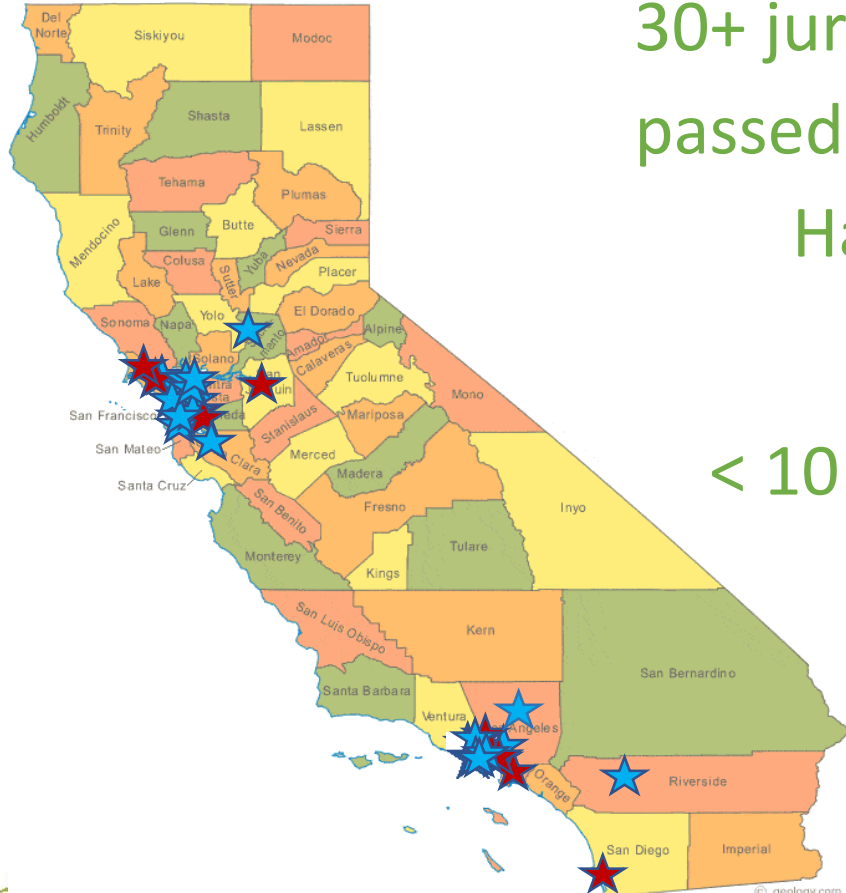
- Rent control of 5% + CPI (max 10%)
- Legal reason for termination of tenancy
- 60 day noticing (< 1yr. tenancy)
- 1-month rental assistance for no fault

# FACT FINDING

## LOCAL REGULATIONS

30+ jurisdictions in California have passed additional Just Cause/Anti-Harassment Ordinances

< 10 are Non-Rent Controlled



- ★ Rent Control
- ★ No Rent Control

# FACT FINDING

## TENANT/LANDLORD RELATIONS

### CSA San Diego Tenant/Landlord Calls (Fiscal Years 2015-2018)

	2015-2016		2016-2017		2017-2018		TOTAL FOR PERIOD
<b>Total Clients Served</b>	260		275		257		792
<b>Call Issue</b>	Calls	% of total	Calls	% of total	Calls	% of total	TOTAL/AVERAGE%
<b>Discrimination</b>	9	3%	9	3%	6	2%	24/3%
<b>Notice to Vacate</b>	77	30%	76	28%	62	24%	215/27%
<b>Evictions</b>	5	2%	10	4%	12	5%	27/3%
<b>Harassment</b>	6	2%	8	3%	20	8%	34/4%
<b>Retaliation</b>	3	1%	0	0%	1	0%	4/1%
<b>Rental Issues</b>	49	19%	61	22%	67	26%	177/22%
<b>All other Issues</b>	111	43%	111	40%	89	35%	311/39%

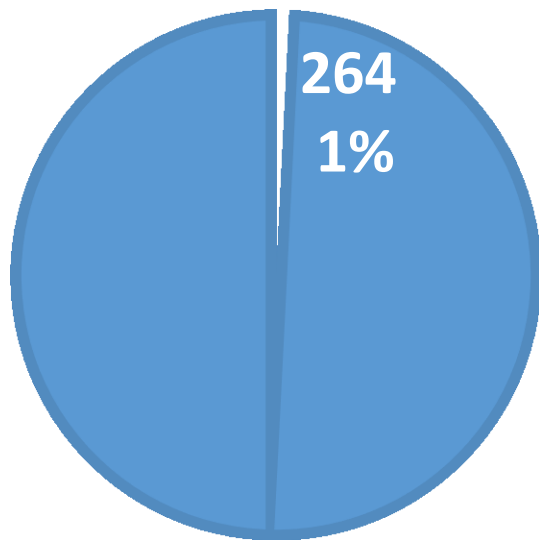
- 30% notices to vacate or eviction
- 8% reported discrimination, harassment or retaliation
- 22% rental issues (e.g. rental increases, illegal entry, quiet enjoyment, and property or lease issues)



# FACT FINDING

## TENANT/LANDLORD RELATIONS

33,190 RENTAL UNITS (2019)



Average annual calls of 264 represent less than 1% of renters

# STAKEHOLDER MEETINGS

Stakeholder	Concept / Fact Finding	Draft Ordinance (1)	Draft Ordinance (2)
Alliance of Californians for Community Empowerment (ACCE)	12/1/2021	1/13/2022	2/23/22
Building Industry Association (BIA)			2/1/2022
California Apartment Association (CAA)	12/3/2021	1/12/2022	2/17/22
Chula Vista Chamber of Commerce Policy Committee			2/23/22
Pacific Southwest Association of Realtors (PSAR)	12/1/2021	1/13/2022	2/17/22
San Diego Association of Realtors (SDAR)		1/18/2022	2/17/22
Southern California Rental Housing Association (SCRHA)	12/2/2021	1/12/2022	2/17/22
Western Manufactured Housing Communities (WMA)		1/18/2022	
Housing Advisory Commission (HAC)	12/8/2021	1/31/2022	

# STAKEHOLDER INPUT ON DRAFT ORDINANCE



Tenants

Need for Local Protections  
Length of Tenancy  
Type of Housing  
First Right of Refusal  
Substantial Rehabilitation  
Noticing  
Relocation  
Anti-Harassment Provisions



Housing  
Providers

## Alternative Solutions



Education (Tenants and Landlords).



City enforcement for business license re-issuance.

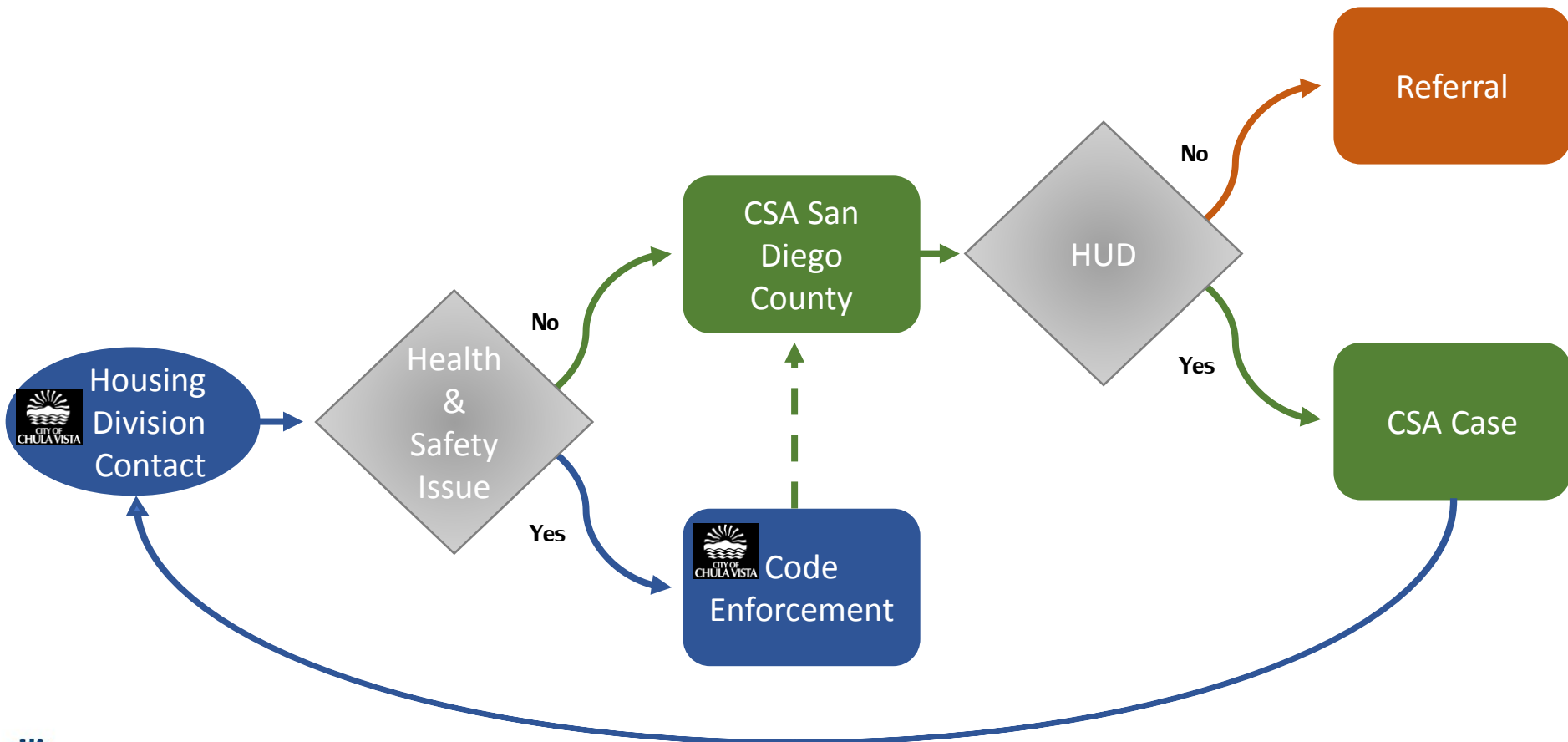


Using statewide industry partners for tenant defense.

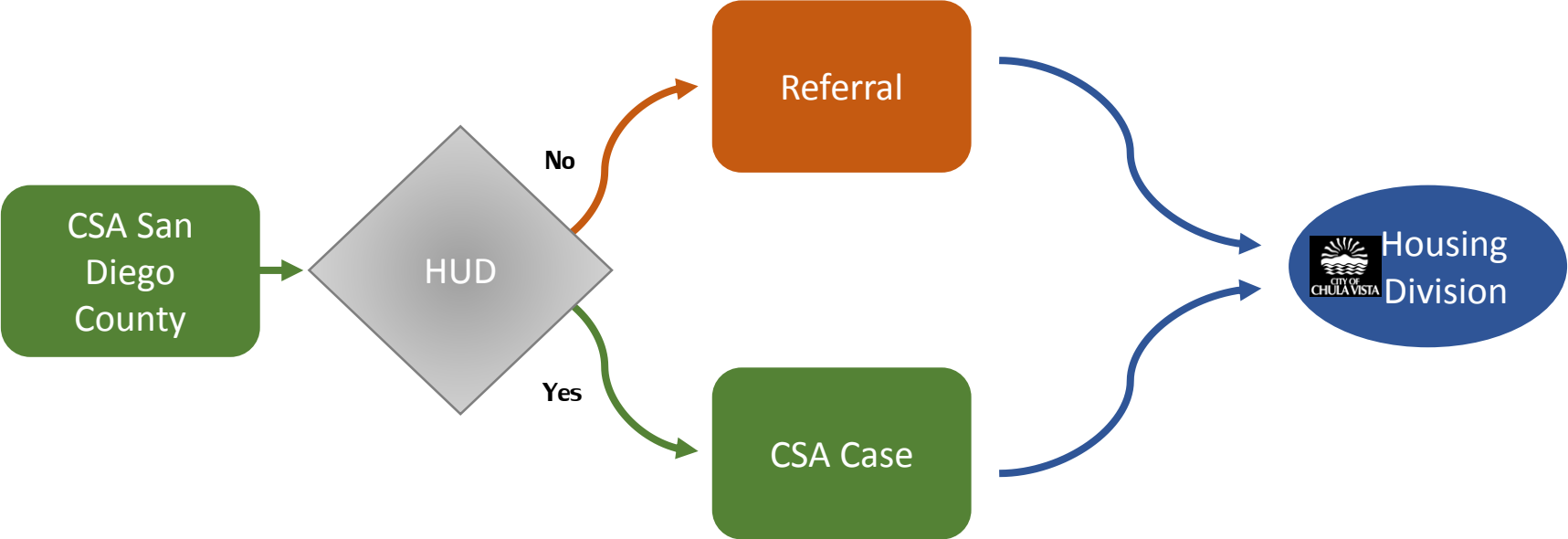


Dispute Resolution/Mediation.

# LANDLORD/TENANT CONCERNS



# STAFF RECOMMENDATION



Expand CSA Scope of Work:

- 1) 2021-2029 Housing Element
- 2) Informing Policy:
  - Data Collection Dashboard
  - Focus Groups / Surveys

- May 2022 Housing Provider & Resident Stakeholder Input:
  - Data Collection
  - Outreach
  - Education
- Goals:
  - Identify Data Needs
  - Leverage Resources
  - Track Trends & Assess Gaps



## ***TENANT/LANDLORD QUESTIONS?***

**Toll Free: 1-800-954-0441**

**Email: [outreach@c4sa.org](mailto:outreach@c4sa.org)**

**<https://www.c4sa.org/>**



## ***RENTAL ASSISTANCE?***

**Phone: (619) 420-3620**

**[www.chulavistaerap.com](http://www.chulavistaerap.com)**