

Attachment 3  
SUMMARY OF STAKEHOLDER OUTREACH 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	12/8/2021	1/31/2022	

## STAKEHOLDER INPUT RECEIVED

Local Ordinance	
Needed	Not Needed
<ul style="list-style-type: none"> <li>• Prevent statewide eviction trends.</li> <li>• Eliminate loopholes in state law.</li> <li>• Pro-active vs. reactive approach to non-compliant landlords.</li> <li>• Establish first-right-of-refusal to return to unit.</li> <li>• Greater tenant harassment protections.</li> </ul>	<ul style="list-style-type: none"> <li>• Reactive without demonstrated need.</li> <li>• State law is adequate.</li> <li>• Unintended consequences:                             <ul style="list-style-type: none"> <li>○ Impact to other tenants; and</li> <li>○ Disincentivizing development/remodels.</li> </ul> </li> <li>• Creating loopholes for non-compliant tenants.</li> </ul>
Concepts (December 2021)	
<p>Ellis Act</p> <ul style="list-style-type: none"> <li>• Relocation should be tied to economics means testing or fixed amounts.</li> </ul> <p>No Cause</p> <ul style="list-style-type: none"> <li>• Defining substantial rehabilitation is desirable but do not identify permit threshold.</li> <li>• Include first right of refusal to return but further work on rental rate on return.</li> </ul>	
Alternatives	
<ul style="list-style-type: none"> <li>• Education (Tenants and Landlords).</li> <li>• City enforcement for business license re-issuance.</li> <li>• Using statewide industry partners for tenant defense.</li> <li>• Dispute Resolution/Mediation</li> </ul>	
Draft Ordinance (January 2022)	
<ul style="list-style-type: none"> <li>• Ordinance should acknowledge landlord rights.</li> <li>• The number and scope of the harassment definitions too broad.</li> <li>• Just-Cause provisions should apply on day one of tenancy.</li> <li>• Relocation assistance payments needed to be rewritten to match industry practices (e.g., using one check for all tenants).</li> <li>• Landlords need to be able to terminate tenancy based on substantial remodel. This can be accomplished in a way that minimizes harm to tenants.</li> <li>• This will expose landlords to excessive litigation.</li> <li>• The ordinance is too biased towards tenants.</li> <li>• Consider whether appropriate to apply to mobile home renter.</li> </ul>	
Housing Advisory Commission (January 31, 2022)	
<ul style="list-style-type: none"> <li>• Commissioners indicated they would like to see greater emphasis on the following:                             <ul style="list-style-type: none"> <li>• Production of affordable units where these issues are mitigated;</li> <li>• Alternative dispute resolution; and</li> <li>• Additional data.</li> </ul> </li> <li>• Stakeholders provided similar feedback to individual meetings.</li> </ul>	
Final Ordinance (February 2022)	
<ul style="list-style-type: none"> <li>• Tenant advocates believe without a few key items the ordinance is not valuable: all housing types need to be covered, coverage needs to start on day 1 of tenancy, on substantial rehabilitation tenants need to return to unit at same rental rate.</li> <li>• All stakeholders agreed that the City should not move forward with the ordinance as currently drafted.</li> </ul>	