

From: Mitchell Thompson [REDACTED]
Sent: Monday, April 11, 2022 7:23 PM
To: Jill Galvez <jmgalvez@chulavistaca.gov>; Mary Salas <MSalas@chulavistaca.gov>; Andrea Cardenas <acardenas@chulavistaca.gov>; Steve C. Padilla <spadilla@chulavistaca.gov>; John McCann <jmccann@chulavistaca.gov>
Subject: Item 8.1, City Council Agenda, April 12, 2022, Tenant Protections Item

**Warning:
External
Email**

It is my understanding that you are considering a contract with CSA San Diego County (“CSA”) to collect data relating to issues with respect to rental housing matters in Chula Vista. In researching CSA, it appears they are a fair housing entity--they have been contracted in San Diego County to conduct preliminary investigations of possible violations of federal fair housing law by property owners. They appear to have a demonstrated track record in that area and that is the predominant activity they have been involved with.

The collection of data unrelated to fair housing issues appears to be a new activity for CSA. My principal concern with the proposed contract with CSA is that their entire history is that of advocating for residents with respect to property owner actions relating to fair housing. As such, they would be considered a “tenant advocacy” group. With that history, the fundamental question is whether the data collection will be truly objective if collected by a tenant advocacy group. I can see where the collection and compilation of data could be heavily skewed and used in an unfair and biased manner.

In its worst possible iteration, the “game” would be that ACCE, the Chula Vista based tenant advocacy group, embarks on a program to refer its clients to submit complaints to CSA and all the data is a result of a system of ACCE-to-CSA turn-style data creation and collection. I believe, at a minimum, some sort of rental housing owner representation is needed in the development, implementation and oversight of the data collection program to ensure unbiased data collection.

I am encouraged by the City’s desire to collect information before any possible legislative or policy development. Please ensure whatever data you collect is collected in a fair and unbiased manner. Thank you for the opportunity to be heard.

Mitch Thompson, Chula Vista Resident & Rental Property Owner



April 12, 2022

City of Chula Vista Mayor and Councilmembers
276 Fourth Ave
Chula Vista, CA 91910

Sent Via Electronic Transmission

RE: 8.1 - Tenant Protections: Update on Residential Housing Provider and Tenant Discussions and Direct the City Manager or Designee to Enter into an Agreement with CSA San Diego County to Provide Fair Housing and Landlord/Tenant Ombudsman Services

Dear Mayor and Councilmembers:

On behalf of the Southern California Rental Housing Association (SCRHA), which represents the owners and managers of rental housing as well as the small businesses that provide services to rental properties, we are writing to commend city staff for recommending a new approach to addressing rental housing disputes in the City of Chula Vista.

SCRHA appreciates having been a major stakeholder in the process as city staff worked to develop an ordinance. SCRHA believes that existing laws and remedies already address the majority of "landlord-tenant" issues. Moreover, there is no data to support the need for a new "Tenant Protection Ordinance."

City staff now proposes expanding the CSA San Diego County (CSA) contract to include data collection. This is a laudable approach, but nevertheless one that places an organization who supported the proposed "Tenant Protection Ordinance" in a position to collect, evaluate and report on data intended to be used to craft similar policy in the future (*see public comment from Estela de Los Rios, Executive Director of CSA San Diego County Fair Housing, Housing Advisory Commission Meeting January 31, 2022 - 03:34 PM*).

Therefore, we respectfully request that SCRHA and other key stakeholders be consulted to determine what type of data will be collected. The city's dashboard should not only detail reasons for calls for assistance, but also include information as to the outcome, the alternative dispute resolutions services offered, as well as the housing providers' specific needs/situation. Only by painting a complete picture of the rental housing ecosystem can we begin to provide solutions to any problems that may exist.

Thank you for the opportunity to be a part of this important conversation. If you have any questions, please do not hesitate to contact Molly Kirkland at mkirkland@socalrha.org or 858-278-8070.

Sincerely,

A handwritten signature in blue ink that reads "Lucinda Lilley".

Lucinda Lilley, CPM®, CAPS®, GRI®
2021 President

A handwritten signature in blue ink that reads "Alan Pentico".

Alan Pentico, CAE
Executive Director