

From: Mitchell Thompson <[REDACTED]>
Sent: Tuesday, April 12, 2022 1:30 PM
To: Steve C. Padilla <spadilla@chulavistaca.gov>; Jill Galvez <jmgalvez@chulavistaca.gov>; John McCann <jmccann@chulavistaca.gov>; Mary Salas <MSalas@chulavistaca.gov>; Andrea Cardenas <acardenas@chulavistaca.gov>
Cc: Rich D'ascoli <[REDACTED]>; Max Zaker <[REDACTED]>; Ditas Yamane <[REDACTED]>; Bill Hall <[REDACTED]>; Alan Pentico <[REDACTED]>; Molly Kirkland <[REDACTED]>; Maria Kachadoorian <mkachadoorian@chulavistaca.gov>; Stacey Kurz <SKurz@chulavistaca.gov>; CityClerk <CityClerk@chulavistaca.gov>
Subject: Fwd: Item 8.1 Council Agenda, 4-12-22, Tenant Protection Ordinance Matter,

**Warning:
External
Email**

Please consider this additional public testimony. Per my previous email to you (the content of which is shown below), please see the prior public comment from CSA San Diego supporting the prior draft of the proposed ordinance. CSA San Diego will not be an independent, objective collector of information. You need to have some form of owner involvement in the collection of information. CSA San Diego already took a position on the matter. How do you expect them to be an objective collector of information?

Housing Advisory Commission Special	CONSIDERATION OF RECOMMENDING ADDING A PROPOSED LANDLORD AND TENANT ORDINANCE TO THE CHULA VISTA MUNICIPAL CODE	Estela de Los Rios, Excutive Director of CSA San Diego County Fair Housing	<p>CSA San Diego expresses overall support for the proposed ordinance. As the Fair Housing Agency for Chula Vista, we received the influx of tenant landlord calls and have provided the data demonstrating that even before the pandemic, over 1 in 4 of our calls were related to notice to vacate (item 5.1, pg 3).</p> <p>During the pandemic, many of the calls we are receiving are related to tenants receiving notice to vacate on account of just cause reason to make repairs, followed by very little structural changes to the property units.</p> <p>Additionally, many tenants are not receiving financial assistance if they need to temporarily move while repairs are being made and are therefore paying rent but not receiving housing.</p> <p>Harassment as an intimidation or retaliatory tool is also a concern, where tenants are forced to move rather than continue to face empty threats despite their legal rights to stay on the property.</p> <p>In all, CSA supports this ordinance because it outlines specific requirements for just cause evictions, provides expanded relocation financial support when housing stock is low and there is a pandemic requires pausing rent payments or paying the tenant directly for temporary relocation in the event of shorter-term repairs, and ensures enforcement of harassment and retaliatory actions, which would also help address fair housing disparate impact concerns.</p> <p style="text-align: right;">Support</p>
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To: Chula Vista Mayor and City Council Members:

From: Mitch Thompson, Rental Property Owner

Subject: Item 8.1, City Council Agenda, April 11, 2022

Public Comment:

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 the 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 groups 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.

Mitch Thompson
CV Rental Housing Provider & CV Resident

From: Kevin O'Neill <[REDACTED]>
Sent: Tuesday, April 12, 2022 2:19 PM
To: Steve C. Padilla <spadilla@chulavistaca.gov>; Jill Galvez <jmgalvez@chulavistaca.gov>; John McCann <jmccann@chulavistaca.gov>; Mary Salas <MSalas@chulavistaca.gov>; Andrea Cardenas <acardenas@chulavistaca.gov>; Mitchell Thompson <[REDACTED]>
Cc: Rich D'ascoli <[REDACTED]> Max Zaker <[REDACTED]>; Ditas Yamane <[REDACTED]>; Bill Hall <[REDACTED]>; Alan Pentico <[REDACTED]>; Molly Kirkland <[REDACTED]>; Maria Kachadoorian <mkachadoorian@chulavistaca.gov>; Stacey Kurz <SKurz@chulavistaca.gov>; CityClerk <CityClerk@chulavistaca.gov>
Subject: Re: Item 8.1 Council Agenda, 4-12-22, Tenant Protection Ordinance Matter,

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Having read the letter from Mr. Thompson and the attached earlier public comment from CSA, I share Mr. Thompson's concerns.

There must not be even the perception of bias in the collection of data.

There must be other entities that can collect and collate the data that are neither tenant nor landlord advocates, real or perceived.

I strongly urge that in the interests of fairness, you rethink the use of CSA.

Thank you for your consideration in this matter.

Kevin O'Neill

On Tuesday, April 12, 2022, 01:30:43 PM PDT, Mitchell Thompson <[REDACTED]> wrote:

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During the pandemic, many of the calls we are receiving are related to tenants receiving notice to vacate on account of just cause reason to make repairs, followed by very little structural changes to the property units.

Additionally, many tenants are not receiving financial assistance if they need to temporarily move while repairs are being made and are therefore paying rent but not receiving housing.

Harassment as an intimidation or retaliatory tool is also a concern, where tenants are forced to move rather than continue to face empty threats despite their legal rights to stay on the property.

In all, CSA supports this ordinance because it outlines specific requirements for just cause evictions, provides expanded relocation financial support when housing stock is low and there is a pandemic requires pausing rent payments or paying the tenant directly for temporary relocation in the event of shorter-term repairs, and ensures enforcement of harassment and retaliatory actions, which would also help address fair housing disparate impact concerns.

Housing Advisory Commission Special	1/31/2022	CONSIDERATION OF RECOMMENDING ADDING A PROPOSED LANDLORD AND TENANT ORDINANCE TO THE CHULA VISTA MUNICIPAL CODE	Estela de Los Rios, Excutive Director of CSA San Diego County Fair Housing	CSA San Diego expresses overall support for the proposed ordinance. As the Fair Housing Agency for Chula Vista, we received the influx of tenant landlord calls and have provided the data demonstrating that even before the pandemic, over 1 in 4 of our calls were related to notice to vacate (item 5.1, pg 3). During the pandemic, many of the calls we are receiving are related to tenants receiving notice to vacate on account of just cause reason to make repairs, followed by very little structural changes to the property units. Additionally, many tenants are not receiving financial assistance if they need to temporarily move while repairs are being made and are therefore paying rent but not receiving housing. Harassment as an intimidation or retaliatory tool is also a concern, where tenants are forced to move rather than continue to face empty threats despite their legal rights to stay on the property. In all, CSA supports this ordinance because it outlines specific requirements for just cause evictions, provides expanded relocation financial support when housing stock is low and there is a pandemic requires pausing rent payments or paying the tenant directly for temporary relocation in the event of shorter-term repairs, and ensures enforcement of harassment and retaliatory actions, which would also help address fair housing disparate impact concerns.	Support
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