

From: Lupe L. Soto <lupe.l.soto.1755187@muster.com>
Sent: Thursday, May 12, 2022 8:22 PM
To: Housing Advisory Commission <HAC@chulavistaca.gov>
Subject: Please Reject the Tenant Protection Ordinance

Warning: External Email
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Dear Sir or Madam Member,

As a rental housing provider, I am writing to respectfully request that you reject the proposed Residential Landlord and Tenant Ordinance. This new set of onerous laws are unnecessary and will not have a positive impact on Chula Vista.

In reading the staff report, the regulations being proposed are in response to complaints from residents at two rental properties. It is simply bad policy to create new laws in response to just a few bad actors, especially when remedies are already available. Also of great concern is that no study has been conducted of the economic impacts on the City and its residents or the housing supply.

No one wants to displace a resident, but it is often necessary for financial reasons or to upgrade the property. The complicated formula for substantial remodel and the costly relocation payments in the proposed ordinance will certainly deter the investment needed for our aging housing stock.

Rental housing providers are not to blame for the lack of available housing supply and rising housing costs. The city is shifting blame to existing housing providers. Chula Vista's population is expected to jump 40 percent by 2050. To meet the state-mandated requirements by 2029, the city must build over 11,000 units. This ordinance will likely deter investment in new rental housing.

Rental housing stakeholders are willing to work on collaborative solutions, but what has been proposed ignores the realities of operating rental housing. The ordinance as drafted is complicated and cumbersome.

Please don't make it difficult for me to provide much-needed rental housing. Reject the Residential Landlord and Tenant Ordinance.

Sincerely,

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