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CV Council Workshop Presentation

10/05/23

As a Chula Vista resident of almost 70 years, I have come to be thoroughly familiar with the Homeless situation in Chula Vista. Tonight I will present to you a solution, if adopted by the City Council, will go far to decrease the homeless population of our city. First a little background.

- As an owner of La Bella Pizza, which was founded by my parents in 1955, I have been given the opportunity to experience many years of interaction with those who have no roof over their heads.

- As a thirteen year volunteer of CAST (Community Adversity Support Team) I am on call with the Chula Vista Police Department 2 or 3 evenings a month from 6:00PM to 06:00AM. My responsibility is to provide counseling and guidance to those in our community, including the homeless, who have experienced a tragic death.

Both of these life experiences have provided me the opportunity to interact with and get to know many

individuals who are living on the street. You should take note, in the past fifty years, I have discovered the most vulnerable of our community, who have no place to call home, fall into one or more of four following categories.

1) Bad Luck: Many homeless have simply lost their job or have experienced a serious health problem or injury. In most cases these individuals eventually land on their feet and do not present a long term negative effect on our community.

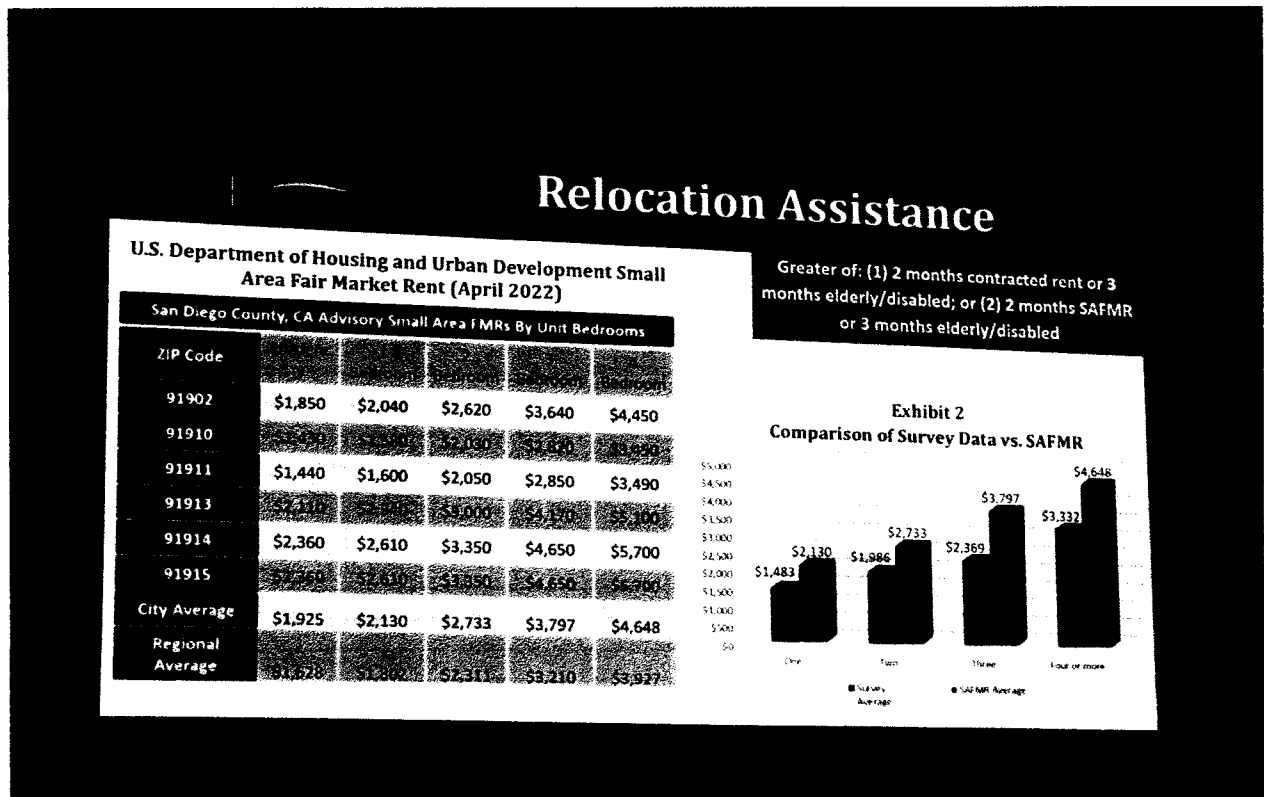
2) Drug Dependencies: Lately I have noticed there is a dramatic increase in individuals who have become hooked on drugs. I advise the City Council to fund effective programs to address this situation.

3) Mental Problems: There are many individuals in need psychiatric care. I advise the City Council to continue to work with the County to fund programs at assist these individuals.

4) Choice: Surprisingly there is a sizable percentage of homeless in our community who live the homeless lifestyle by choice. They just love the freedom of “Living on the Rails”. Years ago we would refer to these individuals as “Hobos”. I personally have two friends (Tiffany and Tom) who have been living on Chula Vista’s streets for over twenty years and prefer not to spend what little money they have to alter this lifestyle.

I have discovered the four categories of individuals previously mentioned experience one common almost insurmountable hurdle preventing them from acquiring a place to call home... **HIGH RENTS!**

With the average monthly rent for a two bedroom Chula Vista residence exceeding \$2,311.00 (See CV Staff supplied chart below) any future program adopted by our Chula Vista City Council to assist the homeless would be fruitless unless the situation of exceedingly high rents is addressed. There is one very simply action the Council can take to help solve this situation.



In our previous City Council's hasty attempt to pass an ordinance to assist those of our rental community, they inadvertently included two clauses (9.65.060E and 9.65.080C2). These clauses require Tenants and/or Landlords to fill out forms providing City Staff with information of when a Tenant voluntarily terminates a lease and moves away. City Staff is not required to warn Tenants and/or Landlords if simple paper work errors are made. If an error is made Tenants and/or Landlords are faced with \$5,000.00 daily fines.

Since all Landlord's expenses must be recovered from Tenants, I, along with many others have been forced to raise monthly rents of some tenants the maximum allowed by law.

One very dear elderly tenant of twelve years, Pam, has indicated to me she plans someday to move into a larger home with her two Sons and two Grand Children. Knowing full well there is a very good chance an error could be made when the required paperwork is submitted, we have been forced to raise her monthly rent in stages by \$400.00 (the maximum allowed by law) in order to finance the cost of possible future litigation with the City.

I am certain mine is not the only Tenant/Landlord relationship facing with this situation.

If the City Council would remove the five underlined words of clause 9.65.080C2, as shown in the PS section blow, the threat of \$5,000.00 daily fines for simple paper work errors would be eliminated. Such in action would result in the opportunity for me and hundreds of other well meaning Landlords to substantially lower rents.

Remember!... Any action taken by the city Council this evening to address the homeless situation in Chula Vista is sure to be fruitless if the situation of high rents caused by the "Tenant Protection Ordinance" is not resolved.

Thank You

Joseph A Raso

PS: For your info, below are the clauses previously referenced:

Clause 9.65.060E states if a tenant terminates their lease and moves away, "Owners and Tenants shall provide City with information regarding termination of Tenancies at such time(s) and with such details as shall

be required by city in the attendant Administration Regulations.”

Clause 9.65.080C2 States: “Civil penalties for violations of this chapter may be assessed at a rate not to exceed \$5,000 per violation per day. When a violation occurs it is not required that a warning or notice to cure must first be given before an administrative citation or civil penalty may be issued.”