

Honorable Mayor & City Council

10/03/23

As you probably know, I am here to educate you of the devastating side effects the “Tenant Protection Ordinance” has on the Homeless, Elderly, and Chula Vista’s Rental Community. Additionally at the end of tonight’s and the next two presentations we will inform you of a very simple solution.

At Council Meeting of 07/25/23: we pointed out the \$5,000.00 daily fines levied against unsuspecting Landlords and/or tenants for simple paperwork errors.

At Council Meeting of 08/08/23 you were made aware of the two Clauses within the Ordinance which does the most financial harm to Chula Vista renters.

At Council Meeting of 09/12/23 you were informed City Staff’s introduction of “Tenant Protection Ordinance Administrative Regulations” was a botched attempt to clean up the “glitches” and poor wording of the “Tenant Protection Ordinance”.

Regarding \$5,000.00 Fines For Inadvertent Errors:

Staff has communicated on many occasions it is not their intention to levy fines for inadvertent paper work errors. Tonight, and the next two council meetings to

follow, we will explore three points why that statement is simply NOT true:

Point One:

Chula Vista residents of Mobile Home parks must pay the City a \$12.00 annual fee if they want to receive Rent Protection from the owners of Mobil Home Parks who raise space fees more than permitted by City Ordinance. Mobil Home Park residents are informed the \$12.00 fee is used to pay staff for enforcing the ordinance.

At a recent Housing & Homeless Commission meeting, Staff informed those in attendance: "...the City is currently staffing up the Housing & Homeless Services Department by ten positions in order to enforce the Tenant Protection Ordinance."

Considering Chula Vista's policy for recouping funds required to enforce Mobil Home Park ordinances, WE ARE BEING VERY NAIVE IN BELIEVING WELL MEANING OWNERS WOULD NOT FACE SUBSTANTIAL FINES (WHICH MUST BE PASSED ON TO TENANTS) IN ORDER TO FUND STAFF TIME FOR THE ENFORCEMENT OF THE "TENANT PROTECTION ORDINANCE". In fact, our City

Manager would be remiss if a funding mechanism is not created to support a burgeoning enforcement staff.

A Very Simple Enforcement Mechanism:

Considering violators of the “Tenant Protection Ordinance” must be informed anyway, the most efficient way to enforce the TPO is to simply warn unsuspecting Owners and/or Tenants when they are in violation. This can be accomplished by removing the following underlined words of Clause 9.65.080C2: “...*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.*”

Once conscientious Owners and/or Tenants are informed of their violation, they will gladly come into compliance, while unscrupulous individuals will attempt to circumvent the law. This procedure would simplify the process of identifying and levying fines against “Bad Actors”.

The next two Council presentations you will be informed why City Staff will resist the removal of the above five underlined words. Thank You.

Joseph A Raso