

Joseph A Raso

████████████████████ CHULA VISTA, CA 91910

████████████████████ Telephone ████████████████████

Honorable Mayor and City Council,

May 28, 2024

I recently returned to Chula Vista after being away for a couple of weeks. Before leaving, I wrote to the mayor and each council member multiple times, seeking urgent advice on mitigating the financial devastation caused by the flawed "Tenant Protection Ordinance" (TPO) on our city's homeless and renters. To my dismay, I found no responses upon my return.

It has been a year since City staff provided data revealing the severe financial hardship inflicted on our most vulnerable residents due to the TPO. Despite this compelling evidence, the City Council has failed to take any corrective action. This inaction is profoundly concerning.

Below are two of the clauses within the TPO which causes the most financial harm to Chula Vista Renters.

9.65.060E: Reporting Requirements. 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 Administrative Regulations.

Clause 9.65.080C2: "Civil penalties for violations of this chapter may be assessed at a rate not to exceed \$5,000 per violation per day.

Translation: Make a mistake, \$5,000.00 daily fine. In my 75 years, I have never seen a City Council so neglectful of the

community it claims to represent. The data unequivocally shows that the TPO has placed an immense burden on renters and the homeless, yet there has been no effort to address this dire issue. The imposition of steep fines on landlords and tenants for minor infractions is not only unjust but also counterproductive, leading to increased rents and further destabilizing our community.

A practical solution exists to align the TPO with state mandates without harming renters. By implementing a simple notification process before issuing penalties, we can encourage compliance and focus on actual offenders. This approach complies with California's requirements and protects tenants from unnecessary financial strain.

Moreover, it is crucial to address the City Staff's unilateral authority to modify TPO regulations without Council oversight. This unchecked power has led to landlords raising rents preemptively to avoid potential fines, exacerbating the problem. We must close this loophole to prevent further harm to our residents.

I urge you to recognize the gravity of this situation and take immediate action. Your attention to this matter is not just necessary—it is imperative for the well-being of our community. I pray this information rekindles your commitment to serving the people of Chula Vista.

Sincerely,

Joseph A. Raso

PS:

City Staff Supplied Data and Supporting Conclusions:

- 1) *Chula Vista Population: 283,972 (Chula Vista - U.S. Census Bureau QuickFacts)*
- 2) *Average number of individuals in each household: **3.31**. (Chula Vista - U.S. Census Bureau QuickFacts)*
- 3) *Percentage Chula Vista housing which are rentals. **42%** (Data compiled by City Staff)*
- 4) *Number of Chula Vista Rental Units: **36,033**
(Population of Chula Vista (283,072) divided by the average number of people residing in each Residence (3.31) equals 85,792 multiplied the percentage of residences which are rentals (42%) equals the approximate number of Chula Vista rental units. (36,033)*
- 5) *Approximate number of Chula Vista renters: **119,268** (CV Population 283,972 x .42% = 119,268)*
- 6) *Approximate Average Monthly Chula Vista Rent: **\$3,047.00** (See attached CV Staff provided “Relocation Assistance” Pic - Average of Line 2nd from bottom)*
- 7) *With no right to cure, amount of daily fine levied if Landlord or Tenant inadvertently makes a paperwork error when Tenant terminates lease and moves: **\$5,000.00** (Clauses 9.65.060 E and 9.65.080 C2 of “Residential Landlord and Tenant Ordinance”)*
- 8) *Maxim average monthly rent increase allowed . . **\$304.70** (\$3047.00 x 10%. California AB-1482 5% plus inflation Max 10%)*
- 9) *Average number of months required for Landlord to impound a 1 day fine: **16.41** (\$5000.00 divided by \$304.70)*

Conclusions Drawn From Staff Supplied Data:

A simple analysis of the data reveals:

1) \$10,979,255.00: The approximate total monthly maximum rent increase levied on Chula Vista Renters if Landlords are forced to impound funds to the pay daily fines: *(36,033 Rental Units multiplied by the 10% max allowed rent adjustment \$304.70 = \$10,979,255.00)*

2) 596 New Homeless: Approximate number of Homeless created if only one half of one percent of Chula Vista renters are forced out of their homes by the rent increases caused by the Tenant Protection Ordinance: (CV Population 283,972 x 42% = 119,268 x .5% = 596)

City Staff Supplied Chart:

