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Honorable Mayor & City Council

07/16/24

Once a week, members of our church gather to prepare meals for some of Chula Vista's homeless. This small act of caring is a modest attempt to mitigate the severe financial devastation the Tenant Protection Ordinance has inflicted on low-income renters and the homeless in our community.

The attached pictures, recently taken at the Palomar and "L" Streets off-ramps of Interstate 5, are an attempt to soften your heart by putting a face of those whose lives you have destroyed by the implementation of the TPO. The threat of \$5,000 daily fines levied against Mom & Pop property owners for simple paperwork errors has led to the largest rent increase in Chula Vista's history, worsening the plight of the homeless and rental community. Despite compelling data provided by City Staff, the Council has failed to take corrective action.

For the past fifteen years, I have also been a CAST (Civilian Adversity Support Team) Volunteer. CAST is a team of approximately sixty trained volunteers on call 24 hours a day and dispatched on a moment's notice by the Chula Vista Police Department to assist community members who have suffered a sudden death in the family. Calls can range from violent murders to the peaceful passing of an elderly relative. Several years ago, I was dispatched by the CVPD in the middle of the night to the Palomar Trolley Station.

As I drove to the destination my heart was filled with dread, expecting to assist with a tragic accident. To my relief, no one had died. Instead, the police discovered a homeless man sleeping in a refrigerator box with his six-year-old daughter. The policeman on the scene asked if there was anything I could do to improve their situation. I did as I was

trained and arranged for them to be taken to a shelter for single fathers. The image of that family's struggles became embedded in my heart, fueling my commitment to assist the financially vulnerable in our community. If you could have seen the empty stare on that little girl's face you would share my deep commitment to helping the underserved and immediately abandon your resistance to modifying the TPO.

In my 75 years, I have never witnessed a City Council so neglectful of the community it claims to represent. The data clearly shows that the Tenant Protection Ordinance has placed an immense burden on low-income renters and the homeless, yet there has been no effort to address this dire issue.

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

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.

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.

I urge you to recognize the gravity of this situation and take immediate action to correct the harm you are causing. 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)*

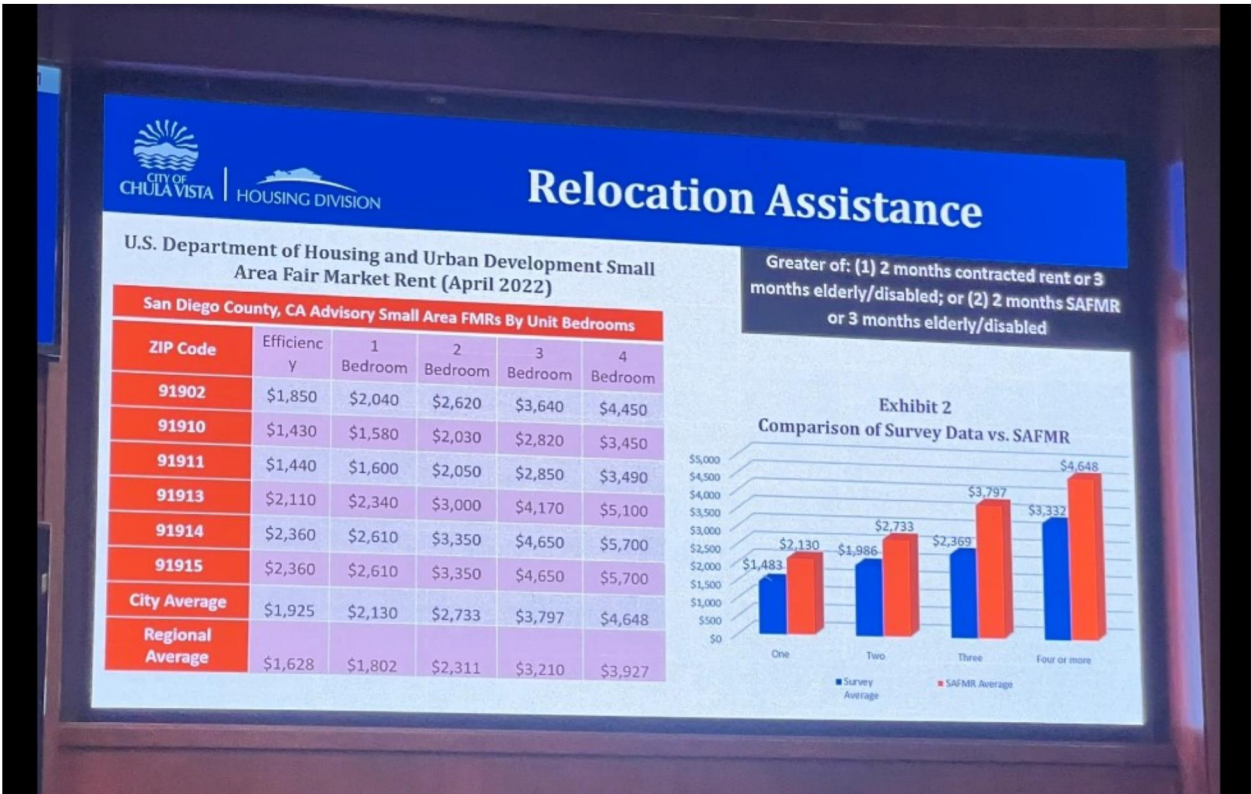
Conclusions Drawn From Staff Supplied Data:

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:



The 6 to 8 volunteers who gather 9:00 AM Thursday Mornings at Calvary Chapel Imperial Beach 485 Imperial Beach Blvd prepare 50 lunches for Chula Vista's Homeless. Pictures were taken June 13th 2024.



Two of the 50-60 Homeless living in tents at the I-5 & Palomar St Off Ramp. The crushing increase in rents, largely caused by the TPO, forces many to live on the streets. Pictures were taken June 13th 2024



Home for 70-80 people Living on “L” & Palomar St near I-5. Data presented at a October 2022 Council meeting predicted a 596 person increase of the homeless population with the passage of the TPO. Pics taken June 13th 2024.



