

Dear Mayor and City Councilmembers:

The issue of homelessness is complex and cannot be solely attributed to the lack of rental units in San Diego. Simply placing homeless individuals into housing is not a comprehensive solution. It is important to implement a step-by-step approach that facilitates the gradual restoration of individuals. Alongside this approach, the establishment of unsheltered homeless success metrics is crucial to set specific, measurable, achievable, relevant, and time-bound (SMART) goals and assess the effectiveness of policies and efforts. To gain further insight into the step-ladder approach and unsheltered homeless success metrics, I recommend reading Irene Smith, JD, PhD's article, "Homeless Success Metrics".

Do You Want to Create More Housing or Control More Housing?

By the looks of your proposal, you will definitely succeed in controlling more housing, and you will succeed in killing real estate investment in San Diego. You have the votes, right? You'll be able to push it through. Other politicians base policy on how many laws they pass and length of tenure; the fact that the policies have a negative impact is not important to them. The proposed tenant protections might help keep you in office, but will the proposed tenant protections create more housing or merely increase the amount the government controls the industry?

We All Have the Same Goal

Our shared goal is to create more affordable housing, but the question remains: how will we achieve it? After reviewing your proposal, it appears that your approach is to create a bureaucracy that would add an extra layer of expenses to regulate and control housing. It is essential to remember that government housing has historically had negative outcomes and has been associated with the creation of slums. The Section 8 program was established as a response to the failure of public housing. It is important to be mindful of these lessons from history and lead with caution. We must avoid creating

an environment that perpetuates poverty by relying on public housing as the solution. Let's not create another Cabrini Green. Lead carefully.

Right Person Right Seat (RPRS)

Will it be different this time? Can we really expect public housing to work? While it may seem like a good idea to have the government involved in housing, history has shown us that once the government steps in, housing stops being affordable. Prevailing wages, bureaucracy, lawyer's fees, and corruption are just some of the factors that make it difficult for the government to create affordable housing. The desire to do good is commendable, but the ability to provide housing efficiently is often not there.

What are rental property owners working for? They work for the equity in their property, often earning next to nothing. It's illegal to hire a government worker under such conditions. RPRS is a business management term: Right Person - Right Seat. The government is not suited to be a housing provider; it is in the wrong seat when it attempts to do so.

Is Non-Profit Housing Different from Public Housing?

Non-profit housing and public housing share many similarities, and non-profit housing is often not sustainable in the long run. The Skid Row Housing Trust serves as a prime example of this. Despite being a non-profit organization, it has not been successful in providing affordable housing. In fact, L.A.'s most prominent non-profit housing provider operates at a staggering \$14 million annual deficit, while only managing to offer 2,000 units. Many of those units were purchased, not created. However, due to the high cost of maintaining older units and the financial losses incurred, the organization has resorted to adding newer buildings to its portfolio. Why perpetually run at a loss and drain the city budget like that?

More Housing, More Efficiently

To solve the housing crisis, we need to create more housing, not just more rental units. The number of all types of housing needs to increase, ADUs, single-family homes, and multi-family. This can only be achieved by reducing the bureaucratic red tape involved in the permitting and building of new housing. Empower everyone to create more housing, more efficiently.

Pathways to the American Dream

There are viable investment models that aim to help renters become homeowners, which is a crucial component of the American dream. If you focus on creating pathways for people to achieve homeownership, you have the potential to become a success story and true heroes for the community. Don't let the fear of losing your seat in office cloud your judgment on what is best for the people you represent.

Peanut Gallery or Heroes?

Skin Row Trust, the non-profit organization, failed to understand the costs associated with maintaining a property, just as tenant rights groups do not fully comprehend the complexities of managing housing. Criticizing from the sidelines, without understanding the challenges involved, is not productive. Instead, we should focus on creating various types of new housing, which is a crucial step in addressing the root causes of the housing crisis.

The Framework that Provides Fairness

You have city council members among you who are clueless about the fact that a lease is a framework that ensures fairness between renters and rental housing providers. Everyone deserves protection, and the lease provides balanced protection for the renters and owners; both sides give and receive. You acknowledge the "unintended negative impacts on the local housing market" as you plan to create ordinances that will

kill housing. Why would you add regulations that you know will not solve the problem?
What a shame.

Crucial Steps to Stabilize Housing

You are correct about the importance of educating both renters and owners. It is crucial for everyone to understand the San Diego Tenant Right to Know Ordinance to bring stability. People need to know that they are protected and what to expect. There are 15 reasons why someone can be evicted, with four being no-fault and eleven being at-fault. All fifteen of these reasons are necessary to protect property rights; that's why they are called "just-cause" evictions. Claiming that there are "loopholes" and calling certain evictions "unnecessary tenant removals" undermines the stability of the reasonable laws that we have in place.

Dysfunctional Judicial System in San Diego County

The law must be enforced, and breaches of the lease should be swiftly addressed. However, the clerks' office is currently understaffed and inexperienced, with only one judge and one sheriff handling evictions. It's frightening that non-paying renters can take up to nine months to be evicted under your watch. This dysfunctional judicial system empowers bad actors, promotes non-payment and nuisance, and destabilizes our society. The crime statistics for the city and county reflect this. It is unacceptable that a city council member suggests "building accountability measures to ensure compliance with the law and expand resources and education," while ignoring the massive problems we have with our current court situation. You should call Judge Smyth and ask him to allocate more judges to help Judge Bell; he is overloaded with eviction cases.

Opposing Relocation Assistance

As a member of AOA, I strongly oppose the proposal to impose additional relocation assistance for no-fault just-cause evictions, which goes beyond the requirements set forth in the San Diego Right to Know Ordinance. The imposition of this fine infringes

upon my constitutional right to a just-cause eviction as a property owner. San Diego Right to Know Ordinance has already gone too far.

Opposing No-Fault Just-Cause “Tenant Protection”

I strongly oppose the proposal to prohibit no-fault just-cause evictions from the first day of tenancy, as well as the provision to give seniors and disabled residents additional time to find new housing when receiving a no-fault just-cause termination notice, as the current provisions already provide ample time.

Opposing Extra Time

I strongly oppose giving renters additional time to remedy violations that are grounds for eviction. As mentioned by one of the city council members, we need to "build in accountability measures to ensure compliance with the law." Providing extra time to cure violations removes accountability and creates tension between the owner and the renter. It's not fun to have to endure bad actors as a tenant; this makes life harder on the tenants that are abiding by the law and the lease.

The choice is yours! You can either be a self-promoting politician who measures success by the number of laws passed and the length of tenure, or you can choose to be a statesman-hero who creates a better place for everyone.

Respectfully,