

**Shelley Desautels**

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Tenant Assistance Form Response

**From:** OpenForms <noreply@openforms.com>  
**Sent:** Saturday, February 8, 2025 12:48 PM  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Tenant Assistance Form Response

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## Tenant Assistance Form Response

Contact Information	
Name	First and Last Name
Email	
Please indicate if you are a renter, landlord, or property manager.	Landlord
Request Information	
I would like to receive Temporary Housing Stabilization and Relocation Program guidelines and application materials sent to me. Please send it to me by:	
Mailing Address	
I would like to receive emails on other City tenant assistance programs.	

Provide Feedback	
<p>Please provide any comments or questions on the City's Temporary Housing Stabilization and Relocation Program.</p>	<p>Dear esteemed City Council and City staff,</p> <p>- No to Just Cause for Single Fam Homes, and No to Rent Stabilization -</p> <p>Thank you for all your hard work.</p> <p>Thank you for excluding Single Family Homes.</p> <p>Tenants want an Anti-Harassment clause. Owners would also appreciate that Anti-Harassment clause too, so please don't give it unilaterally.</p> <p>Renters/Tenants bully and threaten when they are asked to pay late fees, or when they don't want to move at the end of their agreed time, or when they are shown when they break the rules in the lease. For example, they threaten with "you're breaking the law" (when the Owner is in full compliance with the law) or they threaten that they will sue the Owner. They yell and are aggressive and it's scary knowing they are in the rental home until they vacate. Attorneys advise to just take the abuse, because the Renter/Tenant can cause more harm and damage to the home just before they vacate, on purpose, because they are angry. If you are going to add an anti-harassment clause then it better be done both ways, for both Owner and Tenant. Tenants break windows and don't admit it to the Owner, and various other damages. When they are caught hiding it, or lying about it, Tenants get angry.</p> <p>Claremont already has Rent Stabilization because Gov. Newsom, at every disaster (and with good reason) puts a hold on increasing rents. He did it for every CAL fire, bird flu, storms, earthquakes, pandemics, for every landslide, for every social issue, so please don't put another rental block on Owners. We already have limits and caps. We don't need more caps.</p> <p>We do not support a Registry. Owners don't want a Registry because of the confidentiality issue. If the City must have a Registry, then do a Registry both ways - one for Owners, and one for Tenants/Renters. I hope that the council finds that this is not necessary, and would be too expensive and difficult to maintain.</p> <p>Incentives for Renters is fine, and that helps the Tenants.</p>

	<p>We don't think Dispute Resolution it's needed because the Owners I know already back off on every issue because the Tenants have all the power currently, and the aggression from Tenants scares them. I'd say "wait" on this, and see if increasing incentives for Renters helps instead of Dispute Resolution at this time.</p> <p>Thank you for all the work that you do for our wonderful City.</p>
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## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Rental Registry

Begin forwarded message:

**From:** Terri Binder [REDACTED]  
**Date:** February 9, 2025 at 11:45:44 AM PST  
**To:** Katie Wand <[kwand@ci.claremont.ca.us](mailto:kwand@ci.claremont.ca.us)>  
**Subject:** Rental Registry

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Dear Ms. Wand and City Council Members,

I am a 'mom and pop' landlord who owns a 'two on a lot' property in Claremont. Thank you for the opportunity to give my input regarding the Rental Registry question.

I purchased my 'two on a lot' home in 2000 to be my primary residence. Over time both front and back houses eventually became rentals, but being a landlord really wasn't part of my life plan.

I can't decide if I want to keep a property here or not, but while I'm here I'm in the landlord business. While I'm here I'm adding two housing units to the city. I'm a very good landlord; my husband and I treat our tenants very well, and we don't feel the need to try to wring every last dollar out of the situation. The rent received covers the mortgage and taxes and that's about it.

I sympathize with the plight of Claremont renters who have been mistreated. However, I don't get the sense that this is a widespread problem. I was a renter for many years myself; I know what it's like to be concerned about rent increases and the like.

Fortunately for renters, the State of California Tenant Protection Act of 2019 (AB 148i2) broadly expands the scope of tenant protections. AB1482 details quite specifically the rules landlords are required to adhere to, thus ensuring that their tenants receive parity of treatment under the law.

With rent increases and eviction procedures already clearly in place, why is there a need for further government oversight regarding landlord/tenancy contracts?

It doesn't seem to me that a rental registry is warranted. I encourage you to exercise restraint in expanding government oversight and reject the proposal for establishing a rental registry.

Kind Regards,

Terri Binder



## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Written Public Comment on Tenant Protections

**From:** Milestone Park [REDACTED]  
**Date:** February 9, 2025 at 7:13:54 PM PST  
**To:** Katie Wand <[kwand@claremontca.gov](mailto:kwand@claremontca.gov)>  
**Subject:** Written Public Comment on Tenant Protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Hannah Cohen, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Hannah Cohen

## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Written public comment on tenant protections

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**From:** Diana Honor Reiss [REDACTED]  
**Date:** February 9, 2025 at 9:37:31 PM PST  
**To:** Katie Wand <[kwand@claremontca.gov](mailto:kwand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Diana Reiss, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Diana Reiss

## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Pass anti-harassment ordinance, implement a rental registry, and stabilize rent!

**From:** Ezra Levinson [REDACTED]  
**Date:** February 9, 2025 at 10:40:26 AM PST  
**To:** Katie Wand <[kwand@claremontca.gov](mailto:kwand@claremontca.gov)>  
**Subject:** Pass anti-harassment ordinance, implement a rental registry, and stabilize rent!

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Ezra Levinson and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that the City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration.  
Ezra Levinson

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Ezra Levinson | she/they ([why share pronouns?](#))  
[ezra.website](#) | [do not obey in advance](#)

## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Claremont resident writing in strong support of tenant protection measures

**From:** Sumita Pahwa [REDACTED]  
**Date:** February 7, 2025 at 11:27:39 AM PST  
**To:** Katie Wand <[kwand@claremontca.gov](mailto:kwand@claremontca.gov)>  
**Subject:** Claremont resident writing in strong support of tenant protection measures

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Hello

I would like to submit the following public comment for the city council meeting as they consider tenant protection measures;

I strongly support measures that protect tenants in Claremont from unjust eviction, having once been in the position myself of having a landlord try to illegally evict me and my family (including small children), when we exercised our rights to report them for unsafe and illegal renovations. The only solution available to tenants in these situations has been a lawsuit, and the imbalance of resources between landlords and tenants frequently means that landlords get away with all kinds of things - especially in a town with a very tight housing supply. I was in a difficult position despite being comfortably off and a college professor, and I think that having city-level institutions to prevent unlawful behavior and harassment, and to hold people accountable without having to spend vast amounts of money on lawsuits, is a very good idea. I am a homeowner now, but my experience as a tenant really brought home to be how little protection we have when it comes to such a basic form of security as housing, if we are not homeowners.

**Sumita Pahwa (she/her)**  
Associate Professor of Politics  
[REDACTED]  
Scripps College, Claremont CA.



## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Public Comment on Tenant Protections

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**From:** Anna Parrott [REDACTED]  
**Sent:** Sunday, February 9, 2025 1:49 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Public Comment on Tenant Protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Anna Parrott, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

Rental registries allow for tenants, landlords, and policymakers alike to support claims about rent changes that showcase the current situation for Claremont renters. Before we can believe claims that rents are or are not increasing, we need to make the facts transparent.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. Claremont should be a community accessible to renters from all backgrounds, be it teachers, students, or families. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,

Anna Parrott  
[REDACTED]  
Claremont, CA  
91711

## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Written public comment on tenant protections

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**From:** Noa Ruth Polish [REDACTED]  
**Sent:** Monday, February 10, 2025 7:42 AM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Noa Polish, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation and encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Noa

## Shelley Desautels

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**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 5:22 AM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Written public comment on tenant protections

One more  
Sent from my iPhone

Begin forwarded message:

**From:** Anna Taufen [REDACTED]  
**Date:** February 9, 2025 at 10:19:01 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Anna, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Anna



## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Tenant Protections Update  
**Attachments:** What is a Rental Registry Claremont.pdf

**From:** Mark Warren [REDACTED]  
**Date:** February 9, 2025 at 2:16:31 PM PST  
**To:** Katie Wand <[kwand@claremontca.gov](mailto:kwand@claremontca.gov)>, Bevin Handel <[bhandel@claremontca.gov](mailto:bhandel@claremontca.gov)>  
**Subject:** Re: Tenant Protections Update

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The city council must know and understand what a rental registry is and how much it will cost the city to implement. Attached is a fact sheet for their review.

*Mark*

Mark A. Warren  
Mark Warren Realty & Investments Inc.  
dba BMR Rentals  
[REDACTED]

---

**From:** Katie Wand <[kwand@claremontca.gov](mailto:kwand@claremontca.gov)>  
**Sent:** Thursday, December 5, 2024 9:14 AM  
**To:** Bevin Handel <[bhandel@claremontca.gov](mailto:bhandel@claremontca.gov)>  
**Subject:** Tenant Protections Update

Hello,

You are receiving this email because you have previously contacted the City of Claremont regarding Tenant Protections.

In April 2024, the City Council approved the following work plan item for the 2024-26 City Council Priorities and Objectives (July 1, 2024 – June 30, 2026):

*Continue to explore and promote resources for people experiencing housing instability and/or displacement, including:*

- *The feasibility of implementing a Claremont Rental Registry and rent stabilization;*
- *Provide rental assistance/incentives to eligible property owners and tenants through the Claremont Temporary Housing Stabilization and Relocation Program;*
- *Consider adding self-governing “anti-harassment” language to the City’s Just Cause Eviction Ordinance; and*

- *Consider funding “dispute resolution” and/or “mediation” services to address landlord/tenant disputes.*

Staff is **tentatively** planning on presenting an update on these items to City Council during its regular meeting on **Tuesday, February 11, 2025**. An update will be provided if the meeting date is changed. This interest list will receive an email when the meeting material becomes publicly available (the Thursday before the scheduled meeting).

Please let me know if you have any questions at this time.

Happy Holidays,

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## What is a Rental Registry?

A rental registry is a computer database maintained by a private company, containing information about each rental unit in Claremont. There is **NO REQUIREMENT** that the housing provider obtain written approval from the rental resident prior to adding their personal information into the rental registry.

The information required from each housing provider (landlord) initially includes:

1. The names of each rental unit occupant.
2. The date the occupant moved into the rental unit.
3. The monthly rent amount on the date occupant moved in.
4. The current monthly rent amount.
5. The rental property address.
6. The size of the rental property, number of bedrooms and bathrooms etc.
7. Any other information that the city council might want to collect in the future.

A rental registry **DOES NOT** function as a mediator or **create a mechanism or program to assisted renters** who have questions or issues (often time sensitive) pertaining to their rental unit or to the owner/manager of that unit.

A rental registry **DOESNOT** establish any type of rental protections for tenants.

### UNANSWERED QUESTIONS:

1. What is the goal of a rental registry? It doesn't provide for mediation or rent controls. What does it provide? Why is it necessary?
2. What if any useful/accurate information can be assembled from this database with hundreds of property owners doing the data entry?
3. What steps have been taken to prevent hackers from accessing this database and stealing private information about the residents? Who is liable for financial losses?

Will Federal Immigration or other agencies be able to access this information with a warrant, enabling them to name profiling which may lead to door knocking and deportation?

### WHO IS PUSHING RENTAL REGISTRIES?

The private company marketing the rental registry idea is *HdL Companies*. Their marketing material says they **can deliver revenue, insight and efficiency to local governments with NO out of pocket costs to a city**. They claim to use a pass-through fee for service model **resulting in increased revenue for the city**. However, the city will need to underwrite the costs, estimated at tens of thousands of dollars annually for 5 or 6 years.

Verify their marketing statements at their website [www.hdlcompanies.com](http://www.hdlcompanies.com).

### CONCLUSION:

**A rental registry fails to demonstrate any useful purpose other than the possibility of increasing future revenues for the city. In no way does it provide any help to renters.**

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 12:35 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Public comment on tenant protections



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
City Manager's Office  
207 Harvard Avenue | Claremont, CA 91711  
(909) 399-5454 | [KWand@claremontca.gov](mailto:KWand@claremontca.gov)  
[www.claremontca.gov](http://www.claremontca.gov) | Follow Us! @CityofClaremont



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**From:** Julia Angell [REDACTED]  
**Sent:** Monday, February 10, 2025 12:30 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Julia, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Julia Angell



## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 1:01 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written public comment on tenant protections



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
City Manager's Office  
207 Harvard Avenue | Claremont, CA 91711  
(909) 399-5454 | [KWand@claremontca.gov](mailto:KWand@claremontca.gov)  
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---

**From:** Chase Allbritton [REDACTED]  
**Sent:** Monday, February 10, 2025 12:51 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Chase Allbritton and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Chase Allbritton

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 12:59 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written public comment on Tennant protection



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
City Manager's Office  
207 Harvard Avenue | Claremont, CA 91711  
(909) 399-5454 | [KWand@claremontca.gov](mailto:KWand@claremontca.gov)  
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---

**From:** Claire Bell [REDACTED]  
**Sent:** Monday, February 10, 2025 12:51 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on Tennant protection

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Claire Bell, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,

Claire Bell

Sent from my iPhone

## Jamie Costanza

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**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 3:28 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: CAA Public Comment: 2/11 Council Mtg  
**Attachments:** image001.png; Model Tenant Anti-Harassment Ordinance .docx; CAALetter\_RentRegistry.pdf

Sent from my iPhone

Begin forwarded message:

**From:** Matt Buck <MBuck@caanet.org>  
**Date:** February 10, 2025 at 3:10:21 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Cc:** Jed Leano <jleano@ci.claremont.ca.us>, Jennifer Stark <jstark@ci.claremont.ca.us>, Ed Reece <ereece@ci.claremont.ca.us>, Sal Medina <smedina@ci.claremont.ca.us>, Corey Calaycay <ccalaycay@ci.claremont.ca.us>  
**Subject:** CAA Public Comment: 2/11 Council Mtg

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Katie, please find the attached anti-harassment model for Council to consider in lieu of what staff has presented.

And below is CAA's letter (also attached) opposing a Rent Registry. Thank you.

---

[Matthew Buck](#) - Vice President of Public Affairs  
California Apartment Association  
[mbuck@caanet.org](mailto:mbuck@caanet.org) • (949) 734-2025

*CAA is your partner in the rental housing industry.  
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## **CHAPTER \_\_\_\_\_ - TENANT HARASSMENT ORDINANCE**

### **Sec. 1 - Purpose.**

The purpose of this Chapter is to provide enhanced enforcement of illegal harassing behavior by residential real property owners, to encourage such owners to follow the law and uphold their responsibility to provide habitable rental properties, and to educate tenants and residential real property owners about their rights and responsibilities under the law.

### **Sec. 2 - Definitions.**

The following words and phrases, whenever used in this Chapter, shall be construed as defined in this Section:

- (a) *Owner or landlord* shall mean any person, acting as principal or through an agent, having the right to offer residential real property to one or more tenants for rent, and includes a predecessor in interest to the owner.
- (b) *Residential real property* shall mean any dwelling or unit that is intended for human habitation.
- (c) *Tenant* shall mean any person who lawfully occupies residential real property, including under the terms of a rental agreement or lease, whether oral, written, or implied.

### **Sec. 3 - Prohibition of tenant harassment.**

It is a violation of this Section for an owner of a residential real property to do any of the following:

- (a) Breach the covenant of quiet enjoyment owed to as tenant as provided for in California law, including Civil Code Section 1927.
- (b) Breach the warranty to provide habitable premises to a tenant as provided for in California law, including Civil Code Sections 1941, 1941.1, as 1941.3 and Health and Safety Code Sections 17920.3 and 17920.10.
- (c) Commit a significant and intentional violation of Civil Code Section 1954.
- (d) Constructively evict a tenant in violation of Civil Code Section 789.3.
- (e) In violation of Code of Civil Procedure Section 1161.3 terminate a tenancy or fail to renew a tenancy based upon an act or acts against a tenant or a tenant's household member that constitute domestic violence, sexual assault, stalking, human trafficking or abuse of an elder or a dependent adult.
- (f) In violation of Civil Code Section 1946.8 impose, or threaten to impose, penalties on a tenant who exercises the tenant's right to summon law enforcement assistance or emergency assistance as, or on behalf of, a victim of abuse, a victim of crime, or an individual in an emergency, based on the person's belief that the assistance is necessary.
- (g) In violation of Civil Code Section 1499 refuse to provide a receipt for rent payment accepted by the owner.
- (h) Commit a violation of Civil Code Section 1940.2 for the purpose of influencing a tenant to vacate.

(i) In violation of Civil Code Section 1940.35 disclose to any immigration authority, law enforcement agency, or local, state, or federal agency information regarding or relating to the immigration or citizenship status of any tenant, occupant, or other person known to the landlord to be associated with a tenant or occupant, for the purpose of, or with the intent of, harassing or intimidating a tenant or occupant, retaliating against a tenant or occupant for the exercise of his or her rights, influencing a tenant or occupant to vacate a dwelling, or recovering possession of the dwelling.

(j) Retaliate against a tenant for lawfully and peaceably exercising any rights under the law, in violation of Civil Code Section 1942.5.

#### **Sec. 4 – Fair Housing**

(a) It is hereby declared as the public policy of the City of [City Name] that all residents of the city should be able to seek and obtain housing free from discrimination and harassment because of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information.

(b) As provided for in Government Code Section 12993, the State Legislature has occupied the field of regulation of discrimination in housing laws, thereby excluding local regulation of discrimination in housing. However, it is the policy of the City that complaints of alleged housing discrimination received by the City shall be referred to the appropriate entities for fair housing counseling and/or investigation and enforcement, including but not limited to the City's tenant and landlord service provider, the California Department of Fair Employment and Housing, and/or the United State Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity.

#### **Sec. 5 - Remedies and penalties.**

(a) Violation is Misdemeanor or Infraction. Violation of Section 3 may be enforced as any violation of this Code, as provided in [Municipal Code Section Related to Effect of Violation of Code].

(b) City discretion. In addition to remedies available provided for in subdivision (a) of this Section, the City Attorney, in their sole discretion, may abate a violation of Section 3 including under the procedure set forth in [Municipal Code Sections re Nuisance Abatement], may issue citations and fines under thereunder, and may pursue any and all legal and equitable remedies for the recovery of fines, costs, and/or associated charges owed to the city as set therein. Pursuit of one remedy does not preclude the pursuit of any other remedies until the total fines and abatement charges have been recovered.

(c) No New Private Right of Action. This Chapter does not create a new private right of action for a tenant. However, nothing in this Chapter shall be construed as to prevent a tenant from pursuing a private right of action pursuant to other applicable laws.

#### **Sec. 6 – Interaction with Other Laws.**

Nothing in this Chapter shall be construed as to prevent a tenant from exercising any right that exists under the law, nor shall anything in this Chapter be construed as to prevent an owner from lawfully evicting a tenant or taking any other action pursuant to applicable State or local law.

#### **Sec. 7 – Severability.**

If any provision of this Chapter is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Chapter which can be implemented without the invalid provisions, and to this end, the provisions of this article are declared to be severable. The City Council hereby declares that it would have adopted this Chapter and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.



February 10, 2025

Mayor Calaycay & City Council  
City of Claremont  
VIA Email

**Re: Rent Registry**

Dear Mayor Calaycay and Council Members:

The California Apartment Association (CAA) represents ethical, law-abiding housing providers and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. Our members provide a majority of the obtainable housing throughout Los Angeles County.

On behalf of CAA, I am writing to share that we oppose a rent registry in the City of Claremont. The city can access this type of information without invading the privacy of tenants and a registry will do nothing to solve the housing shortage.

If the city's true intent is to obtain local market data, a third-party database such as CoStar and Axios are the best options. Properties in these databases typically represent the majority of the rental market. The city could also conduct market surveys or obtain census data for in place rents. A rent registry is a solution seeking a problem.

A registry is another attempt to control private rental housing. Local jurisdictions are better served deploying resources to focus on building housing and enforcing existing tenant protection. Rent registries are a costly alternative to collecting rent data that require significant start-up and ongoing administrative costs. Very few cities in California have a rent registry program and those that do are exclusively administered for their units under rent control. This is an unnecessary and costly program that increases staff levels at City Hall.

The City Council should oppose a rent registry and continue to focus on increasing the number of housing units in the city. The rent registry is unnecessary and will only further the regulatory burden on those who house Claremont.

CAA has a deep commitment to upholding the highest standards in the rental housing industry as well as a commitment to creating housing for all in Claremont. Please know that CAA is available as a resource to City Council and city staff. Thank you for your consideration.

Sincerely,

Matthew Buck  
Vice President of Public Affairs  
California Apartment Association



## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 1:01 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written public comment on tenant protections



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
City Manager's Office  
207 Harvard Avenue | Claremont, CA 91711  
(909) 399-5454 | [KWand@claremontca.gov](mailto:KWand@claremontca.gov)  
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---

**From:** Olivia Burkhalter [REDACTED]  
**Sent:** Monday, February 10, 2025 12:48 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Olivia Burkhalter, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Olivia Burkhalter

## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Supporting Claremont Tenants United

---

**From:** Joey Cacciarelli <[REDACTED]>  
**Sent:** Monday, February 10, 2025 1:10 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Supporting Claremont Tenants United

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Joey Cacciarelli, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Joey Cacciarelli





**CLAREMONT  
TENANTS  
UNITED**

**RE: City Council Meeting – TUES., 02/11/25: Administrative Item #5 – Tenant Protection Measures**

Monday, 02/10/25

TO: The City of Claremont - Mayor, City Council, City Staff and City Attorney

We need the **Tenants Protections Ordinance** (which was started almost 3 years ago) to come to a final resolution and completion with the Key Decisions that were left unfinished.

Besides the incomplete Anti-Harassment language, we asked that the city implement a Claremont Rental Registry as well as Rent Stabilization.

At the time, in April 2023, the city council could not make a decision on these latter items and said you needed more time to review the feasibility and research data. Now we find ourselves back where we began asking for the same items to be addressed.

If city council/city staff needed data regarding rental units and what citizens/tenants are paying for rent in the City of Claremont in addition to annual rental increases then the Rental Registry, had it been implemented back in 2023, would've supplied the data you needed by now in 2025.

As a result, nothing was done. I feel there's been more staff time spent discussing, planning and financing of historic homes to hotels, trees, lights and bicycle lanes than concern about keeping Claremont renters in their homes without fear of being harassed, evicted or paying exorbitant rents that are only increasing with each passing month.

Besides a couple of disgruntled landlords who don't think the Registry is needed, it would benefit the city to know exactly what Landlords, Property Management Companies and Corporate groups are charging for rents and subsequent increases. And, tenants' identification and financial information **does not** need to be on the Registry. Anyone who is a current renter or potential renter in this community have already completed an application with employment, personal info and gone through credit checks. The **ONLY** group that needs that info is, in fact, the Landlords, Property Management Company or Corporate group themselves. And, they have it.

The Registry should be designed so that Landlords, Property Management Company or Corporate groups remain transparent in what they are charging their renters. Personally, I don't think they want the city or anyone else to know.

**It's as simple as this:** They must provide location of unit(s), number of unit(s), what each tenant is paying monthly, when there is an increase what that is, utilities that are covered by rental rates as well as other additional fees charged to the tenant and any tenant changes and availabilities. And, I would add this caveat, if they do not comply to be forthcoming with this information they would be fined. Let that fine go towards the salary of hiring a competent individual to oversee the Claremont Rental Registry.

I know at the last meeting on 01/28/25 the Mayor commented while in discussion with city council (and I'm paraphrasing) the need to "be more human and fair when prioritizing humans over trees. If it's your house (the tree fell on), you'd have different thoughts. Walk in someone else's shoes. Be thoughtful about what other people's needs are and be fair and balanced. In any of these things, there's a balance."

Where is the thoughtfulness and balance for the renting public in the City of Claremont? We've expressed our needs. I feel as though the scales are weighted against us with no help or priority established by the city council and staff. What we are asking for is not unreasonable. I think you, too, would have different thoughts about it were you walking in our shoes.

**Vote YES on Key Decisions #2 and #4 tomorrow night!**

Sincerely,  
Elaine Thompson  
Monarch Terrace Apts.  
Claremont, CA (*longtime residents – my family and myself – since mid-1990's*)



## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 2:30 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written public comment on tenant protections for 2/11



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
City Manager's Office  
207 Harvard Avenue | Claremont, CA 91711  
(909) 399-5454 | [KWand@claremontca.gov](mailto:KWand@claremontca.gov)  
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---

**From:** Emily Dietrick [REDACTED]  
**Sent:** Monday, February 10, 2025 2:27 PM  
**To:** Katie Wand <[kwand@claremontca.gov](mailto:kwand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections for 2/11

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Emily Dietrick and I am a senior at Scripps college and a member of Inclusive Claremont . I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the “Prohibition of Tenant Harassment” ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Emily Dietrick

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 12:30 PM  
**To:** Jamie Costanza; Shelley Desautels  
**Subject:** Fwd: Written public comment on tenant protections

Sent from my iPhone

Begin forwarded message:

**From:** Lit Mas [REDACTED]  
**Date:** February 10, 2025 at 12:27:52 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Melina Durre, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Melina Durre

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 12:59 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written public comment on tenant protections



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
City Manager's Office  
207 Harvard Avenue | Claremont, CA 91711  
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---

**From:** Quinn Shepherd Dwyer [REDACTED]  
**Sent:** Monday, February 10, 2025 12:54 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Quinn Dwyer, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Quinn Dwyer



## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 2:36 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written Public Comment on Tenant Protections



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
City Manager's Office  
207 Harvard Avenue | Claremont, CA 91711  
(909) 399-5454 | [KWand@claremontca.gov](mailto:KWand@claremontca.gov)  
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---

**From:** Sami Gottsegen [REDACTED]  
**Sent:** Monday, February 10, 2025 2:32 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written Public Comment on Tenant Protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Sami, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,



## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Written public comment on tenant protections

---

**From:** Abigail Green <[REDACTED]>  
**Sent:** Monday, February 10, 2025 1:03 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Abigail, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the “Prohibition of Tenant Harassment” ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Abigail Green



## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 4:26 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Written public comment on tenant protections

Sent from my iPhone

Begin forwarded message:

**From:** Amrithasai Gussenhoven [REDACTED]  
**Date:** February 10, 2025 at 4:01:50 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** **Written public comment on tenant protections**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Amrithasai Gussenhoven, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Amrithasai Gussenhoven

## Jamie Costanza

---

**From:** jcostanza@claremontca.gov  
**Subject:** FW: Written public comment on tenant protections

**From:** Riya Hariharan [REDACTED]  
**Date:** February 10, 2025 at 11:03:05 AM PST  
**To:** Katie Wand <[kwand@claremontca.gov](mailto:kwand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Riya, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Riya

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 12:17 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Written public comment on tenant protections

Sent from my iPhone

Begin forwarded message:

**From:** Wren Willow Hartford [REDACTED]  
**Date:** February 10, 2025 at 12:09:18 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is wren Hartford, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Wren Hartford

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## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 12:18 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Written public comment on tenant protections

Sent from my iPhone

Begin forwarded message:

**From:** Sophia Heffner [REDACTED]  
**Date:** February 10, 2025 at 12:10:33 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Sophia, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Sophia

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 12:23 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Written public comment on tenant protections

Sent from my iPhone

Begin forwarded message:

**From:** Daniella Hernandez [REDACTED]  
**Date:** February 10, 2025 at 12:19:02 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Danie Hernandez, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Danie Hernandez

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 12:18 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Written public comment on tenant protections

Sent from my iPhone

Begin forwarded message:

**From:** Sophia Lore [REDACTED]  
**Date:** February 10, 2025 at 12:11:39 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Sophia, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call

home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Sophia



## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 1:00 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written public comment on tenant protections



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
City Manager's Office  
207 Harvard Avenue | Claremont, CA 91711  
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---

**From:** Lindsey manugian [REDACTED]  
**Sent:** Monday, February 10, 2025 12:51 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Lindsey Manugian, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Lindsey Manugian

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 11:59 AM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Written public comment on tenant protections

Sent from my iPhone

Begin forwarded message:

**From:** Jane Orkand Lovett [REDACTED]  
**Date:** February 10, 2025 at 11:58:56 AM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Jane, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Jane

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 4:26 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Claremont Tentant Protections

Sent from my iPhone

Begin forwarded message:

**From:** Marin Plut [REDACTED]  
**Date:** February 10, 2025 at 4:17:00 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Claremont Tentant Protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Katie,

Thank you for reaching out to let me know the tenant protections are on the agenda for tomorrow's meeting! I really appreciated the heads up so that I could share my thoughts. I unfortunately can't make it to the meeting tomorrow, so I am writing a written public comment.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you again,  
Marin Plut



## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 12:35 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written public comment on tenant protections



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
City Manager's Office  
207 Harvard Avenue | Claremont, CA 91711  
(909) 399-5454 | [KWand@claremontca.gov](mailto:KWand@claremontca.gov)  
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---

**From:** Kaia Ramaley [REDACTED]  
**Sent:** Monday, February 10, 2025 12:00 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Kaia Ramaley, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Kaia Ramaley

## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Written Public Comment on Tenant Protections

---

**From:** Lindsay Ravetz <[REDACTED]>  
**Sent:** Monday, February 10, 2025 12:32 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written Public Comment on Tenant Protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Lindsay Ravetz, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Lindsay Ravetz

## Jamie Costanza

---

**From:** jcostanza@claremontca.gov  
**Subject:** FW: Written public comment on tenant protections

---

**From:** Clare Elizabeth Reimers-Hejnal [REDACTED]  
**Sent:** Monday, February 10, 2025 10:01 AM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Clare Reimers-Hejnal, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Clare Reimers-Hejnal, Scripps '26



## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Public Comment

---

**From:** Ava Romano <[REDACTED]>  
**Sent:** Monday, February 10, 2025 1:03 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Ava, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Ava Romano



## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Written public comment on tenant protections

---

**From:** Petra Romero <[REDACTED]>  
**Sent:** Monday, February 10, 2025 1:01 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Petra, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Petra

February 10, 2025

Honorable Mayor Calaycay and Members of the Claremont City Council.  
Claremont City Hall  
225 2<sup>nd</sup> Street  
Claremont CA 91711

On behalf of the 7,800 member Citrus Valley Association of REALTORS® we strongly oppose the proposed implementation of a mandatory rental registry citing concerns regarding privacy violations, administrative burdens on landlords, and potential negative impacts on the housing market.

**Reasons for Opposition:**

- **Privacy Concerns:**  
A rental registry would collect sensitive tenant information, including personal details and rental history, creating a potential for misuse and unauthorized access, which could lead to discriminatory practices against potential renters.
- **Administrative Burden on Landlords:**  
The added step of registering rental units would place an unnecessary administrative burden on landlords, requiring them to maintain and update information regularly, potentially leading to increased costs and time commitments.
- **Discourages Rental Investment:**  
A public rental registry could discourage potential landlords from entering the market, further limiting rental housing options available to residents due to concerns about potential scrutiny and liability.
- **Lack of Proven Effectiveness:**  
The effectiveness of a rental registry in addressing housing issues is not demonstrably proven, while the potential negative impacts on tenants and landlords are significant.

**Alternative Solutions:**

- **Enhanced Tenant Screening Processes:**  
We advocate for promoting robust tenant screening practices that rely on established credit reporting agencies and verifiable references, providing landlords with reliable tools to assess tenant suitability without the need for a public registry.
- **Improved Communication Channels:**  
Establishing clear communication channels between landlords and tenants to address concerns and promote responsible rental practices could be a more effective approach to managing rental issues. This should include mediation between landlords and tenants.

We urge the City Council to carefully consider the potential drawbacks of a rental registry and explore alternative solutions that prioritize the needs of both landlords and tenants while protecting individual privacy.

Sincerely,

Bill Ruh  
Governmental Affairs Director  
Citrus Valley Association of REALTORS®

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 1:01 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written public comment on tenant protections



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
City Manager's Office  
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---

**From:** Ariella Seidman-Parra [REDACTED]  
**Sent:** Monday, February 10, 2025 12:38 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Ariella Seidman-Parra and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Ariella Seidman-Parra



## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Written public comment on tenant protections

---

**From:** Belen Silvia Yudess <[REDACTED]>  
**Sent:** Monday, February 10, 2025 12:35 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Belén Yudess, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the “Prohibition of Tenant Harassment” ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Belén Yudess

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 12:07 PM  
**To:** Jamie Costanza; Shelley Desautels  
**Subject:** Fwd: Written public comment on tenant protections

Sent from my iPhone

Begin forwarded message:

**From:** mia [REDACTED]  
**Date:** February 10, 2025 at 12:01:00 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Mia Teicher, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Mia Teicher

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Monday, February 10, 2025 12:59 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written public comment on tenant protections



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
City Manager's Office  
207 Harvard Avenue | Claremont, CA 91711  
(909) 399-5454 | [KWand@claremontca.gov](mailto:KWand@claremontca.gov)  
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---

**From:** Gabriela Vanausdale [REDACTED]  
**Sent:** Monday, February 10, 2025 12:52 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Gabby Vanausdale and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Gabby Vanausdale





*"Great Apartments Start Here!"*

Janet M. Gagnon  
Chief Corporate Affairs Officer &  
Senior Vice President, Government  
Affairs & External Relations  
janet@aagla.org  
213.384.4131; Ext. 309

February 11, 2025  
**Via Electronic Mail**

Hon. Mayor Corey Calaycay, and the  
Members of the Claremont City Council  
City Council Chamber  
225 Second Street  
Claremont, California 91711

Re: Anti-Harassment Ordinance, Rental Registry and Rent Stabilization (Agenda Item 5)

Dear Mayor Calaycay and Members of the Claremont City Council:

The Apartment Association of Greater Los Angeles (AAGLA) represents approximately 10,000 rental housing providers throughout Greater Los Angeles region, including the City of Claremont. More than 80% of our members are small, mom-and-pop owners with 20 or fewer units that are providing naturally occurring affordable housing.

### **Anti-Harassment**

AAGLA is strongly opposed to harassment in any form by any individual. As such, we support an anti-harassment ordinance that protects everyone equally from harassing conduct, including renters from owners, owners from renters and renters from renters. The draft ordinance proposed completely fails to provide any protection for owners who are being harassed by renters or renters who may be harassed by other renters, and as such we would urge that the entire ordinance be reconsidered and a task force formed to engage directly with key stakeholders, including AAGLA, to create a more wholistic and equitable ordinance. Time and again, we find that our smaller members, particularly those who are often retirees, lodge complaints of being harassed by renters who are far younger.

Unfortunately, in today's hostile environment due to a small minority of extremists, no one is immune to and safe from wrongful harassment. While our mom-and-pop owners are providing badly needed housing for individuals who cannot afford to purchase single family homes, they are often wrongly blamed for the lack of local public housing and for-sale entry level housing. Rental housing providers have experienced harassment from renters in many of the same forms, such as physical threats, verbal abuse and publication of private information on social media. It is the City's responsibility to protect all individuals within your community from such wrongful intimidation and abuse.



Further, there are specific provisions within the existing draft ordinance that make it untenable for housing providers, unenforceable and unfair. The most substantial of which is making such actions an "affirmative defense" (under Section 8.35.030) rather than simply a private right of action. While we strongly believe that anyone experiencing harassment should be able to seek justice through the court system, including monetary compensation as well as injunctions, it should not be wrongfully exploited to avoid existing legal obligations under a valid lease. To do so will only incentivize unscrupulous attorneys to use the new ordinance as a "shake down device" against law abiding rental housing owners to extort unjust out of court settlements despite obvious lease violations by their clients who are renters. Two wrongs do not make a right, and this ordinance should not be allowed to be wrongfully manipulated and weaponized against housing providers.

In addition, the penalties under Section 8.35.040B(1) and (2) are grossly excessive and will destroy mom-and-pop owners for a single misstep. Penalties of up to **\$15,000 per violation** are wholly unsustainable for small owners and they will be forced to sell their properties to satisfy such extreme verdicts. As a result, existing long-term renters will lose their affordable rental housing as new owners will replace properties with new luxury housing fueling gentrification. Also, it will cause law-abiding owners to proactively flee the housing industry for fear of making a single misstep or wrongfully being accused of doing so. These penalties will not simply deter wrongful conduct but make being a rental housing provider far too risky for mom-and-pop owners. It will destroy naturally occurring affordable housing and usher in corporations as the only owners able to tolerate such extreme risk.

Further, several of the subsections under Section 8.35.020 are extremely vague, overly broad and lacking in providing proper notice to owners as to specific conduct that would be deemed in violation of the ordinance. In particular, Subsection H seemingly requiring the deposit of an amount of less than the full rent owed, and Subsection M encompassing completely undefined "other repeated intentional acts or omissions." In addition, we have heard of other, similar ordinances being wrongfully exploited under the "repairs and maintenance" aspects (here under Subsections B), where renters purposefully prevent owners from entering the unit to make repairs so that the renter can claim a violation of the anti-harassment ordinance. These are yet additional reasons that this draft ordinance needs further refinement following detailed review with direct stakeholder input.

### **Rental Registry**

As detailed in the staff report, creation of a rental registry only exists **after** the creation of a local rent stabilization ordinance. The reason is that the creation of such a massively bureaucratic and expensive endeavor can only be justified, if at all, by the need to enforce local rent restrictions. Pasadena recently established its rent stabilization and rental registry by ballot measure. It estimates that it will cost \$4.7 million per year to run with a staff of 17 full-time employees (including benefits and pensions). The questions that the City Council should be asking is: (1) Does the City have such funding available?, (2) Is this the best use of the City's funds to address housing affordability?, and (3) Would renters be better helped by using these funds for direct rental assistance?

Claremont already has a highly successful direct rental assistance program in the form of the Temporary Housing Stabilization and Relocation Program. This program has not yet exhausted even its first round of

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funding by the City Council and is yet being actively used by those in need of such financial assistance. It makes far more sense to put any additional funding that the City may have towards this rental assistance program in place of a rental registry. A rental registry does not provide any substantial assistance to renters and is completely unnecessary at this time.

### **Mediation**

AAGLA is in favor of mediation as an alternative means to help renters and rental housing providers work together in achieving mutually agreeable resolutions. However, it is not necessary for Claremont to take on additional costs to run such a program as the Los Angeles County Department of Consumer and Business Affairs already provides mediation for all of Los Angeles County. Below is a link to the relevant webpage.

<https://dcba.lacounty.gov/portfolio/the-mediation-process/>

### **Rent Stabilization**

Rent Stabilization is a concept that will have cataclysmic impacts on existing affordable rental housing in Claremont. It is a policy with such long term and widespread impacts that it must be considered with the highest level of objective data, diligence and gravity. This is so monumental that even the discussion may have the unintended consequences of scaring existing owners into selling now instead of risking being put in the position of a "forced sale" of the property once such a policy is implemented. We urge extreme caution, especially now when affordable rental housing is already a scarcity in Claremont for working families.

Thank you for your time and consideration of these matters. Please feel free to reach out to me directly by telephone at (213) 384-4131; Ext. 309 or via electronic mail at [janet@aagla.org](mailto:janet@aagla.org).

Sincerely,

*Janet M. Gagnon*

Janet M. Gagnon, Esq.

CC: Daniel Yukelson, Executive Director, Apartment Association of Greater Los Angeles



## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Tuesday, February 11, 2025 4:23 AM  
**To:** Jamie Costanza  
**Subject:** Fwd: Written Public Comment on Tenant Protections, Rental Registry, Rent Stabilization

Sent from my iPhone

Begin forwarded message:

**From:** Russ Binder [REDACTED] >  
**Date:** February 11, 2025 at 12:43:06 AM PST  
**To:** Shelley Desautels <sdesautels@ci.claremont.ca.us>, Katie Wand <kwand@claremontca.gov>  
**Subject:** Written Public Comment on Tenant Protections, Rental Registry, Rent Stabilization  
**Reply-To:** russbinder@gmail.com

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Desautels, Ms. Wand, Members of the City Council, and Staff

I offer my comments here as a citizen and landlord. They are entirely independent and in no way connected to my position as a commissioner. I also want to clarify that my position should not be considered "anti-renter." My position is "pro-Claremont" and, by extension, also "pro-renter."

### Tenant Protections

My wife and I are "mom and pop" landlords - one two-structure property in Claremont's Village. We have an unblemished, multi-decade record of treating tenants fairly and maintaining the properties' condition. We — and thousands of Claremont landlords like us — are not the ones from whom tenants need (additional) protection. While a particular landlord group/corporation may have treated their group tenants poorly - no argument - their egregious actions should not require burdening the city's staff, budget, and General Fund, nor the landlords of the nearly 4,000 other units with the cost and pain of a rental registry. Sufficient laws and remedies exist to regulate, control, and counteract such actions.

### Rental Registry

If harassment, unfair treatment, improper evictions, and injustices were frequently foisted upon Claremont's valued renters, and the current rules and regulations were not working, then the need for a registry might be arguable. However, this is not the situation. So, a

Rental Registry becomes an inarguably onerous, counterproductive, and expensive solution in search of a problem.

Landlords do not want or need more rules, regulations, or more government control over their private enterprises. We ask the city not to waste (everyone's) money on consultants and unnecessary administrative and enforcement programs designed to limit the upside of a select group of Claremont's entrepreneurs.

Most cities find a Registry to be a difficult and expensive implementation. According to this article

<https://www.paloaltoonline.com/news/2022/09/15/landlords-push-back-against-proposed-rental-registry/>

in the city of Palo Alto, not everyone is thrilled about the rental registry, saying it is burdensome, costly, and invasive. Claremont will discover it to be the same - a bottomless pit of time and money.

### Rent Stabilization

The staff report states, "In most cities that have a Rental Registry, one of the core purposes is to compile the data needed for implementing local Rent Stabilization."

Twelve of the thirteen cities listed in the staff report have both a registry and stabilization—one begets the other.

- Rent Stabilization/Control reduces the housing supply by disincentivizing building new units or ADUs. Capping one's upside may be the final straw that dissuades one from investing. Houses are expensive, risky, somewhat illiquid, and typically a long-term investment. Adding "little to no profit" to the list is a surefire way to encourage one to look elsewhere to invest their capital.

- Property and neighborhood quality declines, reducing real estate values. Squeezed profits cause deferred maintenance. What value loss to ALL the properties in Claremont are the landlords and occupying owners willing to suffer to provide rent stabilization?

- Rent Stabilization risks putting Claremont into the same death spiral as, for example, Santa Monica. Economist Assar Lindbeck asserted, "In many cases, rent control appears to be the most efficient technique presently known to destroy a city—except for bombing." Or, lately, wildfires.

<https://www.econlib.org/rent-control-is-worse-than-bombing/>

This Pacific Research article describes the problems that Rent Stabilization/Control can cause, concluding, "Despite the claims of rent-control advocates, these policies over time damage communities and make housing even *less* affordable. The only thing better than abolishing rent control is not letting it become a policy in the first place."

<https://www.pacificresearch.org/rent-control-is-destroying-a-city-near-you/>

Thank you for your time and consideration. I look forward to seeing you at the February 11 meeting.

--

Regards,

Russ Binder



2-11-25

Dear Distinguished Councilmembers,

My name is Michael Boos, a resident of Claremont for 35 years. I moved here with my wife, Beth, to attend Claremont Graduate University (School) in 1990. We rented a three bedroom, one-and-a half bath, 1200 SQ foot home in the Village for \$850/month and after living there for 15 years our rent had only increased to \$900.

During this time, we started a family and I completed my degree. When our landlords retired, they sold the property to a developer who evicted us so he could tear down the two residences on the property and build a 4000 SQ foot luxury home, which the city approved. He would live in the home by himself while our family of four and the woman who lived in the ADU were forced to move. We were fortunate to find housing in Claremont so our two girls could continue to attend school at Sycamore, El Roble, and CHS. Since that time our kids have grown up, moved away, graduated college, and started their careers; after a long series of illnesses, my wife died in 2020.

I have never owned my own home and I retired from my full-time job of 28 years during the pandemic. Although I am now working as a teacher in LaVerne and Claremont I am living on a smaller income in an approximately 700 SQ ft two-bedroom cottage on Bonita Ave. This month I received a 30-day notice that my rent will be increase by \$150/month after being increased 14 months earlier by \$50/month. Now I will be paying \$2075/mo, 52% of my current income.

At 68 years old, my future in Claremont is at risk. I have some money invested in a somewhat volatile IRA and have cautiously drawn money from it to supplement my income during the summer months when my teaching hours are greatly reduced. I'm hoping to make it last until I turn 70 and qualify for my maximum Social Security benefit. I'd like to not have to work so hard. I'd like to have some paid vacation days. I'd like to have a place where my daughters could stay when they visit their hometown, but I fear this will not be possible because there is not enough affordable housing.

A 2020 study by the U.S. Accountability Office found that a \$100/month increase in median rent equaled a 9% increase in homelessness. In September 2023, the L.A. Times reported that short term rentals reduce available housing and are responsible for 5000 extra Angelenos experiencing homelessness.

As our elected Councilmembers, you currently have decisions to make regarding a rental registry, rental assistance, and protections that would benefit someone like me. People tend to make decisions based on their own personal perspective and experience. Traditionally, these kinds of decisions are made by people who own their own homes and I believe this continues to be the case here. This is an existential moment for tenants like me, who make up about 1/3 of Claremont's population. I love this community and would like to stay.

Sincerely,

Michael Boos

## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Written public comment on tenant protections

**From:** Brody Eggert <[REDACTED]>  
**Date:** February 11, 2025 at 1:02:10 PM PST  
**To:** Katie Wand <[kwand@claremontca.gov](mailto:kwand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

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My name is Brody Eggert, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Brody Eggert

Sent from my iPhone

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Tuesday, February 11, 2025 4:22 AM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Written public comment on tenant protections

Sent from my iPhone

Begin forwarded message:

**From:** Paige Augusta Hazen [REDACTED]  
**Date:** February 10, 2025 at 9:23:00 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Written public comment on tenant protections

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My name is Paige, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Paige Hazen



## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Tuesday, February 11, 2025 2:01 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Public Comment on Feb 11 2025 Council Agenda Item 5



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
City Manager's Office  
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---

**From:** Allison Henry [REDACTED]  
**Sent:** Tuesday, February 11, 2025 2:00 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Public Comment on Feb 11 2025 Council Agenda Item 5

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Claremont City Council,

Thank you for discussing item 5 and tenant protections. Claremont will have more rentals on the market, especially short term rentals, due to the Eaton fire. Claremont properties have shown up on the mutual aid lists of available rentals for families impacted by the fire in Altadena and Pasadena. This is an additional reason why Claremont should create a rental registry.

A rental registry provides oversight and revenue. LACASHA funds could be tapped for some city support especially if the rental registry supports the aim of somehow managing city information on housing, rent costs, and short term rentals. Create a rental registry.

For your reference the most recent Policy Link article on Rental Registries? Policy Link is a trusted source for policy makers and has a substantial entry on rental registries: <https://www.policylink.org/resources-tools/tools/all-in-cities/housing-anti-displacement/rental-registries> No serious consideration of rental registries can be made with out discussion of this piece.

Thank you.  
Allison Henry (she/her/ella)  
SGV Lead Organizer  
LA Forward Institute



<https://www.laforward.institute>



## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Tuesday, February 11, 2025 4:22 AM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Written public comment on tenant protections

Sent from my iPhone

Begin forwarded message:

**From:** Nadia Hsu [REDACTED]  
**Date:** February 10, 2025 at 7:42:47 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Written public comment on tenant protections

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My name is Nadia Hsu, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Nadia Hsu

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Tuesday, February 11, 2025 1:55 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written public comment on tenant protections



### Katie Wand | Deputy City Manager

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---

**From:** Abigail Krenz [REDACTED]  
**Sent:** Tuesday, February 11, 2025 1:43 PM  
**To:** Katie Wand <[kwand@claremontca.gov](mailto:kwand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Abigail, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Abigail

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Tuesday, February 11, 2025 4:22 AM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Public Comment-Renters' Protections

Sent from my iPhone

Begin forwarded message:

**From:** lawrence [REDACTED]  
**Date:** February 10, 2025 at 11:40:08 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Public Comment-Renters' Protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Lawrence Murata-Shih, and I am a resident of Claremont. I am writing to the Claremont City Council to urge them to Vote YES on Key Decision 2 to establish an anti-harassment ordinance and Vote YES on Key Decision 4 to establish a Claremont Rental Registry.

Rental registries help provide accurate rental market data to help address housing shortages, affordability, and enforcement of rental laws. Rental registries can also ensure landlords comply with state and local law regarding rent increases, evictions, and habitability issues. They could help us make a distinction between local, non-local, and different sized landlords.

We need anti-harassment protections because tenants don't speak up against poor conditions or harassment because of fear of potential retaliation. Renters have the right to feel safe and secure without the threat of harassment and retaliation.

I would also like to express my desire to have the City Council direct staff to begin working on a rent stabilization ordinance even though the staff report says that is not currently being considered. Renters have been asking for all of this for two and a half years. I have heard from renters in our city that their rent has gone up as much as 10% in the past several years due to inflation. I do not think most renters (or most people for that matter) have their incomes go up 10% each year.

Thank you,

--

Lawrence Murata-Shih



## Shelley Desautels

---

**From:** Katie Wand  
**Sent:** Tuesday, February 11, 2025 12:54 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Written public comment on tenant protections

Sent from my iPhone

Begin forwarded message:

**From:** Devlin Orlin <[REDACTED]>  
**Date:** February 11, 2025 at 12:49:48 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Devlin Orlin, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Devlin Orlin (he/him)

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Tuesday, February 11, 2025 1:55 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written public comment on tenant protections



### Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department  
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**From:** Ava Park-Matt [REDACTED]  
**Sent:** Tuesday, February 11, 2025 1:22 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Ava, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Ava

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Tuesday, February 11, 2025 1:30 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** Fwd: Written public comment on tenant protections

Sent from my iPhone

Begin forwarded message:

**From:** Elias Pluecker [REDACTED]  
**Date:** February 11, 2025 at 1:24:33 PM PST  
**To:** Katie Wand <kwand@claremontca.gov>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Elias, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Elias Pluecker



## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Written public comment on tenant protections

**From:** Vincent Mason Rutherford <[REDACTED]>  
**Date:** February 11, 2025 at 12:54:55 PM PST  
**To:** Katie Wand <[kwand@claremontca.gov](mailto:kwand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

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My name is Vincent Rutherford, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Vincent Rutherford

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Tuesday, February 11, 2025 1:55 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Written public comment on tenant protections



### Katie Wand | Deputy City Manager

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**From:** Pippa Solmssen [REDACTED]  
**Sent:** Tuesday, February 11, 2025 1:23 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Pippa Solmssen, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Pippa solmssen

## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Support for Renters Registry and Anti-Harassment

---

**From:** Lee Kane <[lkane@claremontlincoln.edu](mailto:lkane@claremontlincoln.edu)>  
**Sent:** Tuesday, February 11, 2025 4:29 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Support for Renters Registry and Anti-Harassment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Calaycay and Council Members:

I am writing to urge the City Council to vote “YES” on a mandatory Rental Registry and “YES” on an Anti-Harassment ordinance.

Renters make up more than 1/3 of Claremont’s residents and deserve every bit of the attention, protection, and compassion that our homeowners receive. No one should be allowed to run for office who feels they cannot represent more than 1/3 of our population. Our renters live here and work here, their children go to school here, they vote. They have earned your support

There are technology options for rental registries that should make it easy and inexpensive for our landlords to comply with this. I would be happy to put you in touch with some of them. Landlords all over the country are mandated to participate in a rental registry.

With the fires that have decimated so much of our region, it is more important than ever to ensure that our tenants are treated fairly and that their rights are respected.

And one last thing. I must ask why the discussion on rent stabilization is missing from tonight’s agenda. This deserves an answer immediately.

Sincerely,

Lee Kane

**Lee Kane, MPA**

Associate Dean of Novel Programs

[Claremont Lincoln University](#)

150 W. First Street | Claremont, CA 91711

Main: (909) 667-4400 | Direct: (909) 451-8648



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## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Tuesday, February 11, 2025 4:56 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Public Comments on Agenda Items - Support for Tenant Protections



### Katie Wand | Deputy City Manager

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**From:** Jorge Rivera <[jorge@healingandjusticecenter.org](mailto:jorge@healingandjusticecenter.org)>  
**Sent:** Tuesday, February 11, 2025 4:49 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Cc:** Claremont Tenants United <[claremonttenantsunited@gmail.com](mailto:claremonttenantsunited@gmail.com)>  
**Subject:** Public Comments on Agenda Items - Support for Tenant Protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Claremont City Council  
From: Jorge Rivera  
Date: February 11, 2025

Dear Mayor and City Council Members,

My name is Jorge Rivera. I am a licensed real estate agent, a rental property owner, and Executive Co-Director of the Healing and Justice Center in the San Gabriel Valley, where we operate a tenant counseling hotline. I am also a homeowner deeply invested in community safety, economic stability, and equitable housing policies. I urge you to prioritize tenant protections in your deliberations tonight. Below are my comments on the key agenda items:

### Phasing Out the Temporary Housing Stabilization Program

While transitioning to a permanent Measure A-funded rental assistance program through LCAHSA appears reasonable, I urge caution to ensure no gaps in support for vulnerable tenants. If phased out prematurely, we risk destabilizing families already struggling in

this housing crisis. I defer to the Tenant Union's neutral stance but emphasize that any transition must prioritize continuity of aid.

### **Anti-Harassment Ordinance**

I strongly support adopting this ordinance. While it may not be perfect, establishing clear protections against harassment is a critical first step to rebalancing the power dynamic between tenants and rental property owners. Harassment and intimidation tactics—such as unjustified eviction threats, refusal to make repairs, or unlawful entries—create trauma and displacement. A “yes” vote sends a message that Claremont prioritizes dignity and safety for renters. If strengthened later, even better—but let's not let the perfect be the enemy of the good.

### **Third-Party Mediation Services**

I oppose this proposal. Mediation between tenants and rental property owners is inherently unequal. Tenants often lack legal resources and fear retaliation, rendering “neutral” mediation ineffective. Instead of outsourcing disputes, I urge the Council to invest in a dedicated City Housing Staff position to proactively enforce tenant protections, manage the proposed rental registry (see below), and connect renters to resources. This would directly address systemic inequities rather than subsidizing a service that favors those with more power.

### **Claremont Rental Registry**

I wholeheartedly support this initiative. As a rental property owner and real estate professional, I know that data is essential for sound policymaking. Registries dispel myths (e.g., “small owners can't afford repairs”) by revealing actual rent increases, maintenance patterns, and displacement rates. Arguments against registries often rely on emotional appeals, not facts. For example:

**“Raising rents is necessary to cover costs”:** Maintenance and habitability are already required by law and should be factored into ownership costs. If owners failed to plan for expenses, tenants shouldn't bear the burden of their poor business decisions.

**“Owners need flexibility”:** Tenants have no such flexibility. They don't earn equity, face displacement, and lack power to negotiate.

A registry will empower the Council to craft policies grounded in reality, not anecdotes. I also encourage collaboration with housing experts to ensure the registry's efficacy.

### **Closing**

As a rental property owner, I recognize the unique power we hold over tenants' lives. Housing instability fuels broader societal harms—economic fragility, strained community relations, and violence. Claremont must choose: Will we enable displacement, or will we foster stability through tenant protections, anti-harassment laws, and data-driven solutions?

Thank you for your service and consideration.

Sincerely,

Jorge Rivera  
Licensed Real Estate Agent  
Executive Co-Director, Healing and Justice Center  
Homeowner & Rental Property Owner

In peace and wellness,  
-----



**Jorge Rivera**  
*Healing and Justice Center*  
(He/Him/His)

jorge@HealingAndJusticeCenter.org work  
+1 562 590 5601 mobile  
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## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Public comment on tenant protections

---

**From:** Kristen Wang <[REDACTED]>  
**Sent:** Tuesday, February 11, 2025 4:33 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Public comment on tenant protections

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Kristen Wang, and I am a student at the Claremont Colleges and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank you for your consideration,  
Kristen Wang



## Shelley Desautels

---

**From:** sdesautels@claremontca.gov  
**Subject:** FW: Written public comment on tenant protections

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**From:** Addie Morrisette <[REDACTED]>  
**Sent:** Tuesday, February 11, 2025 5:15 PM  
**To:** Katie Wand <[KWand@claremontca.gov](mailto:KWand@claremontca.gov)>  
**Subject:** Written public comment on tenant protections

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My name is Addie Morrisette, and I am a student at Scripps College and a supporter of Inclusive Claremont. I am writing today about the Direction on Tenant Protection Measures that will be discussed at the City Council meeting on February 11th.

I encourage the City Council to pass the "Prohibition of Tenant Harassment" ordinance to protect tenants from landlord harassment and retaliation. I also encourage the City Council to direct staff to implement a rental registry to encourage transparency and accountability.

While these measures are important, they are also not enough to protect Claremont tenants, many of whom have been facing rent increases of almost 9% per year for the last two years. Claremont tenants need rent stabilization to help keep them in their homes and the community they call home. I hope that City Council will take this urgent action to stop tenants from being priced out of Claremont.

Thank  
you for your consideration,  
Addie Morrisette

## Jamie Costanza

---

**From:** Katie Wand  
**Sent:** Tuesday, February 11, 2025 5:56 PM  
**To:** Shelley Desautels; Jamie Costanza  
**Subject:** FW: Tenant Assistance Form Response

Another public comment. Thanks!



### **Katie Wand | Deputy City Manager**

City of Claremont | Administrative Services Department  
City Manager's Office  
207 Harvard Avenue | Claremont, CA 91711  
(909) 399-5454 | [KWand@claremontca.gov](mailto:KWand@claremontca.gov)  
[www.claremontca.gov](http://www.claremontca.gov) | Follow Us! @CityofClaremont



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**The City has a New Website & Staff Email Addresses:**  
**Visit us at [www.claremontca.gov](http://www.claremontca.gov)**  
Please add my new email to your contacts list.

**From:** OpenForms <noreply@openforms.com>  
**Sent:** Tuesday, February 11, 2025 5:34 PM  
**To:** Katie Wand <[kwand@claremontca.gov](mailto:kwand@claremontca.gov)>  
**Subject:** Tenant Assistance Form Response

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## Tenant Assistance Form Response

Contact Information	
Name	Heather
Email	

Please indicate if you are a renter, landlord, or property manager.	Renter
Request Information	
I would like to receive Temporary Housing Stabilization and Relocation Program guidelines and application materials sent to me. Please send it to me by:	No thank you, I do not want the application and guidelines.
Mailing Address	
I would like to receive emails on other City tenant assistance programs.	No
Provide Feedback	
Please provide any comments or questions on the City's Temporary Housing Stabilization and Relocation Program.	<p>Hello! I have lived in Claremont with my family for over 7 years, in the same rented townhouse. We chose Claremont very intentionally for its community, walkability, and access to public transit. My family is very involved in the Claremont community. I have kids in Claremont schools where I also volunteer my time. We are active in our place of worship here in Claremont. We shop at local businesses as much as possible: during the COVID lockdown we made an effort to spend our stimulus checks at local businesses rather than send them to Amazon or Target. I co-lead a Girl Scout troop in Claremont, and all my kids are scouts who participate in service projects on a regular basis. We have planted trees with Sustainable Claremont and planted flags on veteran's graves on Memorial Day. My kids are learning what community looks like by growing up in Claremont, from the tree lighting ceremony to the Buy Nothing Group.</p> <p>Since moving into our rental home 7 years ago, we have gotten rent increases almost every year, but this year was particularly shocking. On December 26, the day after Christmas, we received notice that our rent was being raised by 8.9%. Combined with previous rent increases, this means our rent will</p>

	<p>exceed 50% of our income (because as we all know, most jobs do not guarantee 9% cost of living increases every year). Rent increases as a percentage of rent are like compound interest on a credit card - the longer we remain in our home, the more our landlords can raise our rent. Our property owner is not a Claremont resident but an out-of-state corporation raising rents from afar. If the council does not take action to prevent our rent from increasing 5 or 10% every year, we will be forced out of our home.</p> <p>The temporary rental assistance program is a great start, but we must understand that it is a bandaid only. Property management companies get richer while Claremont residents struggle to keep a roof over their heads. Communities are built through stability, by residents and families sticking around and investing in their community year after year. We know this to be true and we encourage home ownership, ostensibly because it promotes stability. But isn't the stability created by keeping renters in their homes equally important? Housing is not a commodity, and tenants are not customers to be exploited. We are your community. Please show us that you care about our families by passing rent stabilization measures and a rental registry. Thank you.</p>
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Updated Annual Property Expense Data

Property	Annual Mortgage Payment (\$)	2024 Property Taxes (\$)	2023 Property Taxes (\$)	2024 Insurance Premium (\$)	2023 Insurance Premium (\$)	HOA Dues 2025 (\$)	HOA Dues 2024 (\$)	Landlord Pays	2024 Landlord Utility Charge (\$)
Northwestern (SFR)	0	7073	6925	3502	2987	0	0	None	0.0
Hillsdale (SFR)	38818	8756	8571	4133	3884	0	0	None	3230.04
La Sierra (SFR)	45578	8870	8588	5647	4982	0	0	None	0.0
9th St. (multi-unit property)	41976	19862	17094	9617	8746	0	0	Trash, sewer, water	4501.80
Albany Ct. (condo)	33188	6817	6725	3017	2712	6360	6060	None	0.0
Chattanooga Ct. (condo)	7284	3699	6725	3621	3033	6360	6060	None	0.0

FY1 - some data for 2022 is incomplete as we did not have enough data to provide for property taxes, home owners insurance + HOA dues for #5 + #6.

2023 Landlord Utility Charge (\$)	2022 Landlord Utility Charge (\$)	Tenant Pays	2024 Maintenance Expenses (\$)	2023 Maintenance Expenses (\$)	2022 Maintenance Expenses (\$)	Total Expenses 2024 (\$)	Total Expenses 2023 (\$)	Total Expenses 2022 (\$)
0.0	0.0	All utilities	15005.21	3330.53	5846.98	25580.21	10255.53	5846.98
2680.56	2242.66	All utilities	13140	4631	6568.86	16119.04	11251.56	47427.54
0.0	0.0	All utilities	5043.36	6910	16103	14517.0	8568.0	61679
4371.48	4245.24	Electric, gas	12942.80	80530	19919.32	88899.60	152717.48	Not managed in 2022
0.0	0.0	All utilities	1987	27299	3587.91	9634.0	69904	36,755.91
0.0	0.0	All utilities	3254.25	3037	9298	7320.0	20079	16,582