Submission - City Feedback Form

A City Feedback Form has been submitted.

Contact Information	
Name	ARMAN ARIANE
Address	[redacted]
City	Claremont
State	California
Phone Number	[redacted]
Email Address	[redacted]
Submit Feedback	
Select a Topic	City Council
Comment or Question	While rent control aims to protect tenants from sudden price spikes, decades of empirical economic research show it introduces major unintended consequences. A comprehensive meta-analysis of over 190 studies highlights how capping prices distorts the housing market. Fewer New Builds: Developers often avoid building new apartments in rent-controlled areas. They anticipate lower returns on investment.Condo Conversions: Landlords frequently convert rental units into condos or co-ops to sell them to owner-occupants. This permanently removes units from the rental market.Alternative Uses: Property owners may pivot to short-term vacation rentals (like Airbnb) to bypass standard lease caps. Deferred Maintenance: Capped revenues make it difficult for landlords to absorb rising property taxes and utility costs.Lack of Upgrades: Landlords lose the financial incentive to renovate kitchens, update appliances, or modernise old infrastructure. This leads to a gradual decline in neighborhood housing conditions. Reduced Mobility: Tenants in rent-controlled apartments rarely move, even when their life changes. They do not want to give up their below-market pricing. Two-Tiered Markets: Rent control divides the market into lucky insiders and excluded outsiders.

Katie Wand

From: Matt Buck <MBuck@caanet.org>
Sent: Thursday, June 25, 2026 9:42 AM
To: Katie Wand
Subject: RE: Upcoming City Council Discussion Regarding Rent Stabilization
Attachments: Rent dips in most of Southern California. Which cities have biggest drops_ – Pasadena Star News.pdf; rents lowest in 4 years_050326.pdf; rent rates dropping 061526.pdf

Hi Katie,

I appreciate the heads-up.

Please include the attached articles stating rents have lowered in LA County and Inland Empire in staff's informational report to council.

Thank you.

Sincerely,

Matthew Buck ▪ Vice President of Public Affairs
California Apartment Association
mbuck@caanet.org

From: Katie Wand <kwand@claremontca.gov>
Sent: Wednesday, June 24, 2026 1:58 PM
To: Bevin Handel <bhandel@claremontca.gov>
Subject: Upcoming City Council Discussion Regarding Rent Stabilization

Hello,

You are receiving this email because you previously contacted the City of Claremont regarding tenant protections and/or the Claremont Temporary Housing Stabilization and Relocation Program.

During its April 14, 2026 meeting, the City Council directed staff to return at a future date with an update regarding rent stabilization. The City Council has previously discussed the potential adoption of a Rent Stabilization Ordinance in Claremont and will continue its consideration of this topic as part of an upcoming public discussion.

Staff is currently preparing an informational report and anticipates presenting the item at the regular City Council meeting on **Tuesday, July 14, 2026, at 6:30 p.m.** The meeting will be held in the **Council Chamber, located at 225 W. Second Street.**

Individuals who wish to provide **written public comments** for the City Council's consideration may respond directly to this email. Written public comments received by the applicable deadline (Thursday, July 9th at 12noon) will be included with the staff report, which is scheduled to be published the evening of Thursday, July 9, 2026. Please note that while the names of commenters are not redacted, identifying information such as email addresses, mailing addresses, and phone numbers is removed prior to publication.

There will also be opportunities to provide public comment during the meeting, either in person or via Zoom, in accordance with the City's meeting procedures.

Please feel free to share this information with others who may be interested. If you have any questions, please do not hesitate to contact me.

Thank you,

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
www.claremontca.gov| Follow Us! @CityofClaremont

NEWS > HOUSING • Opinion Columnist

Rent dips in most of Southern California. Which cities have biggest drops?

By **JONATHAN LANSNER** | jlansner@scng.com | Orange County Register

PUBLISHED: June 5, 2026 at 9:33 AM PDT

Rents are dropping in about two-thirds of Southern California cities, and the biggest breaks are showing up where prices were already on the lower side.

My trusty spreadsheet reviewed May's rent report from ApartmentList, which tracks what landlords charge in 56 cities across the region. These price estimates, a combination of government statistics and ApartmentList's listing data for apartments and houses, tracked the overall one-year change in rents for one- and two-bedroom units.

In the past year, rents dropped in 35 cities, climbed in 30, and held steady in just one. That equals 63% of all cities down in a region where typical rents slipped by 1 percent. Monthly costs run $1,934 for a one-bedroom unit and $2,365 for a two-bedroom.

When the 56 cities were ranked by how much rents changed and then split into three groups, it was clear where renters were most likely to see landlords trim what they charge.

In the cities with the steepest rent cuts, a typical one-bedroom went for $1,734. In the places with the biggest hikes, that same apartment costs $2,253. That's a 23 percent gap.

For two-bedrooms, the median was $2,173 in the cities with the biggest drops, while it hit $2,673 where rents jumped the most. That's 19 percent cheaper.

This price gap hints that higher-income areas are still flexing more economic muscle.

Landlords across the region are finding it tougher to hike rents. The job market feels shaky, and all those new homes mean more empty rentals to fill.

These stats show the challenge gets even harder in places where both rents and paychecks are on the smaller side.

Market moves

You can see this economic divide in the past year's rent swings. Only Orange County – Southern California's priciest rental market – saw typical rents go up.

Here is how rents moved, geographically speaking, ranked by share of cities wth declining prices:

– San Diego County: 88% cities with declines, 7 of 8, to a 1% median decline with median pricing of $1,864 for one-bedroom units and $2,247 for two.

– Los Angeles County: 86% declines, 12 of 14 cities to a 2% median decline with $1,846 one-bedroom units and $2,365 for two.

– Ventura County: 80% declines, 4 of 5 cities to a 1% median decline with $2,158 one-bedroom units and $2,597 for two.

– Inland Empire: 62% declines, 8 of 13 cities to a 1% median decline with $1,707 one-bedroom units and $1,951 for two.

– Orange County: 25% declines, 4 of 16 cities to a 1% median increase with $2,270 one-bedroom units and $2,698 for two.

Counting cities

Look at where prices swung the most, by city.

Three of the five largest rent drops occurred near the areas where the January 2025 Los Angeles wildfires hit. It looks like the rush for rentals from displaced families has faded.

– Pomona: 6.7% median decline with $1,489 one-bedroom units and $1,879 for two.

– Santa Monica: 6.7% median decline with $2,212 one-bedroom units and $2,651 for two.

– Pasadena: 5.3% median decline with $2,100 one-bedroom units and $2,702 for two.

– Chula Vista: 4.2% median decline with $1,712 one-bedroom units and $2,240 for two.

– Glendale: 3.4% median decline with $1,841 one-bedroom units and $2,369 for two.

On the flip side, three of the five biggest rent hikes this year showed up in Orange County.

– Aliso Viejo: 7% increase with $2,797 one-bedroom units and $3,303 for two.

– Newport Beach: 4% increase with $2,846 one-bedroom units and $3,535 for two.

– Colton: 4% increase with $1,411 one-bedroom units and $1,742 for two.

– Mission Viejo: 3% increase with $2,410 one-bedroom units and $2,898 for two.

– Chino: 2% increase with $1,707 for one-bedroom units and $2,187 for two.

Jonathan Lansner is the business columnist for the Southern California News Group. He can be reached at jlansner@scng.com

- **Try Jonathan Lansner's Substack collection of economic trends. CLICK HERE!**

MORE FROM OUR NEWSROOM

More cities are pressing pause on data centers as local backlash grows

Tuesday, June 2

Election 2026 Results: Here's how LA County's close and high-profile races were...

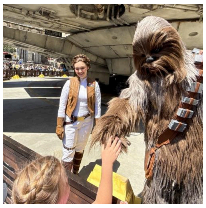
Thursday, June 4

Automatic retirement plans spread as states, cities push workers to build nest eggs

Monday, June 1

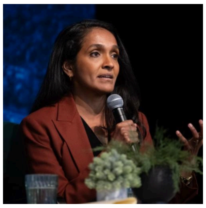
Israel’s weapons exports reach a record high with sales doubling in the past 5 years

Tuesday, June 2



When will Disneyland raise ticket prices?

Friday, May 29



2026 Election Results: Pratt’s lead over Raman narrows again in LA mayoral race, Ba...

Tuesday, June 2

Siblings killed Cerritos businessman for his SUV while planning to kill sister...

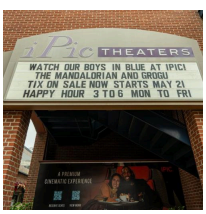
Thursday, June 4

Alexander: Enjoy Major League Baseball while you can

Friday, May 29

Noise from military exercises in Pasadena, Irvine upsets residents

Thursday, June 4



Pasadena’s iPic Theater officially closes its doors

Wednesday, June 3

4 great places for kabobs, Mediterranean food in the San Gabriel Valley

Wednesday, June 3

2026 Election Results: Race for La Canada Flintridge City Council seat heading down t...

Tuesday, June 2

REAL ESTATE

Rent rates dropping in most of Southland

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Jonathan Lansner is the business columnist for the Southern California News Group. He can be reached at jlansner@scng.com.

L.A. COUNTY

Rents drop to lowest in 4 years

Despite decline, economists say such costs remain high relative to people's incomes

CITY NEWS SERVICE

Rents in Los Angeles County have fallen to their lowest level in four years, but housing affordability remains out of reach for many residents, according to a report released Wednesday.

The median asking rent dropped to $2,520 in the first quarter of 2026, down $97, or 3.7%, from a year ago and well below the peak reached during the pandemic-era surge in 2022, according to Realtor.com.

Despite the decline, economists said rents remain high relative to incomes, requiring a household to earn more than $107,000 annually to afford a typical unit in Los Angeles.

"Los Angeles is a market in transition," Danielle Hale, chief economist at Realtor.com, said in a statement. "Supply has finally caught up, giving renters more options and more negotiating power than they've had in years. But falling rents don't automatically mean affordable rents."

Within the city of Los Angeles, the median asking rent was $2,682 in the first quarter, down 3.5% from a year earlier, according to the report.

The gap between current asking rents and what many tenants actually pay remains significant, with the median contract rent at $1,804 in 2024 —more than $1,000 lower than current listings.

Analysts said that disparity has contributed to a growing number of renters staying in place, with more than 86% of tenants remaining in the same unit year over year.

Recent policy changes are also expected to shape the market.

A revised Rent Stabilization Ordinance set to take effect in July will cap annual rent increases at 4%, down from a previous limit of 8%, and apply to roughly three-quarters of rental units in the city.

Biggest declines

Market trends varied across Los Angeles County, with higher-priced coastal areas seeing some of the steepest declines. In Beverly Hills, median asking rents fell 9.3% to $4,574, and Santa Monica saw a 2.6% drop to $4,187.

Even higher-end markets such as Malibu posted declines, with rents down 3.6% to $14,871. By contrast, more inland and transit-oriented communities held steady or saw increases. Rents in Pasadena rose 5.8% to $2,823, and Long Beach increased 2.4% to $2,624.

Culver City remained largely flat, with rents up 0.2% to $2,821.

Analysts said the divergence reflects shifting demand, with renters gravitating toward relatively more affordable areas and neighborhoods with transit access, while higher-cost coastal markets adjust after pandemic-era rent surges.

Submission - City Feedback Form

A City Feedback Form has been submitted.

Contact Information	
Name	Claremont Resident
Address	
City	
State	
Phone Number	
Email Address	[redacted]
Submit Feedback	
Select a Topic	Other
Comment or Question	Please no rent control. The city Rental Assistance is good, and tenants appreciate it, and the city knows where their help is going for good. Rent Control is counter-intuitive and brings the city down. It stops Landlords from wanting to provide housing, more current rentals will leave the market, so we have less housing, and Landlords say it blocks freedom of business.

From: Leslie Ginsburg Connors <[redacted]>
Sent: Wednesday, June 24, 2026 2:12 PM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

I meant to say it's my feeling that I'm not going to have my father around very long. He's 88 and in very Poor health.

On Wed, Jun 24, 2026 at 2:10 PM Katie Wand <kwand@claremontca.gov> wrote:

Thank you, Leslie! We will continue to keep you updated.

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
www.claremontca.gov| Follow Us! @CityofClaremont

From: Leslie Ginsburg Connors <[redacted]>
Sent: Wednesday, June 24, 2026 2:08 PM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

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 and members of the committee-

First and foremost, I want to thank you so much for helping me the last year and a half or so. I was already having a very difficult time when I received your help and since then I have lost my mother, I have become disabled and I have a roommate that is unemployable. So we are now in a very difficult predicament. On top of that our rent is likely going to go up, but we have not gotten any notice as of yet. It is my feeling that I'm not going to help my father much longer either which means I will have no family at all and I don't know how I'm going to survive because I'm disabled and I don't have a car and can't drive. I am unable to work and I'm very concerned about the rent so I'm really hoping that you were able to find some type of funding to help continue helping those of us who are in dire need of help. I am forever grateful to each, and every one of you who has helped me.

Thank you so very much,

Leslie Connors

From: Paula Corley <[redacted]>
Sent: Thursday, June 25, 2026 1:44 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

Hello Katie,

It would be nice to see, especially with the cost of everything and social security income not matching the cost of living increase, for the City of Claremont to adopt a Rent Stabilization Ordinance.

The assistance that I have received has offered me some relief both mentally and financially knowing that I have the additional funds coming from the City of Claremont to supplement my rent.

With the funds I receive, I am able to maintain groceries, utilities and other expenses that I may have.

Thanks in advance and have a blessed day.

Paula

From: Joseph Coussa <[redacted]>
Sent: Tuesday, June 30, 2026 8:54 AM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

Thanks for the clarification. Either way, rents are too high for everyone, any stabilization is appreciated.

Thank you

Joe Coussa
Sent from my iPhone

On Jun 29, 2026, at 11:30 AM, Katie Wand <kwand@claremontca.gov> wrote:

Hello,

Thank you for your comments. Please note that the upcoming City Council discussion is surrounding rent stabilization, not the Claremont Temporary Housing Stabilization and Relocation Program.

Thank you,

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
www.claremontca.gov| Follow Us! @CityofClaremont

From: Joseph Coussa <[redacted]>
Sent: Friday, June 26, 2026 11:26 AM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

I would like the funds to be extended. It helps a lot with the monthly expenses.

Thank You

Joe Coussa. Apt. [redacted]
[redacted] Apartment
Sent from my iPhone

From: ANTOINETTE CRICHTON <[redacted]>
Sent: Wednesday, June 24, 2026 5:09 PM
To: Katie Wand <kwand@claremontca.gov>; Bevin Handel <bhandel@claremontca.gov>
Cc: ANTOINETTE CRICHTON <[redacted]>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

Katie and Bevin,
Thank-you for including me in the notification about the city of Claremont having a discussion about adopting Rent Stabilization. I jointly own a home in Claremont with my son. I also own a small rental property in another city. As a small mom/pop housing provider, I am strongly opposed to Rent Stabilization programs. From my viewpoint, it is prejudiced against housing providers. Without housing providers...where would you be? Rent Stabilization hits small housing providers disproportionately hard. We operate on a slim margin and many of us are very fair with our tenants. Rent Stabilization is aimed at harming the housing providers by making their margins even slimmer. It could basically force small mom/pop providers to get out of the business. Do you actually want all the rental properties to be owned by large conglomerates? That could likely happen if you push the little people out.
We already abide by the California Law AB 1482 concerning rental increase caps. Why isn't that sufficient? Rent Stabilization unfortunately is a negative incentive to develop housing in Claremont...and a negative incentive to want to provide housing in Claremont. I certainly would be strongly cautious before investing in rental property if Rent Stabilization were involved. Rent Stabilization is actually working against affordable housing with the negative incentive. Developers dry up and housing is even more scare, forcing prices up.
I urge the city of Claremont to act against Rent Stabilization as it is actually counter to what they are trying to achieve.

Thank-you for allowing me to give you my viewpoint.

Antoinette Crichton

From: Celio Duran <[redacted]>
Sent: Thursday, June 25, 2026 8:05 AM
To: Katie Wand <kwand@claremontca.gov>; Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

Thank for the update. But I think if city council wants to stabilize rents, they should do it across all goods, like food, gasolines prices, household items, property taxes, all utilities, electricity, gas, water, trash.
Why would only want to stabilize prices on rent.? It's like you're discriminating against housing providers! Everything else so expensive too.

Celio Duran
Keller Williams Realty Downey
[redacted]
Downey, Ca. 90241
[redacted]

Jamie Costanza

To: Katie Wand
Subject: RE: Proposed adoption of a rent stabilization ordinance

From: Jonathan Estes [redacted]
Date: July 9, 2026 at 2:50:33 AM PDT
To: Katie Wand <kwand@claremontca.gov>
Subject: Proposed adoption of a rent stabilization ordinance

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.

Madam Mayor, Council Members, Ladies and Gentlemen,
I would like to take this opportunity to add my voice to the chorus of concerned citizens and residence in favor of an adoption of the proposed rent stabilization ordinance.
I believe this would not only be of immeasurable help to our neighbors affected by the current housing crisis, but an indisputable statement of who we are as a community!
Therefore, you have my wholehearted endorsement to move forward on this proposal.
Additionally, I would like to personally thank the office of the City Manager and especially our Deputy City Manager, Ms. Katie Wand and her staff. She continues to be a shining star in support of the people enrolled in the current continuation of the Claremont temporary housing stabilization and relocation program. She acts as a constant reminder that our city government is managed by real human beings that care about the citizens first and foremost, even in the midst of the government bureaucracy in which they serve and operate.
Lastly, I would also like to voice my respect and gratitude to the City Council and our city administration for their continuing fortitude and diligence in addressing the pressing need to continue our community's support for local housing assistance.

Thank you for your time,
Capt. Jonathan Estes USMM (Ret.)

Shelley Desautels

Subject: FW: Upcoming City Council Discussion Regarding Rent Stabilization

From: Maria Gutwein <[redacted]>
Date: July 7, 2026 at 4:23:29 PM PDT
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

Dear City Council,

As a Claremont resident, I am writing to express my strong support for the proposed Rent Stabilization Ordinance. Rising housing costs make it increasingly difficult for individuals and families to remain in our community. Implementing fair rent stabilization will provide much-needed predictability, protect vulnerable tenants, and help maintain Claremont's diverse character.

Thank you for your consideration.

Sincerely,

Maria Gutwein

From: [redacted]
Date: July 1, 2026 at 5:25:07 PM PDT
To: Melanie Kraus <[redacted]>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

1. I would like to publish a public comment for city counsel meeting 7/6/2026
regarding the potential adoption of the Rent Stabilization Ordinance in Claremont and I must comment on a park issue that deserves mention please.

I would like to vote FOR “some” cap on low income and rental assistance programs. It is reasonable to consider a 3 percent cap for all those seniors that are under these programs to manage income increases that occur every year at the same time. It is unjustifiable for people of low income to have to contend with fluctuating increases which at times can be up to 60-80 dollars a month. It becomes that every other yearly adjust income is taken away and seniors are left square one when it comes to finances and affordability.
The affordability includes increased food, Medicare expenses, gas and other that are required in day to day living. Claremont needs to be livable and enjoyable with quality of life for everyone.

Speaking about quality of life for seniors ,I wanted to mention how important assessability to parks are for those with dogs. Many seniors rely on dogs for day to day function and become an important part of their lives. Now ,it is well understood that there are no dogs in parks except on trails and dog parks. Citizens cannot live like that; dogs are as much a part of the family as kids are. People of Claremont with dogs can help each other pick up; this is how it should be. Many dog owners are good people who also care about how the park is maintained. Let’s be proud of Claremont. People’s homes are all around the park. How can you expect people not to walk there dogs in and around the park if they have a dog. Dogs need open space like people do. It affects the “feel” of Claremont and people. Open spaces for dogs are lacking in Claremont. The availability to allow to dogs would show Claremont cares and respects families. Age old ordinances do not work and never have. They must evolve and be retried to address a problem. Lease laws will always remain in effect for safety, but not to allow a dog sto go through the park in unconcionunable. I would hope that Claremont would adopt a new and improved way of monitoring and addressing this problem rather than shutting out the problem with posting signs around the park. Other communities around us do it, so can we!
Thank you, Melanie Kraus

From: Miguel Magana <[redacted]>
Sent: Wednesday, June 24, 2026 4:25 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

Dear Katie,

Please find my public comments below regarding the upcoming City Council discussion on the Rent Stabilization Ordinance and the Claremont Temporary Housing Stabilization and Relocation Program.

My name is Miguel Magana, and I serve as the Community Manager at Oasis KGI Commons. We provide a graduate-student-centered housing community for the Claremont Colleges, primarily serving students from Keck Graduate Institute and Claremont Graduate University, and staff of the 7 Claremont Colleges. Since 2019, I have seen students from around the world integrate into our community while pursuing demanding internships and part-time jobs at local hospitals and pharmacies.

Our residents come from all-over the world and often face significant life transitions and financial pressures. I have witnessed students manage the loss of loved ones, take on unexpected caregiving responsibilities, or need larger housing to support their families. Additionally, many must balance rent with the costs of short-term housing during required six-week clinical rotations. Financial aid delays or loss of funding often compound these stresses.

I see firsthand the burden on students who work part-time or full-time while studying and pick up extra work like rideshare driving to make ends meet. Conversely, I see the profound impact the Claremont Temporary Housing Stabilization and Relocation Program has had on our students. An extra $250–$350 a month or one-time rent assistance can be the deciding factor in whether a student can focus on their studies and successfully graduate, or if they need to pick up another shift.

The Temporary Housing Stabilization and Relocation Program has been a vital resource for the students who have utilized it. This support is more than temporary relief; it is an investment in the future of our students, the Claremont community, and the communities our students will return to and contribute to.

Thank you for your consideration.

Best regards,

Miguel Magana
Community Manager, Oasis KGI Commons
--
Miguel Magana, He/Him

Community Manager
Oasis KGI Commons

[redacted]
Claremont, CA 91711
oasis
KGI COMMONS
www.liveoasisca.com

From: andy pacheco <[redacted]>
Sent: Tuesday, June 30, 2026 7:24 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

Hello Katie,
Hope all is well. I would like to add my comments as follows:

I have been fortunate in participating in the stabilization program. Without it, it would be a nightmare as the cost of everything in the past two years has been horrendous. My medical has doubled, Due to the world impact from the needless war in Iran, gas, food , utilities ,anything that relies on petroleum products has risen by 50 plus percent. Our family was gaining momentum in savings but now as aforementioned , we are maybe 1 month covered if an emergency happens.

We appreciate the efforts of the City of Claremont in discussing tenant protections and/or the Claremont Temporary Housing Stabilization and Relocation Program.and have our solid confirmation in proceeding with said programs.

Sincerely

Pacheco Family

From: marie rocke <[redacted]>
Sent: Thursday, June 25, 2026 12:06 PM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

With the housing stabilization program has help not only me but many people who live in Claremont if Claremont can consider a adoption rent stabilization ordinance that will help so many people including myself everything is so high to live,one thing the city of claremont dose not need is homeless people, this program has helped so many of us and I hope that the city of claremont will continue to do the adoption of rent stabilization ordinance, thank you so much for all your help, Marie Rocke

During the April 14, 2026 city council meeting, Mayor Jennifer Stark expressed her concern that after 3 years of Claremont renters asking the city for help with rising rents, the council has not passed rent stabilization. She directed staff to return at a future date with an update regarding rent stabilization. The City Council has previously discussed the potential adoption of a Rent Stabilization Ordinance in Claremont (but not passed it) and will continue its ***consideration*** of this topic as part of an upcoming public discussion (July 14).

Claremont City Council Members,

As a ten-year resident of Claremont and a tenant in the same complex for that entire time, I appeal to you to **pass** a Rent Stabilization Ordinance as soon as possible and place a cap on residential rents in our City. I understand Mayor Stark has expressed concern that tenants have sought for such an ordinance for three years and limit annual rent increases to 3% or 75% of the consumer price index (CPI), whichever is lower. Can you move from "consideration" to action?

From: S.Nabil Shamim <[redacted]>
Sent: Wednesday, June 24, 2026 5:32 PM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

Dear City Staff,

Thank you for your email and for keeping community members informed about the upcoming discussion regarding rent stabilization in the City of Claremont.

I appreciate the City's efforts to continue evaluating tenant protections and to provide residents with the opportunity to participate in this important process. As a Claremont resident, I believe stable and affordable housing is essential for the well-being of individuals and families in our community.

I support the consideration of a Rent Stabilization Ordinance that provides fair protections for tenants while maintaining a balanced approach for property owners. I respectfully encourage the City Council to carefully consider the needs of residents who are facing rising housing costs and financial challenges.

Thank you for providing the opportunity for public input. I look forward to following the discussion at the July 14, 2026, City Council meeting.

Sincerely,

Sayed Nabil Shamim
Claremont, California

Pharma.Dr.S.Nabil "Shamim"
Pharmacist, Author& Journalist
Phone,IMO,Whats up & Viber [redacted]
Skype: [redacted]

Jamie Costanza

To: Katie Wand
Subject: RE: Upcoming City Council Discussion Regarding Rent Stabilization

From: Alexander Valdovinos [redacted]>
Date: July 8, 2026 at 7:47:38 PM PDT
To: Katie Wand <kwand@claremontca.gov>, Bevin Handel <bhandel@claremontca.gov>
Cc: Vanessa Carranza - La de Mary y Chatito [redacted]
Subject: RE: Upcoming City Council Discussion Regarding Rent Stabilization

Hello Katie,

Thank you for fighting the good fight.

You and your team are in our prayers, I cannot truly convey how much it means to us what you are all doing. You are actually helping and that is a good thing,

Once again Thank you for everything:

Below is the letter that I have made for the city couscil:

Dear Members of the City Council,

Thank you for your continued support of the "Temporary Housing Stabilization and Relocation Program." This program has been completely invaluable to my family. It is the only reason we can afford our rent right now. It provides us with basic safety, stability, and peace of mind.

However, our community is facing a crisis that temporary aid alone cannot fix. Every year, we face rent increases of up to 10%. No matter how hard we work, our wages simply cannot keep up with these massive hikes.

Without long-term protections, good, honest, hard-working people will soon be priced out of their homes.

I urge the Council to build upon the success of your current assistance program by introducing a Rent Stabilization Ordinance. Temporary help keeps us afloat today, but rent stabilization will protect our community's future. Thank you for your time, your empathy, and your dedication to keeping our city affordable.

Sincerely,

Alexander Valdovinos Serrano
Direct phone # [redacted]
[redacted]

From: Katie Wand <kwand@claremontca.gov>
Sent: Wednesday, June 24, 2026 1:58 PM
To: Bevin Handel <bhandel@claremontca.gov>
Subject: Upcoming City Council Discussion Regarding Rent Stabilization

Hello,

You are receiving this email because you previously contacted the City of Claremont regarding tenant protections and/or the Claremont Temporary Housing Stabilization and Relocation Program.

During its April 14, 2026 meeting, the City Council directed staff to return at a future date with an update regarding rent stabilization. The City Council has previously discussed the potential adoption of a Rent Stabilization Ordinance in Claremont and will continue its consideration of this topic as part of an upcoming public discussion.

Staff is currently preparing an informational report and anticipates presenting the item at the regular City Council meeting on **Tuesday, July 14, 2026, at 6:30 p.m.** The meeting will be held in the **Council Chamber, located at 225 W. Second Street.**

From: Daniel Wright <[redacted]>
Sent: Wednesday, June 24, 2026 2:44 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Upcoming City Council Discussion Regarding Rent Stabilization

I live in rental housing in Claremont. Rent is already too high here. My current monthly will be $2,600+/- (just under 50% of my income) a month for a small two bedroom in which myself, spouse, and four children are stuck. I am a combat veteran and the sole source of income for my family. I would be comfortably situated salary wise anywhere else in the nation but because I'm here, I'm considered "very low income" per HUD regulations. 20 years ago I'd be considered solidly middle class, and probably own a home by now.

The town's current rental assistance program is fantastic. There's no way my family would have made it out of post COVID without it. We should continue that program.

That said, rent control DOES NOT WORK. It merely causes the landlords to increase the monthly rent by the maximum allowance each year, and does nothing to adjust "market value" which is clearly inflated. Limiting or capping rents just de-incentivises people from renting their properties or developing new properties.

Moreover, it will cause all but the biggest properties in town to cease renting due to government over regulation, miles of red tape, unreal landlord tenant laws, and results in LESS housing for families. Importantly, it does nothing to adjust the starting market rates. If it were enacted today, my rent wouldn't go down.. it just limits how much it can be increased.

Do we really want to be like LA proper? That place is a dead city now because of policies like rent control.
Want more crime, poverty, homelessness and lower standards of living? Want to be suicidally empathetic? Do the rent control.

Possible solution other than rent control?
Continue with the town's current rental assistance program. Direct cash assistance at least helps out greatly with bearing the inflated rental market value rents without the downsides of rent control, which just exacerbates the situation.

No rent control.
Yes to continuing the town's current rental assistance program.

Dan.

Jamie Costanza

Subject: FW: Email for Agenda Item on July 14, 2026

From: [redacted]
Date: July 9, 2026 at 11:43:03 AM PDT
To: Katie Wand <kwand@claremontca.gov>
Subject: Email for Agenda Item on July 14, 2026

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 Council Members for the July 14th Agenda Item:

I have attended a number of City Council meetings over the 2+ years that I have rented a small back house close to one of the Entrances to the Thompson's Creek Trail. A beautiful spot, so I don't want to repeat the obvious, spoken so many times by neighbors, friends, of WHY we are happy, even privileged perhaps, to exist here in the physically and academically beautiful and lively city of Claremont. These are what I have personally observed and enjoyed, and why I am urging all Council Members to actively **VOTE FOR A RENT STABILIZATION ORDINANCE** and to **STAND with our Average Citizens** to **OPPOSE R.U.B.S** (ratio utility billing systems) which have **already hurt several apartment tenants I am Friends with** suffering from profit-oriented LANDLORDS (not mine!!) but in the larger buildings!! As a member of Claremont Tenants United, I advocate that we should **Limit Annual Rent Increases to 3% or 75% of the consumer price index (CPI)**, <u>whichever is lower</u>; And that we should expect the Landlords to stop pushing more and more fees onto the already over-burdened tenant population.

It is IMPERATIVE that we recognize the Direction of the Wealthiest and Most Powerful Minority Currently passing legislation by Washington, D.C., State Governors, and Local Officials, etc., that care More for their Profit Margins than the Very Families who dutifully pay their RENT every month!!

I personally believe it IS the Council's Responsibility to Care for All of Our Claremont Working Class Citizens who are not in that category of Wealth. Were I in town for the July 14th Discussions, I would also note the following lists of keeping the High Ethical and Moral Traditions of Claremont, which is why I am selling my property back East in NY so I can hopefully purchase a home right here in Claremont in the coming 6-8 months. (Plus being close to my two young grandsons, ages 11 and 5 years old!)

Reminder that Claremont Has:
1) Physical Earthly Beauty and Lively Academic Atmosphere
2) Excellent Schools
3) Expenditures for Both Youthful Activities and Senior Amenities!
4) Community Churches who CARE for our Spiritual and Moral Well-being
5) Cultural Diversity - Many Languages from around the World are Spoken as I walk downtown past the stores and restaurants that we all love to visit
6) Minimal/barely Seen on OUR CLAREMONT Streets, like on the Streets of Minnesota, Michigan, N.J, N.Y., Chicago, Texas, Georgia, etc. masked men, dragging away workers wearing those large wide-brimmed hats for protection from the hot suns here….will they one day appear here?

Most Respectfully,

Eleanor Ommani
[redacted]
Claremont, CA 91711
[redacted]

Jamie Costanza

Subject: FW: Comments Regarding the July 14, 2026 Discussion on Rent Stabilization and a Local Rent Registry

From: Stacey Caponigro [redacted]
Date: Thursday, July 9, 2026 at 3:03 PM
To: "citycleark@claremontca.gov" <citycleark@claremontca.gov>
Cc: Katie Wand <kwand@claremontca.gov>, Bevin Handel <bhandel@claremontca.gov>
Subject: Comments Regarding the July 14, 2026 Discussion on Rent Stabilization and a Local Rent Registry

Dear Mayor Stark, City Council Members, and Deputy City Manager Katie Wand,

I appreciate the opportunity to provide my comments regarding the upcoming discussion on a local rent registry and additional rent stabilization measures.

As many of you know, I am a Claremont resident, Realtor, Regional Property Manager, and small business owner. For more than twenty years, I have had the privilege of working with both housing providers and residents throughout Southern California, including many here in Claremont.

Every day, I advocate for both sides. I work to keep residents housed whenever possible while helping housing providers protect and maintain one of their largest investments. Because I work with both perspectives every day, I hope you'll consider my comments.

First and foremost, I recognize that housing affordability is a very real concern. I meet with residents every day who are struggling with rising housing costs, groceries, insurance, utilities, and simply making ends meet. I genuinely understand those concerns, and I believe everyone deserves to have their voice heard.

What I respectfully disagree with is the belief that creating another local rent registry or additional rent stabilization measures is the solution.

California already has extensive tenant protections in place through AB 1482 and numerous other state laws. Housing providers today must comply with rent caps where applicable, just cause eviction requirements, relocation assistance requirements, fair housing laws, habitability standards, security deposit regulations, and many other state and local requirements. At the same time, they continue to face increasing costs for insurance, property taxes, maintenance, labor, materials, utilities, and regulatory compliance.

The overwhelming majority of housing providers I represent are not large corporations. They are retirees, teachers, working families, and individuals who own one or two rental properties. Many rely on that rental income to pay a mortgage or supplement their retirement. They are members of our community.

One thing I have personally witnessed over the last several years is an increasing number of housing providers choosing to sell their rental properties because they no longer feel they have enough control over their investment or can continue absorbing the increasing costs associated with owning rental housing.

Every time that happens, we lose another rental home.

That does not help the next family searching for housing. It reduces the available rental inventory and makes an already challenging housing market even more competitive.

I also respectfully ask the Council to consider where much of the recent advocacy for additional local regulation appears to be originating. From my perspective, many of the individuals speaking in favor of these measures appear to be associated with concerns involving one particular apartment community.

If that is the case, I respectfully question whether creating citywide regulations that affect every housing provider is the best solution to what appears to be a localized issue.

Why not dedicate those same City resources toward bringing that housing provider and those residents together to facilitate meaningful conversations and work toward practical solutions? It seems to me that addressing concerns where they exist would be a far better use of staff time and public resources than adopting regulations that affect every rental property in Claremont.

The City has already invested considerable staff time discussing this issue over the past year. Revisiting this discussion requires additional staff resources, public meeting time, and likely consultation with legal counsel, all of which are funded by Claremont taxpayers. I respectfully ask the Council to consider whether those resources could be better spent on solutions that directly address housing needs.

California voters have rejected statewide rent control initiatives on multiple occasions. While everyone shares the goal of improving housing affordability, I have yet to see evidence that adding more local regulation increases the supply of rental housing or improves long term affordability.

As someone who manages rental housing on behalf of others, I understand that my management fee is based on a percentage of rent collected. I want to be transparent about that. However, my success is not measured by how much rent increases. My success is measured by maintaining long term relationships between housing providers and residents, minimizing vacancies, resolving conflicts, keeping properties well maintained, and helping both parties achieve successful outcomes. Those goals become more difficult, not easier, when additional regulations create uncertainty and discourage investment in rental housing.

Rather than creating another local ordinance, I would encourage the City to explore solutions that bring housing providers and residents together. This could include expanding voluntary mediation services, offering educational workshops that help both parties better understand their rights and responsibilities under California law, strengthening partnerships with organizations that provide temporary rental assistance during times of financial hardship, and providing educational opportunities for residents interested in becoming homeowners.

Many residents are surprised to learn that homeownership may be more attainable than they think. It may not always be in Claremont, although for some it certainly can be. Every family's situation is different. Offering workshops on mortgage prequalification, credit improvement, down payment assistance programs, budgeting, and the home buying process would provide residents with valuable tools to achieve long term housing stability rather than remaining lifelong renters.

Last year, I believed the Council reached a thoughtful and balanced approach that considered the interests of both residents and housing providers. I respectfully encourage you to continue down that path.

Claremont has always been a community built on collaboration, common sense, and mutual respect. I truly believe we can continue supporting residents while also recognizing that responsible housing providers are an important part of the solution, not the problem.

Thank you for your time, your service to our community, and your thoughtful consideration of my comments.

Respectfully,

Stacey Caponigro
Realtor/Regional Property Manager
DRE#: 01934812
[redacted]