



*"Great Apartments Start Here!"*

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May 9, 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: Rental Registry & Anti-Harassment Ordinance (Agenda Item 9)

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 the Greater Los Angeles region, including within 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.

### **Rental Registry**

We believe the staff report grossly underestimates the cost of creating and administering a rental registry. The staff report states that they have spoken to the cities of Burbank, Ventura and Pomona about their existing rental registries. However, neither Burbank nor Ventura City have existing rental registries. In addition, Pomona is only now discussing the creation of a rental registry due to the fact that they have recently adopted a rent stabilization ordinance. Pomona estimates that it will cost the city between \$1.5 million to \$2.5 million for this new program and will also require 6 to 7 new full-time employees. Granted, Pomona is a much larger city. However, even Culver City's estimate for a total population of around 39,000 people costs \$1.2 million with 3 full-time employees and they too have adopted a rent stabilization. There is no city in the Southland that has a rental registry without having rent stabilization as it is simply too costly to implement and administer.

In addition, it is unnecessary to spend such a significant amount of funds if the purpose is to gather data. It would be far cheaper for the City to subscribe to CoStar, a national aggregator of rental data for residential and commercial properties. This is the vendor that AAGLA utilizes as well as many other housing related businesses. CoStar typically covers more than 80% of available rental units.

If the goal is to track complaints regarding illegal increases, then the City Attorney's office should be able to receive such complaints and track the relevant information in order to help resolve them, including whether the claim was found to be valid, how it was resolved and whether it required litigation. Until such data is obtained, it is impossible for the City to conclude if any additional actions by the City are needed, particularly costly programs like a rental registry.

Further, as the City Council had acknowledged during its prior meeting, Los Angeles County already has a mediation program under the Department of Consumer and Business Affairs. This will be a new source of additional data once utilized by renters and rental housing providers in Claremont that will be available free of charge to the City.

Lastly, the creation of rental registry would expose the City to substantial risk of litigation. Recently, Beverly Hills and Culver City have experienced accidental disclosure of private information related to their rental registries. Culver City's data, once obtained, was published on an individual's private website encouraging widespread harassment. If Claremont were to collect such data, it would increase costs and potential liability due to hacking, accidental disclosure and improper use by staff or vendors.

We urge the City Council to delay any further discussions of a rental registry until significant data is obtained to warrant such a discussion.

### **Anti-Harassment Ordinance – Requested Modifications**

We greatly appreciate the revised ordinance that now prohibits wrongful harassment by any party towards any other party. However, there are still additional improvements to the ordinance that should be made prior to its final passage.

- **Suggested Addition.** Social media and cyber bullying are a huge concern and source of harassment. To take someone's personal information such as home address, home phone number, personal email address, employer information and family information (children's and spouses names, schools attended, spouse's employer) and make it public by posting it on social media should be deemed harassment for all parties.
- **Suggested Eliminations.** Section 8.35.020 (A) regarding reducing or eliminating housing services. This issue is better handled by mediation than inclusion as a form of harassment. The elimination of services could easily be based on a greater good. For example, removal of parking spaces or onsite laundry to create new, additional housing units that are desperately needed to increase housing supply. Rather than having to resolve this after spending thousands of dollars on lawyers, it would be better to leave this to the realm of mediation.

Section. 8.35.020 (B) regarding failing to perform and completing timely repairs. This issue requires cooperation from the renter to achieve. Again, this would be better left to mediation rather than incurring attorneys' fees later to be proven unfounded.

- **Suggested Modification.** Section 8.35.020 (H) regarding refusing to accept receipt of lawful rent payments. The rental housing providers have the legal right to reject partial payments and must do so to



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maintain their rights to receive full payment of the rent that is duly owed under the lease agreement. This provision should clarify that it is only for "receipt of lawful full rent payments".

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,

A handwritten signature in black ink that reads "Janet M. Gagnon". The script is elegant and cursive.

Janet M. Gagnon, Esq.

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