

## Communication from Public

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**Date Submitted:** 02/24/2026 04:17 PM

**Council File No:** 22-0178

**Comments for Public Posting:** It would be very helpful to a lot of tenants if buildings with submetered units weren't allowed to use Ratio Utility Bill systems. Buildings with submeters should be required by the city to maintain their submeters and be denied the option to use RUBs for services that can be submetered. I live in the Metropolitan, a historic building that had electric submeters installed during its loft renovations, completed in 2012. Claiming that the meters needed repairs that were too expensive, without evidence, ownership switched to a RUB system approximately 2 years ago. They implemented a system based on square footage, but removed a third of the building (it's retail and mechanical spaces) from their calculations, structurally increasing every unit's contribution by 50% above what their square footage required. They also started doing construction in the retail space (40,709 sqft) and provided climate control for it. This drove bills up as much as three times higher than the average rates for comparable submetered units. This is just one example of the kind of fraudulent abuse that can take place under a RUB system. They went further by putting those who refused to pay into collections while withholding repairs and denying access to parking as leverage. In addition, no building permit or certificate of occupancy was ever filed for that construction. It has gone unsupervised since May 2025. Building & Safety case no, 622323. Code Violation Report attached. Now known as BASE Gallery, this space has been opened to the public at various points, mostly during Art Walks, during its construction, with no apparent oversight by the Fire Marshal. Attaching a photo of it open on Feb 14, 2026, after it was cited for code violations. That's what tenants have been paying to help build. And no one can step in. The Department of Housing can't investigate RUBs. Building and Safety can't investigate RUBS. Water and Power can only assist its direct customers. The Public Utilities Commission can only assist direct customers of utility companies. Complaints to the Better Business Bureau have gone unanswered. So far, I'm only one of two tenants who has taken the risk of pursuing this in court, and it hasn't been easy.

