

July 24, 2017

VIA ELECTRONIC FILING

Ms. Marlene H. Dortch, Secretary
Federal Communications Commission
445 12th Street SW
Washington, DC 20554

RE: GN Docket No. 17-142 – In the Matter of Improving Competitive Broadband Access to Multiple Tenant Environments

Dear Ms. Dortch:

The undersigned rental apartment companies, representing more than 1,286,000 apartment homes, respectfully request that the FCC refrain from proposing rules that would limit or prohibit the ability of multifamily rental housing providers from entering into exclusive marketing, bulk billing, revenue sharing or exclusive wiring agreements. Residents have been well-served by the existing regulatory environment that has resulted in start-of-the-art communications services at competitive prices. We also support the comments filed in this proceeding by the National Multifamily Housing Council (NMHC).

The majority of our buildings provide residents with more than one option for video and broadband services. This ensures that residents have access to the latest technology, product bundles with significant discounts, heavily negotiated service levels, exceptional maintenance and repair outcomes, and regular system upgrades. Our residents receive best in class services because of our ability to negotiate agreements with service providers that give them the opportunity to serve all residents and a reasonable opportunity to recover any facility investments.

We share NMHC's concern that regulating exclusive marketing, bulk billing, revenue sharing and exclusive wiring arrangements could actually raise prices, result in degraded services, decrease competition and slow broadband deployment in our buildings. We have unique relationships with service providers that begin prior to building construction. Service providers help defray the multi-million dollar expense of installing and maintaining the wiring and other

infrastructure necessary to provide broadband, video, voice, security and other services that are now standard in our buildings and expected by our residents. Our providers work with us to serve communities with low and mixed-income residents; not just the most lucrative opportunities.

The FCC's existing rules and policies for multitenant environments (MTEs) are working and should not be changed. Apartment residents are likely to have more choices for broadband and video services than most residents of single family homes and similar communities. In many situations, when residents request service from other providers, those requests are accommodated, subject to space and facility constraints. Further, as NMHC notes, the FCC may not have the jurisdiction to abrogate or prohibit agreements between building owners and broadband providers.

This Commission has charted a course to eliminate unnecessary regulations and intercede only when market forces are failing. That is simply not the case in our buildings. The policies developed during the past decade have enhanced competition, encouraged broadband deployment and benefitted our residents. Demand for rental housing is booming and each newly constructed building represents the best in communications technology. Now is not the time for a change.

For the reasons listed above and those outlined in NMHC's filing, we urge the Commission to refrain from proposing rules that would limit or prohibit exclusive marketing, bulk billing, revenue sharing or exclusive wiring agreements.

Respectfully,

Apartment and Investment Management Company (Aimco)

ArchCo Residential LLC

AvalonBay Communities, Inc.

Bell Partners, Inc.

Camden Property Trust

Cortland Partners, LLC

Essex Property Trust, Inc.

Equity Residential

Forest City

Gables Residential

GID

Greystar Real Estate Partners

Haley Real Estate Group

Holland Partner Group

Klingbeil Capital Management

Mid-America Apartment Communities, Inc.

Mill Creek Residential Trust

Monogram Residential

Morgan Properties

Passco Companies, LLC

Providence Management Company, LLC

Related Companies

Rose Community Management, LLC

Rutherford Investments

Security Properties Inc.

Sequoia Equities, Inc

Swenson

Trammel Crow Residential

UDR, Inc.

Virtu Investments

Waterton