

September 30, 2019

VIA ELECTRONIC FILING

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

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

Dear Ms. Dortch:

The undersigned real estate owners, developers and managers from all segments of the industry, representing more than 1.5 million apartment homes and more than 2,000 commercial properties across the country, respectfully urge the Federal Communications Commission to refrain from any further regulation and interference in broadband deployment, access and provider partnerships employed in the multi-tenant environment. We also write in strong support of the comments filed by the National Multifamily Housing Council, the National Apartment Association, the International Council of Shopping Centers, the Institute of Real Estate Management, Nareit, the National Real Estate Investors Association, and the Real Estate Roundtable (the “Real Estate Associations”).

The Real Estate Associations rightly demonstrated in their comments that the current free market approach to deploying broadband, increasing overall connectivity, and promoting competition and choice for residents, commercial and retail tenants is working. Property owners are driven by resident and tenant demand, and very simply, residents and tenants demand access to high-speed, high-quality broadband service and a choice in providers which has driven the market. Further, contrary to what some providers have asserted, property owners do not simply see broadband service and access as a profit center. The Real Estate Associations were correct in putting forward information about the tremendous expense it takes to develop, own and operate real estate of all kinds. This goes beyond traditional brick and mortar development to include significant investment in broadband infrastructure needed to provide competitive high-speed broadband at their properties. Real estate operators and their investors are simply seeking modest compensation for the use of building space and infrastructure in order to help offset development and operation costs. Those who argue against a respect for property rights and sharing of infrastructure buildout, maintenance and operation costs are unfairly trying to profit from someone else’s investment—whether that be building wiring, Distributed Antenna Systems (DAS), rooftop space or some other portion of private property.

We, and our industry as a whole, are facing increasing pressure to meet the booming demand for rental housing and commercial real estate across the country. Real estate owners, managers and developers must balance a wide array of concerns impacting project viability, of which broadband infrastructure deployment and maintenance costs are one. Any action that shifts costs to property owners will simply further increase project development and operations costs and discourage owners from investing their own funds in broadband infrastructure. This comes at a time when the entire real estate industry as well as policymakers at all levels of government

are striving tirelessly to address supply and affordability issues. More regulation is not the answer.

The various proposals raised in the Notice of Proposed Rulemaking are unnecessary. If the goal of the Commission is to ensure that apartment residents, commercial and retail tenants have access to competitive broadband service, then the market has achieved that goal under the current regulatory structure. For the reasons listed above and those outlined in the Real Estate Associations' filings, we respectfully request that the Commission maintain the current successful business model that allows partnerships between multitenant properties and their broadband providers. The Commission should refrain from adopting any further regulation affecting broadband deployment, access and competition in the multi-tenant market.

Respectfully,

Aimco
Alexandrite Asset Management, LLC
American Assets Trust
Amkin West Bay, LLC
AMLI Residential
Appleton Corporation
Arlington Properties, Inc.
AvalonBay Communities, Inc.
Barker Property Management & Commercial Real Estate
BMOC, Inc.
Bohm CRE, LLC
Called Management LLC
Camden Property Trust
Canyon View Crossing
Charles Dunn Real Estate Services, Inc.
Clarity Commercial
Colliers International | Nashville
Compass Management, LLC
Continental Properties Company, Inc.
Cortland
CRE Property Management
Crossgates Management, Inc.
Discovery Bay Association
Equity Residential
Eugene Burger Management Corporation
Fairfield Residential
Fessler Advisors, LLC
First Communities
Francis Properties I, Ltd.
Gables Residential
Gene B. Glick Company, Inc.
GID Investment Advisers LLC
Haley Real Estate Group
Hawkins Companies
Helsel, Inc., Realtors
Innovative Property Management
Integra Affordable Management, LLC

International Realty & Investments
Investors Realty, Inc.
Jensen Properties San Diego, Inc.
Kay Abdul Realty, Inc.
LMC, A Lennar Company
Lyons Properties
Management Services Corporation
Mid-America Apartment Communities, Inc.
Mill Creek Residential
Nxt Property Management
Ortlieb Real Estate, LLC
Pan American Properties, Inc.
Peterson Properties, Inc.
Picerne Real Estate Group
PMC Management of Northern WI
Pressly Residential Group
Richman Property Services, Inc.
RIO Real Estate
Roderick Enterprises
Terra Properties, Inc.
The Bozzuto Group
The Brick Companies
TLC Property Management Corp
Trammell Crow Residential
Trived Investments, LLC
UDR, Inc.
Waterton
Watts Realty Co., Inc.
Winstar Properties, LLC
Wood Partners