

Communication from Public

Name:

Date Submitted: 10/30/2023 04:59 PM

Council File No: 20-0407-S1

Comments for Public Posting: Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal

Communication from Public

Name: Courtney Webster

Date Submitted: 10/30/2023 05:02 PM

Council File No: 20-0407-S1

Comments for Public Posting: Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal Sincerely, Courtney Webster

Communication from Public

Name: yaear benassa

Date Submitted: 10/30/2023 05:04 PM

Council File No: 20-0407-S1

Comments for Public Posting: My expenses has a landlord increased drastically since 2019 when rent was last increased. The unfair freeze was put only on rental housing and not on any other industry or service. Extending it further is unfair, it will force more of us small landlords to shutdown, and reduce the interest in new construction. If you must extend this, please give an exemption to us small landlords with only 2-6 units

Communication from Public

Name: geza tokes

Date Submitted: 10/30/2023 01:59 PM

Council File No: 20-0407-S1

Comments for Public Posting: We are mom and pops apartment owners in Echo Park. The rent freeze is putting us out of business. We are dealing with huge increases in Property tax, Insurance, LADWP water bills, plumbing, maintenance supplies, appliance repairs, gardening, and pest control. We are inspected by the LA Housing Department and LA Building and Safety and keep our buildings safe, clean, and up to code. The 4 years of rent freeze has forced us to put maintenance projects on hold, cancel gardening / pest control services, and keep everything at a minimum standard. We do not want to sell the apartment because we are part of the community and have a strong pride of ownership. If we do sell, these historic small multi units will be purchased by large investment firms or developers that will demo the building and rebuild. Raising the rent will not bring us more profit, it will only cover us with all our rising expenses. Property tax, insurance, and LADWP water bills have increased over 12%. Please see our side of the equation.
Best, Geza Tokes (323) 630-3229

Communication from Public

Name: Gena Lofton

Date Submitted: 10/30/2023 05:23 PM

Council File No: 20-0407-S1

Comments for Public Posting: Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension, Agenda Item #12 (council file #20-0407-S1) as property owners will be forced to default on their mortgages due to negative cash flow. Thus, the proposal will cause homelessness for both tenants and property owners. Tuesday marks Day 1,336 since the beginning of the global scamdemic (e.g COVID-19) when the government first started its illegal seizure by freezing rents! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, insurance, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would NEVER make for yourself? Please stop this insanity of illegally seizing owners property rights. Thank you in advance for your agreement to dismiss yet another illegal proposal to steal property rights from their rightful owners. Sincerely, Gena Lofton

Communication from Public

Name:

Date Submitted: 10/30/2023 05:46 PM

Council File No: 20-0407-S1

Comments for Public Posting: Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Post-covid, wages have increased and jobs are in an abundance. All renters if motivated can be employed. My rents are drastically under market value. I am more than fair to my tenants, but costs to maintain rental property has escalated and now it is time to value the Landlords and stop only favoring renters. I would like the committee to live on 2019 salaries and run the city on 2019 budget. Stop asking Landlords to do what is unreasonable and not sustainable. Some tenants need to stop sending money to their families in other countries and claiming poverty and asking for rental assistance. If people want to live in America, then use their dollars earned in America to pay a livable rent for the property owners wages. to pay to live in America. Thank you

Communication from Public

Name:

Date Submitted: 10/30/2023 02:19 PM

Council File No: 20-0407-S1

Comments for Public Posting: Please extend the rent freeze on RSO units. Before the 2020 freeze rent increases were unbearable. They will be even worse with inflation if they come back now. I can barely afford my rent in my apartment where I have lived for eight years. We need a stronger RSO in Los Angeles. My neighborhood is full of encampments and will only get worse if rent goes up again. My landlord is an LLC, not mom-and-pop.

Communication from Public

Name: Justina Hiuddleston

Date Submitted: 10/30/2023 06:19 PM

Council File No: 20-0407-S1

Comments for Public Posting: I am strongly in favor of extending the rent freeze. I live in Panorama City and so many of my neighbors are struggling to get by as it is. A massive rent increase would place a huge burden on these families, many of whom are intergenerational and responsible for providing for both young children and elders. Having a place to live can make or break a family. I fear that a rent increase could lead to a huge number of evictions and the eventual homelessness of many across the city and particularly in my community. Please vote Yes on item 12, motion 20-0407-S1. It is what is best for the people of Los Angeles.

Communication from Public

Name: Ana Howe Bukowski

Date Submitted: 10/30/2023 03:36 PM

Council File No: 20-0407-S1

Comments for Public Posting: I urge all members of City Council to vote YES on item 12 at the Housing & Homelessness Committee meeting. I am a low income renter in Los Angeles, where I love to live and have for the past five years. I am deeply concerned about the upcoming 7-9% rent increase. This increase would place an enormous burden on my household, as a low income person, and those of my neighbors, many of whom have enjoyed living in our building for decades. This is a vital and supportive community, many of whom are immigrants who have come here seeking better life, the kind that makes LA such an incredible city. A rent increase puts this at risk. Moreover, a rent increase it would exacerbate evictions and homelessness. Currently, rent control affordances allow many people to enjoy living in Los Angeles and any rent increases will put the social and political health of our city at greater risk. Extend the rent freeze for the better of the city!

Communication from Public

Name: Saporito Stucker

Date Submitted: 10/30/2023 06:36 PM

Council File No: 20-0407-S1

Comments for Public Posting: I'm a landlord with a duplex. WE CANNOT SHOULDER THE BURDEN any longer of a rent freeze! My costs have doubled and tripled since 2020. THIS ISNT EVEN CONSTITUTIONAL! My building will have to sit empty because I can't afford to let people rent. Landlords are the only ones who have been forced to have zero income increase since 2020 now how can you think that is fair?

Communication from Public

Name: Dan Howard

Date Submitted: 10/30/2023 07:14 PM

Council File No: 20-0407-S1

Comments for Public Posting: Dear Housing Committee Members: I have been a small mom-and-pop housing provider for several years, and never have I experienced a lack of concern from our city and community leaders for landlords like myself in my life. I understand the politics involved in what you all do, but, does it have to sway solely to tenants? Since when do owners have to bear the burden from tenants taking advantage of the rules you all put in place? Why as an owner do I have fewer rights than those who neglect their financial responsibility? Making sacrifices is universal, not just for those who sacrificed and now own property. I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal . Sincerely, Daniel Howard

Communication from Public

Name:

Date Submitted: 10/31/2023 01:19 AM

Council File No: 20-0407-S1

Comments for Public Posting: Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal Sincerely,

Communication from Public

Name: FS

Date Submitted: 10/31/2023 04:16 AM

Council File No: 20-0407-S1

Comments for Public Posting: I'm a small landlord with an RSO property. I am shocked and devastated to learn about the proposed rent increase freeze. Rents have already been frozen since 2019, yet the cost to operate and maintain a building has risen exponentially. Between never ending city-imposed fees and inflation being at an all-time high, it has become next to impossible to maintain a building. As an example, I want to replace a roof. In March of 2020, the cost of replacing the roof was \$24K. The cost for replacing that same roof is \$60K, and the prices continue to increase. In addition to not being able to maintain a building at 2019 rent levels, this is also hurting me financially. My building is my sole source of income, and these rent freezes are creating a financial hardship for me. There is a perception that building owners are all rich, greedy landlords. That is not the case - there are many small landlords like me, who feed their families from rental income. In trying to protect one group (tenants), you are financially devastating another group (small landlords). Why is our financial well being not of concern? I understand that homeless is an issue, but as a private citizen, it shouldn't be my job to solve it. Right now, with these policies, the city council is forcing me as an individual to directly contribute from my pocket in that I have to subsidize the life styles of families to whom I'm not related, by providing them housing to my financial detriment. It isn't fair.

Communication from Public

Name: George Papanikolas

Date Submitted: 10/31/2023 05:57 AM

Council File No: 20-0407-S1

Comments for Public Posting: Have you people lost your mind trying to reduce the rent increases? Is 4 years of rent freezes not enough for you? Inflation is running at 10%+ and you expect landlords to subsidise this? I don't see you freezing prices at Home Depot, or expecting plumbers to honour their prices from 2019? Build public housing or give them vouchers instead of expecting landlords to be the charities and welfare providers. Stop demonising, mom and pop landlords and come up with some real Solutions.

Communication from Public

Name: Julie Farr

Date Submitted: 10/31/2023 07:09 AM

Council File No: 20-0407-S1

Comments for Public Posting: We oppose the proposed rent freeze extension. It's been almost 4 years since landlords have been able to raise rent! In the meantime, our costs have sky rocketed. We are a rent controlled building and our rent increases were very modest to begin with. You are using landlords to subsidize tenants which is wrong. This attitude will discourage people from becoming landlords and building housing. This is not the way to go. The increase which was to be allowed was 7% - this is extremely low to make up for nearly 4 years of no increases. Allow it. Thanks, Julie Farr and Stan Dorobek

Communication from Public

Name:

Date Submitted: 10/31/2023 07:20 AM

Council File No: 20-0407-S1

Comments for Public Posting: My wife and I own a four-unit apartment building in the City of Los Angeles which provides the bulk of our income now that we are both retired. We strongly oppose the proposed rent freeze extension (Agenda Item #12 - council file #20-0407-S1). My wife and I pride ourselves on providing a safe and well-maintained home for our tenants. This has become increasingly difficult in recent years with inflation and the costs of services having gone way up. Expenses such as property taxes, insurance, gardener expenses, utility costs and pest control expenses have increased exponentially. With two long term tenants paying only about half the current fair rental value, one plumbing problem or appliance repair can mean no rental income that month. Also, there are many improvements we would like to make to the property which we simply cannot afford because of rising costs and frozen rent increases. As I suspect is the case with the vast majority of LA City renters, our tenants have not suffered any COVID-19 related setbacks. Unemployment is at an all-time low and two of our tenants in fact quit their jobs during COVID for new better paying jobs. While our tenants are doing quite well, we have a mortgage payment to make each month for which there is no COVID-19 relief. Our tenants have bought new cars, new furniture and taken expensive vacations while we see continued dwindling returns and potential loss of our investment property. Please do the right and fair thing for LA City housing providers. Please dismiss the proposed rent freeze.

Communication from Public

Name: Adam Bray-Ali

Date Submitted: 10/31/2023 08:13 AM

Council File No: 20-0407-S1

Comments for Public Posting: Dear Housing Committee members Raman, Blumenfield, Rodriguez, Lee and Dawson. My name is Adam Bray-Ali and I have been a landlord in Los Angeles for over two decades since I purchased a small 4 unit apartment in Highland Park on Avenue 42 in 2002. Over the years, we have offered our 3 studio rental apartments at a fair price and include utilities. We still rent to our first tenant who pays \$563 per month (it was \$500 in 2002). The other two apartments pay \$795 and \$830 with all utilities included. I am not some rapacious landlord that has forced people into homelessness and I have done right by the city, my tenants and my community. Current rates for a similar apartment in the area are well over \$1,200 per month. I write today to express my sincere request to dismiss this proposal (20-0407-S1) and rule that the Los Angeles Rent Stabilization rules be followed. After 4 years of zero allowed increases and many years of un-recoverable losses from the various tenant protections created by the City Council, it is time to get our city housing providers back on track. I understand the origins and goals of the Los Angeles RSO rules from 1979 where rent increases were capped at 8% and provided a floor of 3% to allow for rents to increase in a stabilized way while protecting the ability of property owners to invest the income towards habitability. The RSO rules were created to protect my tenants and our city from out of control inflation while respecting the reality that costs do and have gone up. Since March of 2020, the City of Los Angeles has prohibited ALL rent increases. Since March of 2020, the City of Los Angeles has prohibited me from being able to enforce the contracts that my tenants and I entered into freely. Since March of 2020, your council body has increased costs to me for LAHD RSO fees, increased costs for DWP fees, increased costs for sanitation fees and more. Since March of 2020, my property taxes to the county and city have increased by more than 2% per year. Since last year, the cost of my adjustable rate mortgage interest has increased from 2.5% to 6.5%. We were not able to refinance the loan during the covid era because our rental returns were below the carrying costs of the property and my own work income was reduced. While there was absolute need for an emergency declaration in March of 2020, that reason has passed and now we are approaching the long delayed end of the state of emergency that

was used to force independent landlords like me to provide services and goods without being able to operate in the free market. The RSO apartments like the 3 at my property are well under market rent and I honor the commitment to offer those apartments to my tenants. But as the disparity between market rents and the frozen rents have increased, I have looked at the siren song of the angry tenants union advocates and wondered why I am the one they vilify and demean. Why our city council openly states “support our renters” while also demonizing anyone that is foolish enough to be a landlord in the city? It takes both sides of the landlord-tenant relationship to work. You know that, and your staff knows it as well. Supporting all Angelenos means that the people maintaining and supporting the rental properties can do so. Your body has the real authority to start making the city of Los Angeles move forward into the 2020’s without the pain and struggles of the covid era. Please go forward with the rules that have created the opportunity for my tenants to remain with rents well under market and with the many protections they enjoy today. Please end this moratorium. Sincerely, Adam Bray-Ali