

Communication from Public

Name: Mason Funk

Date Submitted: 01/19/2025 10:34 AM

Council File No: 25-0006-S16

Comments for Public Posting: As a Los Angeles native and a resident of Los Angeles for the past 30 years, as the founder of an organization based in Los Angeles and as your constituent, I urge you to enact a rent increase and eviction freeze for Los Angeles given the disastrous impact of the fires. Unfortunately we are already seeing illegal price gouging, and many are in search of affordable emergency housing or without work due to businesses burning or closing. Please put lasting stronger protections in place as soon as possible.

Communication from Public

Name: Nicole

Date Submitted: 01/19/2025 11:31 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello! I am desperately urging the council to vote to enact a rent increase pause and a rent eviction moratorium. The cost of living in LA was already so unaffordable, my rent already went up 4 percent this year and I am possibly having to relocate after 10 years in the city.

Communication from Public

Name: Dorit Dowler-Guerrero

Date Submitted: 01/19/2025 05:45 PM

Council File No: 25-0006-S16

Comments for Public Posting: I STRONGLY urge the Council to adjust motion 25-006-S16 to keep small mom and pop landlords from going under. My husband and I are mom and pop landlords in the City of Los Angeles. We have 3 multifamily buildings in Council Districts 10 and 13 (two triplexes and one duplex). Of these all but two are rented to families with housing vouchers. We also have a 7-bedroom home in Council District 1 we master lease to a homeless service provider who use it as a homeless shelter for families. The motion, which I am sure was written in a hurry, is not well thought out and will hurt small landlords:

- No eviction for nonpayment of rent- Landlords still must pay insurance (which is VERY EXPENSIVE and going up about 15% each year) and property tax. How can we pay this when our tenants are not paying rent?
- No evictions related to unauthorized occupants, pets or nuisances related to those additional occupants.
- o Pets in units- many insurance companies do not cover large breeds of dogs. What happens if the landlord's insurance policy does not cover dogs and a dog bite someone? How about the damages the dog may cause to the property? Who is going to pay for the legal costs and damages?
- o "Nuisances"- this needs to be better defined. What if the "nuisance" causes pain or suffering to other tenants? Destruction of property? Many of us landlords are still hurting from the lost rent due to the eviction ban for nonpayment of rent during the pandemic. A second rent freeze and eviction ban will lead to many small landlords going out of business. And who will they sell their property to? The corporate landlords who are far more likely to demolish smaller rent-controlled apartment to put up giant, ugly, soul less, market rate or luxury building that no one can afford. Please consider making the following amendments to the motion:
- Define what is an acceptable "nuisance".
- The City needs to cover the insurance costs for pets not already covered by the landlord insurance policies.
- Make it a 90-day rent freeze and eviction ban with the option for three renewals until a well-developed, thoughtful plan is in place.
- Form a task force made up of tenants and landlords to develop a plan that will not harm (or cause as little harm as possible) for mom-and-pop landlords. Once a plan is developed, end the rent freeze and eviction ban.