

Communication from Public

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Comments for Public Posting: I am a property manager of 24 years in the City of Los Angeles. I am speaking on behalf of small property owners the number one group of people that have provided housing for decades. With the increase of rent control and regulations from the city and state it is pushing these property owners to either remove their units from the market or sell. If they have to sell, the only buyer is a corporate/wall street firm. The working man and or women cannot afford to buy a property and rent it out with the current and proposed regulations and rent control. To give you some context; If you have to evict a tenant from a property which most housing providers do not want to do. It costs \$5000.00 in attorney and court fees plus 6-8 months of loss rents, an apartment at \$1500.00 that will cost an owner \$14,000 - \$17,000 and then the owner will have to remodel the unit. If you had to just do carpet and paint the cost is \$4000-\$6000 plus you will lose 2 more months rent at \$1500.00, so that's 8-10 months of no rent to a total cost of \$21,000 - \$26,000.00. To do a substantial remodel a 2 bedroom apartment with kitchen and bathrooms will cost \$30,000-\$45,000 and the cost of rent for 3-6 months, that's a total of \$44,000 - \$62,000... Lastly, the cost for property owners just to do business have seen extremely high prices, the cost of a sheet of 4x8 plywood in 2020 was \$18.00 it is now \$65.00... The cost of all building materials is extremely high and the wages have not moved, This doesn't include the increase in costs for water trash and electricity. LADWP and Edison have raised rates over 20% and will be adding a 40% increase over the next 4 years. We all know about the property insurance, That has gone up 50% to 150% and I am not exaggerating at all. Most Property owners/housing providers do not want to or have the funds to proceed with all of these costs. Owners want to be able to provide a safe place for someone to live and take care of the place, and if for some reason that tenant does not pay their rent on time or take care of the property and the owners is liable for the property and the tenants welfare they should be able to either enforce the corrections or evict the tenant for non-compliance and get a tenant who will honor the agreement and take care of the property... I know you have a huge problem to solve and tuff decisions to make but continuing to add more regulations on housing providers will make this problem worse, I cannot stress this point enough.

We want and need a society of property owners not renters. More regulations and rent control will continue to force property owners for decades to sell and make property only available to corporate landlords and we will continue to become a renter society. We are already here but its not to late to take a moment and consider what I am writing you today... Thank you for your time Scotte D. Gadsby Broker/Owner CALDRE 01332963 Gadsby Property Management 310-951-3901 thegreatgadsby@gmail.com