

Communication from Public

Name: Dorit Dowler-Guerrero

Date Submitted: 01/21/2025 08:04 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 apartments 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.

Communication from Public

Name: edna monroy

Date Submitted: 01/21/2025 08:44 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is edna monroy. I'm from SAJE and I live in Council District 9. It is truly devastating that the fires not only burned down thousands of homes, took the lives of people, animals and wildlife, displaced thousands, and the main sources of income for struggling Angelenos, and thus I am calling the Los Angeles City Council to pass an eviction moratorium, and rent increase pause across the city. It is also very disappointing that the LARSO formula has not been updated to reflect a 3% rent increase max with no floor, and more tenants will be facing increasing rent costs in February. We can't move forward without STRONG AND PERMANENT protections. Along with the emergency protections, we also need: 1) An annual increase formula based on 60% of CPI with a limit of 3%, and no floor, 2) Removal of the utility bump, 3) Elimination of additional occupant increases, 4) No rent banking, and 5) That the formula applies equally to all owners, regardless of their size. Thank you em

Communication from Public

Name: MH

Date Submitted: 01/18/2025 02:52 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please don't allow rent increases or evictions until at least 2026, this is a terrifying thing to worry about in the midst of it all. Humanity first, please.

Communication from Public

Name: Katie Tennel

Date Submitted: 01/19/2025 08:45 AM

Council File No: 25-0006-S16

Comments for Public Posting: I highly encourage our City Council to vote in favor of pausing rent hikes in the wake of the fires. We know that while many of the people who lost their homes in the fires were working-class people, it's no secret that many of them were also wealthy people and families who had owned their homes and been out of the rental market for years if not decades. As those people return to the rental market, many will be able to afford to pay a premium for apartments. We've already seen incredible price gouging, and as more and more people's leases expire throughout the coming year we are going to see a tremendous ripple effect. In the wake of disaster, I feel that the government has a responsibility to ensure that market-price housing does not continue the work of the wildfires in displacing Angelenos. Please vote yes on this bill.

Communication from Public

Name: Katie McVay

Date Submitted: 01/21/2025 10:07 AM

Council File No: 25-0006-S16

Comments for Public Posting: We must prohibit evictions for all Angelenos in the wake of the devastating fire that has destroyed many resident homes. Without full eviction protections, tenants will be forced out of their homes at greater rates so landlords can command higher rents from new tenants. Our homelessness crisis will balloon without rapid, stringent measures to protect our current tenants. The majority of the homeless in Los Angeles are elderly Angelenos, who have been evicted from their lifelong residences. We do not need to add more elderly, disabled, and vulnerable citizens to our streets. Protect Angelenos and stop evictions for all. Thank you, Katie McVay

Communication from Public

Name:

Date Submitted: 01/21/2025 01:35 PM

Council File No: 25-0006-S16

Comments for Public Posting: I support the motion put forth by CD Councilmembers for District 1 and 13. Rent in Los Angeles was already untenable for most people before the fires. Without this eviction moratorium and a pause on all rent increases, this city will fundamentally change for the worse. It will further increase income inequality and homelessness and create a perilous quality of life for the low and working class of Los Angeles.

Communication from Public

Name: hannah rubin

Date Submitted: 01/18/2025 08:31 AM

Council File No: 25-0006-S16

Comments for Public Posting: I wholeheartedly agree with the recent legislation on a rent hike freeze and eviction moratorium. Our city has struggled with housing its citizens safely and equitably for nearly its whole history, and this moment of destruction is also a moment of possibility: the possibility of changing how we house each other and how we live together. If we do not learn the lessons from these fires, then we will be unprepared when they strike again. Please, to those who have the power to vote on making things different, use your power. Los Angeles is for all of us. Freeze rent hikes, put a pause on evictions, and help us figure out how Los Angeles can be the ideal dream home that we all want and need.

Communication from Public

Name:

Date Submitted: 01/18/2025 09:52 AM

Council File No: 25-0006-S16

Comments for Public Posting: The number one cause of homelessness is the lack of affordable housing. Los Angeles already ranks as one of the most expensive places to live in the country and it has the highest homeless population of all, most people become homeless while living in LA. Increased rents in this environment is extremely dangerous for all low income Angelenos.