

Communication from Public

Name: Cheri Blose

Date Submitted: 02/17/2025 02:01 PM

Council File No: 25-0006-S16

Comments for Public Posting: While the fires were a horrible thing and the amount of loss is staggering and overwhelming, but to put this on the backs of the property owners, again, is not fair. I work for a Property Management Company and we have not been allowed to raise rents after the pandemic for years nor were we allowed to evict for non-payment of rent. We had many residents that "attested" to have a loss put we were not allowed to ask for proof, and while they continued to work, collect their Social Security, or retirement, they did not feel they had to pay their rent. We are a smaller property management company we have lost hundreds of thousand dollars to these people that "claimed" loss due to the pandemic. We are just now starting to recoup for the years of the restrictions placed on the property owners. We never heard about restrictions to auto dealerships having to provide transportation, or grocery stores having to provide food for people effected by the pandemic and now here we are again, with the government making the landlords having to provide coverage for individuals so can't pay their rent. Plus, under current rent control we can only raise rent one a year and the amount of that raise is limited but you want to block those too. If you pass this please make sure that the requirement for the non payment is able to be verified and not only an Attested too.

Communication from Public

Name: Daniel Smith

Date Submitted: 02/17/2025 06:27 PM

Council File No: 25-0006-S16

Comments for Public Posting: Your three month “fair market value” eviction threshold is really six months for a lot of landlords with below-market tenants. You expect them to float tenants for six months while their own bills are still due. Housing providers are not your punching bags. They are drowning. You consider this a “pro-tenant” move when in actuality it is anti-tenant because you’ll just drive more investment away. Housing providers and developers will look at this and say “there goes crazy LA again, twisting the knife deeper.” They won’t risk their capital here. So in the big picture, you’ve made things worse for tenants. How many years will this Council continue down such an errant path? You don’t have any evidence of a problem, and you risk creating new ones. You are killing the city with good intentions. An amazing statement was made at the council meeting on February 14th by Councilmember Raman. She said Los Angeles is leading the nation on housing. Leading the nation? Every economist, every urban planner, every expert would tell you that you’re lagging the entire nation on housing. Every economist tells you you need to increase supply. Yet you hold the mistaken belief in your head that you can somehow do both. That you can antagonize landlords, antagonize investment, yet still reap the benefits. It’s magical thinking. Housing providers can be your allies. You just have to extend the invitation. I see a disconnect in this council’s actions. How quick you are to incentivize private industry when it comes to bringing film jobs back to Los Angeles. We saw it last week. A unanimous vote on the matter. But how loathe you are to incentivize private industry to bring shelter back to Los Angeles. I think it’s worth giving some thought to why that is. This entire city needs to build up. You need to start thinking big picture. Duplexes need to become quadplexes. Quads need to become 6 or 8 unit buildings. But that can’t happen because you’re too afraid to displace tenants. You’re going to have to get over that. At some point you’re going to have to get creative. Maybe it’s a lottery system where a certain number of units are eligible to be turned over each year. There are plenty of possible solutions out there but you need to start thinking about them. Because adding an ADU here or a transit oriented community unit there – it’s all just noise at the margins. It will never come close to meeting the housing demands of this city. The pre-1978 housing in this city – still the bulk of its supply

– will need to be upgraded. It will need to be expanded. Landlords aren't the problem. In point of fact, landlords are the solution.