

## Communication from Public

**Name:** Tabitha

**Date Submitted:** 01/29/2025 01:28 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** I'm a 30 year old mom&pop landlord. I have owned my property for 3 years. I am struggling with the rent freezes and rent increase caps. I live on my rental property. Please think how this affects small time landlords living on the property just struggling to make the mortgage payments. My mortgage is \$5000 a month. I pay \$11,000 a year in property taxes. Please think of the real people, I am not a big time corporation. I work a normal job, I make no profit off my rental. It is my home. I need these small yearly rental increases to help lessen the financial burdens over the years as I grow older and closer to retirement. Im not a corporation. I need these small yearly increases for my future. Think how this affects small every day working people, stop acting like we are million dollar companies. If people are struggling then have the city or government pay to subsidize the struggles, don't burden hard working middle class people who put all their savings and paychecks into their properties to build their future

## Communication from Public

**Name:** Jarred H

**Date Submitted:** 01/29/2025 05:46 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** This ordinance will reduce the available supply of rental units, increase credit requirements for renters and delay the recovery of the housing market in the Los Angeles in he wake of tragedy.

## Communication from Public

**Name:**

**Date Submitted:** 01/28/2025 10:51 PM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I empathize deeply with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially damaging to the rental housing market, particularly for those most in need. Moreover, a citywide eviction moratorium and rent freeze are inappropriate in this context. Fires have not impacted all communities equally, and it is unreasonable to impose sweeping restrictions on areas entirely unaffected.

## Communication from Public

**Name:** Nigel R

**Date Submitted:** 01/29/2025 12:34 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** Hello members of the City Council, I have lived across many parts of los angeles from West Hollywood to South LA and I am very concerned for my fellow LA citizens. Every year we have seen more and more people end up on the streets, rent prices continue to skyrocket, land lords taking advantage of those suffering after losing whole neighborhoods to forest fires. Los Angeles is filled with resilient and strong people. But the best of our city is defined by the worst living conditions we have seen in years. We can only raise the city up and raising those struggling the most That i why I implore you to VOTE YES on this motion: Immediately enact a 12-month city-wide RENT FREEZE to keep tenants housed in the wake of this disaster. Immediately enact a 12-month EVICTION MORATORIUM for non-payment of rent, no-fault evictions, evictions related to unauthorized occupants and/or pets, and evictions based on lack of renters insurance for tenants who attest to having experienced economic or medical hardship, and tenants who have accommodated displaced or economically impacted occupants who have experienced economic or medical hardship related to the January 2025 fires.

## Communication from Public

**Name:** Jade

**Date Submitted:** 01/29/2025 01:00 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** with all everything going on in Los Angeles, you need to do the right thing and remove the additional stress to everyone. You must Enact a 12 month rent moratorium and freeze rent increases. They are a couple years before these major attractions are coming to Los Angeles. If you do not do this you're going to increase the homeless population by a large amount and then what are you gonna do the right thing to the people that live here so we can be successful in the future.

## Communication from Public

**Name:** Susan Schaefer

**Date Submitted:** 01/29/2025 01:09 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** Item 15 Rent Freeze and Eviction Moratorium VOTE NO. I agree with the following statement: Item 15 - Rent Freeze & Eviction Moratorium is a terrible, unfair idea! It is a worthy goal to help those damaged by fires and other disasters . That goal must be broadly borne by all of us. Punishing landlords will result in fewer new housing units being built in Los Angeles. People hurt by the fires should be helped by the Federal Government, City of LA, County of LA and the State of California. I'm willing to pay higher taxes to fund assistance for those hurt by the fires and other disasters. BUT it is not fair, equitable or constructive to force owners of apartment units to subsidize those hurt fires or other disasters. Owners must continue to pay their LA County Real Estate Taxes, their mortgage payments, maintain their buildings and pay all operating expenses despite not being able to collect rent from their tenants. Why would the City Council punish apartment owners? Will LA County reduce the Property Tax Bills of landlords who cannot collect rent from their tenants? Why is the City of LA not forcing Lenders, who hold mortgages on apartment buildings, to reduce the principal and interest payments of landlords who cannot collect rent from tenants because of new LA City rules? Forcing lenders to reduce their loan amounts or payments is also not fair and will reduce construction of new apartments. The knee jerk reaction to force apartment owners to subsidize their tenants is WRONG. Subsidizing tenants affected by the fires should be done by the Federal Government, State, County and City. Governments can raise taxes on all of us to pay for the subsidies to tenants. That is a policy decision. Punishing apartment owners will reduce the number of new units being constructed, reduce our housing supply and make the problems of LA greater. Why would a rational builder or investor build new housing units in a City which punishes builders and owners because it's easy to do so? I own no apartments in LA and do not represent any apartment owner. I am a citizen of LA and want our City to thrive. A Rent Freeze & Eviction Moratorium will damage our City in the medium and long term. I proudly and enthusiastically supported you in your election to the LA City Council. I will not support any Member of the LA City Council who votes for a terrible knee jerk policy of Rent Freezes or Eviction Moratoriums. Worthy cause. Terrible solution. This

message is sent with respect and with hope it will be considered. Yes, let's support those affected by fires and other disasters. Let's pay for that support with a fair increase in taxes on the broad base of taxpayers in the City, County and State. Let's not place the burden of supporting those hurt by fires solely on the owners of apartments. Some of those owners are large investors. Some are Mom & Pop owners who invested long ago in small apartment buildings, must continue to pay their Property Taxes, debt payments and operating expenses. They rely on collecting rents to pay those expenses. They rely on income from the apartments they own and maintain for their own support. Eviction Moratoriums can create a new class of City residents who will need assistance. Consider the unintended consequences of Eviction Moratoriums.

## Communication from Public

**Name:** George "Pancake" Herod

**Date Submitted:** 01/29/2025 06:23 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** Good morning, my name is Mr. Pancake housing Organizer with LACAN speaking on behalf of CD14 in support of Item 15, vote yes as written, stop the rent increases and keep tenant protections in place, landlords shame on you for price gouging, this is unfathomable, keep tenants Housed, more affordable housing, Los Angeles let's continue to address our homeless crisis, Measure A, let's do this, thank you.



## **Communication from Public**

**Name:** Katie  
**Date Submitted:** 01/29/2025 06:42 AM  
**Council File No:** 25-0006-S16  
**Comments for Public Posting:** Please vote yes.

## Communication from Public

**Name:** Clyde

**Date Submitted:** 01/29/2025 07:08 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** This is unfair and unconstitutional to make landlords take the financial hit. Why do tenants in Van Nuys and other non-affected communities get to benefit from fires far away from them. If the city wants to help, the city should take the financial responsibility for it. This is total madness and are supported by socialist city officials. We are a free market economy which should not have extreme government controls over enterprise.

## Communication from Public

**Name:** Dennis Stoica

**Date Submitted:** 01/29/2025 07:16 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** I oppose the proposed Rent Freeze and Eviction Moratorium. They are unfair to landlords since - because of the COVID rent-freeze - landlords have only received one 4% rent increase over the past 5 years - even though inflation has gone up 20%. Insurance premiums have more than doubled over that period of time. Landlords need to have fair and reasonable rent increases so that they can maintain their properties in the way the residents need and want them to be maintained.

## Communication from Public

**Name:**

**Date Submitted:** 01/29/2025 07:21 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** This action will be extremely harmful for the future of new apt projects a major deterrent for the developers to start new apt projects which is much needed to alleviate the housing shortage .

## Communication from Public

**Name:** Jason Post

**Date Submitted:** 01/29/2025 07:32 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** My firm specializes in developing and owning affordable housing serving low income residents (60% area medium income and below) and communities of Los Angeles and beyond. I am firmly against a rent increase and eviction moratorium. City of Los Angeles rent control, California AB 1482 and penal code 396 already afford residents the protections that they need from outsized rent increases. Further, landlords are facing a tremendous increase in insurance premiums as a direct result of this tragedy. An eviction moratorium will only serve to further perpetuate the cycle of bad actors taking advantage of tragedies like this one for personal gain by avoiding the payment of rent while the hard working and honest citizens of this city ultimately pay this price.

## Communication from Public

**Name:**

**Date Submitted:** 01/29/2025 07:33 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** While the fires have been a tragic event and every person affected deserves help from the City/government, it should not be the responsibility of landlords to provide free rent. The city got the whole rent freeze and non eviction so wrong durning Covid. My husband and I were affected financially from it because we had renters just scamming the system. You will have renters stop paying because they will say the had PSD and there is their medical hardship. What will you do this time to avoid people from taking advantage ? Will there be consequences for people taking advantage of landlords that depend on their rents for their own income. Will you be reimbursing landlords for loss of rent. Will you reimburse for loss of property value? Will you put a freeze on landlords mortgage payments, city taxes and insurance payments? How about the city provide rent vouchers to those effected so they can pay their rent. That seems like the more reasonable way. Vote NO on agenda item 15!!

## Communication from Public

**Name:** Saba

**Date Submitted:** 01/29/2025 07:40 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** Vote No This will have terrible affects on our housing shortage.

## Communication from Public

**Name:** Clifford Kono

**Date Submitted:** 01/29/2025 07:52 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** I'm the owner of One (1) 4-unit apartment building in the Westchester area, which was minimally impacted by the fires. I have been able to raise the rent only 4% since 2020, while property insurance, water, and property taxes have increased far more than that. In addition, I've spent over \$100,000 in that time doing major repairs (new roof, new property fence, drainage line replacement, etc) and regular improvements and upgrades to ensure compliance with LA city code, and to provide a comfortable well-maintained apartment building for my tenants. I have 2 vacant units that I'd been upgrading for months now with the intention of charging a higher, but still Fair Market rent as established by the City. If I had known I could not raise the rent from the previous rate, I would not have spent Thousands of dollars upgrading the units. This is not price gouging. How can I recoup these expenses without being able to ever raise the rent? How can I pay for upcoming SB721 earthquake retrofit inspection and repairs, which could be in the Tens of thousands? I can produce receipts to show my expenses if that is necessary. But owners who have been spending money on their properties must have some freedom to raise rents. For the record, I've long been a supporter of rent control, having been a renter most of my life. But there must be balance. If the owner is spending money to prepare a safe and comfortable place to live, and cannot raise the rent, well, that is not a sustainable model. This plan will absolutely disincentivize upgrades and repairs. I fully understand the fire has pushed rents higher, but my tenants -- fortunately -- were not directly impacted by the fire. Not all tenants require "protection" from a nominal, inflation-based increase. A blanket policy for all of LA is too simplistic and goes too far. Another issue of rising costs for owners are Contractors. Yes, costs are/will go up dramatically without constraints on them, due to supply/demand situation. Right now, the situation is pretty bad. It is difficult to even get licensed Contractors to visit my property to give me estimates. I suspect they are currently overwhelmed with calls from fire victims with big jobs, so little guys like me are having a hard time getting quick or sometimes any response. It's simple economics. Why not put caps on Expenses, like insurance, property taxes, water rates, and even Contractor rates, so property owners are not made to bear the brunt of this situation. Finally,



let's be fair. If you are going to freeze rents, you must spread the Freeze to all parties, not to just one small owner. Let's freeze water rate increases, property insurance, Contractor rates, etc. Don't single out one Party to bear the burden. Thank you.

## Communication from Public

**Name:** Richard Lindquist Klug

**Date Submitted:** 01/29/2025 08:05 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** Please Vote No. Having a "Self Certified" eviction moratorium is an invitation to fraud and rent squatting. People need to apply for SNAP benefits that are \$300 to \$400 but under your proposal they can self certify and stop paying their \$1500 rent. I got robbed on this during COVID and will never recover the money lost and EACH of my two tenants who did not pay bought new cars. They are clever and have out of state bank accounts so I will never collect. Vote no on this invitation for fraud and Squatting. After all, the fire was in the Pacific Palisades which is one of the most wealthy communities in Los Angeles. This is crazy!

## Communication from Public

**Name:** Fred A

**Date Submitted:** 01/29/2025 08:14 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** Additional rent control restrictions and eviction moratoriums discourage investment, reduce housing supply, and drive up long-term rents. They place an unfair burden on landlords, leading to deferred maintenance, declining property values, and fewer rental options. Rather than improving affordability, these policies worsen the housing crisis by deterring new development and driving investors out of the market.

## Communication from Public

**Name:** Chen Gu

**Date Submitted:** 01/29/2025 08:20 AM

**Council File No:** 25-0006-S16

**Comments for Public Posting:** Please vote YES to pausing rent hikes and evictions! Keep our neighbors housed.