

Communication from Public

Name:

Date Submitted: 11/08/2023 10:39 AM

Council File No: 20-0407-S1

Comments for Public Posting: FREEZE THE RENT. People already can't pay the rent, and the back rent is coming due, even though we didn't have the money then and we don't have it now!!!! An end to the RSO rent freeze will put thousands more people into homelessness

Communication from Public

Name:

Date Submitted: 11/08/2023 11:21 AM

Council File No: 20-0407-S1

Comments for Public Posting: Voting to allow landlords to increase rent prices in the middle of a housing crisis when evictions are on the rise is morally unconscionable. With the homelessness crisis nearing a fever pitch, this would force more low income and working class tenants onto the street. We need more truly affordable housing, not for-profit development! As renters in Los Angeles, we demand a 0% rent increase. Stand with tenants and on the side of safe and secure housing.

Communication from Public

Name:

Date Submitted: 11/07/2023 12:05 PM

Council File No: 20-0407-S1

Comments for Public Posting: I oppose to obtain permit from the Police department to operate my airbnb Thank you Hedy Ciani

Communication from Public

Name: Matthew Buck

Date Submitted: 11/07/2023 06:29 PM

Council File No: 20-0407-S1

Comments for Public Posting: November 8, 2023 Hon. Paul Krekorian Council President City of Los Angeles 200 N Spring St Los Angeles, CA 90012 Re: November 8, 2023 City Council Agenda Item 24: Ending Rent Freeze/Temporary Rent Increase Dear Council President Krekorian and Council Members: The California Apartment Association (CAA) represents thousands of local rental housing providers, operators and suppliers along with business owners and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. Our members help provide much of the obtainable housing throughout Los Angeles County. Rental housing providers are encouraged to see the Los Angeles City Council take definitive steps to finally end the rent increase freeze for rent stabilized units. While this action was implemented in response to the economic impacts of the COVID 19 pandemic in 2020, we are long past the days of the pandemic and the resulting economic uncertainty. The rent increase freeze has forced rental housing providers to shoulder significant burdens as their own operating costs have increased and additional costly regulations have been imposed by state and local governments. No business in the city has been mandated to hold its own income or prices at a stagnant level for nearly four years as they faced record inflation, skyrocketing cost increases, and even lost income due to government mandates like the eviction moratorium. The Los Angeles Times Editorial Board said it best, “the rent freeze has put the burden of the affordability crisis on landlords of rent-controlled properties, which make up nearly three-quarters of apartments in the city during a period of high inflation, along with the rising costs of utilities, garbage pickup and property insurance.” The Los Angeles City Council made a promise to housing providers earlier this year when it set the end date for the rent increase freeze of Dec. 31, 2023. That has given both housing providers and renters clarity and certainty. Housing providers knew they could begin to catch up on their own expenses while renters were well aware when they might see a rent increase consistent with the city’s rent control law. For the better part of a year, housing providers and their residents have had time to plan, prepare, and forecast the end of the rent increase freeze. Thus, it is troubling that there are efforts now to continue the freeze. The

public health emergency and resulting economic uncertainty are over. The economy is on the rebound. CAA encourages the Los Angeles City Council to follow the recommendation of the Housing Committee and lift the rent increase freeze. Thank you for your consideration. Sincerely, Matt Buck California Apartment Association



California Apartment Association
4401 Atlantic Ave. Suite 200
Long Beach, CA 90807

Via Electronic Mail Only

November 8, 2023

Hon. Paul Krekorian
Council President
City of Los Angeles
200 N Spring St
Los Angeles, CA 90012

Re: November 8, 2023 City Council Agenda Item 24: Ending Rent Freeze/Temporary Rent Increase

Dear Council President Krekorian and Council Members:

The California Apartment Association (CAA) represents thousands of local rental housing providers, operators and suppliers along with business owners and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. Our members help provide much of the obtainable housing throughout Los Angeles County.

Rental housing providers are encouraged to see the Los Angeles City Council take definitive steps to finally end the rent increase freeze for rent stabilized units. While this action was implemented in response to the economic impacts of the COVID 19 pandemic in 2020, we are long past the days of the pandemic and the resulting economic uncertainty.

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Cont.

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CAA encourages the Los Angeles City Council to follow the recommendation of the Housing Committee and lift the rent increase freeze.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Buck', with a stylized, looping flourish at the end.

Matt Buck
California Apartment Association

It's time to end L.A.'s rent freeze

Two things are true in Los Angeles. The rent is too damn high and landlords should be allowed to raise the rent.

On Feb. 1, owners of rent-controlled properties in Los Angeles will be allowed to increase rents for the first time in nearly four years, ending a price freeze on rent-controlled units that the city adopted in the spring of 2020 to help struggling tenants during the upheaval of the COVID-19 pandemic.

The rent freeze has served its purpose, and it's time to end it. A proposal to delay rent hikes for an additional six months, though well-intentioned, is not the way to address L.A.'s affordability crisis. A [compromise proposal](#) to allow rent increases between 4% and 6%, rather than 7% and 9% as was originally announced, is a better path forward, reducing the price shock for tenants while letting landlords recoup rising costs.

The fight over allowable rent increases is a symptom of L.A.'s chronic housing shortage, and that's exactly why the City Council and Mayor Karen Bass should be continually pressing for more, faster, cheaper housing in all corners of the city, not [blocking affordable projects](#) in the face of local opposition or taking [potential development sites off the table](#).

Los Angeles has one of the most unaffordable housing markets in the country and that's [the driving force](#) behind the city's homelessness crisis. Some [57% of tenants](#) in the greater L.A. region are rent burdened, meaning they spend more than a third of their income on housing, leaving less money for savings, healthcare, transportation and other needs.

Low-income tenants are extremely pinched by high rents. About [one-quarter of renter households](#) in L.A. pay half their income or more to stay housed. So there is a real concern that rising rents will push households into overcrowded conditions or homelessness.

Yet the rent freeze has put the burden of the affordability crisis on landlords of rent-controlled properties, which make up nearly three-quarters of apartments in the city during a period of high inflation, along with the rising costs of utilities, garbage pickup and property insurance. During the pandemic emergency, then-Mayor Eric Garcetti had the power only to [halt increases](#) on properties built before October 1978, which are regulated by the city's Rent Stabilization

Ordinance. Landlords of newer units and single-family homes, however, were allowed to raise rents by 10% or more a year, depending on the property.

L.A.'s pandemic state of emergency expired in February, along with the eviction moratorium. The rent freeze is slated to end in February. Under the [city's Rent Stabilization Ordinance formula](#), which is based on the consumer price index, the allowable rent increase is 7%, with an additional 2% if the landlord pays for gas and electricity. That would be the highest allowable rent hike since the ordinance was enacted in 1979.

Councilmember Hugo Soto-Martinez [proposed delaying](#) the rent increase to Aug. 1 while the housing department studies the formula for Rent Stabilization Ordinance rent increases. The city ordinance sets an allowable annual increase in rents of 3% to 8% (though landlords certainly don't have to raise rents at all). But because inflation has been so low for so long, allowable increases have exceeded the consumer price index in 23 of the last 30 years, meaning rents were permitted to rise faster than inflation, according to Soto-Martinez.

The Rent Stabilization Ordinance formula was set decades ago and it's a good idea to revisit it. But waiting for a study is not a sufficient reason to extend the rent freeze a year and a half past the end of the pandemic emergency.

Councilmember Bob Blumenfield's [compromise](#) of 4%, with up to 2% more for landlord-paid utilities, is based on the most recent consumer price index data and is unlikely to please all tenants and all landlords. But it strikes a necessary balance and should be adopted by the City Council.

L.A. leaders need to help renters in this extremely competitive housing market, which is why [strong tenant protection laws](#) have been so important. But they also have an interest in keeping and increasing the number of property owners in the rental business. Landlords provide an essential service — housing — that Los Angeles needs a lot more of.

Communication from Public

Name: Elizabeth Howell-Egan

Date Submitted: 11/07/2023 10:33 PM

Council File No: 20-0407-S1

Comments for Public Posting: 278,000 households in Los Angeles are behind on rent. Eviction filings in LA County have surpassed pre-pandemic levels, with more than 4,000 per month. Homelessness in Los Angeles has increased by 9% in the past year. Raising the rent for LARSO units between 7-9% beginning February 1, 2024 will lead to even more evictions and even more tenants facing homelessness. Tenants across Los Angeles cannot afford this rent increase. LA City Council must act to prevent this by extending the rent freeze or limiting the amount that landlords can raise the rent to 4-6%. Doing otherwise by allowing a 9% increase to hit ~70% of LA rental units is irresponsible, immoral, and unjust.

Communication from Public

Name: Julian

Date Submitted: 11/08/2023 01:30 AM

Council File No: 20-0407-S1

Comments for Public Posting: Hello Council Members, My name is Julian Makara. I am here representing a community collaborative currently being formed within the greater City of Los Angeles. The collaborative aims to develop professional and skill attainment programs. Workshop field are created around the operational procedures of established artisans and current market need providers. We educate trade and professional skills to participants, along with an entrepreneur mindset so they may to generate esrnings and attain professional certifications from their efforts. I am here to introduce the collective and solicit the support of our council members, initially, interested in receiving this program realized within their region.

Communication from Public

Name: Taavi Wolff

Date Submitted: 11/08/2023 07:49 AM

Council File No: 20-0407-S1

Comments for Public Posting: Los Angeles is already facing an unprecedented housing crisis, which continues to be exacerbated by inflation, policing, incarceration and lack of access to healthcare including mental healthcare. The fact that the city council is considering raising rent up to 6% in any conditions, but especially in these conditions, is evidence of a reckless disregard for the lives and well-beings of poor, working class and unhoused Angelenos. None of us can be safe in a Los Angeles where the profit margins of landlords come before the basic needs of our most vulnerable community members. FREEZE THE RENT NOW, it is quite literally a matter of life or death.

Communication from Public

Name: Julia Czarnota

Date Submitted: 11/08/2023 09:04 AM

Council File No: 20-0407-S1

Comments for Public Posting: This rent increase will set back tenants who have already lost a lot during the pandemic as many of them are non-investors due to having to spend most if not all, of not more than all (get into debt) of their earnings, to survive in one of the most expensive cities in the US. Many landlords either weathered through the pandemic, given they had their main residence and still pulled in enough to upkeep their buildings. They got bailed out by the rent subsidies that were available, while tenants lost more than they can bear. Some landlords sold their investment properties for millions, which they pocketed as this was all mainly old money and many of the buildings were free and clear. Rents tripled since the pandemic, causing a serious undue hardship on tenants who had to move and secure new housing after being chased out due to harassment, uninhabitable apartments they could not take their landlord to court for because they could not afford to lose work, the list goes on! All while tenant's income either stayed the same or dwindled. As a substitute teacher myself, my work was so unstable even up until three months ago, I can't even articulate the agony I went through. Then I had to go through a fraudulent eviction which I finally after a long 6 grueling months got dismissed because the landlord did nothing but lie and thankfully I knew this new investor who bought the building I live in approx two years ago is a snake so I kept a record, both written and electronic, to save myself in case of a fraudulent eviction - and sure enough, they dragged me through court. Now there are 50,000 evictions in LA and only 60 housing attorneys! Without legal representation, tenants are being hammered in court over not knowing how to file properly or even over silly things like not being able to write a motion EXACTLY like an attorney - judges are beyond unforgiving for innocent tenants without representation who are losing money they already do not have enough of to go to court hearings. This is all a scam against hard-working Los Angelenos to further pad investors and other landlord's already deep pockets. They are still buying new cars, and eating out at expensive restaurants (I see all this while commuting as I know a lot of them due to my research on them). Adding a rent increase after tenants lost everything and have not even slightly recovered from the pandemic (I lost my entire savings of \$33,000 and got into \$20,000 debt), who do not have

investment income to rely on, who have been getting meager raises if any for the past several years, who are dealing with horrible inflation, to transfer more of their wealth (essentially get them into more debt or put them on the street if they cannot run more debt) to appease greedy landlords who have shown absolute atrociously inhumane dispositions towards humanity during the pandemic (I have screenshots from various youtube channels, especially the Apartment Associations) it is absurd to pass on more charges to us when we can barely put food on the table! Over 50% of Los Angelenos are broke renters! You will have blood on your hands if you do not freeze the rent increase and eventually cap them at something much more reasonable! Stop this madness!

Communication from Public

Name: Vincent "Chente" Montalvo

Date Submitted: 11/08/2023 09:08 AM

Council File No: 20-0407-S1

Comments for Public Posting: Let this notice serve all elected officials of the Los Angeles City council on the following concerns. All elected officials that have an invested interest in real estate rentals or investments must recuse themselves on this vote as they have a monetary gain and this would violate the fair political practice act 700 form. If a member of the council participated in the committee meeting and they have an invested interest, then I request that the city attorney investigate and any decisions made must be rescind as the meetings have been tainted. Paychecks and social security benefits do not rise 4% every year. This automatically turns the rent stabilization ordinance against renters. The primary creation of the rent stabilization was to protect renters. For the renters that cannot afford the new rent increase will lose their unit. Which means that we will lose also an affordable unit as under RSO. Once a tenant leaves, the landlord can raise the rent to full market value. This leads to more unaffordability and a straight pipeline to Los Angeles streets. The rent stabilization commission was unfairly created in the charter. The charter currently reads that are a renter or a landlord cannot be part of the commission. Yet a homeowner can. Homeowners and landlords have plenty in common, but a renter does not. This means that by design the commission disenfranchises the over 70% renter in Los Angeles even though the rent stabilization ordinance was created to protect renters. The rent stabilization commission base control is with homeowners and landlords. The decisions that have come out have been catastrophic to renters as we see today. This is not only unethical. It is immoral and illegal. This has caused segregation and economic racism. The rent increase will also only accelerate the gentrification process in all neighborhoods. This rent increase will also have a negative impact on our undocumented and senior renters. As they are already limited with financial resources. I strongly oppose the raising of any rents under the rent stabilization ordinance of the city of Los Angeles. I strongly support the extension of the no rent increase until a proper financial study is done on the impacts that it will have on the over 70% renters in the city of Los Angeles. Vincent "Chente" Montalvo Buried under the blue Que Viva Palo Verde La Loma and Bishop! #notchavezravine

Communication from Public

Name:

Date Submitted: 11/08/2023 09:27 AM

Council File No: 20-0407-S1

Comments for Public Posting: I am a tenant of an RSO unit and living with a disability. The rent is already way too high. Every month I can either buy food OR pay for rent; I can either turn on the water and electricity OR pay for rent.. as the weather gets colder, I have to choose between turning on a heater OR paying for rent. I used to Love participating in the local economy and eating at local restaurants, but now I am forced to choose between supporting local small businesses, OR paying for rent... If I lose my RSO unit, I will not be able to find any other place that I can afford. I am a survivor of assault, living with severe CPTSD, and I would never be able to survive on the streets, and so I have no choice but to depend on food banks and to sacrifice all other basic needs, so that I can continue paying for rent. Since the abuse and assaults that I have survived, the past near-decade has been a painstaking process of healing, piecing myself back together and finding the courage to build community again; everything that I know and need, is here; I have nowhere else to go. I cannot drive, and so moving far away is not an option. I know of countless other tenants who have their own constraints, and are faced with similarly dehumanizing choices, forced to sacrifice basic human needs just to not get evicted. The rent freeze has allowed so many of us to stay housed and alive, even though thousands of other tenants have still tragically succumbed to the rent burden, at the rate of 60,000 evictions just this year alone. Thousands of families are still struggling to catch-up with the back-rent from Covid, and now you expect them to somehow find even more money out of nowhere?? On the other hand, NO LANDLORDS HAVE EVER BEEN FORCED TO GO HUNGRY BECAUSE OF THE RENT FREEZE; no landlords have ever been left to die on the streets because of being unable to raise the rent. THE LANDLORDS' DISSATISFACTION WITH THEIR UNFULFILLED GREED, IS NOT COMPARABLE TO THE LIFE-OR-DEATH STRUGGLE OF TENANTS, and it is frankly offensive to hear multiple Councilmembers comparing the two as if it were there same!! I wonder if the Council members have any understanding of basic Economics, because most of them have expressed a line of 'reasoning' that is utterly incongruous with even basic Math. I don't think that it should take a genius to understand, that RENT-INCREASES ARE ONE OF THE BIGGEST *CAUSES*

OF INFLATION!!! AS RENTS GO UP, THE PRICE OF EVERYTHING ELSE GOES UP *EVEN FURTHER*!! In fact, economic data from recent years has shown that rent prices have affected inflation even more than fuel prices!! Some Councilmembers have expressed concerns about the possible worsening of the 'corporatization' of housing... This is a ridiculous concern, because the City Council has the power to simply REGULATE corporate housing, if this was truly a concern; landlords could simply choose NOT to sell to corporations and only sell to other people, if that was truly a concern; and then the housing prices would come down as a result, allowing many more tenants to finally become homeowners! Everyone can clearly see through your poorly-thought-out excuses for landlord greed. So PLEASE, STOP COMPARING TENANTS WHO ARE STRUGGLING TO SURVIVE, TO LANDLORDS WHO ARE SIMPLY WHINY ABOUT NOT POCKETING ENOUGH PROFITS.Oh, and by the way, as someone else pointed out: "LANDLORDS ARE NOT 'HOUSING-PROVIDERS', THEY ARE HOUSING WITHHOLDERS". I hope that you will stop publicly making fools of yourselves, and act accordingly. HISTORY IS WATCHING.