

Communication from Public

Name: Elvin Yeck

Date Submitted: 07/14/2022 01:27 PM

Council File No: 20-0291

Comments for Public Posting: Good afternoon, I have properties in Palmdale, Lancaster, and Granada Hills, CA. In some of these properties, tenants have not paid the full amount of rent, on top of that the eviction moratorium got pushed to June 2023. Why???? Why not alter every 2 to 3 months, not pushed to 14+ months for non-payment eviction. I still have to pay my taxes, license, and mortgage payments... Please help uplift the eviction non-payment moratorium. I'm so behind on my mortgage payments and the rent relief is still on hold and my tenants are non-responsive. Please also allow Landlord to apply by themselves not solely depending on just the tenant to act. If they would have been responsive then I would have to be her pleading for your assistance to view our side of the story too. Thank you, Elvin Yeck

Communication from Public

Name: Andres

Date Submitted: 07/14/2022 03:43 PM

Council File No: 20-0291

Comments for Public Posting: Dear Council members. After 2 1/2 years are you still refusing to see how financially devastating this moratorium and rent freeze has been for small landlords? It's shocking and irresponsible that you've let it go on this long, knowing full well that you are bankrupting those who provide housing in this city. Do our elected officials not understand that housing is a service that is consumed by tenants? Something that has a plethora of hard costs in order to simply keep it going? Is there no sense of urgency after 2 1/2 years of unpaid rent, record high inflation and zero rent increases allowed? Savings and reserves have been drained and rent relief programs were over and done months ago. Many of us were unable to access rent relief funds at all due to tenants who refused to cooperate with the application process. How are we supposed to maintain our properties, replace water heaters, fix roofs, pay property taxes, cover mortgages and utilities? Have you lost touch with reality? You have let this moratorium become the status quo and now you are unwilling to change it even when it is so clearly no longer justified under its original pretext. The city council must urgently restore basic constitutional rights and fairness to property owners who have shouldered the entire financial responsibility under these restrictions. Even when Covid is so clearly not the emergency that it once was, tenant unions and some council members are floating new reasons to extend like affordability issues and homelessness. These are issues for the collective society to address with funds collected from the tax payers as a whole. You cannot force a small group of private individuals who provide housing in your city to shoulder the cost for these problems. Pivoting to other issues as reasons to extend the moratorium is clearly not legal as these reasons are not Covid related and exposes the city to considerable financial liability. I also do not see how any of the council members can justify making any of these restrictions permanent when they were so clearly legislated to be temporary. Even with the rise and fall of cases we now have easily accessible vaccines and therapeutics, jobs are plentiful, schools are open and society has learned how to function with Covid. I was especially concerned by Mike Bonin's mention of lowering the allowable rent increase. It seems he is primed to use this pandemic to tighten the wench on already struggling property owners. The percentages in use prior to the

rent freeze are already highly regulated under the RSO, and strictly tied to CPI/inflation, which gives them a basis in fairness. Allowing rent increases to drop below the level of inflation would have far reaching consequences for our ability to maintain our aging properties. He very disingenuously stated that any upcoming rent increase would cause a "hardship" to tenants, but in the same breath he failed to mention the fact that a rent freeze has been in effect since early 2020 and most owners have not seen a single increase since 2019 or before, which has created a very obvious hardship for landlords. Has it not been a huge one-sided benefit to tenants to have zero increases over multiple years regardless of being affected by Covid or not? Landlords have been the sole party absorbing the high costs of inflation on top of large amounts of lost revenue from unpaid rents. The council should halt the rent freeze immediately and should look for ways to help owners recoup losses due to the multi year rent freeze during the highest rate of inflation in 40 years. Our operating expenses are up 20-30% across the board. Housing providers are struggling to maintain their properties and are at serious risk of losing them along with the generational wealth we've worked so hard to create. These flagrantly unconstitutional laws and your complicity in leaving them in place so long has sewn deep distrust of our city politicians and have disincentivised further investment and building of housing for years to come in the City of LA. Please correct your course.

Communication from Public

Name: Teresa Yamamisaka

Date Submitted: 07/14/2022 08:33 PM

Council File No: 20-0291

Comments for Public Posting: As a home owner with 3 1 bedroom units I truly oppose the extension of the Los Angeles Moratorium! I feel you all have let us hardworking low income senior owners down! I cannot express disappointed we are!