

Communication from Public

Name: Luis morales

Date Submitted: 09/28/2022 09:53 AM

Council File No: 20-0291

Comments for Public Posting: It is unfair and un American to submit a group of people like the owners of small units that are providing a social service, living quarters, to such abuse as they have been by this council. They have prohibited the rent increases for 2,years running while everything else has been allowed to be increased. This is discrimination and it os also communism. Please stop.

Communication from Public

Name: Jean Levitan

Date Submitted: 09/28/2022 10:26 AM

Council File No: 20-0291

Comments for Public Posting: It is critical that you end the moratorium and stop making mom and pop landlords responsible for the homeless problem in Los Angeles. It isn't fair or just to make a sub group of a class of people pay to support another class that is supposed to be assisted by government not individuals in the population that have strived to get where they are today. Now, to find that I'm the one who must take care of others living in my building who haven't prepared themselves adequately to pay their own way or due to their circumstance I'm chosen to fill the gap. Have you given lately? Spread the responsibility and I'll have no complaints. All my expenses have gone up and you will put me out of business to save someone living in my building who can well afford to pay their fair share. There is no justification for this policy !!!! All my tenants can afford rent raises while I'm scrimping around making repairs and they can enjoy the status quo of rents under market subsidized by me. I didn't buy property to take care of someone else's children but to have a retirement for myself. If you want to solve homelessness come up with a creative solution that doesn't penalize one group of business people in the populous while others are unscathed and have relief long ago.

Communication from Public

Name:

Date Submitted: 09/28/2022 10:35 AM

Council File No: 20-0291

Comments for Public Posting: Do not make me responsible for my tenants rent. They all can afford way more than what they are currently paying which is under market.....way under market along with the benefit of 3 years with no increases. In the case of one tenant she pays 50% of market though I've raised her since I purchased the building. I'm, basically, supporting her and she's way younger than I am. Holding landlords hostage will not solve the homelessness problem. Developers have created high rental properties that are way more expensive and there is not adequate housing for low income people. My tenants are not low income. Only one tenant, a therapist, is lower income and she comes from a wealthy family who can well afford to subsidize her rather than me doing so. I'm in retirement and she has years ahead to make her way and not depend upon me. So far that's been her home for 30 years and she's in her 50's while I'm in my 70's. Do I really have to have my hands tied with no rent increases? None of my tenants are awaiting homelessness and they can all afford more rent while my expenses keep going up; they continue to ask me to upgrade their units at my expense which they think I owe them along with low rent. It is a lack of integrity to force one business group to cover a working tenant group while all other businesses have resumed without penalty. END this fascistic policy!!!!

Communication from Public

Name:

Date Submitted: 09/28/2022 11:43 AM

Council File No: 20-0291

Comments for Public Posting: Covid restrictions have far outpaced a fair and balanced approach to current landlords. Specially when talking about small business operators. Every cost to do business has increased dramatically, in some cases “doubled”, and yet for over two years we have been unable to make any adjustments. As is the obvious, Current tenants have not made any movements to avail new tenants. Please remove rent increase restrictions. Thank You

Communication from Public

Name:

Date Submitted: 09/28/2022 12:16 PM

Council File No: 20-0291

Comments for Public Posting: Dear Councilmembers, I'm writing because I feel strongly that it's time to end the eviction and rent increase moratoriums. Otherwise, the consequences would be terrible for Los Angeles. To keep these draconian measures in place for another year would have ramifications completely contrary to what you're trying to achieve. Let me explain. First, a little about myself: I co-own with my brothers two multi-unit rental properties in west Los Angeles that my late uncle and grandfather built in 1971. In addition, we own a multifamily rental unit in Silverlake that was built in the 1950's. The managers and myself take great pride in our first-rate upkeep of these buildings. We solve any maintenance issues right away, we deal with tenants fairly, and we even have landscaped the buildings beautifully. We are told time and again by our tenants how much they enjoy living in our buildings. A three-year ban on rental increases in Los Angeles has been difficult enough. Every single cost has skyrocketed for us: Power, plumbers, painters, insurance, electricians, appliances, and garbage removal are just some examples that have entailed major price increases. And yet we landlords aren't even allowed to increase the rent by 3 or 4 percent to begin to cover costs? Our tenants are all well-employed; and the majority aren't budging since their rents are ridiculously low. None of them would be strained by a normal rent-controlled percentage increase. Why are you putting an undue burden on landlords with older, well-maintained buildings? How are we supposed to keep maintaining our properties? A moratorium on rent increases would have been tolerable if our expenses had stayed the same as they were in 2019. This isn't the case. More and more owners in this predicament are going to want to sell the buildings they own to developers, who will raze them and construct expensive rental units or condos. That will only serve to create the opposite result of what you're after. Los Angeles is already teeming with high-end, pricy units. Why penalize people who are doing the right thing? Small family buildings such as ours help the housing situation in Los Angeles by providing excellent affordable housing. If the moratorium on rent increases continues, these buildings will all be sold to predatory developers. I repeat: Three years of moratoriums is enough. One more year of a moratorium may well be my tipping point for selling the buildings that my predecessors built and

nurtured. I've got a lot of company in thinking this way.
Respectfully, Myra Kornfeld, proud co-owner of three
multi-family dwellings in Los Angeles

Communication from Public

Name: caring building owners

Date Submitted: 09/29/2022 08:53 AM

Council File No: 20-0291

Comments for Public Posting: Dear City Council and Mayor's offices- We have written continuously for over 18 months to alert the City to the un-democratic- unjust, violation of the rights of 75% of L.A. rental property owners to raise rents. It is your obligation as always to assist the economically challenged but this must be separate from landlord rights as part of our American democratic system. That being said, we are distressed that we are still experiencing the most absurd, anti-democratic, clearly anti- business, derelict, incapable of proper governance, blinded political bodies - -- the City Council and the Mayor's office- the continued unlawful restriction on 75% of rental units in the City of L.A. to raise rents. Who is the "committee" as described by the L.A. Times today? This is not only tantamount to having all government employees freeze any pay increases but to accept a reduction. By restricting rent increases, the City has not only frozen- but effectively had the landlords reverse their rents due to ongoing expenses. Landlords have been frozen in a rent freeze that is tied to the covid emergency period. This has ended in all major Cities in the U.S.! The L.A. City Council members have no right to withhold the ability of Landlords to raise rents again. You were never elected to withhold basic rights of businesses and you have no legal authority to do so if you cross the threshold of legal rights! Any eviction restrictions and aid to the economically challenged -should be managed separately. Once again, the City must understand that they must stop the rent freeze while still maintaining programs to help economically challenged. That is their job. I have been writing and calling for over 18 months now to the City Council and Mayor offices. This is government failure - socialism/ communism. I am too busy managing and paying for daily expenses to maintain safe and enjoyable living conditions to continue to communicate the obvious to the City. I only hope this type of message gets an immediate response to lift the freeze immediately- not in 2023 or later as is being considered by the "committee" as described by the L.A. Times this morning. Thank you again for your continued support.

Communication from Public

Name: unhopeful LA resident

Date Submitted: 09/29/2022 11:27 PM

Council File No: 20-0291

Comments for Public Posting: Housing providers who were not permitted to rectify their Government Orders due to the City's COVID-19 eviction moratorium should not be further penalized, and a tenant not further profit, due to crossing that pivotal 3-year tenancy threshold defined in the RSO. The recommendations in this report identifies and addresses the City's COVID-19 eviction moratorium period between March 4, 2020 to January 31, 2023, which noncompliance and related inspection fees shall be waived, however, it is silent on a related statute, Relocation Assistance 3-year threshold. The report in its current form has a gap which further rewards bad tenant behavior coupled with broken City policy. Instead this Relocation Assistance should be waived, reduced to State AB1482's 1-month rent amount, or at a minimum the City's moratorium period should be subtracted from a tenancy length. Is it the Council's intention to distribute excessive private welfare to tenants with the 3+ year tier of Relocation Assistance from the pockets of small mom & pop landlords even though this 2.5 year dead-period was identified and addressed for City fees? I would hope the Council corrects this important and overlooked detail in the LAHD housing report and its amendments. Tenant protections should not result in further harm and devastation to small housing providers. We have been trying to rectify a Government Order with an illegal subletter since November 2020 to no avail. The illegal subletter should not be rewarded extra Relocation Funds for squatting over 3 years because the City would not allow us to Comply to their own Order! Our family implores the Council to correct this detail that will have a major impact on all mom & pop landlords