

Communication from Public

Name: bernard fliegelman

Date Submitted: 06/03/2020 05:01 PM

Council File No: 17-0454

Comments for Public Posting: Below is from the opinion section of the L.A. times dated Apr 15,2020. If you want to loose apartments keep adding to the burden of the small landlord. Most landlords are small-business owners who rely on rent payments for their income or retirement. Nearly three-quarters of apartment properties in the U.S. are owned by individuals, not corporations or investor groups, and most apartment buildings have only a handful of units. In California, about half of rentals are in properties with five units or less. If two tenants in a small complex can't pay the rent, that's a serious financial hit. There's a real concern that the financial toll caused by lost rental income could prompt landlords to sell their properties in droves. That could also hasten the shift from mom-and-pop landlords to investment firms that own and manage huge numbers of rental properties. Advocates say that shift, which accelerated after the last recession, has already resulted in the loss of older, more affordable apartments as investors buy up properties to remodel and raise the rents.

Communication from Public

Name: bernard fliegelman

Date Submitted: 06/03/2020 05:05 PM

Council File No: 17-0454

Comments for Public Posting: Below is from the opinion section of the L.A. times dated Apr 15,2020. If you want to loose apartments keep adding to the burden of the small landlord. Most landlords are small-business owners who rely on rent payments for their income or retirement. Nearly three-quarters of apartment properties in the U.S. are owned by individuals, not corporations or investor groups, and most apartment buildings have only a handful of units. In California, about half of rentals are in properties with five units or less. If two tenants in a small complex can't pay the rent, that's a serious financial hit. There's a real concern that the financial toll caused by lost rental income could prompt landlords to sell their properties in droves. That could also hasten the shift from mom-and-pop landlords to investment firms that own and manage huge numbers of rental properties. Advocates say that shift, which accelerated after the last recession, has already resulted in the loss of older, more affordable apartments as investors buy up properties to remodel and raise the rents.

Communication from Public

Name: Tom Berge, Jr.

Date Submitted: 06/04/2020 08:33 AM

Council File No: 17-0454

Comments for Public Posting: I oppose the expansion of L.A.'s rent control eviction policies. This would override the "for cause" eviction rules outlined in the state by creating conditions that make it even more difficult to make needed improvements to the property and nearly impossible to remove tenants and those who violate their rental agreements. AB 1482, a statewide price gouging and "for cause" eviction law is a compromise that has been in effect for less than a year. The housing report for Item 3 was commissioned before this law was implemented and there is no data regarding the effects of the new state law in the report. Shortly after the release of the report, the crisis that is the COVID-19 pandemic unfolded which has consumed rental operators with managing emergency measures. There has been no ability to receive stakeholder input during this time nor has outreach been conducted to rental operators including those who operate a single-family home or condo.

Communication from Public

Name: Sandi Pfister

Date Submitted: 06/04/2020 08:59 AM

Council File No: 17-0454

Comments for Public Posting: The housing report for Item 3 was commissioned before AB1482, a state-level price gouging law against property owners, was implemented and there is no data regarding the effects of AB1482 to property owners or tenants in the report. Shortly after the release of the report, the crisis that is the COVID-19 pandemic unfolded which has consumed rental operators with managing emergency measures. There has been no ability to receive stakeholder input during this time nor has outreach been conducted to rental operators including those who operate a single-family home or condo. There is absolutely no reason for the City of Los Angeles City Council to consider or override any state law regarding "just cause" eviction laws or rules for any type of housing in Los Angeles at this time.

Communication from Public

Name: Alexander Ferrer

Date Submitted: 06/04/2020 10:07 AM

Council File No: 17-0454

Comments for Public Posting: The city should adopt universal just cause eviction protections to so all tenants have basic protections and can fight arbitrary, discriminatory, or retaliatory evictions. The current proposal does not expand just cause eviction protections to all tenants. It leaves the hundreds of thousands of tenants renting single family homes potentially unprotected and invites unscrupulous landlords to conceal a property's corporate ownership through layers of LLCs. After 2008, wall street landlords scooped up thousands of single family homes in Los Angeles, and single family rentals became a significant portion of the rental market for the first time in history. As SAJE's 2014 report "Renting from Wall Street" documented, corporate landlords wasted no time in taking advantage of the limited protections single family home tenants have to squeeze excessive fees, shift repair burdens, and engage in frequent eviction. All renters in LA renters deserve just cause eviction protections.

Communication from Public

Name:

Date Submitted: 06/04/2020 02:54 PM

Council File No: 17-0454

Comments for Public Posting: Dear Councilmember, As a housing provider in L.A., I am strongly opposed to item 3 and item 4 on the housing committee agenda which is being heard on Thursday, June 4th. These properties and their residents are currently protected by AB 1482. This item should be delayed for further stakeholder input and not rushed during these emergency conditions. AB 1482, a statewide price gouging and “for cause” eviction law is a compromise that has been in effect for less than a year. The housing report for item three was commissioned before this law was implemented and there is no data regarding the effects of the new state law in the report. Shortly after the release of the report, the crises that is the COVID-19 pandemic unfolded which has consumed rental operators with managing emergency measures. There has been no ability to receive stakeholder input during this time nor has outreach been conducted to rental operators including those who operate a single family home or condo. The current “Just Cause for Eviction” ordinance which applies to rent controlled properties has many problems. The Primary Renovation Program is rarely used. This has led to dilapidated housing stock and de-incentivizes need repairs. It also does not contain protections like AB 1482 which help ensure properties remain safe and free of nuisance activity. These types of long standing concerns with the City’s rent control program have not been addressed in the report and must be considered. AB 1482 was implemented earlier this year and addresses concerns related to this issue. This item should be opposed and the Committee should use this as an opportunity to review long standing problems with the RSO program! I respectfully ask the committee to reject item 3 and 4 on the agenda. The City has been operating under emergency pandemic restrictions and this should not advance at this time. Thank you for your consideration.