

Communication from Public

Name: Kimberly

Date Submitted: 11/13/2023 12:56 PM

Council File No: 20-0407-S1

Comments for Public Posting: Hi, my name is Kimberly. I am a tenant and I live in East Hollywood. I am here to urge you to extend the current temporary rent freeze for another 6 months for units subject to the Los Angeles Rent Stabilization Ordinance (LARSO). The City of LA's permanent RSO rent increase formula must be amended to align with the lower RSO formulas in other cities. Thank you!

Communication from Public

Name: Michelle

Date Submitted: 11/10/2023 12:23 PM

Council File No: 20-0407-S1

Comments for Public Posting: Dear City Councilmembers I am a member of the L.A. Tenants Union (LATU). Tenants across Los Angeles are in crisis. Thousands of eviction cases are being filed each month. Homelessness has increased almost 10% in the last year. Having failed to cancel rent debt, failed to enforce the Tenant Anti-Harassment Ordinance, and failed to end abuses of the Ellis Act, the City Council is now preparing to give landlords one more weapon in their war against tenants by allowing rent increases to resume at the highest percentage since 1985. My neighbors and I cannot afford a 7 - 9% or even 4% rent increase. Every day, landlords already circumvent rent control by harassing tenants to flip units. If City Council allows this rent increase on top of its non-enforcement of existing laws, it will mean more evictions, more homelessness, and more poor and working-class Angelenos forced out of Los Angeles. We demand that City Council pass an amendment preventing rent hikes in 2024 and a resolution to investigate the LA Housing Department's non-enforcement of existing laws. Unless you pass this amendment, the eviction and homelessness crisis that you claim to be trying to solve will become more severe. Please do not allow this rent increase at this time of the aftermath from Covid. Sincerely, Michelle

Communication from Public

Name:

Date Submitted: 11/08/2023 09:43 AM

Council File No: 20-0407-S1

Comments for Public Posting: Please vote to not raise rent in 2024, rent in Los Angeles is already incredibly difficult to manage and this increase will be debilitating for many who call LA home. Minimum wage is barely enough of a livable wage to pay rent currently, and raising 7-9% will likely cause housing insecurity for LA locals and LA transplants alike. Thank you!

Communication from Public

Name:

Date Submitted: 11/09/2023 09:53 AM

Council File No: 20-0407-S1

Comments for Public Posting: Why does this have to be so black and white? Other cities such as Inglewood and Beverly Hill have formulas and layered rules structures for how much of an increase is allowed. For example you can put rules, if there have been no increases in the last X number of years, then can increase 2% or 3% for each of those years? Or do as they do in Inglewood, which is they consider the rent amount against the market rent values for the number of bedrooms the tenant has, if the rent is under 80% of market value then can raise more, and for others less. There are too many mom and pop landlords suffering and need the increase, and the tenants can more than afford it if they have gotten no increase for the last 4 years. Please do what is FAIR

Communication from Public

Name: Michael Lopez

Date Submitted: 11/10/2023 03:23 PM

Council File No: 20-0407-S1

Comments for Public Posting: I'm currently a tenant at an RSO building. Even with the rent currently frozen, it's been a struggle to keep up with the rent. Further increasing RSO rents hurts the most vulnerable of tenants and puts us all at risk of homelessness. Two thirds of the RSO properties in Los Angeles are owned by corporate landlords. Increasing the rent helps them. If you're concerned about 'mom+pop' landlords, then carve out a city tax break for them. That's easiest way you can help them, rather than pushing out low income families.

Communication from Public

Name: Jay Koiwai

Date Submitted: 11/10/2023 05:10 PM

Council File No: 20-0407-S1

Comments for Public Posting: Please keep the FEB 1, 2024, 7% +1 per ea utility for Rent Increase of RSO Multi-Family Units. My wife & I own a 4-Plex and have very high maintenance costs due to 8.5% Inflation of LABOR & Materials.

Communication from Public

Name:
Date Submitted: 11/12/2023 03:01 PM
Council File No: 20-0407-S1

Comments for Public Posting: Crash course in Economics 101: ***SOARING RENTS PUSH INFLATION EVEN HIGHER*** This is a basic economic fact. Spikes in shelter (rents and housing) continue to boost inflation. The surge in rents is particularly alarming to economists, since rental costs have been single-handedly responsible for most of the inflation in the economy. Once again, RENTAL INCREASES HAVE BEEN CONSISTENTLY RESPONSIBLE FOR 30%-40% OF THE CONSUMER PRICE INDEX (CPI) INCREASES. HOUSING COSTS CONSISTENTLY ACCOUNT FOR THE MAJORITY OF INFLATION PRESSURES IN THE ECONOMY. Divounguy explains, however, that falling rent prices could mean lower inflation in the coming months: "With CPI rent making up 40% of core CPI," he says, "slowing rent growth [would] soon drag down CPI increases." If you are truly concerned about the health of our economy, then CURB INFLATION INCREASES.

[sources]: Money.com "Rising Rent Costs Are Keeping Inflation Elevated"; USA_Today/Economy "Soaring Rents Are Bad For Inflation, Signal More Rate Hikes Ahead"; Vox.com "How Higher Rent Prices Are Driving Inflation Up"; basic math and common sense

possible for 40% weighting in the consumer price index (CPI) and tend to
1) WHICH DETERMINES INFLATION: Zillow senior economist Orphe
ATION BY PREVENTING FURTHER CATASTROPHIC RENT

Communication from Public

Name:

Date Submitted: 11/12/2023 04:57 PM

Council File No: 20-0407-S1

Comments for Public Posting: First of all, as others have already pointed out: LANDLORDS ARE NOT HOUSING PROVIDERS, THEY ARE **HOUSING WITHHOLDERS**! They do not "house LA"; but rather, they "EVICT LA", they "DISPLACE LA", they "Parasitize off of the labor of tenants in LA". Without landlords, housing would simply be in the hands of the tenants; whereas, without tenants, landlords would clearly lack the financial support to survive! It would be accurate to say that, actually, TENANTS HOUSE LANDLORDS, considering that we are the ones paying for their mortgages!! I live in one of my landlord's dozen+ properties. My landlord lives a very comfortable life, constantly flying around and enjoying his life; while I have been forced to abandon the possibility of finalizing my college degree, and now am forced to dumpster-dive for food and tough-out illnesses without medical care or treatment, since I cannot afford to pay for food, nor utilities or medical care, and let alone education, after paying for the monthly rent. I am a survivor of domestic violence and a series of other traumatic events, which make it a vital necessity for me to have a private space where I can be safe and alone if need to; therefore I would rather give up food and heating and just about anything else, rather than be without this tiny corner of space where I can be safe from the world. I have never missed a rent payment, and I would dread to calculate how many thousands upon thousands of dollars my landlord has extorted from me thus far. In exchange, he provides nothing but the cheapest (and dysfunctional) mickey-mouse repairs, literally sawing off pieces of lumber from around the property, to 'repair' other parts of the building! Due to my circumstances and disability, I have been severely underemployed and underpaid for many months now, and I absolutely cannot afford any rent increase. Given how incredibly greedy and stingy my landlord is, I am now terrified to ever ask him for any more repairs, since I cannot afford to shoulder the cost of any repairs, and let alone a permanent rent increase of any amount. If the rent were to go up, I would not be able to afford another place. I depend on public transport, and I do not have the option of moving far away since I cannot drive. I understand that landlords might feel dissatisfied with having limits on how much they can exploit tenants; however, I doubt that the rent freeze has caused my landlord (or any landlord) any hardships comparable to

the *literal* struggle for survival of tenants such as me and so many others constantly on the edge of losing our one-and-only shelter. Please STOP EQUATING LANDLORDS' DISCONTENT, TO THE DESPERATION OF TENANTS *LITERALLY* STRUGGLING TO SURVIVE. I have yet to see "mom&pop landlords" who are forced to depend on our local [unreliable]food-distributions because of the rent freeze!! Besides, as you yourselves have acknowledged, the majority of RSOs are owned by multiproperty corporations already, so why would any Honorable Councilmember care more about increasing the profits of these corporations, rather than the life-or-death of your constituents? (unless there is bribery or nepotism involved, I suppose?). Well... history is watching and truth always prevails, so I genuinely wish you to deliberate wisely. Good luck

Communication from Public

Name: Allison Birkle

Date Submitted: 11/13/2023 09:32 AM

Council File No: 20-0407-S1

Comments for Public Posting: Hi, my name is Allison and I am a tenant living in Los Angeles County, in Santa Monica. I am here to urge you to extend the current temporary rent freeze for another 6 months for units subject to the Los Angeles Rent Stabilization Ordinance (LARSO). A rent increase would be devastating for us. Thank you.

Communication from Public

Name: Michael

Date Submitted: 11/13/2023 10:14 AM

Council File No: 20-0407-S1

Comments for Public Posting: Dear City Council members: I am requesting a rent freeze, essentially the opposite of allowing a rent increase. Here is why: 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. Does this seem like a good time to raise the rent? For the past three years, rent increases in buildings protected by the Rent Stabilization Ordinance have been illegal. If you live in an RSO-protected building, you shouldn't have gotten an increase since before the pandemic. But since the city has declared that the emergency period is over, they plan to allow landlords to raise the rent again — this time between 7 and 9% — starting February 1, 2024. Tenants across Los Angeles, especially poor and working-class tenants, cannot afford a rent increase. If L.A. City Council doesn't act to prevent the rent increase, tens of thousands more tenants who are barely holding on will become unable to pay the rent and will face eviction and homelessness. Please do the right thing and vote for a rent freeze for RSO units. Thank you, Michael