

Communication from Public

Name: Allison Frye

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Council File No: 20-0407-S1

Comments for Public Posting: Hi, my name is Allison Frye. I am a government employee working and living in Los Angeles County. 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 problem of some mom-and-pop landlords struggling with their property maintenance costs shouldn't fall on the shoulders of tenants who can't afford a rent increase. The City of LA's permanent RSO rent increase formula must be amended to align with the lower RSO formulas in other cities. When I moved into a rent-controlled unit, I accounted for the small yearly increase in my budgeting. With this sudden and steep rent hike, families have not had time to be able to prepare. We know with the current inflation that the smallest amount of rent increase has a HUGE impact on families. As someone working with the youth of Los Angeles, this move by the city will only work to destabilize the structure needed for family happiness and safety. Utilities should never be included in the rent increase formula. Allowing landlords to raise rents by an arbitrary amount because they provide utilities, without considering the actual cost of those utilities, whether they are provided individually or collectively, and the many resources available to improve efficiency and reduce consumption will compound the challenges of tenants. In the County's recent decision, they did not move forward with including utilities, and neither should the city. Allowing rent increases based on utilities will also make the policy difficult to administer and enforce, and frustrate our ongoing efforts to address climate change in an equitable manner by undermining incentives for landlords to address energy efficiency in buildings. Rather than allow a 6% increase, the Council should keep the rent freeze in place until the permanent study comes back.