

## Communication from Public

**Name:** Russell Nygaard  
**Date Submitted:** 11/01/2023 09:55 AM  
**Council File No:** 20-0407-S1  
**Comments for Public Posting:** Hello, I'm calling on the city council to vote yes on item 12 for today's Housing & Homelessness Committee meeting. I am a renter in Los Angeles and I am deeply concerned about the upcoming 7-9% rent increase. This increase would place an enormous burden on my household and those of my neighbors, and it would increase evictions and homelessness. Please extend the rent freeze!

## Communication from Public

**Name:** AG

**Date Submitted:** 11/01/2023 11:44 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** I oppose the motion to extend the rent freeze. The argument fails to acknowledge the financial burden placed on small, individual landlords due to the escalating expenses of services, which cannot be adequately compensated by raising rental prices. Consequently, landlords are compelled to accumulate debt and resort to property sales in order to maintain financial stability. Small landowners do not possess substantial wealth. For a significant portion of us, owning property serves as an additional source of income. Escalating property taxes, along with ancillary expenditures such as home insurance, have become more apparent. This increase is necessary in order to mitigate the expenses. Furthermore, landlords saw a decline in rental revenue during the pandemic, necessitating the use of personal reserves to satisfy financial obligations. Consequently, the observed gain might potentially compensate for the aforementioned loss.

## Communication from Public

**Name:** Hubert Bordenave

**Date Submitted:** 10/31/2023 08:20 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Agenda Item #12 (council file #20-0407-S1 Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal Sincerely, Small landlord

## Communication from Public

**Name:** Emma REYES

**Date Submitted:** 10/31/2023 08:20 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal Sincerely,  
Emma Reyes

## Communication from Public

**Name:** Landlord

**Date Submitted:** 10/31/2023 09:17 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** I OPPOSE 20-0407-S1 strongly. How do you do this with a straight face to small landlords providing housing to people. We have no rights, nothing to hold onto our property that we worked hard to acquire. I am in disbelief at what I'm living to witness and am astounded by the lack of support us housing providers are receiving. Do you honestly think that no one sees what the city and government people of the state of California are doing. At this point you think we should just gift our property to you that we worked hard for and let you control everything????? Make this make sense. You all control everything already!!!! This is such an insult and robbery from you!!!! This is greed and evil on your part. 6 more months???????? Are you really serious?????? It's already been 3 years and 6 more months will be 4 years and three months. This is utterly ridiculous and highly ignorant. STOP THE NONSENSE. HAVEN'T YOU STOLEN ENOUGH ALREADY. Blasphemy.

## Communication from Public

**Name:** Ludicrous insanity  
**Date Submitted:** 10/31/2023 09:29 PM  
**Council File No:** 20-0407-S1

**Comments for Public Posting:** I oppose this ridiculous attempt to once again steal from landlords. You have taken enough from us. I'd like to know why isn't anyone mentioning during the pandemic while NO RENTS were required because y'all gave a free for all; why isn't anyone mentioning when rent control landlords had to not only enroll and pay high fees for their property but middle of summer like august we had to pay the fees all over again. THIS IS AN ATTACK ON PROPERTY OWNERS AND OT NEEDS TO STOP. WHAT MORE DO YOI WANT FROM US???? YOU HAVE RAPED US OF OUR RIGHT TO OWNERSHIP AND ARE ALREADY CONTROLLING US AND EVERY MOVE WE MAKE. WHEN THE TENANTS CAN DO WHATEVER THEY WANT. DESTROY OUR PROPERTY, CALL THE HOUSING AUTHORITY ON US BECAUSE THEY DONT GET THE WAY, AND SKIP OUT AT NIGHT THE BIG ONE IS NO RENTS FOR 3 YEARS. NOTHING HAPOENS TO THEM. WE ARE OWED OVER \$100,000 in non payment of rents. IN ORDER TO GET RENT RELIEF THE TENANTS HAVE TO COMPLY AND DO PAPERWORK. THEY REFUSE TO AND NOTHING HAPPENS TO THEM. YOU SERIOUSLY WANT TO GIVE THEM ANOTHER 6 MONTH. YOU ALL ARE A JOKE. HOW DO YOU DO THIS TO DECENT PEOPLE?????? MOST OF THE RENT CONTROL TENANTS ARE NON EDUCATED NON WORKING WHEN THEY ARE CAPABLE CRIME INFESTED PEOPKE WHO ARE LOOKING FOR FREE FREE FREE AND YOU ARE OFFERING THEM LEVERAGE. MAKE THEM GO GET JOBS AND PAY RENT. THEY ARE PLAYING EACH OF YOU MAKING THEMSELVES THE VICTIM. YOU GOT IT ALL WRONG. I STRONGLY OPPOSE THIS NONSENSE.

## Communication from Public

**Name:**

**Date Submitted:** 11/01/2023 11:18 AM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal

I am a small mom and pop property owner and have worked hard and saved every penny to buy rental property in preparation for my retirement. I am not a government employee with a guaranteed pension and health insurance that will cost tax payers hundreds of millions of dollars putting the entire community into debt. I don't have an employer paid 401K or retirement plan. I can't leave my job and receive 80% of my salary and then get another job on top of receiving that 80%.

By working hard, scrimping and saving to purchase property, I had to sacrifice purchasing basic items that many of my tenants seem to enjoy. For ex: going out to hip restaurants, concerts and nice vacations. All of which would have been nice to take my wife to. I had to give up family time on weekends when the kids were young to show prospective tenants a vacant unit. In fact, some of my tenants make more money than I do. Does the council not understand any of this? Why does the council want to take away my property rights and saddle me, and other small property owners, with providing a blanket form of rent control, or tenant welfare? Are you choosing to do what you feel is popular among a tenant advocacy group rather than do what is right? Since you claim that this is a community issue then, like the bond money that your raise, the entire community should bear the burden. Not just a few mom and pop property owners. I may have to sell the property to a developer that has been knocking on my door and sending me notices and demolish the units and build for sale condos. Is this what you really want?

On the other side of the argument, I understand the concern and frustration that many tenants have. Rents have gone up, as has everything else. Utility bills have skyrocketed. Yet, a tenant can take a 20 minute, or longer, hot shower as they don't pay for water. The cost for an electrician to come out and fix a light switch is hundreds of dollars. And the list goes on: construction costs, plumbers, carpenters and roofers. Prices have skyrocketed, and the housing providers alone need to pay for them. Yet, you wish to impose blanket rent control on us housing providers across the board. Not only for those truly in need, but for tenants that can well afford the rents. How about the tens of thousands of dollars for the cost of the mandatory soft story retrofit program which has absolutely no low-cost financing options thru the city?

Maybe, if you truly investigated the issue and realized that some, if not all, housing providers may entertain a carefully tailored form of rent control that helps those truly in need. Don't be like Santa Monica who state that they can't separate those in need from those that can afford to live in a beach front apartment. Santa Monica Rent Control Board members say they don't have the information to do this. To that, I call BS. They accumulate and catalog so much information on the cities rental housing stock but conveniently exclude this vital piece of information. And if they, for whatever their reason is, don't want to gather this information, then the housing providers have it as they are the ones that take the rental application, run credit, check employment and income.

And after this, what is next? Will the Council approve a Split Roll Tax Initiative where apartments property taxes are taxed at current market value? If that happens owners can immediately say goodbye to 50% to 60% of their cash flow. Further reducing the value of real estate.

I have been to some Council meetings where there were both Housing Providers and organized Rent Control Advocacy Groups present. In trying to calmly understand their true concerns many simply just yelled at me and said, "when we are done with you, you will beg us to take back your property". Is that what you want? Have you ever heard the phrase "death by a thousand needles"? These advocacy groups will stop at nothing less than to surgically carve Housing Providers up into a thousand pieces.

I understand many if not all the concerns of the tenant that are truly in need. And, as stated above, if you take to time to listen to and investigate what Housing Providers, especially small mom and pops, would accept, then you can begin to craft a just and right regulation that works.

Please don't rush to impose unfair rent control laws.

Daniel A.

## Communication from Public

**Name:** Pamela Egans and Frances Sykes

**Date Submitted:** 11/01/2023 10:52 AM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** We strongly oppose agenda item #12 , council file #20-0407-S1, it has been 43 months since rent increases have been frozen. Expenses related to property repairs have increased, gas prices, utility rates, SCEP fees. These fees far outpace CPI inflation. If the housing committee along with City Council and Mayor are not willing to retroactively decrease their salaries to budget year of 2019, along with entire City, why single out landlord to continue to endure hardship? As senior citizens and taxpaying residents, inflation affects both OWNERS and Tenants. I'm in hopes you will vote NO on this item, and dismiss the proposal.

## Communication from Public

**Name:** Leslie

**Date Submitted:** 11/01/2023 10:57 AM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** I am OPPOSED to Item #12 on the Housing and Homelessness committee. DO NOT EXTEND the RENT FREEZE. There is no reason to.

## Communication from Public

**Name:** Jane Demian

**Date Submitted:** 11/01/2023 11:03 AM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** I support this motion because the best way to prevent homelessness is to help tenants stay housed. The recent City Council proposal to raise RSO rents 7% to 9% starting in February 2024 will lead to more tenants unable to pay rent which, subsequently, will lead to eviction. Over 60% of Angelenos are renters and over 73% of renters are rent burdened. Certainly, landlords of RSO units need to pay their bills such as mortgage and property taxes, so the City Council needs to implement RSO property owner support for landlords rather than place the burden on tenants who are already struggling with high rents. If RSO rent increases are needed then raise the rent the usual 3-4% for at least six months and see how it goes while providing RSO landlord support, instead of the outrageous rent increase proposal to tenants of 7% to 9%. Thank you.

## Communication from Public

**Name:** DANIEL ARONSON  
**Date Submitted:** 11/01/2023 11:14 AM  
**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal Sincerely,  
Daniel Aronson

## Communication from Public

**Name:** Jon

**Date Submitted:** 11/01/2023 10:11 AM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Housing and Homelessness Committee, As a small landlord, I can tell you that costs of EVERYTHING have gone up over the last few years. A lot of these costs, are directly influenced or controlled by the City of Los Angeles. My water and electricity bills have skyrocketed. My trash bill has nearly doubled because of RecycLA. And the costs of any repairs or handyman services, have doubled. If I have a clogged drain, it used to be \$75, now it can be \$200. All this, is to just say, how can you expect me to pay for all of these things, and raise my bills, and raise my costs, but out of the same mouth, you want to further restrict my ability to cover those costs and keep my building in good shape? Why am I suffering this, while grocers raise prices, gas stations raise prices, car dealers raise prices - where is their contribution? Why just me and other landlords, why are we being punished? The affordability crisis is not just housing, it's everything. Stop trying to pin it all on us. Give us relief, let us pay our bills, let us be able to afford being landlords. We are not all rich, or greedy, but enough is enough. Could I ask you, to freeze your salary for four years, while I raise all of your bills, and expect you to think that's a fair deal? Thank you for your time,

## Communication from Public

**Name:**

**Date Submitted:** 10/31/2023 12:20 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal Sincerely,  
Your Name mario peres

## Communication from Public

**Name:** Claire Shaw

**Date Submitted:** 11/01/2023 10:11 AM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** When rents go up, so do evictions and homelessness. I can't afford a 7-9% rent increase and neither can hundreds of thousands of RSO tenants across the city. Vote YES on motion 20-0407-S1 this Wednesday!

## Communication from Public

**Name:** JoAnn P.

**Date Submitted:** 11/01/2023 10:47 AM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Councilmember Blumenfield, ? When rents go up, so do evictions and homelessness. I can't afford a 7-9% rent increase, and neither can hundreds of thousands of RSO tenants across the city. Please vote YES on motion 20-0407-S1 today, Wednesday, November 1st! Thank you.

## Communication from Public

**Name:** JoAnn P.

**Date Submitted:** 11/01/2023 10:47 AM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Councilmember Blumenfield, ? When rents go up, so do evictions and homelessness. I can't afford a 7-9% rent increase, and neither can hundreds of thousands of RSO tenants across the city. Please vote YES on motion 20-0407-S1 today, Wednesday, November 1st! Thank you.

## Communication from Public

**Name:** Shawn Luong

**Date Submitted:** 11/01/2023 12:45 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** The committee study based on inflation is flawed. Most landlords provide water as part of the rent. Water rate has increased from \$6.77 in 2020, one HCF (hundred cubic feet), to \$10.26 in 2023, a 51.6% increase. The SCEP fee has increased from \$43.42 in 2020 to \$67.94 in 2022, a 56.5% increase. A gallon of Versawall paint at Dunn Edwards has increased from \$21 in 2020 to \$28 in 2023, a 33% increase. A journey handyman charge has increased from \$200 to \$320 a day = a 60% increase. Property taxes have not stopped its Prop 13 annual increase of 2%. Insurance increased by 21% from 2022 to 2023 and 10% from 2021 to 2022. These are samples of the costs directly affecting the operations of a rental, unlike the CPI. As for housing expenses, the 30% cap is a guideline for prudent budgeting. Most loans approved by FHA for first-time home buyers are 35% or more for housing to mortgage payment ratio and if there is no substantial car, credit card, and student debt can go even higher when the loan is underwritten by Fannie Desktop Automated Underwriting System which compiles data from millions of loans that they have issued and serviced. Based on data collected by Rocker Mortgage, loans have been approved with more than 50% debt-to-income ratio based on better credit scores and adequate reserves after closing. The committee has not frozen the increase in food, fuel, apparel, transportation, and medical insurance. The latter has increased by over 1% per year from 2020 to 2022 and has jumped to 6% in 2023. The committee cannot cherry-pick housing - a component of the CPI - to beat up on landlords because all the others are large corporations with deep pockets.

## Communication from Public

**Name:** Ernest Moore

**Date Submitted:** 11/01/2023 01:11 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? This committee should be doing studies on how to increase employment for American citizens. One of the biggest problems for employment in California is that it is an "at will" employment state. This means employers can fire any employee for no reason. The other problem is that employment attorneys are too expensive and there are very few resources for legal employment protections. Thank you for dismissing this proposal. Sincerely, Ernest Moore

## Communication from Public

**Name:** Fr. Andy Herman  
**Date Submitted:** 11/01/2023 01:26 PM  
**Council File No:** 20-0407-S1

**Comments for Public Posting:** My name is Father Andy Herman and I'm a retired Catholic priest, who am homeless myself on the Westside of LA, & who serves homeless kids & young adults who carry serious brain conditions, including, of course, trauma. It is impossible for me to comprehend the possibility of more people coming onto the street because of the death of the extensions that have been made to keep people housed, specifically concerning, I believe, item #12 if I've got that right. I cannot believe that any one of you doesn't see that the market economy and specifically in the housing arena is utterly and specifically failing the American people, most certainly the people of Los Angeles. Something very seriously needs to be done to extend every possibility of help to keep people remaining in their housing. The City RIGHT NOW can't handle the numbers of people on the street, again specifically getting them into housing that is appropriate for each one of us, and which will not "contribute" to carceral or institutional remand. You cannot possibly think the economy on which we're based is going to aid in our economic growth, if more people are out on the street. Our system is not built on this, and it's not built on solving it. That is up to you. You have to keep people housed in every way possible, & if need be violate the so-called "sacred principles" of a market capitalist economy. Because it is not serving the community to which you took an oath. Maybe it's possible for each of you to look out your window and see MORE camps, MORE instability, MORE actual destruction of the very human lives that are supposed to uphold the greed of this economic system. Because people are really -- and you are damn well aware of this -- dying on the street. Once again this economy is failing us. And despite all the immense pressure from people who bought into its premises, you need to make it work for all of us, because you have nothing else to substitute for it. We already are living in a partially mixed economy anyway. And remember in most cases we are dealing here with landlords who are not Mom and Pop. We are dealing with Equity holding companies. And despite the Supreme Court's stupidity some years ago in saying that corporations are at the same level of an individual human being, they are not and you know it. You have to stop viewing human beings as fodder. You will be remembered --- and vilified or praised -- for what you do here today. Stop plunging

the Los Angeles City Council into the toilet which is its current PR living spot. For the benefit of the people of this city, for your own personal public relations and substantial image and reality, I ask, request, & demand that you vote to extend the housing rental payment protections put in place during and after the pandemic, because it's the only thing that makes sense on the ground and at every other level. Re item #12. Thank you for reading this, and for your paffirmative vote. Fr. James Joseph (Andy) Herman

## Communication from Public

**Name:** April Sandifer

**Date Submitted:** 11/01/2023 01:44 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** As I think about the future my dream has always been to become a small mom and pop landlord of a 4 to 8 unit property. Nothing huge but just large enough to allow space for my mom so she can enjoy her retirement without any financial burden. Not only that the goal would also be to use this additional income as my retirement plan. As a black woman who is highly educated watching the impacts of the rent freeze on these smaller landlords this no longer feels like a viable option. Since the beginning of the pandemic rent has been frozen, however operating costs, taxes, utilities, materials, labor and insurance have all gone up exponentially. In my career working for various nonprofits I have had the opportunity to build strong relationships with a collective of black and brown folks that own small residential buildings throughout South LA. Although they are small they still have helped them to build generational wealth for their families. As the costs of operations and basic upkeep continue to increase not allowing them to at a minimum have the opportunity to generate additional revenue to cover these costs has forced them to dip into their kids college funds, dip into their retirement plans or simply sell their properties to large scale corporate developers. The continuation of the rent freeze will basically remove the number one vehicle increasing economic mobility in communities of color like South LA. Please remove this burden so they survive and so that I can become a landlord myself someday and take care of my mom.

## Communication from Public

**Name:** Lilly

**Date Submitted:** 11/01/2023 02:08 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Councilman and Chiefs of staff, Landlords, especially Mom and Pop Landlords have been unfairly singled out during the pandemic and post pandemic, last 4 years. No other business in the City has had an artificial government freeze on their business's income. As if this were not enough of a hardship, with cost of living increasing in the Los Angeles City area at over 8% annually, no effort what so ever was made by the City or the County, to place limitations on Landlords Expenses, such as property tax increases (2%) per year, Utility increases of 15% over the last 4 years, and Property insurance increases 15% over the last 4 years, with insurance rates continuing to spiral higher because the major carriers are no longer doing business in California. To top it off, LA City Trash Dumpster fees have tripled over the last 4 years. At this rate, Mom and Pop property owners will be forced to sell their properties which they have worked all of their lives to have, so that they could have something to live on when they retired. This misguided and short-term political blunder, proposed by Councilman Martinez, can make no economic sense to anyone. Taking the properties of the Small Mom and Pop and bankrupting them by extending the freeze on RSO controlled properties, so they are forced to sell to the deep pocket investors, who own thousands of apartments, is all it will acheive. I find this hard to comprehend amongst a Democratically controlled City Council. Those of us who own small apartment buildings should have the same rights as every other business in being able to raise our prices. Our income has been dropping over the last 3 years due to the increase in not only utilities and taxes but tradesmen, gardeners, pest control etc who we need to use for the maintenance of the building. Some have increased 20% to 30%, so do we choose to let the building decline or try and upkeep it for the benefit of our tenants? I strongly oppose any further RSO rent freeze, it's time to give the property owners a break.

## Communication from Public

**Name:** Charles Hawkins

**Date Submitted:** 11/01/2023 02:32 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** There is literally zero justification for the freeze continuing. Covid is over. Unemployment is minuscule. Wages are up enormously over the past ~3 years (including, especially, for lower-wage workers). And, costs for repairs, maintenance & insurance have increased materially. It is time to return to the previous regulatory environment.

## Communication from Public

**Name:** Antoinette Evone Crichton

**Date Submitted:** 11/01/2023 04:15 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Would you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Also, to impose additional rent freezes on owners is forcing them to absorb cost increases which is a hardship without the benefit of Due Process. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal

## Communication from Public

**Name:**

**Date Submitted:** 11/01/2023 05:17 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? Just an example of how your draconian rent freeze has impacted us- My husband and I have lived a modest lifestyle during our working years so that we could invest in quality apartments to provide a secure retirement for us. We are now in our late 60's and depend upon these rents. We have 2 small buildings that are under LA City rent control. Rents have been FLAT since March of 2020- yet our expenses have more than doubled in many categories. Insurance was \$5100 in 2020 and has risen to over \$26,000 in 2023!!! Trash pickup was \$2700 in 2020 and is now almost \$4,000 in 2023!! We were able to earn a small profit in 2019 of \$60,000 ( this is our retirement income). In 2023, we have had to pay out over \$41,000 SO FAR from our retirement SAVINGS to cover expenses- repairs, maintenance, insurance , etc. At the end of 2023, we anticipate being \$60,000 in the RED. You are forcing small apartment building owners to SELL OUT to developers or big corporations who can afford these losses....until they bulldoze the buildings to build new expensive condos. YOU, the CITY COUNCIL, are driving us OUT!!! If you extend the rent freeze, then you MUST freeze your own salaries back to 2019 levels and retroacting PAY THE CITY TAXPAYERS back the monies you have taken since the rent freeze began.

## Communication from Public

**Name:** Paul A

**Date Submitted:** 11/01/2023 07:12 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal Sincerely,  
PAUL ARYEH

## Communication from Public

**Name:** Michael Shaar

**Date Submitted:** 11/01/2023 11:22 AM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. If you can bring all the other expenses back to 2019 levels then let's talk. Inflation is all over the news for the last few years. Rents have to follow inflation. Inflation impacts both owners and renters. Rent freezes compound the rental problem but increasing demand while not working on the real problem-- SUPPLY. Thank you for dismissing this proposal Michael Shaar

## Communication from Public

**Name:** David Berneman

**Date Submitted:** 11/01/2023 11:44 AM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Please dismiss this proposal!  
Thanks, David Berneman

## Communication from Public

**Name:**

**Date Submitted:** 11/01/2023 12:20 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** For posting to CF 20-0407-S1



November 1, 2023

The Honorable Nithya Raman  
Los Angeles City Council  
200 N. Spring Street, Room 340  
Los Angeles, CA 90012

**RE: Comments on Proposed RSO Rent Freeze (CF #20-0407-S1)**

Dear Councilmember Raman and Housing & Homelessness Committee Members:

Established in 1924, Central City Association (CCA) represents approximately 300 member organizations committed to advancing policies and projects that enhance Downtown Los Angeles' (DTLA's) vibrancy and increase opportunity across the region. We write in opposition to Councilmember Soto Martinez's motion to disallow rent increases for units covered by the Rent Stabilization Ordinance (RSO) until July 31, 2024.

Despite sharp cost increases in utilities, trash hauling, insurance, labor, and raw materials, RSO property owners have not been permitted to raise rents since March 2020. Now more than ever, housing providers are faced with the difficult economic decision of reducing investments in improvements and non-essential upkeep in order to absorb the costs of essential maintenance. Without a financial mechanism to properly support and enhance property, the City's aging housing stock will continue to deteriorate resulting in even fewer quality affordable housing opportunities for low- and moderate- income individuals and families.

In addition, since 2020, the City Council has adopted some of the strongest tenant safeguards in the nation to prevent extensive displacement. Several permanent protections have been enacted including the just cause eviction protection ordinance, economic displacement ordinance, additional relocation assistance, and minimum thresholds for nonpayment of rent. Striking the right balance between tenant protections and landlord rights is essential to ensure that our local housing market remains healthy and continues to provide affordable and safe housing options.

Lastly, this motion runs counter to City Council's widespread support for an economic study of the RSO annual allowable adjustment. Until results are received, any action on the annual adjustment up to that point would be premature. Thank you for your consideration and we look forward to continuing the discussion with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Nella McOsker", written in a cursive style.

Nella McOsker  
President & CEO  
Central City Association

## Communication from Public

**Name:** Gary Goren

**Date Submitted:** 11/01/2023 09:17 AM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Dear Housing Committee Members: I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal. Gary Goren

## Communication from Public

**Name:** DANY HERSKO  
**Date Submitted:** 11/01/2023 09:35 AM  
**Council File No:** 20-0407-S1

**Comments for Public Posting:** I strongly oppose the proposed rent freeze extension. I strongly oppose Agenda Item #12 (council file #20-0407-S1). Tuesday marks Day 1,336 since the beginning of the COVID-19 rent freeze. Rents have already been frozen for 43 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Why don't you take a retroactive pay cut and, work at your 2019 salary level and cut the entire city budget back to that of 2019? To impose that on rental property owners is no different. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Thank you for dismissing this proposal I am a small apartments landlord for 25 years and this is how I feed my family, If we (small apartment investors) loose interest in this real estate investment segment which we love so much to provide our tenant fair housing and sell out our building/s only big corporation will buy all of us out because you make is impossible to earn our fair living than there will be more shortage of housing in the long run, please let us live and open the natural rental market to increase rents as allowed and should be allowed. it will be tasteless to freeze the rents after 02-01-2024. property taxes are being increased every year even during covid to pay your salaries among other expenses so rents should be allowed to be increased as well on RSO.

## Communication from Public

**Name:**

**Date Submitted:** 11/01/2023 09:42 AM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Hi, I am a tenant living in CD11. I urge you to vote yes on Items 2, 3 and 4 to make eviction data transparent and improve the city's code enforcement process for rental housing units. Too often, tenants have not been able to get repairs done quickly after code enforcement inspections. And when landlords do make repairs, tenants are displaced to temporary housing or are forced to live with disruptive construction. In addition, even programs like REAP fail to achieve timely compliance from landlords and the quality repairs tenants deserve. I know too many people who have ended up self-evicting because their landlords kept refusing to do basic maintenance and/or repairs. This is a plague on our families and communities, who are thus forced to move, often very far away from their loved ones, from their trusted healthcare providers and local businesses. Please enforce landlord accountability, which is the very LEAST that tenants deserve in exchange for the OUTRAGEOUS rent prices that landlords extort from us every month. Landlords continue to extort hundreds of thousands of dollars from desperate working class folks, and won't even provide basic repairs in exchange!!! This is criminal. And this is all happening under your tacit approval. If you have a conscience at all, i urge you to stop these abuses. Thank you

## Communication from Public

**Name:** Malcolm

**Date Submitted:** 11/01/2023 12:23 PM

**Council File No:** 20-0407-S1

**Comments for Public Posting:** Good morning Committee, Thank you for conducting this hearing and taking into consideration the challenges that I am facing as a landlord of a few small properties in LA All of my expenses have drastically increased while I have taken hits in income due to rent freezes and eviction moratoria. The bottom line is I love being a Landlord and providing nice and safe housing for the community I live but it has simply become impossible to continue. At this rate, I will have to sell off my properties to a big developer and let them do with the residents what they will because I am literally being priced out of this business. I am begging you to please consider the depth of the negative impact on small landlords like myself and allow us to continue to afford to house our fellow Angelinos.