

Communication from Public

Name: Joseph Laskowski
Date Submitted: 01/17/2023 02:04 PM
Council File No: 21-0042-S3

Comments for Public Posting: I am writing to ask that you oppose all of the items associated with the January 13th meeting, item 13, (Council File 21-0042-S3) including the imposition of so-called "Just Cause" eviction requirements for non-RSO units, setting any monetary threshold for eviction or the imposition of relocation fees. The only way to improve housing accessibility is to reduce the cost of housing. The only way to reduce the cost of housing is to increase supply. More supply reduces the cost to tenants. These only act to increase the cost of housing to tenants. This expense is ultimately borne by tenants because they do nothing to increase the supply of housing. These laws hurt tenants in the real world. Landlords don't want tenants to move out because you have to pay to turn the unit. Landlords want to jack up the price of a rental more than 10% in a year because the cost/benefit for non-RSO units just isn't there. So, why is this legislation put forward? All these things do is express hostility toward the people who provide housing and lock-in tenants who are causing problems for their neighbors. The only thing that really would help tenants would be to increase supply. These laws decrease supply by increasing costs and making LA a worse place to invest in. Between these laws and ULA, why would anyone build a new apartment building in LA? One final thought: in Houston (a city exposed to catastrophes, like LA with similar new build codes), a 1 bed apartment is about \$1,000 per month. In Los Angeles, it's \$1,500. The only reason is because supply is reduced because of how unattractive this environment is to invest in. I hope that you seriously consider these thoughts. Thank you, Joseph A. Laskowski 1510 Morton Ter, LA CA 90026

Communication from Public

Name: REALTOR Coalition
Date Submitted: 01/17/2023 03:49 PM
Council File No: 21-0042-S3
Comments for Public Posting: Please see attached letter.



PASADENA  FOOTHILLS
REALTORS®



January 17, 2023

City of Los Angeles
Committee on Housing and Homelessness
200 North Spring Street
Los Angeles, CA 90012

Re: Keeping the Single-Family Housing Exemption and 1 Year Vesting Period

Dear Committee Chair Raman and Council Members,

On behalf of the more than 25,000 REALTOR members above we respectfully urge the Committee to reinsert **both the Single-Family Housing Exemption as well as the 1 Year Vesting Period** as you evaluate the Just Cause expansion proposal.

These are significant and unprecedented expansions. In fact, the original housing report from September 26, 2022 contained these exemptions. These important exemptions should be reconsidered for a variety of reasons. Including to help solve our housing crisis, homeowners may need to temporarily rent some or all of their home. Burdensome regulations would likely affect homeowners' ability to offer their house for rent or interfere with their ability to reclaim possession of their home -- resulting in the further erosion of our critical rental housing supply.

Most residents are not even aware of this proposed expansion. As you know, stakeholder input is vital to the successful implementation of effective housing policy. Unfortunately, NO stakeholder input has been sought from single-family homeowners or representative associations.

Please know that each of our organizations and related membership are willing and ready to work collaboratively on this or any housing issue. REALTORS® are the only advocacy group that fights exclusively for homeownership and property rights.

We greatly appreciate your consideration of these matters.

Sincerely,

Greater Los Angeles REALTORS® Association
Pasadena Foothills Association of REALTORS®
South Bay Association of REALTORS®
Southland Regional Association of REALTORS®

Communication from Public

Name:

Date Submitted: 01/17/2023 04:27 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am writing in opposition to the latest penalties for landlords under this proposal. Small landlords who own just one or two properties have kept rents even lower than mandated under current City restrictions in order to keep long-term tenants during difficult times. However, this latest proposal by the City will force more sales to large developers or the inability to continue the mortgage and upkeep on the properties. Many of us have voluntarily taken steps to assure our tenants can afford their rent without undue hardship on their families. For the City to now add additional unfair mandates will merely cause us to not be able to own the property and will ultimately result in a much greater homeless problem in Los Angeles. We also have to pay the bills and repairs and the City of Los Angeles knows how much these costs have increased during the past few years and are continuing to increase. The City should be the friend of those who work hard, pay bills and provide safe housing for renters. The only ultimate solution to homelessness is providing jobs and also, if necessary, providing City subsidies/vouchers for our renters so that we are not forced to sell the property.

Communication from Public

Name: tenant of a predatory landlord
Date Submitted: 01/17/2023 09:36 PM
Council File No: 21-0042-S3
Comments for Public Posting: regarding "threshold for evictions for non-payment of rent for all residential rental units." this is a great idea! but the maximum should be higher, around \$6,000 or more. things are not going well right now for us poor people in los angeles, the buses are hard to use in the rain. the cold and rainy weather is making us sicker. inflation is making food unaffordable. i think everyone would agree that food is more important than rent right now.