

Communication from Public

Name: LIONEL MARES

Date Submitted: 01/16/2023 03:26 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear City Council Members: I'm writing to urge the city to take measures to prevent a massive wave of homelessness by taking action on preventing evictions. Evictions are the primary cause of homelessness. Homelessness is a big issue in Los Angeles for various reasons, such as the cost of living, unemployment, not enough housing due to competition and population growth, high inflation, domestic violence, etc... I urge the city council to take the appropriate measures on preventing and/or minimizing the risk of evictions by taking steps to stop it. Many renters rent in ADU from small landlords who also struggle to pay the cost of utilities including mortgage and property taxes. Renters and Small Landlords need help. The issue is that many renters suffer the most especially from corporate landlords who own massive amounts of property and who continue to raise the cost of rent which forces many people into poverty and homelessness. That is why the city needs to extend eviction protection to protect tenants who cannot afford to pay more in rent. Also, the city should consider helping small landlords by offering incentives so that they continue to keep costs down for renters. We have to find ways to help renters and small landlords. If the city and county does its part, many people will be able to stay housed. -- Thank you!

Communication from Public

Name: Do not over regulate us

Date Submitted: 01/16/2023 09:02 PM

Council File No: 21-0042-S3

Comments for Public Posting: The policies that raman has been pushing with all her 4 ft 11 inches and 100 lbs frame to take small housing providers out of business comes right after the steps of massive jolt that small landlords have born for 3 years and will take years to recover from. Minimum rent threshold is absolute nonsense which increases debt arrears. To quantify this, median rent debt is anywhere between 15,000 to 20,000 , that we will have to spend immense time and energy to collect which will take decades to recover IF I Can recover. In addition, min rent threshold will add the additional rent threshold of FMR . In perspective , for a 3 bed house it's 18000- 23,000 in debt. Then you want to sell or OO , you pay another 18,000 for rent controlled unit . Which is \$36,000- \$41,000 in debt plus lawyers, LAHD fees, repairs. The proposals are a slap to the small housing providers, not the corporations. How do you expect us to continue to take on debt . Clearly a deliberate attempt to discriminate against us . These numbers are for 1 property! How is any of this ok ?? Scrap these just cause, min rent threshold or delineate us , mom and pop housing providers and give us our carve outs. Also a myth that there will be mass evictions is Bs. If tenants pay their rents , no one wants to evict. The rest of the country didn't .

Communication from Public

Name: Tieira Ryder

Date Submitted: 01/16/2023 10:05 PM

Council File No: 21-0042-S3

Comments for Public Posting: Evictions are the primary cause of homelessness. The city should not end eviction protections for tenants, especially as the COVID emergency is not over. The City Council needs to pass even more tenant protections that keep people in their homes. I urge you to pass the following tenant protections: 1. Advocate for SB679, an LA county affordable solutions housing agency, to have land use authority over all public land across LA cities, establish a social housing policy, support land & housing back, offer the agency a 1st right to foreclosures. 1. Universal Just Cause - because no one should be evicted for no reason. Making exceptions for ADU's or other similar units will greatly impact low-income, multi-generational families who can only stay housed by living together. Just Cause should cover all units. 2. Relocation Assistance for tenants who receive a large rent increase on all units - because we can barely afford to make rent now and any increase will displace many of us. If we are forced to move, we should at least receive financial assistance to do so. 3. A Buffer Amount for Failure to Pay Rent Evictions - because no one should be evicted over owing a few dollars in back rent. We need a reasonable buffer before eviction is considered.

Communication from Public

Name: unhopeful LA resident

Date Submitted: 01/16/2023 10:18 PM

Council File No: 21-0042-S3

Comments for Public Posting: all these tenant advocates demanding for more freebies and so called protections. this is so misguided. these protections come at a price, and it may feel 'good' if some are passed into law now, but in the long term it will have the opposite effect and only hurt tenants. all this extra regulation will only drive rents and application criteria up even more than where it currently is. listen to how stupid this minimum-rent-threshold is, you are essentially asking for a free loan up to a month of rent. what do you think a landlord will do to safeguard against this? likely ask for 2 months security deposit and even stricter applicant requirements to price in the risk of dealing with a problem tenant. all this hyperbole with, tenants are being evicted for 'pennies' or 'a few dollars' makes headlines and sounds dramatic. but this is all such a scam. i would like to see a socialized housing system product be half the quality housing service and be anywhere close as cost-effective a small landlord can deliver. housing comes at a cost and tenants advocates like spread this terrible tenant propaganda and not take some responsibility of over their own lives.

Communication from Public

Name: Mike Royce

Date Submitted: 01/16/2023 12:38 PM

Council File No: 21-0042-S3

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Communication from Public

Name:

Date Submitted: 01/16/2023 12:47 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am a small residential (4 unit) landlord and do NOT support this measure. Since the pandemic, the modest annual rent increase has been frozen while expenses- insurance/property tax/utilities/materials/labor have all increased more than 3% per year. Cities including Santa Monica, West Hollywood and NYC have ended/planned the end of the rent increase/eviction moratorium. This makes sense since the US has effectively been open since the wide spread availability of the Covid vaccinations. I know several small time landlords that had at least 1 tenant CHOOSING not to pay rent because they could, taking advantage of the eviction moratorium. Their tenants went on vacations and bought new cars instead of paying rent. As landlords, we are held responsible for paying mortgage, increased taxes, insurance, utilities, upkeep, repairs and increased LAHD fees with decreased rental income. Homelessness is due to many complex factors but a main cause is due to the City not aggressively building affordable HOUSING. LA needs to build more affordable housing or streamline the process for nonprofit (via Land Trust) to build permanent affordable housing. I cannot speak about corporate landlords with deep pockets and predatory rental practices. Perhaps legislation to restrict rent increase/eviction should focus on corporate landlords. But as a small time landlord (who also works their regular job to make ends meet), we've had our hands tied for the last few years. We work with thin margins already, add frozen rent/eviction moratorium and now additional proposed restrictions along with increased expenses makes it unsustainable for small time landlords. In my neighborhood, the buildings previously owned by small time landlords bought up by corporate landlords have unhappy tenants with unkempt grounds. I work hard to keep my rentals in good condition and affordable because I believe its important to keep affordable housing local. I am a landlord who also lives in the building precisely because housing in LA is expensive. Being able to provide affordable housing that is close to amenities/work allows tenants and myself to drive less and not contribute to air/microplastic pollution/climate crisis and traffic. I need affordable housing too, affordable housing provides stability and becoming a small time landlord was the only way to provide affordable housing for my tenants and myself. Adding more restrictions, as proposed, on top

of several years of rent increase/eviction moratorium will only make it crushingly difficult for small time landlords and push us to sell instead, worsening the affordable housing crisis. Build more Permanent Affordable Housing!!!! This is the only sustainable answer. Germany's majority population are renters, not homeowners. They don't have a housing crisis because they built plenty of quality/affordable housing for all.

Communication from Public

Name: Ann Dorsey

Date Submitted: 01/16/2023 01:10 PM

Council File No: 21-0042-S3

Comments for Public Posting: Homelessness is a real problem in Los Angeles. It is far more effective to keep people in their homes than to help them after they are no longer housed. Strong eviction protections will keep people housed. We are still coping with the economic repercussions of COVID-19, so there is a real need for continuing protections. I urge you to pass the following tenant protections: Universal Just Cause for all rental units - Landlords should be required to provide justification for evictions and all renters should be protected. Relocation Assistance for tenants who receive a large rent increase for all units – Large rental increases will displace many renters. If the landlord wants to increase rents unreasonably, they should have to assist their current tenants with relocation costs. A Buffer Amount for Failure to Pay Rent Evictions – There should be an established reasonable buffer that has to be surpassed before eviction is enacted. This helps both renters to stay in place and landlords to avoid eviction and finding new tenant costs. Thank you, Ann Dorsey Northridge, CA 91325

Communication from Public

Name: michael siegel

Date Submitted: 01/16/2023 10:03 AM

Council File No: 21-0042-S3

Comments for Public Posting: City Council should help protect renters better - we have a housing shortage causing rents to skyrocket forcing people to overcrowd units - should one mishap befall these families, they get evicted, making it very difficult to find there way back to housing and contributing to homelessness in our city - not to mention ruining their lives. Universal Just Cause, a threshold % of rent behind and relocation assistance are just some of the protections we could enact that will not hurt landlords bottom lines but will help a large percentage of renters just barely hanging on. Fixing homelessness is multi-pronged, and one huge factor is making sure we keep housing those currently housed.

Communication from Public

Name:

Date Submitted: 01/16/2023 10:39 AM

Council File No: 21-0042-S3

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