Communication from Public

Name:	Keya Vakil
Date Submitted:	09/21/2024 09:23 AM
Council File No:	23-1134
Comments for Public Posting:	I support capping rent increases at 60% of inflation, or 3%, whichever is lower – with no minimum rent hikes. The cost of rent, even in these rent controlled apartments, has gotten out of control. We need relief NOW.

Communication from Public

Name:	Max M
Date Submitted:	09/21/2024 09:57 AM
Council File No:	23-1134
Comments for Public Posting:	Capping rent increases at less than the rate of inflation may seem like a solution to rising housing costs, but in reality, it's a flawed policy that harms both tenants and housing providers in the long run. When rent control is set below inflation, property owners struggle to keep up with maintenance costs, property taxes, insurance, and rising utility rates. This particularly impacts small landlords, many of whom rely on rental income to cover basic expenses and maintain their properties. If housing providers can’t sustain these costs, they may be forced out of the market, leading to fewer housing options, deteriorating property conditions, and ultimately, higher rents as supply diminishes. A more effective solution to lowering housing costs is to address the core issue: the shortage of available housing in Los Angeles. By removing outdated single-family zoning laws and allowing multi-family development citywide, we can create more housing units to meet the growing demand. Opening up more areas for duplexes, triplexes, and apartment buildings would increase supply, providing more affordable options for tenants and reducing the pressure on existing housing. Without rent payments that adequately cover expenses, the financial burden on landlords becomes unsustainable. When small housing providers are pushed out of the market, it leads to further consolidation in the hands of larger corporate landlords, which often results in less flexibility and higher long-term costs for tenants. To truly lower housing costs, we need to encourage the development of more housing and ensure that rent policies allow for both affordability and sustainability.

Communication from Public

Name:	Carla Michelle Miller
Date Submitted:	09/21/2024 10:41 AM
Council File No:	23-1134
Comments for Public Posting:	Please fight for Affordable Housing rent increases to be capped at 3%. Thank you for your services!

Communication from Public

Name: Joseph Hancock
Date Submitted: 09/21/2024 11:47 AM
Council File No: 23-1134
Comments for Public Posting: In the United States, we have a national homelessness and housing crisis. Many of our homeless are veterans. Over the last several decades, the U.S. government has underfunded and undermined federal housing programs for the most economically vulnerable. In 1974, President Nixon passed a moratorium on all public housing programs, for example. And in 1998 the Faircloth Amendment limited construction of new public housing. (https://nlihc.org/resource/public-housing-history) The number of homeless people in the United States continues to rise as more and more people pay 30 to 50 percent of their income just to have a roof over their heads, thanks to surging rents and an unprecedented rise in home prices. According to the National Alliance to End Homelessness , a record-high 653,104 people experienced homelessness on a single night in January 2023, more than a 12.1 percent increase over the previous year. The Alliance also reports that between 2019-2023, the number of people who entered emergency shelter for the first time increased by more than 23 percent. (Popular Resistance, Sept. 13, 2024) According to the United Nations 1948 Universal Declaration of Human Rights (DHR) “everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control.” The intent is clear. To comply with the UN Declaration the United States must establish an emergency public works program to build housing in our country. Lack of public housing is a national emergency. We propose a transformative housing agenda that guarantees government housing for all. We need and require a federal housing building program today as great as the post WW2 effort. There are many veterans among the thousands of homeless people living on our streets. They need a roof over their heads. Because of the urgent need, we call on the federal government to: *Substantially increase the Housing Trust Fund (HTF), which provides grants to states to produce and preserve affordable housing for extremely low- and very low-income households. ---------- *Establish a Federal emergency public works program to build housing in our country. *Establish a dedicated corporate

housing tax to fund the HTF. *Build and maintain community health centers for each housing project. States and state-designated entities are eligible grantees for the HTF. Housing and Urban Development allocates HTF funds by formula annually. A State must use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership; and up to 10 percent for the grantee's reasonable administrative and planning costs. HTF funds may be used for the production or preservation of public housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities. All HTF-assisted units are required to have a minimum affordability period of 30 years. In addition, funds must be made available to operate community health centers in each proximity where public housing is located. Follow the Money An analysis of the federal budget reveals that in 2021, state and local governments spent $65 billion on housing and community development, or 2 percent of total direct general expenditures, while military spending accounts for 43 percent of the total federal budget. We propose to shift funds from military spending and to increase funding for new housing starts on an emergency basis. For example, if the military budget were cut just 10 percent and those funds were allocated to the Housing Trust Fund, there would be sufficient funding to begin a massive housing construction program similar in size and scope to the post WW2 effort. There should also be a dedicated corporate housing tax to guarantee continued funding of the HTF. On the Question of Rent “The rents are too damn high” reads a sign on Sunset Blvd. in Los Angeles. According to the United Way of Greater Los Angeles, rents have increased 54% across Los Angeles County while incomes have only increased 16%. Under our proposal, rent would be calculated based on income, not to exceed 1/8 of monthly income. The federal government would own any housing that is constructed under Project Labor Agreements, with the increased funds from the Housing Trust Fund. The formula of 80/10/10 would be replaced by a 100% financing of new housing starts and continued maintenance of existing housing units. Housing would become a national resource, and every family would have a place to live without worrying about exorbitant rents and inflation. A program of this magnitude requires federal management and oversight. Congress must act quickly to make public housing a reality.

Communication from Public

Name: Alexandra Lee Carcieri
Date Submitted: 09/21/2024 12:46 PM
Council File No: 23-1134
Comments for Public Posting: Cap rent increases at 60% of inflation, or 3%, whichever is lower – with no minimum rent hikes. This prevents extreme rent increases while ensuring that if the cost of living remains stable, so should your rent. Close the loophole that imposes higher rent increases on tenants whose utilities are included in rent – a key recommendation from the independent report.

Communication from Public

Name: Alexander Resnick
Date Submitted: 09/21/2024 03:24 PM
Council File No: 23-1134
Comments for Public Posting: The damage being done to the housing situation in Los Angeles by so many restrictions on those providing housing is appalling. City costs, taxes, utility charges, monopolistic garbage collection fees, and other expenses (including additional fees or new building code requirements) has created a situation where the "mom and pop" owners of small buildings -- the majority of housing providers in this city -- can no longer afford to keep their properties (let alone try to maintain them). Please stop shifting the burden to, and laying the blame on, the people who provide housing for your constituents. While on the surface such impositions -- including further rent control restrictions -- may appear progressive, in reality they will result in the continued loss of housing in Los Angeles. Respectfully, a non-apartment owner.

Communication from Public

Name:	Shelagh McFadden
Date Submitted:	09/21/2024 04:15 PM
Council File No:	23-1134
Comments for Public Posting:	I support the Keep LA Housed Coalition’s recommendations to cap RSO rent increases at 3% with no exceptions related to utilities or for small landlords. Current policies result in burdensome increases over time; as an example, my rent when I moved into my small studio 20 years ago was $675 but is $1,085 today -- a 38% increase. Meanwhile, my income since 2004 has only risen 24%, while with cumulative inflation consumer prices have hiked 66%. It's a vise. Moving is not an option: a moderate market-rate rent for a studio in my neighborhood today would be $1,700 monthly, and that's an apartment I couldn't qualify for anyway since landlords require income three times rent.