

Communication from Public

Name:

Date Submitted: 10/30/2023 02:07 PM

Council File No: 23-1134

Comments for Public Posting: For posting on CF 23-1134



October 30, 2023

The Honorable Paul Krekorian
Los Angeles City Council
200 N. Spring Street, Room 435
Los Angeles, CA 90012

**RE: Comments on Economic Study of the Rent Stabilization Ordinance (RSO) Annual Allowable Adjustment
(CF #23-1134)**

Dear Council President Krekorian and Members of the Los Angeles City Council:

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 support of Councilmember Blumenfield's motion to conduct an economic study of the Rent Stabilization Ordinance (RSO) annual allowable adjustment and urge City Council to ensure that the review is balanced and includes a comprehensive analysis of real-time costs and conditions. Market fluctuations and escalating labor and other operating costs have dramatically altered the local housing market. A comprehensive review of the RSO is necessary to ensure that the appropriate balance is struck between protecting tenants and also providing property owners adequate incentive to continue investing in their properties.

The City has not conducted an extensive review of the RSO in more than a decade. Furthermore, as the motion states, property owners have not been permitted to raise rents since March 2020 despite significant cost increases in utilities, trash hauling, insurance, labor, and raw materials. Without a financial mechanism to properly support, maintain, 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, although we understand City Council's desire to expedite the results of the study, it should not come at the cost of producing conclusions that are thoughtful, equitable, and informative. The aim of this study should be to provide policymakers with accurate and reliable data so that the City can make informed decisions and potentially refine and adjust the RSO to achieve its intended objectives.

Thank you for your consideration and we look forward to continuing this discussion with you.

Sincerely,

Nella McOsker
President & CEO
Central City Association

CC: Ann Sewill
Tricia Keane