



John White <john.white@lacity.org>

C.F. 14-0268-S3

1 message

Manishaffer <manishaffer@aol.com>

Tue, Feb 16, 2016 at 12:06 PM

To: john.white@lacity.org

I am a very small housing provider in the City of Los Angeles. I am amazed at the amount of burdensome regulations that the City of Los Angeles Housing comes up with.

So far, I've not been passing on any of the fees to my tenants, but this definitely will have to change as the fees keep mounting. My tenants will be the losers.

What about using the millions that you are planning to spend on paperwork and use it to provide more housing for the Los Angeles City residents.

I am definitely oppose to these new gimmicks.

Maria Shaffer



John White <john.white@lacity.org>

C.F. 14-0268-S3.

1 message

Leslie Hope <lahope@lahope.com>
To: john.white@lacity.org

Tue, Feb 16, 2016 at 1:09 PM

Rent control has significant unintended consequences. One is that owners are strongly motivated to get out from under it. Therefore the stock of low income housing is diminished. This proposal may be the straw that breaks the camel's back. First, This raises serious privacy concerns as tenant's rental costs will be public. Financials are a very private matter and this could pit tenant against tenant. Furthermore, it could anger the more recent, higher paying tenants and make them more difficult to manage. Also, it could backfire when newer tenants realize how rent control creates disparities between long time lower paying tenants and themselves. Also, The report's own statistics show that illegal increases are rare. They can be enforced through present mechanisms. An education budget is already available to HCIDLA which can be used for better outreach to RSO tenants and providers. Finally this proposal will certainly increase rents as a new government system and registration costs will be passed through to tenants. I'm already forced to set my rents as high as possible when someone moves, and no longer can I let the yearly rental increase slide, no matter how pleasant and cooperative the tenant is. As the owner of two well-maintained very charming older buildings, I resent the arbitrary unfair nature of rent control. If rent control is necessary, why is it limited only to buildings built before 1978? It only encourages the owners of lovely older buildings, which many tenants love for their craftsmanship and gracious, spacious interiors, to sell them to developers who then usually replace them with smaller but more expensive, "luxury" non-rent controlled buildings or condos. I'm also unable to rent to subsidized tenants anymore because of the Shriver Act that gives them unlimited cost free access to legal aid that is intent on delaying the eviction process and clogging the court by calling for jury trials for nonpayment of rent. Since the Shriver Act has been exploited by legal aid law firms to increase their bottom lines, I am forced to choose the most affluent applicant I can find, someone with an unblemished rental history and verifiable highly paid job. Finally, if this new bureaucratic proposal is passed I expect the HCIDLA to hire more bureaucrats at the outrageously high salaries the agency pays (When five of them came to speak at an AAGLA meeting, I was underwhelmed and went home to look them up on the Covered California website and was shocked to see where my tax dollars were going). I hope you will consider very carefully the unintended consequences of passing this ill-advised Rent Registry proposal.

Leslie Hope



John White <john.white@lacity.org>

Rent Registry Program

1 message

Michael Green <michaelbgreen@att.net>

Tue, Feb 16, 2016 at 12:12 PM

To: curren.price@lacity.org, 'marisa.alcaraz@lacity.org.'

Cc: john.white@lacity.org, gil.cedillo@lacity.org, Jennifer.Rivera@lacity.org, councilmember.harris-dawson@lacity.org, solomon.rivera@lacity.org, councilmember.fuentes@lacity.org, rebecca.valdez@lacity.org, jose.huizar@lacity.org, Paul.Habib@lacity.org

Dear Mr. Price:

I urge you to oppose any Rent Registry Program.

This is an unnecessary and invasive intrusion against privacy, is likely to generate envy from one tenant against another, and will do virtually nothing to protect tenants against illegal rent raises.

Really! Who is it supposed to protect? A tenant who cannot do simple arithmetic or does not know the annual permitted rent raises? In order to find just a few such cases LAHD will have to hire a crew of accountants to crunch numbers of every single SRO unit in the City, a vast waste of time and money.

Please oppose this and advise your fellow councilmembers to do the same.

I live in a four-plex and rent out the other three units and like so many others do not welcome unnecessary paperwork.

Sincerely,

Council members;

I cannot attend the Housing Committee meeting today @ 1Pm; however I would like my thoughts to be included in the discussion.

I am a small business owner/investor. I am not a multi-million dollar developer/contractor.

I recently had a disturbing experience with the West Hollywood Rent Stabilization regarding Re-registration.

I am not going to go into all the details of my experience with West Hollywood, but this new ordinance raises several questions;

1. The information may already be available through private companies.
2. This ordinance should be a concern to tenants as their rental costs will be public.
3. Illegal Rent increases are rare; it has been my experience that that most tenants in Los Angeles rent controlled apartments knows their rights when it comes to rent increases.
4. The City will need additional staff to implement this ordinance which will require higher registration fees to both the landlord and tenants.

The existing Los Angeles Rent Stabilization Ordinance has been in place since 1979 and has proved to be sufficient for 30+ years.

I am reaching out to you as a small business owner; these ordinances prove to make it more difficult for small owner to keep afloat. I enjoy being a small business owner and providing safe and secure homes for my tenants, but with my recent West Hollywood experience and now this with the City of Los Angeles, I am finding it may be time for me to move my business else ware where there is less restriction.

Sincerely,

Dennis Potvin

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