

Communication from Public

Name: Julie Farr

Date Submitted: 02/13/2020 04:45 PM

Council File No: 20-0200

Comments for Public Posting: We are opposed to the elimination of the 3% floor for rent increases. The option of 60% of CPI is not adequate as it does not take into account real estate taxes, insurance, the City's GROSS receipts tax, earthquake retro-fitting, waste franchise increases, pest control, repairs and maintenance, painting, cleaning, landscaping, vacancies, management, advertising, legal and a whole host of other expenses we have. Do you have any idea of the effort involved in keeping track of interest for tenant security deposits, for example? We are a rent controlled building and, for most years, 3% has also been our maximum. This slight increase allows us to keep our building clean and desirable for tenants, with full time maintenance staff to take care of tenant issues. LA's rent control is already very strict and is difficult to operate under. This will make housing more expensive, of less quality and even harder to find. The City should focus on lowering operational costs to provide housing and make it easier to increase supply to combat scarcity. Focus on solutions that will not make the housing crises worse! We realize there is a problem in Los Angeles, but the burden should not be put on those of us who supply housing. That will just make it worse. Sincerely Julie Farr Fountain View Apartments, Los Angeles, CA 90027

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Name:

Date Submitted: 02/13/2020 05:36 PM

Council File No: 20-0200

Comments for Public Posting: I am part of a family owned and operated landlord business and I felt the need to reach out to you on behalf of my family and all the mom and pop landlords around Los Angeles. The bottom line is I agree with the idea set fourth that there should be more housing to meet the needs of residents, but that should not come at the expense of the middle class of landlords. We work extremely hard to provide units and take care of our tenants, yet there have been rising costs on all sides that have seriously hindered us. From the mandatory and oligarchic use of Athens trash services (the worst trash company I've had to deal with) and the rising costs of utilities to the city wide earthquake retrofit mandate. How do you expect us little guys to survive? Why not empower us and make it easier to offer more units by allowing us to build out our properties? I asked this very question when we faced the order to spend roughly 40k to retrofit one of our soft story buildings and I was told time and time again that the tenants would pay half, but the truth is that we are allowed to increase their rents by 20 or so dollars after going through a rigorous city program- I wouldn't recover 50% for ten years! and that's if I raised every tenants rent by the allowable increase. What I am trying to say is that there is a need to expand housing in this city, but not by punishing us... give us incentive to help offer more. By removing the 3% allowable increase, which is not always exercised, you are greatly hurting the housing market, which will not lead to the growth in accommodating more units. As I surmise, it would do the opposite in the long term by edging out the small mom and pops only to be replaced by giant developments that can easily skirt these regulations. Take a look around, there are high rises and condos going up on almost every major city block where I live (miracle mile). I ask you to please consider those that run honest businesses, that don't gauge tenants and force rent increases on them without heart. Us mom and pops want to take care of our tenants, not price them out. There is nothing better than a clean, friendly tenant who respects the space and pays their rent in full. This isn't about giving them the boot! If there is a real fear of price gauging, why not set up a fair system? Blanket ideas rarely work properly.... Even the idea of lowering the minimum to 2% would be better than what is being proposed. It's absurd....