

Communication from Public

Name:

Date Submitted: 02/14/2020 11:09 AM

Council File No: 20-0200

Comments for Public Posting: I strong oppose this motion and urge you to vote against this proposal. Being a "mom and pop" landlord in this city is already very difficult. Like tenants, many of us are struggling to pay our bills. Property taxes go up. City fees go up. Contractor and repair fees go up. Utility fees go up. The price of doing business goes up. Our own personal expenses (like food expenses) go up. In fact, most fees and expenses go up in far excess of 3%. While a 3% increase is already very low, many of us are very grateful for that allowance. Also, as I look at this proposal (and all the other rental housing ordinances that have recently passed), I am becoming very concerned that middle class landlords won't be able to survive in the city. For so many decades, the middle class landlords have been the protectors of low income and affordable housing. The middle class landlords have maintained a positive spirit of cooperation and respect for tenants. The middle class landlords have kept the playing field fair. AND, most importantly, the middle class landlords are the landlords who have the tenants paying very low rents because most of us did not tear down our rent controlled building like the big developers who came to town! Many of our tenants are already paying below "market". A measure like this disproportionately hurts us. And in my humble opinion, the middle class landlords have helped make Los Angeles the diverse and vibrant city it is. It would be an absolute shame to lose us. Everyone knows that we do indeed have a housing crisis. But driving small business out of town will only exacerbate it. Please do NOT reduce the allowable rent increases.

Communication from Public

Name:

Date Submitted: 02/14/2020 01:05 PM

Council File No: 20-0200

Comments for Public Posting: Hello respectable members of the city council, Hello I am daughter and property manager of my Mexican born 70 year old citizen senior father and 7 unit apartment owner that is located in South LA. We've been only been providing housing to section. 8 recipients who are low income for 15 years. My father is a sole proprietor of the apartment dwellings and We don't receive any City, State or Federal tax incentives or assistance for providing subsidies and low income rentals. We've been struggling for the past years to continue providing below market value rentals to our low income tenants. If I may please beg and plead that this new motion to eliminate the 3% rent increase floor for RSO Units does not pass. As a small and struggling manager and daughter of my fathers apartment owner, we beg that the council reconsiders and not pass. This will literally put us out of business. We will no longer be able to afford our current mortgage on the 7 unit apartment building. We will no longer be able to afford our raising insurance, taxes, permits, water, gas, electrical, trash and sewage utilities and costly Maintance. And not able to make necessary Maintance or remodel. We would no longer be able to afford our own rental units or medical insurance. This will literally make my parents homeless. If this happens will the city take care of them? The same way we have helped to so may families have safe and affordable housing. And I can provide proof, my tenants love my father and family. We love each other because we've been able to help each other. But unfortunately the city has not cared for us small landlords. So I please beg and be considerate of small minority landlords who are already struggling like my father. Please don't paint all landlords with the same paint brush, because we are not all crazy rich. Some of us are at property level even tough we own units. If I may give some background info of my amazing hard working father. He is currently 70 years old, is epileptic and disabled. But that doesn't stop him by helping others and his community in South LA. He is an immigrant from Jalisco, Mexico. He moved to the US for the American Dream. He worked hard for over 25 years as a Sheet Metal worker and became a proud citizen. He purchased our child hood family home in Compton witch was foreclosed due to keeping his apartment building and the unjust laws. He is also a member of the Green Meadows community in ?District 9?. He is

the handy man worker at the units and does all repairs. All the surrounding neighbors know him and love him. He is always helping his neighbors and help them with helping with handy work. But my father is getting older and unable to afford to pay a Maintance or management company. Unfortunately this what it's come to since the cost of living and cost of labor and construction material have all gone up. And it's hard when we've committed to house low income families and are very proud of it and do a great job at providing clean and safe habitable units. But it's becoming very hard these past few years, and the past year 2018 and this year 2019 has made incredibly hard financially. We beg that the council have mercy on us. Please open you're heart and be fair. My parents have lost everything, I mean everything in order to maintain this apartment. And were always at risk of becoming homeless our self. So I beg and plead have mercy on us. We would like to make it fair for everyone. It's only fair and the right thing to do. Thank you and sorry for reading our pleading rant.

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Date Submitted: 02/14/2020 01:19 PM

Council File No: 20-0200

Comments for Public Posting: Dear Councilmembers, We have received the news that there is consideration of removing the 3% floor of RSO units in Los Angeles. My family owns two apartment complexes that are under RSO and we would like to express our strong opposition to this proposed change to RSO as this will negatively impact our ability to provide affordable housing, maintain our property and stay in business! CPI does not account for costs of operating and maintaining a rental property. I'm sure you are all well aware, plumbers, electricians, HVAC techs, handyman, painters...any trade job, is in high demand. The cost of their work is almost twice what it used to be 5 years ago! Just recently, due to the change in trash service vendors, our trash service alone went up 300%. 300%!!!! There have also been increases to utilities, along with property and liability insurance which far exceed the allowable 3%. Dropping the floor to CPI, would allow for a 1% increase! How are small operators supposed to stay in business while providing quality affordable housing? Many residents advise our family that we are the best landlords they have ever had and refer friends, co-workers whenever there is a rare vacancy. When there is a vacant apartment, we elect not to fully renovate the apartment, as this would put the price point of a 2 bedroom over \$2,400 a month. We actually carefully select what items will be upgraded so that we can maintain the affordability of an apartment and only charge \$1,750 - \$1,800 for a 2 bedroom in Los Angeles which is much more feasible for our working class residents, which they truly appreciate. We do preventive maintenance to keep the building maintained and our residents happy. When it is our turn for our inspections as required by the City, we have also been told from the inspectors that this is one of the best buildings they have inspected. This proposed change to RSO would negatively impact many families such as ours who have tried our very best to provide affordable housing to our community and we urge you to please reconsider this change. Thank you,

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Name:

Date Submitted: 02/14/2020 01:46 PM

Council File No: 20-0200

Comments for Public Posting: February 14, 2020 20-0200 As a landlord of a 3-unit RSO property, I am opposed to the elimination of the 3% floor for rent increases; the option of 60% of CPI is not adequate for the reason stated below: While I struggle to save my dollars to pay for the increasing operating expenses ---mainly property tax and the DWP water bills, building insurance, RSO rental unit fees, property maintenance and repairs, security camera system, building permits---individual tenants have two or three brand new vehicles and/or have gone on vacations overseas. In one of my 1-bedroom rental units, there live 4 working adults and 3 children and periodically a visitor (with no prudence on their part). When it's shower time the water can easily run up to 3 hours straight. Since these particular tenants use the living room as a bedroom, I changed its window to an egress emergency window to comply with the safety code. In addition this unit is going on its second brand new carpet within a five-year period. RSO laws are so stringent in these cases that eviction is impossible since everything requires proof, and lawyer fees are beyond the affordability of landlords. For the LA City Council to interfere with the Landlord RSO yearly rate increases would only worsen the housing crisis and hinder the upkeep of these beautifully kept dwellings for very-low to moderate income households. Take your eyes off the RSO housing stalk that HCIDLA has been managing so well for decades. Don't crash what is working well.