

Communication from Public

Name:

Date Submitted: 02/20/2020 12:08 PM

Council File No: 20-0200

Comments for Public Posting: To LA City Council, February 20, 2020, as a landlord of 3-RSO units, I am opposed to council member Bonin's motion of having an RSO rent freeze, of eliminating the RSO 3% floor for rent increases, and the 60% use of CPI for the reasons stated below: While I struggle to pay for the ever increasing rental operating expenses ---mainly mortgage, property tax, DWP water bills, infrastructure insurance, RSO rental unit fees, property maintenance and repairs, security camera system, DBS building permits---individual tenants enjoy their rentals without paying attention to water conservation rules, etc. In addition one of my rental unit is going on its second brand new carpet within a five-year period with same tenants, they are not prudent. RSO laws are so stringent that eviction is nearly impossible, and lawyer fees are beyond the affordability of landlords. For the LA City Council to interfere with the RSO 3% floor rate increases and their consideration of a 60% CPI is not the solution. Your motion if passed would only worsen the housing crisis and hinder the upkeep, to the standards of the city, of affordable housing units for very low to below moderate income households. Please rescind your motion. The problem is that RSO housing is being demolished at fast rates to make room for massive developments.

Communication from Public

Name: Shmuel

Date Submitted: 02/20/2020 04:37 PM

Council File No: 20-0200

Comments for Public Posting: I learned that a motion has been introduced to eliminate the 3% floor on rent increases. I believe this to be a big mistake and majorly unfair to property owners. The city keeps on introducing programs that keeps on adding expenses to property owners. On top of fees that they keep increasing. Take for example the recycla program. It has, at a minimum, doubled fees and in some properties quadrupled them. The city doesn't investigate complaints when the haulers add on fees that the owner disputes. (I myself have made multiple complaints and have never heard back from any city representative). The city introduced the retrofit program. It's a needed program but it puts a heavy financial burden on property owners. The owner can get reimbursed 50% of that but it's over 10 years. There is no city program (as far as I know) to finance these retrofits. The city just increased the fees for RSO registration. On top of that you have HCIDLA SCEP inspectors that cite owners for things that shouldn't be cited for. I personally have checked with LADBS on things I have been cited for only to be told that everything looks in order. The DWP set limits on water meters per property so owners can't separate water lines and on top of that they keep on raising the rates, way over 3%. Tenants don't notify us of leaks because they don't pay for the water anyway. I constantly have to call DWP and LA City Sanitation to correct water, electric and sewer fees. DWP fees have been increasing. Maybe big corporations can handle all these extra fees and not give them a 2nd thought but owners like myself that own only a few properties, how are they supposed to be able to keep maintaining these buildings. All this is doing is stopping people from investing in LA unless they can make luxury units that will cover all these fees. With all these fees it will be impossible to have affordable units. After all, some way it has to get passed down to the tenants.