

## Communication from Public

**Name:** Thomas H. Daniels

**Date Submitted:** 05/04/2020 01:41 PM

**Council File No:** 20-0407

**Comments for Public Posting:** Re: Section 151.32 to Article 1, Chapter XV of the Los Angeles Municipal Code (LAMC) to temporarily prohibit rent increases for rental units subject to the Rent Stabilization Ordinance (RSO). I am a small apartment owner and member of AAGLA. I live and vote in District 13. While the motivation for a "Rent Freeze" for RSO units is understandable, there will be unintentional consequences to it being retroactive to March 3rd. A retroactive freeze will create cash flow crunches for small property owners since rental income collected by small owners for March and April 2020 has already been spent. There will also be adverse financial impacts for the City (HCIDLA) due to increased resources required for accounting and audits, cannibalizing time spent finding and preserving affordable housing solutions at a critical time. Creating cash flow shortages for owners of RSO units will further jeopardize RSO owners and RSO housing stock. May I suggest some compromises? Enact the rent freeze May 1st, instead of retroactive to March 3rd. Defer or eliminate L.A. BUSINESS TAX to property owners for the year 2020. Defer or eliminate the RSO, Systematic Code Enforcement Fees and L.A. Business Tax for RSO owners for the year 2020. In addition, offer no-interest loans to property owners to continue capital spending, in an effort to maintain aging RSO building stock during this cash-tight time. Thank you for your consideration. Thom Daniels, Manager of RSO Units in Districts 1 and 13

## Communication from Public

**Name:** Stephen P Dickey

**Date Submitted:** 05/04/2020 02:53 PM

**Council File No:** 20-0407

**Comments for Public Posting:** Instituting a rent increase freeze retroactively to March 4th will place financial and administrative burdens on you by requiring that you issue refunds to renters who received a legally permissible rent increase before March 30th, many of whom may no longer be paying rent to you under the City's eviction moratorium. Further, a one year freeze based on a yet to be established commencement date will result in many owners losing their annual rent increase adjustment for a period of two years, losses that we will never recover. The annual general adjustment is effective July 1, 2019 through June 30, 2020 and it is not cumulative or retroactive. We are a small senior family owned apartment building who is currently forced into giving interest free loans to tenants who say they are being affected by the Covid-19 crisis. Instead of passing the burden on landlords who are providing needed housing, the city should provide direct relief to tenants through rental vouchers paid for by the tax payers.

## Communication from Public

**Name:** Lena Hobson

**Date Submitted:** 05/04/2020 03:06 PM

**Council File No:** 20-0407

**Comments for Public Posting:** Dear Honorable Council President and Members, As a housing provider in L.A., I urge you to modify items 1 & 2! Protections for rental property owners must be inserted into these proposals. I understand the pandemic has created a great deal of uncertainty for Angelenos. I am doing everything I can to be part of the solution to this unprecedented crises but these proposals are being rushed without proper assessment. I am a small "mom-and-pop" property owner, in Leimert Park, CA. For many years I have taken good care of my property and my tenants by setting rent below market; not raising rents; maintaining and upgrading units for the comfort and enjoyment of tenants. Yes, I support protections for tenants who have been impacted by COVID-19; however, those same protections must be extended to the property owners that house, such individuals. The current Eviction Moratorium and further proposed legislation is requiring small "mom-and-pop" owners to completely shoulder the responsibility of providing financial relief. This is unfair and unjust! Item 1 is an indefinite freeze on rent increases. We do not know when the emergency declaration will be lifted but we do know there will be phases to opening the economy. We understand earlier actions taken to prohibit rent increase but this goes too far and is not dependent on COVID related impacts. A review period and definite date should be set. Regulations can always be extended upon proper review and assessment. Item 2 will not further the Council's goal of providing relief to tenants. It will create an industry of private lawsuits, which only line the pockets of plaintiff's attorneys. We understand the need for enforcement mechanisms, but there are better alternatives. I urge you to work with housing providers to find reasonable solutions, that are not egregiously one-sided. Owners such as myself are essentially being penalized for long-standing, good faith efforts that we've implemented over the years in hopes of sustaining our communities, in the face of an ever changing landscape; particular to South L.A. Many housing providers are facing tenuous financial circumstances that is putting their finances in serious jeopardy and will undoubtedly have a ripple effect in communities of color, where there are countless "mom-and-pop" owners of color. We need protections and assistance as well. We are not corporations. We are people, too. I recognize everyone is struggling but this goes too far. I

respectfully ask the council to take a more reasoned approach to items 1 & 2. Thank you for your consideration.

## Communication from Public

**Name:** Isabelle MARCH

**Date Submitted:** 05/04/2020 10:57 AM

**Council File No:** 20-0407

**Comments for Public Posting:** As Landlords we are strongly opposed to Los Angeles City Council to Extend Rent Increase Freeze Retroactively for ALL of City's Occupied RSO units Effective March 4th and For ONE-YEAR Following the End of the Local Emergency. Some tenants have not been affected by Covid and are still receiving full income, there is no valid reason in freezing their rents. The costs of running the buildings are not going down in anyway, on the contrary, they are increasing every year, the rent increase are necessary to keep operating the buildings properly. Landlords are under a lot of pressure right now, and are already loosing income from tenants affected by the Covid -19, at the same time landlords are responsible to pay the Property tax which is essential in running ublic services properly. There has been no measure to alleviate the property tax, no discount or deferral. If the City wants to help all the tenants it has to take responsibility for it and pay the corresponding cost issuing vouchers that tenants can use to pay for their rents or reducing property taxes, instead of asking the landlords to carry an extra financial burden. Landlords provide essential housing, essential income to the City and are affected by the Covid crisis, they deserve support from the City not an extra burden which is going to create unnecessary tensions with the tenants.

## Communication from Public

**Name:** Shaya Lowenstein

**Date Submitted:** 05/04/2020 10:58 AM

**Council File No:** 20-0407

**Comments for Public Posting:** Hello, I would like to express my opposition to the rent increase moratorium. Property owners are already subject to very strict laws under the RSO and are limited to one rent increase of not more than 3-4% annually. This measure fails to take into account the expenses of operating a safe and comfortable apartment building, which increase every year (this is why rent increases are allowed under the RSO). If this measure passes, there is a very real concern that many property owners will fall behind on upkeep of their properties due to lack of funds, which are already tight with the eviction moratorium. This will ultimately hurt the very people this measure aims to protect! Additionally, this measure does not take into account whether the tenant has been impacted by COVID 19. I strongly urge all members of the City Council to vote no on this measure. Thank you.

## Communication from Public

**Name:** TH

**Date Submitted:** 05/04/2020 11:22 AM

**Council File No:** 20-0407

**Comments for Public Posting:** This rent freeze, both retroactive and future 12 months, ending at a not yet determined time, will place financial and administrative burdens on us by requiring that you issue refunds to renters who received a legally permissible rent increase before March 30th, many of whom may no longer be paying rent to us under the City's eviction moratorium. Further, a one year freeze based on a yet to be established commencement date will result in many owners losing their annual rent increase adjustment for a period of two years, losses that we will never recover. We are trying to help struggling tenants as best we can, while honoring our commitments to our vendors, banks, insurance companies and so on, and maintaining the habitability of apartments. Wear and tear has only increased, as has utilities, with everyone being home. We must strongly oppose this proposal. Thank you,