

Communication from Public

Name:

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

Council File No: 20-0407

Comments for Public Posting: On Tue, May 5, 2020 at 1:40 PM Mr. & Mrs. Simon Bacola wrote: Dear Councilmember Ryu, As a housing provider in L.A., I urge you to modify items 1 & 2 on the Wednesday, May 6, 2020 council agenda. 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. 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. I have instituted payment plans, deferred rent, highlighted resources and halted rent increases. Many housing providers are facing tenuous financial circumstances that is putting their finances in serious jeopardy and will affect all contractors, suppliers and employees of these communities. We need protections and assistance as well. 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. Sincerely, Simon Bacola 1960 N Bronson Ave # 1968 Los Angeles, CA 90068 simonbacola@ca.rr.com

Communication from Public

Name: Hanna

Date Submitted: 05/06/2020 01:18 PM

Council File No: 20-0407

Comments for Public Posting: Item 1 extending rent freeze indefinitely is putting the burden of tenant welfare on the backs of housing providers. If the city council wishes to assist tenants to pay their rent, the City of LA should issue rent voucher and not put the burden of the loss of rents on housing providers. If you want to freeze rent increases indefinitely- you need to be fair and with draw the 6% increase/ year allowed by waste management by the city council. Freeze the dwp with their astronomical sewer charges, gas, gardeners, prop tax, handy men, supplies for maintenance. It must be fair & accords the board.

Communication from Public

Name:

Date Submitted: 05/06/2020 10:59 PM

Council File No: 20-0407

Comments for Public Posting: I am a semi retired residence and am relying on income from my only investment that is a 4 unit apartment building. Please by passing any regulation/moratorium consider the impact to small "landlords" like myself whose only income is a 4-unit apartment investment/building Is there anyway to exempt small landlords with 4 or less units like myself from reduction of rental income and etc. As you know 4 and less unit apartments are easier to get mortgage for. New laws should be fair for us too, some of landlords with 4 or less units are in a worst situation than our tenants. Thank You so much.

Communication from Public

Name:

Date Submitted: 05/06/2020 11:38 PM

Council File No: 20-0407

Comments for Public Posting: I am a semi retired residence and am relying on income from my only investment that is a 4 unit apartment building. Please by passing any regulation/moratorium consider the impact to small "landlords" like myself whose only income is a 4-unit apartment investment/building Is there anyway to exempt small landlords with 4 or less units like myself from reduction of rental income and etc. As you know 4 and less unit apartments are easier to get mortgage for. New laws should be fair for us too, some of landlords with 4 or less units are in a worst situation than our tenants. Thank You so much.