

Communication from Public

Name: Howard Ekerling
Date Submitted: 09/14/2022 10:24 AM
Council File No: 21-0042

Comments for Public Posting: • Small business rental housing providers are already reeling from over two years of challenging rent collections, ban on rent increases, and enormous increases in building and operational costs which continue to rise during this hyperinflationary period. Simultaneously, over the last two years, City rates and fees including for the Systematic Code Enforcement Program (SCEP), RecyclA, and Los Angeles Department of Water and Power have also significantly increased. • Continuation of these moratoriums will force small business rental housing providers to remove their buildings from the rental market. Buildings are already being removed from the rental market or sold to developers or corporate property owners who will turn the City's naturally occurring affordable housing into condominiums or luxury rental units. The already scarce affordable housing will be gone, a situation that harms everyone. • Only rental housing providers remain subject to these expansive COVID measures – no other businesses have been subjected to prohibitions that freeze prices, limit legal remedies for pursuing revenue collections or impede contractual agreements. • These emergency measures were imposed during an unprecedented emergency and put in place to address tremendous public health and safety concerns. Over the past two plus years, we have gained a better understanding of COVID-19, with a vaccine and a booster now readily available, schools have re-opened, business sectors are back to normal operations, and individuals are working and/or with employment opportunities, and there has been mass attendance at large scale events such as this year's Superbowl. All of these changes reflect the vast difference in our lives today as compared to over two years ago when the pandemic began, and these emergency actions were taken. • Nearly all of other jurisdictions across the Country have lifted similar moratoriums. • Despite the significant strides made both in our understanding of the virus and the economy, the City's emergency policies remain unchanged from those that were instituted at the very beginning of this pandemic. • It is long overdue for the City to seek an equitable path forward and bring an end to the moratoriums. The rent increase freeze must end with the eviction moratorium! • NOW is the time for the Rental Housing Industry, like all other businesses, to be allowed to resume normal business operations. • These moratoriums were

intended as temporary emergency measures in response to an unprecedented event and must not be used as the impetus to hastily advance permanent housing policies without thoughtful deliberation.

Communication from Public

Name:

Date Submitted: 09/14/2022 03:02 PM

Council File No: 21-0042

Comments for Public Posting: Rent increases should be allowed for all RSO units immediately--not til 2024. I think it's ridiculous that small landlords with older buildings subjected to rent control are the ones suffering while city council members allow for giant new developments which can increase rents up to 10% yearly on top of a bloated monthly rent to start. The small landlords ARE the ones providing affordable housing in this city and yet we are the ones that continue to bear the brunt, stifled with restrictions merely because our buildings were built prior to a certain year. The city doesn't seem to give any leeway on older affordable units because as with most everything--older is seen as less valuable. Small landlords ARE small businesses and yet we don't get any assistance--instead we seem to be punished with absurd eviction and rent control constraints that large developers can easily bypass. Rent control should be enforced on all new buildings just as much as older ones. If newer developments are allowed to increase their rents even through a pandemic then we should allow for smaller RSO units to be able to recoup pandemic losses from rent increases immediately. Another year of a rent freeze while taxes, inflation and cost of living in this city continue to rise only causes RSO units to be put on the market to be destroyed. These units then are turned into giant developments which displace families and with no restrictions whatsoever. The city claims to care about creating affordability and yet with the destruction of RSO units to create new buildings, they are doing the exact opposite. The tiny amount of rent increase on RSO units with an already lower rent, barely covers rising taxes, costs and expenses. Another year of nothing helps no-one. End the rent increase freeze immediately.