



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

Agenda #	Relate To	Position	Name	Comments
The following individuals submitted comments on agenda item:				
11.		Favor	AmyLinda Nevarez	<p>The Board should adopt a new RSO formula that caps rent increases at 3% or 60% CPI for all rent control units. This new formula would fix several problems with the old formula - which allowed rents to increase above inflation when inflation is low and also allowed untenably large increases (up to 8%) during high inflation. With this new formula, it will be less likely that rents rise faster than incomes. Tenants that are housed and paying their rent will be able to continue to afford their rent. With so much displacement happening across the county, and families already rent-burdened, strong rent caps are the only thing keeping many of our elders, single mothers, and low income families housed. This new formula will allow for predictable, absorbable rent increases that reduce cost burden and do not fuel increased displacement and homelessness.</p> <p>We understand the instinct to try and assist smaller property owners, but rather than allowing smaller landlords larger rent increases the county should support these landlords through assistance programs that benefit the property owner without harming their tenants. None of the jurisdictions studied in the HR&A report commissioned by the County had two-tiers of rent regulation, and the report found that both property owners and tenant advocates agreed that the County should not consider alternative formulas based on the size of a property owner because of difficulty in enforcement and unequal impact on tenants.</p> <p>If the Board wants to support small landlords, they should consider other programs and administrative supports that don't push costs onto struggling tenants, including the rent relief program currently taking applications for landlords that allows Small LA County landlords impacted by the pandemic to qualify for grants of up to \$30,000 per unit.</p>
			Camerina Perez	<p>Hola, mi nombre es Camerina perez. Soy inquilino y vivo en (Distrito 1. Estoy aquí para hablar sobre el Tema 11. La Junta debería adoptar una nueva fórmula RSO que limite los aumentos de alquiler al 3% o 60% del IPC para todas las unidades de control de alquiler. Esta nueva fórmula solucionaría varios problemas de la antigua fórmula, que permitía que los alquileres aumentaran por encima de la inflación cuando la inflación era baja y también permitía aumentos insosteniblemente grandes (hasta un 8%) durante la inflación alta. Con esta nueva fórmula, será menos probable que los alquileres aumenten más rápido que los ingresos. Los inquilinos que estén alojados y paguen el alquiler podrán seguir pagándolo. Con tantos desplazamientos en todo el condado y familias que ya están agobiadas por el alquiler, los fuertes topes de alquiler son lo único que mantiene alojados a muchos de nuestros ancianos, madres solteras y familias de bajos ingresos.</p>



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11.		Favor	Cassidy Bennett	<p>The Board should adopt a new RSO formula that caps rent increases at 3% or 60% CPI for all rent control units. This new formula would fix several problems with the old formula - which allowed rents to increase above inflation when inflation is low and also allow untenably large increases (up to 8%) during high inflation. With so much displacement happening across the county, and families already rent-burdened, strong rent caps are the only thing keeping many of our elders, single mothers, and low income families housed.</p> <p>We understand the instinct to try and assist smaller property owners, but this should be done through assistance programs that benefit the property owner without harming their tenants. We do not support creating a permanent two-tier system that would allow all but the largest landlords in the County to increase rents by an additional 1%. None of the jurisdictions studied in the HR&A report commissioned by the County had two-tiers of rent regulation based on the size of the property owner. The report found that both property owners and tenant advocates agreed that the County should not consider alternative formulas based on the size of a property owner because of difficulty in enforcement and an unequal impact on tenants.</p> <p>If the Board wants to support small landlords, they should consider other programs and administrative supports that don't push costs onto struggling tenants, including the rent relief program currently taking applications for landlords that allows Small LA County landlords impacted by the pandemic to qualify for grants of up to \$30,000 per unit.</p>
			Cristofer Son	<p>Hola, mi nombre es Cristofer Son. Soy inquilino y vivo en Distrito 1. Estoy aquí para hablar sobre el Tema 11. La Junta debería adoptar una nueva fórmula RSO que limite los aumentos de alquiler al 3% o 60% del IPC para todas las unidades de control de alquiler. Esta nueva fórmula solucionaría varios problemas de la antigua fórmula, que permitía que los alquileres aumentaran por encima de la inflación cuando la inflación era baja y también permitía aumentos insosteniblemente grandes (hasta un 8%) durante la inflación alta. Con esta nueva fórmula, será menos probable que los alquileres aumenten más rápido que los ingresos. Los inquilinos que estén alojados y paguen el alquiler podrán seguir pagándolo. Con tantos desplazamientos en todo el condado y familias que ya están agobiadas por el alquiler, los fuertes topes de alquiler son lo único que mantiene alojados a muchos de nuestros ancianos, madres solteras y familias de bajos ingresos.</p>



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11.		Favor	Derek Steele	Supervisor Holly Mitchell thank you for this. This is not an easy issue to tackle. There are a lot of misnomers out there. The elephant in the room here is that the corporate owners (Blackstone, invitation homes, zillow and others) got us here with their arbitrary rent increases in communities across LA County before the pandemic and now we are here and they got the mom and pop owners and tenants at odds while they keep getting all the money. This is not a purely supply and demand issue. This is not a simple market issue. Not when there are those who have their thumb on the scale. Where we are now, we need to protect the tenants 1st. Yes we also need to find a way to look out for the mom and pop landlords and incentive them to be their best selves. But we need to set this up to get these corporate owners to not only pay their fair share moving forward but also hit them in a way to get the funds to fix this problem. If that means they leave, great, that is more housing that mom and pop owners can purchase and do fair by local tenants. Thank you for voting yes on this motion.
			Dorothy Wong	



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11.		Favor	Eugenia R	<p>Subject: Support for Updating the Rent Stabilization and Tenant Protections Ordinance</p> <p>I am writing to express my strong support for the motion put forward by Supervisor Holly J. Mitchell to update the Rent Stabilization and Tenant Protections Ordinance (RSTPO) in the unincorporated areas of Los Angeles County.</p> <p>As a concerned resident of [Your City/Area], I believe that the proposed amendments are crucial steps towards addressing the pressing economic challenges faced by renters and small property owners, particularly in light of the ongoing impacts of the COVID-19 pandemic. The motion's provisions, including the extension of the current 4% rental increase cap and the implementation of new rent increase limitations, demonstrate a thoughtful and balanced approach to ensuring housing stability and fairness for all stakeholders.</p> <p>The COVID-19 pandemic has exacerbated existing inequalities and hardships, disproportionately affecting low-income Black and Brown renters who already face significant economic barriers. The motion acknowledges these disparities and seeks to provide much-needed relief by limiting rent increases and offering additional protections for vulnerable tenants.</p> <p>Moreover, the motion recognizes the challenges faced by small property owners, many of whom rely on rental income for their livelihoods or to support their retirement. By allowing for reasonable rent increases while also ensuring accountability through the Rent Registry registration process, the motion strikes a fair balance between protecting tenants and supporting responsible property ownership.</p> <p>I firmly believe that these proposed amendments will contribute to the overall well-being of our community by promoting housing stability, preventing displacement, and fostering a more equitable rental market. Therefore, I urge you to support Supervisor Mitchell's motion to update the RSTPO and help safeguard the rights and interests of renters and small property owners in our county.</p> <p>Thank you for considering my perspective on this important issue. I look forward to seeing positive progress towards ensuring fair and affordable housing for all residents.</p>



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11.		Favor	EVA GARCIA	Hola, mi nombre es EVA Garcia Soy organizadora de inquilinos del condado de los angeles distrito1. Estoy aquí para hablar sobre el Tema 11. La Junta debería adoptar una nueva fórmula RSO que limite los aumentos de alquiler al 3% o 60% del IPC para todas las unidades de control de alquiler. Esta nueva fórmula solucionaría varios problemas de la antigua fórmula, que permitía que los alquileres aumentaran por encima de la inflación cuando la inflación era baja y también permitía aumentos insosteniblemente grandes (hasta un 8%) durante la inflación alta. Con esta nueva fórmula, será menos probable que los alquileres aumentan más rápido que los ingresos. Los inquilinos que estén alojados y paguen el alquiler podrán seguir pagándolo. Con tantos desplazamientos en todo el condado y familias que ya están agobiadas por el alquiler, los fuertes topes de alquiler son lo único que mantiene alojados a muchos de nuestros ancianos, madres solteras y familias de bajos ingresos.
			EVA GARCIA	MI NOMBRE ES EVA GARCIA ORGANIZADORA DE INQUILINES DE COLECTIVO PODER COMUNITARIO EN EL ESTE DE LOS ANGELES el trabajo de esta mesa es asegurar que sus constituyentes se mantengan alojados, no proteger la mala inversion de propetarios. Ellos dicen que no van a poder mantener la propiedad y van a vender. Esta bien, el condado debe comprar esas propediades y hacerlas vivienda social. Estamos viendo el resultado de dejar que un derecho humano sea vendido y comprado como un producto. Estoy de aceurdo, no hay que dejar que las corporaciones compren nuestras vivienda, pero tampoco es el deber de los inquilinos mantener la mala inversion de los propetarios. Supervisora Mitchell, usted fue a Vienna, es tiempo de implementar una vision similar en los angeles."
			Evangelina Briseno	Hola, mi nombre es Evangelina Soy inquilino y vivo en _____ (Distrito #1). Estoy aquí para hablar sobre el Tema 11. La Junta debería adoptar una nueva fórmula RSO que limite los aumentos de alquiler al 3% o 60% del IPC para todas las unidades de control de alquiler. Esta nueva fórmula solucionaría varios problemas de la antigua fórmula, que permitía que los alquileres aumentaran por encima de la inflación cuando la inflación era baja y también permitía aumentos insosteniblemente grandes (hasta un 8%) durante la inflación alta. Con esta nueva fórmula, será menos probable que los alquileres aumentan más rápido que los ingresos. Los inquilinos que estén alojados y paguen el alquiler podrán seguir pagándolo. Con tantos desplazamientos en todo el condado y familias que ya están agobiadas por el alquiler, los fuertes topes de alquiler son lo único que mantiene alojados a muchos de nuestros ancianos, madres solteras y familias de bajos ingresos.
			GENEVIEVE M CLAVREUL	



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11.		Favor	JACQUELYN DUPONT-WALKER	I am Jackie Dupont-Walker, resident of District 2 and advocate for affordable housing for ALL residents. Support for Mom-and-Pop landlords is needed because too many have been forced to give up their dreams of reinvesting in their communities and living comfortably while helping others. Unbelievably, the dip in income from small rentals has resulted in some small property owners falling within the 120% median income range (yes, qualifying for affordable housing). The challenge is that one size fit all planning is not the best strategy, but This motion could be a win/win for mom-and-pop owners and renting residents as well as protecting the maintenance of generational wealth in our communities that lost so much during the pandemic. Please vote "yes".
			Karen Ramirez	Hi, my name is Karen Ramirez. I am a renter, and I live in Holly Mitchel (District #2). I am here to speak on Item 11. The Board should adopt a new RSO formula that caps rent increases at 3% or 60% CPI for all rent control units. This new formula would fix several problems with the old formula - which allowed rents to increase above inflation when inflation is low and also allowed untenably large increases (up to 8%) during high inflation. With this new formula, it will be less likely that rents rise faster than incomes. Tenants that are housed and paying their rent will be able to continue to afford their rent. With so much displacement happening across the county, and families already rent-burdened, strong rent caps are the only thing keeping many of our elders, single mothers, and low income families housed. This new formula will allow for predictable, absorbable rent increases that reduce cost burden and do not fuel increased displacement and homelessness. If the Board wants to support small landlords, they should consider other programs and administrative supports that don't push costs onto struggling tenants, including the rent relief program currently taking applications for landlords that allows Small LA County landlords impacted by the pandemic to qualify for grants of up to \$30,000 per unit.
			Maria Lopez	Pass a strong rent stabilization and don't leave any tenants out. You're own report states, "It is therefore not advisable to consider alternative formulas for small properties or small property owners." pg 91 in pdf (pg 42 of second report).



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11.		Favor	Maya D Donnelly	<p>Hi, my name is Maya. I am a renter, and I live in District 1.</p> <p>I am here to speak on Item 11.</p> <p>The Board should adopt a new RSO formula that caps rent increases at 3% or 60% CPI for all rent control units. This new formula would fix several problems with the old formula - which allowed rents to increase above inflation when inflation is low and also allowed untenably large increases (up to 8%) during high inflation. With this new formula, it will be less likely that rents rise faster than incomes. Tenants that are housed and paying their rent will be able to continue to afford their rent. With so much displacement happening across the county, and families already rent-burdened, strong rent caps are the only thing keeping many of our elders, single mothers, and low income families housed. This new formula will allow for predictable, absorbable rent increases that reduce cost burden and do not fuel increased displacement and homelessness.</p> <p>We understand the instinct to try and assist smaller property owners, but rather than allowing smaller landlords larger rent increases the county should support these landlords through assistance programs that benefit the property owner without harming their tenants. None of the jurisdictions studied in the HR&A report commissioned by the County had two-tiers of rent regulation, and the report found that both property owners and tenant advocates agreed that the County should not consider alternative formulas based on the size of a property owner because of difficulty in enforcement and unequal impact on tenants.</p> <p>If the Board wants to support small landlords, they should consider other programs and administrative supports that don't push costs onto struggling tenants, including the rent relief program currently taking applications for landlords that allows Small LA County landlords impacted by the pandemic to qualify for grants of up to \$30,000 per unit.</p> <p>I understand the Board's goal to support small landlords, but do not think that passing this benefit (the ability to raise rent an extra 1%) on to tenants—which raises their cost burden—is the correct way to do this.</p> <p>Instead, we recommend assistance for small landlords through proven mechanisms like rental assistance or tapping into a similar funding source.</p> <p>Thank you, Maya Donnelly</p>



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11.		Favor	Norma Ibarra	
			Silvia Marroquin	*When you're a tenant, the feeling of getting a big rent increase doesn't change depending on if your landlord is big or small. There's no consolation for a tenant getting a rent increase if it is coming from a small landlord, rather than a big one.
			steph shaw	
			Verneen S Mincey	
		Oppose	A Morimoto	Rent Control Studies and real life examples have deterred developers from building thus, exacerbating the supply problem. It also deters and penalizes owners from fixing up properties.
			a C Tran	owners were prohibited from increasing rents at all and ordered to house residents for free during the COVID lockdowns. Insurance costs are 100% soaring, inflation has been running at the highest in 40 years, and local governments continue to add on costs of PROPERTY TAXES 30% to 40% more. This will make the housing crises worse, deter investment, and make it even harder to operate. LA County needs additional housing unit - not to create fear and unnecessary suffer for housing providers. Discourage new units coming to market and not treating small mom and pop owners fair cannot solve housing crises.
			A J Tran	owners were prohibited from increasing rents at all and ordered to house residents for free during the COVID lockdowns. Insurance costs are 100% soaring, inflation has been running at the highest in 40 years, and local governments continue to add on costs of PROPERTY TAXES 30% to 40% more. This will make the housing crises worse, deter investment, and make it even harder to operate. LA County needs additional housing unit - not to create fear and unnecessary suffer for housing providers. Discourage new units coming to market and not treating small mom and pop owners fair cannot solve housing crises.
			Adam Bray-Ali	Good afternoon,



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Please vote no on this terrible idea to ignore basic economics. It will cause immense challenges to every small landlord in the county and will destroy the quality of the housing stock in our region. The state of California has a rent control law that was passed in 2019 and is fair and balanced to protect both tenants and provide the ability to charge higher rents to provide for building repairs and maintenance.

I am a small landlord in Los Angeles with a duplex property that I rent in the area of East LA just north of the City of Commerce.

In the past 5 years, we have struggled with an incredibly tragic sequence of events including:

- Handling a global health pandemic while being required to maintain people's rental homes
- State, and county rent emergencies that extended well past any reasonable time frame
- The impact of new State rent control laws
- The impact of new LA County rent control laws
- The new registration and billing systems from the County
- Incredibly damaging winter storms that required a new roof
- Unpaid rents that went uncollected and an abandoned apartment with no legal way to collect rents or be paid from the limited program offered by the county (required that the non-paying renter still be in the property)
- Increased water costs, increased insurance costs, increased property taxes

Early this year, we were finally allowed to raise rents by 3% on the long term tenant after 4 years of no increased rents allowed. The increase in property taxes alone is not covered by this amount.

Now we are seeing legislation on your agenda today that caps rent increases at UNDER the rate of inflation.

I personally live in County district #1 and have been completely ignored by my County Supervisor. Calling her office and being told by her staff members that the voice of property owners isn't important is so hurtful. It appears Ms. Solis and the other Supervisors believe that I have some magical pot of gold to support the repairs and operations costs of maintaining a dwelling in a region that is expensive.

There is no legitimate reason to cap the rate of rent increases at less than the rate of inflation.

There is no legitimate reason to create an artificial cap of 3% in a period of inflation unlike any we've seen in the past 30 years.

We have a good statewide rent control rule. It is balanced and it is fair with a floor and a cap to protect tenants from unfair rent increases and bad landlords.

You must not vote for this.



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	Thank you, Adam
Adriana Gomez	Reducing rent increases to 3% will create more sub-standard housing. Rates for insurance, staffing, legal fees, repairs and maintenance have all increased beyond 3% and landlords are already struggling with the increased amount of regulations that have recently been imposed. How are already struggling landlords supposed to repair and maintain their apartment building with the increased costs? We have no control over insurance rates, increased minimum wages and the increase in mortgage costs due to rising interest rates. Please do not tie our hands even more. An eviction takes about 6 months. That is 6 months with no income and very little ability to recover the costs from the tenants.
ALEXANDER ITKIN	<p>I am writing to express my concerns regarding the proposed measures to cap rent increases under the Rent Stabilization and Tenant Protections Ordinance (RSTPO). As a small landlord in Los Angeles County, I am deeply troubled by the potential impact these measures will have on my ability to sustain my rental property and provide quality housing to my tenants.</p> <p>Since the COVID-19 pandemic, we have all faced significant economic challenges. While I understand and empathize with the struggles of renters, it is important to recognize the equally severe difficulties faced by small landlords. The prolonged ban on rent increases during the pandemic period, coupled with current high inflation rates, has created an unsustainable situation for many of us.</p> <p>The costs of maintaining rental properties have risen dramatically. Insurance premiums, property taxes, and service costs have all increased by double digits. As a result, the financial strain on small landlords like myself has intensified, leaving us with little to no margin to cover these escalating expenses.</p> <p>Furthermore, small landlords often rely on rental income for retirement or to build generational wealth. The proposed cap on rent increases, in an already high-inflation environment, will exacerbate our financial struggles, potentially forcing many of us to sell our properties. This outcome would not only harm landlords but also reduce the availability of rental housing, ultimately hurting tenants as well.</p> <p>I urge you and the Board of Supervisors to consider the broader economic implications of these measures. A more balanced approach that supports both renters and landlords is essential. Policies that provide direct financial assistance to tenants or offer tax relief to landlords could help address the root of the issue without causing undue harm to any party.</p>
Alexander Resnick	Los Angeles COVID restrictions were already disastrous for our housing providers. Many of these "mom and pop" property owners were forced to sell



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	or lost properties because fees, expenses, taxes, etc. increased but rents could not -- and could not even be collected! Please stop this destruction of our housing providers. We need maintained properties -- not abandoned and foreclosed properties.
Alexandra Otterstrom	Supervisors please consider opposing Agenda Item 11 - Updating the Rent Stabilization and Tenant Protections Ordinance Rent caps
Ali Asvadi	Please stop putting pressure on small landlords with so many restrictions. You are only thinking in 1 direction. Small landlords like me will become the new homeless people. Please stop these endless rent controls.
Alicia St Louis	
Amarjit Kaur	
Andrew Tran	<p>owners were prohibited from increasing rents at all and ordered to house residents for free during the COVID lockdowns. Insurance costs are 100% soaring, inflation has been running at the highest in 40 years, and local governments continue to add on costs of PROPERTY TAXES 30% to 40% more.</p> <p>This will make the housing crises worse, deter investment, and make it even harder to operate.</p> <p>LA County needs additional housing unit - not to create fear and unnecessary suffer for housing providers.</p> <p>Discourage new units coming to market and not treating small mom and pop owners fair cannot solve housing crises.</p>
Angela Conterno	<p>Honorable Supervisors,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Harsh rent controls are not the answer to solving the housing crisis.</p> <p>Please vote NO on Item 11.</p>
Anna Grigoryan	
Anna M Nicola	A 3% rent increase cap is very unfair for small landlords like my self. Maintenance..insurance and salaries have risen way more than 3% eating



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	into our incomes. What other business have a cap on their incomes.
Aoi Kaki	
Aru Tamhane	
Barbara K Burgess	As an individual owner who relies on my rental property for my retirement, I strongly oppose the 3% rent increase ceiling that is currently being proposed. Since newer properties that are owned by corporations are typically exempt, rent control is typically an unfair proposition for the "little guy".
Bianca Ryan	The city, state, and county required housing providers to do public work for no compensation, for years. This degree of private taking will eventually force landlords to band together to sue, a suit that will go to the supreme court, and the city, county, and state will almost surely lose. Yes people need to be housed, but at a certain point, you can't solve a problem by telling private citizens they must do the government's work for no pay. I have a building that I have only paid into, pouring my own savings into fixing it up, and then the city said I had to let people stay without paying rent for 4 years (which did in fact happen with some tenants) and not increase rents, even as the city increased its own fees and inspection demands - and city and state workers were striking over "only" 15% pay increases over 3 years!
Birgit G De La Torre	<p>Mom and Popo landlords will be forced to sell to corporate RE investors. We are generally the ones who do not raise rents on our existing tenants for years. I personally have not passed on property tax increases, insurance cost increases or higher maintenance costs, all of which have increased more than 7% annually sine 2019. There are several tax increase proposals, as well as more insurance premium increases, utility cost increases, requirement to install AC. We will not be able to continue to absorb these increased cost. We will sell.....</p> <p>This rent control proposal will ultimately hurt tenants as well. Limiting rent increases even to 4% will make it very difficult to finance upkeep of properties, potentially leading to declining property conditions, declining neighborhood conditions and quality of life for all.</p> <p>While we acknowledge the challenges faced by many renters in the current housing market.</p> <p>Instead of expecting a small group of taxpayers to carry the burden, expand the financial supports to tenants who need it, and thereby spread the cost to all.</p> <p>If you do pass this proposal, please, also pass laws that limit increase in property tax, insurance cost, utilities costs, and repair and maintenance cost costs.</p>
Blake Boyd	Please do not place more restrictions on the rental housing market. Doing so will only place more pressure on the housing industry suppliers and make it more difficult to build new housing.
Brandon Dickey	Please vote NO on Item 11.



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<p>Brian Abernathy</p>	<p>I am a concerned resident and owner of rental properties in Los Angeles County.</p> <p>I am writing to urge the Board of Supervisors to oppose the motion to further restrict rent increases to 3% or 60% of CPI, whichever is lower. The plan would quickly result in operating expenses outpacing rental income for thousands of housing providers.</p> <p>As a small landlord, I am facing significant financial strain due to rising costs. My property insurance premiums have increased by 53% in just one year. Additionally, the fixed-rate period on two of my mortgages has expired, resulting in a staggering 300% increase in my monthly payments.</p> <p>These rising expenses significantly impact my ability to maintain my rental properties. The proposed rent increase limitations would further cripple my ability to cover these costs and adequately invest in repairs, maintenance, and safety improvements for my tenants.</p> <p>This motion will ultimately hurt tenants as well. Limited rent increases will disincentivize investments in upkeep, potentially leading to declining property conditions. Furthermore, restricted rental income may discourage owners from entering the rental market, reducing overall housing availability.</p> <p>I urge the Board of Supervisors to oppose the motion and consider a more balanced approach that acknowledges the rising costs faced by both tenants and landlords. Modeling the statewide rent control format but limiting increases to CPI + 1-2% seems like a fairer solution</p> <p>Thank you for your time and consideration.</p> <p>Sincerely, Brian Abernathy</p>
<p>Brian Hsieh</p>	
<p>BRIGITTE PRATT</p>	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>



**PUBLIC REQUEST TO ADDRESS
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			<p>Brooke Villanyi</p>	<p>My wife and I are mom and pop property owners, just having purchased our first property (a triplex) in 2021. We wanted to buy a single family home for ourselves, but that wasn't possible. We have been completely ravaged by the strict Los Angeles County Rent Stabilization laws through COVID and beyond. We inherited tenants with rents approximately \$600 below market value each. We are running in the red constantly, paying almost double what our tenants are for their units. We have no money for repairs or upgrades. The 3% increase has not been enough to cover the increases in taxes and insurance each year. This is not sustainable, and if it continues this way we, and many other landlords will be facing foreclosure.</p>
			<p>Calvin Wong</p>	<p>Los Angeles County Supervisor Holly Mitchell's proposal to limit rent increases to 3% or 60% of CPI raises concerns for property owners. While we acknowledge the challenges faced by renters in the current housing market, a thorough review of the potential impact on rental property investment and maintenance is crucial. The recent county report on the rent control formula doesn't seem to sufficiently address these concerns. Rising costs of insurance, property taxes, and maintenance due to inflation create significant burdens for landlords. These factors, combined with potential rent restrictions, could disincentivize investment in rental properties, ultimately reducing overall housing availability. We believe a collaborative approach involving landlords, tenants, and policymakers is necessary to find a sustainable solution that addresses housing affordability while ensuring a healthy rental market.</p>
			<p>carmen renella</p>	<p>I am a small business person, my taxes go up a lot every year, insurance triple, repairs triple I will like to keep houses beautiful for the tenant, how can I continue if I can only increase a 3% this is stupid, you want us to provide decency living but you crucify us with your non-cense propositions, and make this impossible, and of course you will give us a citation for not being able to keep up the property, NO I OPPOSE please put your self in my place</p>
			<p>Catherine Clendenning</p>	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>



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Cherryl Weaver

Dear Honorable Board of Supervisors,

I urge you to oppose Item 11. This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crises worse.

How are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed CPI.

The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis that HR&A does not provide because there are no references to the rising increases of utilities and insurance that has been happening over the last 6 to 9 months in the County. The 2025 proposal will make housing even more expensive and harder to find.

In our recent GLAR survey of more than 100 of our members who own or manage rental properties, more than 80% of respondents declared that they own or manage fewer than 10 rental properties, and more than 70% noted that they have fewer than 10 total rental units in total on those properties. These proposed regulations would disproportionately harm small housing providers in the Greater Los Angeles region who are not corporate landlords. In our recent member survey, more than 60% of respondents noted that their costs had increased ten percent or more over the last four years, with nearly 40% noting that their costs had increased twenty percent or more. These proposed regulations would have a major impact on smaller housing providers who have seen the cost of providing housing skyrocket since the start of the COVID-19 pandemic, leaving them little recourse to adapt to the rapidly rising costs of providing essential housing in the Los Angeles region. Survey respondents also noted that keeping up with and adapting to the ever-increasing number of new regulations and restrictions upon housing providers was one of the biggest challenges facing housing providers in the current market. We ask that the Board of Supervisors pause any new rental regulations or tenant protections until it can be seen how the current round of new regulations impacts the market and gives housing providers ample time to adjust and adapt to the existing new regulations.

The negative effects of these policies are well documented, as since 2008 the number of smaller mom and pop housing providers have dropped to below 50% in the City of LA. Longer term, this will hurt tenants and the economically disadvantaged the most, lead to a greater scarcity of housing. Housing providers are not the root cause of the housing crisis. We must have financial flexibility to cope with economic realities and continue providing quality housing for residents.



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	<p>Studies show that areas that are not under specific rent control bear lower rents than those that do have rent control. The stricter the rent control the higher rents skyrocket. Compare on Zumper.com Burbank which still does not have local rent control has the lowest average rent in the area compared to all the surrounding neighborhoods and cities that do have rent control.</p> <p>Burbank - \$3,097 Pasadena - \$3130 (only recently passed rent control) North Hollywood - \$3187 Eagle Rock - \$3682 Atwater Village - \$3827 Silver Lake - \$4,133 Los Feliz - \$4,133 West Hollywood - \$5,026 Hollywood Hills - \$6,237 Do you know what city has had rent control the longest - New York City Do you know what city has the highest rents in the country - New York City That is not a coincidence.</p> <p>Thank you for the opportunity to share our concerns with this proposal.</p>
Chris Plank	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>
Chris Wilson	
CHUCK AZZUZ	<p>HAVING ENDURED 4 YEARS WITHOUT ANY RENT INCREASE WHILE ALL OTHER EXPENSES INCREASED OVER AND ABOVE THE CPI - (INSURANCE, TRASH, DWP, LABOR, ETC..). THE PROPOSED RESTRICTION WILL HAVE A VERY NEGATIVE IMPACT ON THE OPERATION OF THE PROEPRTY AND HAVING SUFFICIENT FUNDS TO CONTINUE THE MAINTENANCE AND UPKEEP WHILE STILL RECOVERING FROM THE PENDEMIC RESTRICTIONS.</p>
colton moyer	<p>Honorable Supervisor,</p>



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	<p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>
Coral Sandoval-Eldred	<p>Price control remains ineffective & anti-housing. Penalizing housing providers has and will further corporatize and negatively impact the county's housing stock - making the housing crisis greater, not better. Stop hurting the little guy. These property owners are being unfairly punished with these price controls, rules, regulations that empower tenants to cheat, lie and take advantage of these regulations. It is UNFAIR AND UNCONSTITUTIONAL.</p>
Craig W Davis	<p>I am a businessman, CPA and real estate owner of multi family property for over 35 years. I will make this very simple. DO NOT SUPPORT ANY TYPE OF RENT CAP PROPOSAL UNLESS YOUR GOAL IS TO IMplode THE HOUSING INDUSTRY. IT IS HOUSING SUICIDE.</p> <p>NO business can survive with price restrictions without corresponding restrictions on expenses. Housing providers do not have the ability to grow the number of units. If you own a 10 unit building today, it will be a 10 unit building forever. Economics does not allow businesses to succeed by restricting revenue growth. Who will want to ever invest in housing if there is no economic reason or benefit. Do you invest in products that don't provide a promising return? Why invest in housing in the county of LA. with such restrictions? I certainly would not nor will anyone else. The unintended consequences of such action will be enormous and is not the answer to the cost of housing. This action will even affect county property tax revenues both short term and long term.</p>
Cris Molles	<p>Dear Supervisors,</p> <p>Please do not pass this strict rent control rule. Many of us property owners barely survived Covid 19 rent abatement (we bore the brunt of the rent rules put in place), and are just getting back on our feet financially.</p> <p>It's unfair to limit rents while insurance in California doubled or tripled this year. Evictions take many, many months. Utility costs are rising dramatically, and repair costs and materials are rising faster than general inflation.</p> <p>PLEASE DON'T PLACE THIS ADDITIONAL BURDEN ON OWNERS AND LANDLORDS!</p>



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	Thank you, Cris Molles
Crystal DaCosta	
CV Tran	<p>owners were prohibited from increasing rents at all and ordered to house residents for free during the COVID lockdowns. Insurance costs are 100% soaring, inflation has been running at the highest in 40 years, and local governments continue to add on costs of PROPERTY TAXES 30% to 40% more.</p> <p>This will make the housing crises worse, deter investment, and make it even harder to operate.</p> <p>LA County needs additional housing unit - not to create fear and unnecessary suffer for housing providers.</p> <p>Discourage new units coming to market and not treating small mom and pop owners fair cannot solve housing crises.</p>
dane Williams	<p>With inflation having reached levels as high as 9% of CPI in Los Angeles in the last few years, how does Holly Mitchell expect property owners to maintain their properties and cover basic expenses with a 3% cap? Rental property owners, many of which are not wealthy, are being forced to shoulder the burden of our city's housing problem. We were banned from raising rents for years during the pandemic even though inflation surged, all because we are a minority voting base, but this is not fair and a 3% cap on rents goes too far. This foolish idea is a lazy attempt at a quick fix with no regard for the consequences. Holly Mitchell should be ashamed.</p>
Darren Pujalet	I oppose a 3% rent cap
Darren Pujalet	Not in favor
David Bracken	Please vote NO on Item 11.
David Kornblum	<p>Please don't vote for the 3% maximum rent increase. It is unfair as it doesn't keep up with inflation. If you do vote for it then please put a 3% cap on mortgage payments (Not the interest rate, but the payment), Please put a 3% cap on all utilities increases. Put a 3% cap on insurance increases. (both property liability and Workmen's Comp.) And lastly, put a 3% cap on property taxes. If you put a 3% cap on all of those that I'm fine with putting a 3% cap on rental increases.</p>
David Liss	
David H Barakat	<p>Limiting rent increase to 3% is a gigantic mistake. Costs for landlords are skyrocketing and some of those costs must be passed on to renters or the rental market will wither further exasperating the rental shortage in LA. This is a very profound and obvious cause and effect which can be avoided by not</p>



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	enacting such a law. Put emphasis on creating more rental housing which other cities are doing e.g Phoenix, so that the competitive marketplace will "cool" rental pricing.
Dawn Anderson	Please reject/vote no on this item. Infringing on property owners rights and stopping them from keeping up with inflation makes the housing problem worse. With squatters and nonpayers rights the housing providers cannot offer good, clean, and updated apartment living. With the added 3% cap, you will turn all housing providers into slum lords and you will not have fixed the problem. Do the real work, don't blame honest, hardworking Americans who have invested in America to just have their property rights stripped. Please vote no on this agenda item.
DeAnna D Butler	<p>I strongly oppose the proposal to restrict rent increases to a maximum of 3% in Los Angeles. This policy fails to consider several critical factors impacting landlords and property owners, ultimately threatening the sustainability of rental housing in our city.</p> <p>Firstly, property taxes and homeowners insurance rates have been consistently increasing. Landlords are legally obligated to pay these expenses, and a mere 3% cap on rent increases does not account for these rising costs. Without adequate rent adjustments, property owners are forced to absorb these financial burdens, which can be substantial.</p> <p>Additionally, landlords often cover various utility costs for their properties, including water, gas, and electricity. These utility rates have also been increasing steadily. The proposed 3% cap does not adequately reflect these essential operating costs, making it increasingly difficult for landlords to manage their expenses while maintaining rental properties in good condition.</p> <p>Moreover, the rental moratorium that was in effect from March 2020 to February 2024 prevented any rental increases for an extended period. The financial losses incurred during this time are significant and compounded, with no feasible method for landlords to recover these losses. A 3% cap on rent increases further exacerbates this issue, providing no relief or compensation for the income lost during the moratorium.</p> <p>Lastly, the proposed 3% rental increase cap barely covers inflation, let alone the cost of maintaining a property. Inflation rates have been fluctuating, and maintenance costs continue to rise. Proper maintenance is crucial for ensuring safe and habitable living conditions, but this becomes increasingly challenging under such restrictive policies.</p> <p>In conclusion, the proposed 3% cap on rent increases does not reflect the economic realities faced by property owners. It imposes undue financial strain on landlords, undermining their ability to cover rising costs and maintain their properties. A more balanced approach is necessary to ensure that both landlords and tenants can thrive in our community.</p>
Debbie Frank	Honorable Supervisor,



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	<p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>
Debbie Sannes	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>
Debra Laveist	
Denis Gallonio	<p>Dear Honorable Board of Supervisors,</p> <p>We ask the Board to reject item 11. Considering the years of rent freeze followed by the rapidly rising costs of operating in the county, how can rental property owners be expected to absorb these costs and operate under Item 11's proposed rent caps?</p> <p>It is a critical time for what is by definition the most affordable housing in the county, the small business owner operated units, all of which is again, by definition, the older to oldest housing stock. This policy proposal will hinder the upgrading and rehabilitation of these older units and will affect the livelihoods of the thousands of individuals, most of whom are seniors, who work and operate rental housing in our community.</p> <p>CPI is not a good measure of operating expense trends, which is the reason for the flexibility in the rent caps allowed by the RSTPO as written. Insurance costs alone have increased over 100% from 2017 to 2022. Since then (2023-2024), many major insurers have refused to renew existing policies leaving</p>



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	<p>multi-family unit owners to shop for new coverage that they routinely find to be 25-45% more expensive. But this isn't the only cost increasing rapidly in recent years, maintenance, property taxes, and utilities have all increased substantially.</p> <p>In order to preserve the quality and quantity of housing stock we have currently, please allow the RSTPO's annual adjustment to remain as originally planned.</p> <p>Sincerely, Denis Gallonio, President, Foothill Apartment Association</p>
<p style="text-align: center;">Dennis Laveist</p>	
<p style="text-align: center;">Dennis Maynard</p>	<p>In a time of skyrocketing costs, insurance, energy and utilities, public services, taxes, all higher with no restrictions. The majority of economist when polled consistently do NOT support rent control. Rent control creates unintended consequences through excessive regulatory burden on owners. During Covid, we saw the breakdown of property rights with no support for property owners and landlords. This puts a heavy hand on owners with no recourse to pass on higher costs to tenants. The vast majority of multifamily property owners are smaller mom and pop operations which are impacted heavily.</p> <p>What does rent control lead to? Increased deferred maintenance, depressed property values based on income, lower property tax revenues, and a general long term decline in the quality of buildings as new construction would slow. The solution to the housing problem is to set clear rules for the development of new housing, limiting lawsuits, and expanding the supply of housing. This may require making some areas denser. Rent control demonstrates a lack of understanding of how the housing economics work.</p> <p>I oppose this measure. There have been too many interventions by big government. Just like the millionaire housing tax, this will not work out either.</p> <p>Dennis Maynard, CCIM CAPM California Real Estate Broker</p>
<p style="text-align: center;">Devon Crushawn</p>	
<p style="text-align: center;">Diane Witz</p>	<p>In a ham-handed attempt to solve the affordability crisis in housing, the County has proposed a rent subsidy while refusing to fund it. Instead, the County demands that rental property owners unilaterally pay for the County's subsidy to renters.</p> <p>This latest proposed rent cap that is at best 60% of CPI, by definition does not keep up with the cost of inflation. The cost of property insurance and maintenance in California have far exceeded the CPI, making this a draconian proposal. This comes after years when rental property owners were prohibited from any rental increases despite their increased carrying costs, and being forced to house unpaying residents for free. No consideration was given to the property owners obligations to pay the mortgage, utility, maintenance, taxes and other costs, all of which increased</p>



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	<p>sharply. Mom and Pop rental property owners are being crushed under the boot of a County Board of Supervisors who does not recognize their rights as a constituency.</p> <p>If you continue to enforce legislation that demands the expenses of the County be funded singularly by the folks who work hard to provide quality housing to the renters of LA County, they will leave the market and you will be left with a handful of corporate owners who care nothing for the tenants, have a war chest of funds to fight legal battles and will come to monopolize the rental market. Is this really your goal? I urge you to reconsider the mechanism you choose to solve the affordability crisis. If subsidy is the path you choose, and let me be clear that I do not agree this is the correct path, then seek a bond issue or other measure to spread the cost across the entire population rather than decimating rental property owners. They are already near the breaking point.</p>
Dianne Davis	Repairs are very expensive. Property taxes are increasing. Insurance has skyrocketed or we're getting cancelled.
Dolores Sales	NO RENT CONTROL - it increases rents.
Donald Hoffman	
Eduardo bernal	With inflation having reached levels as high as 9% of CPI in Los Angeles in the last few years, how does Holly Mitchell expect property owners to maintain their properties and cover basic expenses with a 3% cap? Rental property owners, many of which are not wealthy, are being forced to shoulder the burden of our city's housing problem. We were banned from raising rents for years during the pandemic even though inflation surged, all because we are a minority voting base, but this is not fair and a 3% cap on rents goes too far. This foolish idea is a lazy attempt at a quick fix with no regard for the consequences. Holly Mitchell should be ashamed.
Elissa Diaz	
EMIL NELL COBAR	Will worsen rental market
Eric Johnson	I am a small time landlord who owns a 4-unit property in the unincorporated area of LA County. The proposed 3%/60%CPI cap on rent increases is too low and too rigid. This is a very bad long term policy for housing in LA County. Commissioners should focus instead on allowing more housing to be built. Draconian rent control schemes don't work as their proponents assert, especially in the long term because they incentivize landlords to reduce maintenance and to pull their buildings from the rental market though condominiumization, etc. i
Ericka Luna	
Erika Schlarmann	
Evan Laveist	
evan Williams	With inflation having reached levels as high as 9% of CPI in Los Angeles in



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		Francisca Freeman	<p>Dear Board of Supervisors,</p> <p>I urge you to oppose Item 11. This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crisis worse.</p> <p>How are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation, utility expenses, property taxes? Operating expenses routinely exceed CPI. The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis. This proposal is fundamentally anti-housing and will make housing even more expensive and harder to find.</p> <p>For years, property owners were prohibited from increasing rents and were mandated to house residents for free under COVID-19 emergency measures. Housing providers continue to struggle in the wake of these mandates. Meanwhile, insurance and costs to operate are soaring, and inflation is at its highest in 40 years. Yet, the Board of Supervisors continues to penalize those who provide housing in L.A. County while passing unworkable local mandates.</p> <p>The negative effects of these policies are well documented. This will hurt the economically disadvantaged the most, lead to less housing and be counterproductive to our shared goals.</p> <p>Housing providers are not the root cause of the housing crisis. Ill-conceived policies like this are. We need financial flexibility to cope with economic realities and continue providing quality housing for residents.</p> <p>We need leadership. Please oppose Item 11.</p> <p>Sincerely, Francisca Freeman Owner of a triplex in Long Beach, CA 90813</p>
		Frank Di Pasquale	<p>While we recognize the fine work the supervisor has accomplished over her career it appears she does not have an understanding of the realities of rental property ownership. With over three years of rents lost by landlord's under strict control of rents landlord's have carried a substantial burden to sustain their properties and the welfare of tenant. While the county has made a modest effort in attempting to present itself as a friend of landlord's as much</p>



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	as advocate for tenants why not just as for a show of hands as to how many landlord's have received any or even minimal financial support during this pandemic. Now once again supervisor Holly seeks to burden landlords with harsh restrictions in rent control and rent increases. Why not propose an increase in payouts to those citizens which are your only real solution to housing crisis by making it more desirable to create more housing units.
GARY ZELCER	The proposed establishment of fixed future price controls on rent denies historical cost trends. The continuing increases in costs to purchase, maintain, and insure multifamily residential is not limited to imaginary 3% cap. If only operating costs had similar caps. Imposing a fixed increase in rents just punishes landlords with already shrinking operating margins.
George Wang	
George A Papanikolaou	Do you realize rent control only benefits the people that get there first? Everyone else has to pay a huge premium since rent control can discourage property owners from investing in and maintaining their rental properties, leading to a decrease in the overall housing supply. Over time, this may result in deterioration and reduced availability of rental units, ultimately affecting the quality of housing options for residents. Instead of focusing solely on rent control, I encourage the City Council to explore alternative solutions to address the housing affordability issue. One such approach is to increase the availability of Section 8 vouchers. By providing financial assistance directly to low-income families, we can empower them to seek housing in the private market, promoting housing choice and economic mobility. Additionally, promoting redevelopment and rezoning to facilitate the construction of more housing units could be a proactive step. By incentivizing developers to create affordable housing options, we can bolster the supply of homes and promote a healthier rental market. Mixed-use developments could also contribute to vibrant neighborhoods and community growth
Gerri Marin	Rent control is never the answer. This will price renters out of the area. Keep the market competitive. Please look at other rent controlled markets and see the chaos.
Grace kwok	3 % is too low. discourage development. make the housing supply more worse
Granville Thurman	We are an elderly couple (89 and 93!) who worked hard to purchase rental property and you seem to favor the tenants, rather than the people who have spent their entire lives working to keep the property up with rents below market value. We are not alone in not raising rents appropriately and now we are penalized for this very action. We have written to you previously and received no gratification--the Supervisors seem to favor the have nots. Believe me, we were once among those folks--but through hard work, not eating out, not taking vacations, and minimizing our expenses, we now would have a decent retirement--until you stepped in. Please, oh please, do not restrict rent raises to the Mom and Pops of your county!
greg Astorian	
Guy Vidal	The county recently released a report examining its rent control formula. The



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	<p>report neither justifies such an extreme price control nor adequately vets the policy.</p> <p>For years, owners were prohibited from increasing rents at all and ordered to house residents for free during the COVID lockdowns. Insurance costs are soaring, inflation has been running at the highest in 40 years, and local governments continue to add on costs.</p> <p>This will make the housing crises worse, deter investment, and make it even harder to operate.</p> <p>Thank you</p>
hassan soltani	supervisor should reject
Ira Boren	Our costs of operation of an apartment building have soared and we've been unable to maintain our company's profitability. The insurance, trash collection, utilities, mortgage interest, wages, materials/supplies, etc, etc have stripped any opportunity to earn a profit. Our industry is a noble one. We are the providers of housing for the majority. We are not a charity and we get no government subsidies to do this work. We have to make a profit and you must know that costs have increased well beyond 3%. This limitation will destroy the lives of many property owners businesses. It's totally unfair that any government agency has this right to destroy anothers business. PLEASE DON'T DO THIS!
Irma Vargas	
ISABEL VILLARREAL	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>
Jackson Day	Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.
Janette Monfared	—
Jason Reitz	You need to OPPOSE this insane item 11!!! Us landlords have FOOTED THE BILL for tenants throughout covid and LOST hundreds of thousands of dollars already in lost rents, rental increases and property values!!! This proposal has NOTHING to do with affordable housing as tenants need to pay



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	<p>THEIR SHARE of rising costs!!! Just like everyone else!!!</p> <p>Landlords are not just some wallet you can come grift money out of for your idealistic policies!!! I am ashamed I have to write this to you, but I have worked SO HARD for the past 20 years to earn money, pay my taxes, save up some money and buy a couple little buildings to FEED MY FAMILY and secure our future!!! Each little building in LA is a small business. Could you imagine telling all small businesses "You can't raise the price on hamburgers". AS IF. So WHY are you trying to do it to LANDLORDS???? This is egregious.</p> <p>Guess what?? DWP IS UP - GAS CO IS UP - TAXES ARE UP - MAINTENANCE IS UP - MATERIALS ARE UP..... and LANDLORDS HAVE TO PAY ALL OF THIS!!! AND WE HAVE!!!.....and then LANDLORDS IS WHERE YOU WANT TO LAY THE COST BURDEN OF FAIR RENTS???? LITERALLY TEID TO CPI!!! THIS IS RIDICULOUS!! YOU NEED TO OPPOSE ITEM 11!!!! Jason in Los Angeles.</p> <p>NO NO NO NO NO NO NO NO!!!!</p>
Jennifer Q Gu	<p>Dear Board of Supervisors,</p> <p>I urge you to oppose Item 11. This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crises worse.</p> <p>How are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed CPI. The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis. This proposal is fundamentally anti-housing and will make housing even more expensive and harder to find.</p> <p>For years, property owners were prohibited from increasing rents and were mandated to house residents for free under COVID-19 emergency measures. Housing providers continue to struggle in the wake of these mandates. Meanwhile, insurance and costs to operate are soaring, and inflation is at its highest in 40 years. Yet, the Board of Supervisors continues to penalize those who provide housing in L.A. County while passing unworkable local mandates.</p> <p>The negative effects of these policies are well documented. This will hurt the economically disadvantaged the most, lead to less housing and be counterproductive to our shared goals.</p> <p>Housing providers are not the root cause of the housing crisis. Ill-conceived policies like this are. We need financial flexibility to cope with economic realities and continue providing quality housing for residents.</p>



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	<p>We need leadership. Please oppose Item 11.</p>
Jerard D Wright	<p>Please see the attached letter and GLAR member survey results of over 100+ members who are Housing providers.</p> <p>-----</p> <p>To the Honorable Supervisor Lindsey Horvath and Board of Supervisors,</p> <p>On behalf of the Greater Los Angeles Realtors (GLAR), a real estate trade organization representing a membership of over 13,000 REALTOR® members throughout Los Angeles, including the cities of Beverly Hills, Culver City, Los Angeles, Santa Monica and West Hollywood, we are writing to express our disappointment with the proposal and related amendments that have taken place on Friday on for updating the Rent Stabilization and Tenant Protections Ordinance (RSTPO).</p> <p>This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. We ask how are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed the Consumer Price Index (CPI), let alone the allowable cap included in this proposal.</p> <p>The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis that HR&A does not provide, because there are no references to the rising increases of utilities and insurance that has been happening over the last 6 to 9 months in the County. The 2025 proposal will make housing even more expensive and harder to find. We believe that a fairer percentage could be found within the original suggestion by DCBA of maximum cap of rent increases of 8% to help these smaller landlords recover costs from the pandemic as well as future increases such as property insurance.</p> <p>Before this vote and in anticipation of these changes, GLAR conducted a survey of more than 100 of our members who own or manage rental properties. Demographically more than 80% of respondents declared that they own or manage fewer than 10 rental properties, and more than 70% noted that they have fewer than 10 total rental units in total on those properties. These proposed regulations would disproportionately harm small housing providers in the Greater Los Angeles region who are not corporate landlords. We strongly oppose the recent amendment in the numbers with no analysis from 50 (which stemmed from pass-through costs in 2018 Tenant Protections) down to 20!</p> <p>In our recent member survey, more than 60% of respondents noted that their costs had increased ten percent or more over the last four years, with nearly 40% noting that their costs had increased twenty percent or more. These proposed regulations would have a major impact on smaller housing providers who have seen the cost of providing housing skyrocket since the</p>



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	<p>start of the COVID-19 pandemic, leaving them little recourse to adapt to the rapidly rising costs of providing essential housing in the Los Angeles region.</p> <p>Survey respondents also noted that keeping up with and adapting to the ever-increasing number of new regulations and restrictions upon housing providers was one of the biggest challenges facing housing providers in the current market. One of the only positives within the motion is that these actions will not begin until January 2025, as we urge that the Board of Supervisors pause any new rental regulations or tenant protections until it can be seen how the current round of new regulations impacts the market and gives housing providers ample time to adjust and adapt to the recently revised regulations. The current proposal does not solve the issue as the solution of the adjustments to CPI.</p> <p>The negative effects of these policies are well documented, as since 2008 the number of smaller mom and pop housing providers have dropped to below 50% in the City of LA. Longer term, this will hurt tenants and the economically disadvantaged the most, which will lead to a greater scarcity of housing. Housing providers are not the root cause of the housing crisis. We must have financial flexibility to cope with economic realities and continue providing quality housing for residents.</p> <p>We have attached high level data from our survey for future conversations. GLAR is looking forward to partnering with you in the future which will enhance our longstanding goals to increase homeownership opportunities for all, increase workforce housing production, protect property rights and advocate for small businesses. If you have any questions, please do not hesitate to contact our Government Affairs Director at (323) 919-9424 or jerard@glarealtors.com.</p> <p>Thank you for the opportunity to share our concerns with this proposal.</p>
Jerry Gan	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>



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Jo Ma	<p>Dear Members of the Board,</p> <p>I'd like to express strong opposition to the proposed 3% cap in rent increases in this measure. While these type of measures may be intended to protect tenants from a potentially unaffordable rent increase, in actuality they may harm the very people they are designed to help, and the community in general.</p> <p>Firstly, rent control measures discourage property owners from maintaining and improving properties, as it may become more difficult to cover the costs of improvements, investment in properties can be impacted, tipping the balance towards a decline in the quality of rental housing in the county, and potential impact to local economy.</p> <p>Secondly, rent control measures then to directly reduce the supply of rental housing. Developers may be less likely to build rental oriented properties; property owners may be less likely to offer them up for rental, thus exacerbating the already difficult problem of housing availability.</p> <p>Finally, rent control measures can also disincentive landlords to offer rent to lower-income tenants, in favor of higher-income tenants, thus introducing forced inequality in the market. Market manipulation policies are generally not a good idea and often back fire.</p> <p>In conclusion, while the intention may be commendable, I believe the unintended consequences can be very negative. I urge you to consider the real issues before implementing such measures.</p> <p>Thank you for your attention to this matter.</p> <p>Sincerely, Jo Ma, Baldwin Park</p>
Jo-Dee S Becker	<p>I oppose this as it is grossly unfair to small apartment owners who bear the costs of utility and maintenance increases which are often much larger than 3% annually. This bill will force landlords to forgo maintenance, pest control, cleaning, painting, repairs and reduce temp of hot water. It may cause them to sell their buildings. Developers tear down the older units to build market rate units or condominiums. I firmly oppose this bill.</p>
Joanne Laipson	<p>As an independent small owner of rental properties, I have had tenants who have been in my units a long time. I treat them well and they treat me well. However, they understand that I am running a business and if the business is not making money, it is unsustainable. This initiative will make my business unsustainable. I will be forced to sell and all of my condos will be sold to owner/occupants. Nobody is interested in maintaining tenants in below market units - it is not a sustainable business. Is this really your goal? Force small landlords out of business and push good tenants to scurry to find a new place at 50% more than they are paying me.</p>
John Janavs	<p>Honorable Supervisors, A 3% increase is a MINIMUM. The maximum must be tied to the inflation rate</p>



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	<p>if there is to be a limit. The costs of operating housing have increased at far greater than the inflation rate. My insurance premiums alone have increased from \$7800 to \$19,680 in one year. The cost of utilities, the consumption of which is by tenants, have increased beyond 3% The gardener raises his rate by \$50 dollars not by 3%.</p> <p>For 4 years you have disallowed rent increases while the cost of running and maintaining housing have increase. Now you don't even want to acknowledge the true increase in those costs. The assault on housing providers must stop. You do not treat any other service with the same opportunistic bias that you treat housing providers. You dont' tell grocery stores or gas stations what they can charge or when they can adjust prices, but you think you know our business well enough to run them.</p> <p>Secondly, the definition of mom and pop or small owners must be more inclusive and accurate. I own a 31 unit apartment building together with 6 other people; 3 retired, one close to retirement, and two in their 50s. We manage it ourselves. None of us are getting rich, but we all have planned our old age relying on consistent income from this building. We are proud to provide good quality housing at a fair price. But we don't meet your definition of small owners and we can't do it with legislators constantly changing the rules.</p> <p>I encourage all of you to thoroughly think through the laws you are making. Everyone thinks they know the rental business because we all have rented an apartment at one time or another. It's not as simple or easy as a soundbite. The quality of our housing will suffer if you excessively limit rent increases. The more complex and unpredictable you make the regulation the more rents rise to combat the biased legislation that we've been seeing. You need to make good law.</p>
John M Davis	<p>Subject: Opposition to Proposed Extreme Rent Control Measures Dear Members of the LA County Board of Supervisors, I am writing to express my strong opposition to Supervisor Holly Mitchell's proposal to impose a maximum 3% or 60% of CPI restriction on rent increases in Los Angeles County.</p> <p>As a landlord and residential housing investor, I believe that such extreme rent control measures would have devastating consequences for property owners, landlords, tenants, and the overall well-being of our city. While the proposed rent control may initially appear to keep rents affordable, it fails to address the long-term implications. Restricting rent increases to such a degree would undermine the ability of housing investors, builders, and current property owners to maintain and improve their properties. Furthermore, it would discourage much-needed investment in new housing construction, exacerbating the already constrained housing supply in LA County.</p> <p>As an owner, I have witnessed firsthand the significant rise in operating costs, including insurance rates, utility rates, materials, and labor expenses. These cost increases far exceed the proposed 3% rent cap, resulting in financial</p>



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	<p>strain for property owners. Insurance rates this year alone have gone up significantly, in some instances over 20%.</p> <p>If the County chooses to limit landlords' ability to operate their businesses and generate income, it must also consider capping other essential housing costs, such as insurance rates, utilities, labor, and materials. Failing to do so would unfairly burden property owners while allowing other industries to operate freely, ultimately leading to negative consequences for both landlords and tenants.</p> <p>History has shown that extreme rent control measures lead to a decline in property maintenance, deteriorating neighborhoods, and a reduction in housing investment. Moreover, tenants ultimately suffer when landlords cannot afford to maintain their properties, as evidenced by past instances of rent control in cities like New York City.</p> <p>I share the concern of renowned economists like Milton Friedman and Assar Lindbeck, have warned about the detrimental effects of rent control on cities. We cannot afford to ignore these warnings and risk the well-being of our community. In Fact, Assar Linbeck said "In many cases rent control appears to be the most efficient technique presently known to destroy a city — except for bombing." If you take the time to study the impact of NYC's rent caps on the city in the 1970's you might agree. Entire sections of the city turned into slums. Owners were unable to maintain their buildings and ultimately went bankrupt, many apartment buildings, and even entire neighborhoods, were abandoned and became unlivable slums.</p> <p>If this happens in LA County, it will be the result LA County's current Board of Supervisors to move ahead with this poorly conceived rent cap. Continued policies that penalize property owners will only drive investors away from Los Angeles County, further exacerbating our housing crisis. Instead, we must explore strategies to incentivize owners, investors, and developers to contribute to the expansion of our housing stock and improve existing properties.</p> <p>I urge the Board of Supervisors to reject the proposed 3% rent cap and instead focus on initiatives that promote housing affordability by encouraging investment in our city. Adding needed supply, rather than limiting it. This is the best way we can create a stronger, more vibrant Los Angeles County for generations to come.</p> <p>Thank you for your attention to this matter.</p> <p>Sincerely, John Davis</p>
Jorge Lara	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p>



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	<p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>
Joseph K Fleischaker	<p>I oppose putting any rent cap on rental properties. Why would the government put caps on peoples ability to make a living. The assumption that property owner are a bunch or rich snobs who take advantage of tenants is completely false. In fact, it is the tenants that are the one taking advantage of the property owners. We have seen it first hand time and time again. Especially during covid-19. With no oversite, the government allowed tenants to stop paying rent "cart blanche" with no proof of loss of income. It was a joke and it forced a huge amount of landlords to have to default on their loans and lose their properties. What happened to property rights. Why does the government think that a renter should have more rights than the property owner?????</p> <p>We are not a communist or socialist country. Why would you put a cap on the ability of a person to make an income? Do we cap the income of other trades? It is a sad state of affairs when the government thinks they know better than the market.</p>
Juan Lopez	<p>Limiting rent increase to 3% does not cover true cost of maintenance and repairs. Example contractor that would charge 10,000 for a roof five years ago, not charge 18,000. All has gone up way more than 3% a year.</p>
Julian O Munoz	<p>Landlords are already suffering due to the hold on rents from Covid. I am a landlord of one condo unit in Los Angeles and current rent is well below market value. Due to the current controls on rent increases it is going to take another 3-4 years before I can even catch the market. On top of that my taxes and expenses to keep the property maintained has increased tremendously in the last 3 years. Adding this new restriction will definitely affect my ability to keep this property in good shape for my renters. Most small mom and pop landlords don't severely increase rents to begin with, we like to have steady rents coming in and not out price our tenants. I also believe you will make landlords more aggressive pushing rents higher when we do get a vacancy with the chance to increase our rents. It also encourages to be strict with renters if they run late on the rent and not want to work with them when they have circumstances out of their control. You are creating an adversarial relationship with our tenants; this is not the type of pressure you want to create. You will end up driving the mom-and-pop landlord out of the market and professional investment groups will come swooping in that have the resources to be able to deal with the restrictive environment to squeeze as much money out of their investments.</p> <p>Respectfully, Julian Munoz</p>
kamlesh italia	
Karen Blair	<p>The local government control of rent is another attempt to further force landlords into poverty. The state of California has just enacted two assembly bills that will require extensive work on apartment buildings with balconies or</p>



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	decks and secondly, require seismic retrofitting of specific areas of apartments that have underground parking. If you allow this type of rent control, are you going to have a 3% cap on construction costs, developer costs, engineering costs? The construction, maintenance and engineer expenses are not the only increase, what about property taxes, insurance cost, are you going to place a 3% control on those cost? Who is paying the attorney cost when tenants ruin and destroy property and refuse to leave because of nonsense eviction laws? Again, local government wants the money in the name of taxes, but denies the rights of landlords. This ordinance will continue to fail the relationship between renter and landlord. No landlord will be able to afford any improvement's or repairs as local government continues to increase landlord costs with inspections, regulations and constant disrespect for landlord costs!
Karen Compton	Landlords don't set inflation. A 3% cap doesn't allow landlords to keep pace with inflation when the utilities have risen 12% in the last two years, and repairs and upkeep exceed the cap. The county complains about "slum like" conditions, but rules like this make them possible. In 2021, my 80-year-old mother went into her retirement for \$70,000 in repairs on a 100-year-old family home. Because she is not a developer, the \$70,000 was not tax-deductible. All she can do is depreciate the investment over more years than she has left to live. We knew it was the right thing to do but everyone can't do that. What is the assistance for landlords?
Kashmir Singh	How I will pay my mortgage?
Katelyn Richter	
Kathy Partch	Los Angeles claims to support small businesses but these type of draconian measures hurt property owners, mom and pop owners of smaller multi-family properties. It doesn't account for maintenance and repairs or bad tenants owners are too often left carrying the expenses of. This will only continue the flight of property owners from our City and is harmful in every way only leaving room for giant corporation owners and dilapidated properties. Please strike this measure down.
Katrina Day	I oppose 11 Apartment owners are not congress, giving away money to help the least fortunate. I know large corporations own apartment buildings and it's difficult to separate the ma and pa owners, it's going to take time to do so. In the meantime, you can't hurt or destroy what many families have built with their hard work money . Get confess to foot the bill. They're giving away everything else but don't take food off the table off apartment owners.
Kelli Stanton	Dear Board of Supervisors, I urge you to oppose Item 11. This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crises worse. How are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating



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	<p>expenses routinely exceed CPI. The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis. This proposal is fundamentally anti-housing and will make housing even more expensive and harder to find.</p> <p>For years, property owners were prohibited from increasing rents and were mandated to house residents for free under COVID-19 emergency measures. Housing providers continue to struggle in the wake of these mandates. Meanwhile, insurance and costs to operate are soaring, and inflation is at its highest in 40 years. Yet, the Board of Supervisors continues to penalize those who provide housing in L.A. County while passing unworkable local mandates.</p> <p>The negative effects of these policies are well documented. This will hurt the economically disadvantaged the most, lead to less housing and be counterproductive to our shared goals.</p> <p>Housing providers are not the root cause of the housing crisis. Ill-conceived policies like this are. We need financial flexibility to cope with economic realities and continue providing quality housing for residents. We need leadership. Please oppose Item 11.</p>
Kelly M Evans	<p>Being a homeowner in Los Angeles as well as a small mom & pop investment property owner, I find it unconscionable that you would consider burdening homeowners with yet more regulations on what they can and can't do with their properties. Properties that homeowners have scrimped and saved for. Homeowners who are barely making it with the increase in costs across the board. The cost to own property in this state is becoming a burden and now you want homeowners who have the wherewithal to rent their property out to take on all the risk and even become even more encumbered. There are so many new regulations & laws on the books in Los Angeles already that restrict investment property owners and now you're trying to restrict the amount of rent they can charge? We have inflation through the roof, but landlords in Los Angeles should somehow be able to stay afloat with regulations, reduced security deposits, fewer ways to screen tenants, and now not be able to raise the rents commensurate with the costs of owning the property? I'm not sure how this going to help out the lack of housing when you put investment property owners in a poor position. These are the people you should be helping and removing restrictions on so they will go out and buy more properties that they can then turn around and rent out. Going broke as a landlord isn't going to solve your problems.</p>
Kimiah Wyer	<p>I absolutely oppose this measure. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p>



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	<p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>
Kristen Ybaben	
Kwok Chan	<p>owners were prohibited from increasing rents at all and ordered to house residents for free during the COVID lockdowns. Insurance costs are 100% soaring, inflation has been running at the highest in 40 years, and local governments continue to add on costs of PROPERTY TAXES 30% to 40% more.</p> <p>This will make the housing crises worse, deter investment, and make it even harder to operate.</p> <p>LA County needs additional housing unit - not to create fear and unnecessary suffer for housing providers.</p> <p>Discourage new units coming to market and not treating small mom and pop owners fair cannot solve housing crises.</p>
Kyle Burman	<p>I am the owner of (1) duplex. It was the only way i was able to afford a home. The strict rules on rent increases since 2020 have made it more unaffordable for me and my family to stay in my own home.</p> <p>Home insurance is up 30%, property taxes over 10% , and we missed 3 years of increases.</p> <p>These caps are creating a hostile environment toward mom and pop landlords and encouraging people to sell to developers who will create homes that are unaffordable to 95% of the city.</p> <p>It has to stop. There are no price increase limits on gasoline, energy, or food. The cost of living burden should not live solely with the property owners.</p> <p>Kyle Burman</p>
kyle Williams	<p>With inflation having reached levels as high as 9% of CPI in Los Angeles in the last few years, how do you expect property owners to maintain their properties, cover basic expenses, and feed their families with a 3% cap? Rental property owners, many of which are not wealthy. are being forced to shoulder the burden of our city's housing problem. We were banned from raising rents for years during the pandemic even though inflation surged, all because we are a minority voting base, but this is not fair and a 3% cap on rents goes too far. This foolish idea is a lazy attempt at a quick fix with no regard for the consequences. Holly Mitchell should be ashamed.</p>
Landy Eng	<p>Good landlords should be encouraged to invest more. Not less.</p> <p>A cap will send investments to other locations including Las Vegas.</p>



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	NO on a 3% cap.
LaShon Haynes	<p>For years, property owners were prohibited from increasing rents and were mandated to house residents for free under COVID-19 emergency measures. Housing providers continue to struggle in the wake of these mandates. Meanwhile, insurance and costs to operate are soaring, and inflation is at its highest in 40 years. Yet, the Board of Supervisors continues to penalize those who provide housing in L.A. County while passing unworkable local mandates.</p> <p>Housing providers are not the root cause of the housing crisis. Ill-conceived policies like this are. We need financial flexibility to cope with economic realities and continue providing quality housing for residents.</p>
Lenny Young	<p>Tying rents to 60% of CPI is a monumentally bad idea. SF has done it for years and it just makes things worse. People can never move from their apartment. Lawyers make a fortune. Everyone acts crazy (tenants and landlords alike) when their unit is 60, 70, 80% below market. I had a building like this in SF. 3 unit building. One tenant moved to Seattle and rented their unit out for years until I found out. One bought a house in Berkeley and rented hers out for 2 years until I found out. One had 14 undocumented people living in her unit and "disappeared" them every time one came forward to complain about the rents she was illegally charging them. And while it benefits people who can make money off the units, or those few who never have to move (or can never afford to move with this policy), it hurts everyone else by having fewer units on the market and much higher prices than they would normally be. And the lawyers on both sides make a fortune. This is irresponsible sound bite policy-making. Get creative and help those who need it without a blanket policy that will just make the whole system unworkable and contentious. To suggest that landlords are immune from inflation, while everyone else isn't, is, frankly, just stupid, bad economic policy that has proven time and time and time again, not to work. And yes, it hurts landlords, which no one cares about on the surface, but obviously the people who really suffer are the majority of the landlord's customers (tenants), except the very few who can stay in their apartments for 10-20 years.</p>
Leon Shirikjian	
LeRoy Stone	<p>As the owner of 4-units how am I expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed CPI. The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis. This proposal is fundamentally anti-housing and will make housing even more expensive and harder to find.</p>
leslie thomsen	<p>With inflation having reached levels as high as 9% of CPI in Los Angeles in the last few years, how does Holly Mitchell expect property owners to maintain their properties and cover basic expenses with a 3% cap? Rental property owners, many of which are not wealthy, are being forced to shoulder the burden of our city's housing problem. We were banned from raising rents for years during the pandemic even though inflation surged, all because we</p>



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	are a minority voting base, but this is not fair and a 3% cap on rents goes too far. This foolish idea is a lazy attempt at a quick fix with no regard for the consequences. Holly Mitchell should be ashamed.
Lili Wu	Strongly opposing. For years, owners were prohibited from increasing rents at all and ordered to house residents for free during the COVID lockdowns. Insurance costs are soaring, inflation has been running at the highest in 40 years, and County continues to add on costs such as Measure W, rent registry, etc. the landlord is providing the most essential service, this move will making the housing crisis worse by deterring investments.
Linda A Rappoport	I own a 100 year old triplex in Crescent Heights that has been in my family for over 70 years. My tenants, who are on fixed incomes, have been in the units for 20 years. Given the rise in insurance premiums, the increase every year in taxes, the mandatory repairs and the cost increases of the utilities, I am barely braking even. It doesn't pay for me to keep the property if you cap the rent at 3%. I will sell to a developer (they are the only ones buying these properties. My tenants will be evicted, multi units will be put up at a much higher rent to where no one can afford. This is not the way to approach the houses shortage or homelessness.
Lynette Yee	
Margaret Woolley	I am a small rental property provider in Los Angeles County, and I ask you to please NOT approve this. A rent increase cap is not the answer to homelessness or the cost of housing. As a small rental provider, I am fair. But to restrict my income on my real property inhibits my ability and potential to maintain and repair that property, and will ultimately negatively affect the condition of my properties if the income no longer supports the maintenance and repair needed. Keep small property owners in the housing market by supporting them, not punishing them.
Margaret A Vita	As the owner of 2-unit duplex that I inherited and which is my primary residence, I rely on the rental income of the second unit as the largest part of my income. Capping rent increases at 3% is unfair to property owners who absorb much of the cost of owning and operating rentals on a small scale. Renters seem to have all of the protection and benefits while property owners are expected to shoulder the burden of providing rentals without the same protection.
Maria E Kretschmer	
Mark Jensen	Dear Board of Supervisors, I urge you to oppose Item 11. This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crises worse. How are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed CPI. The March Rent Stabilization analysis does



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	<p>not justify such stringent measures. Policy must be rooted in sound analysis. This proposal is fundamentally anti-housing and will make housing even more expensive and harder to find.</p> <p>For years, property owners were prohibited from increasing rents and were mandated to house residents for free under COVID-19 emergency measures. Housing providers continue to struggle in the wake of these mandates. Meanwhile, insurance and costs to operate are soaring, and inflation is at its highest in 40 years. Yet, the Board of Supervisors continues to penalize those who provide housing in L.A. County while passing unworkable local mandates.</p> <p>The negative effects of these policies are well documented. This will hurt the economically disadvantaged the most, lead to less housing and be counterproductive to our shared goals.</p> <p>Housing providers are not the root cause of the housing crisis. Ill-conceived policies like this are. We need financial flexibility to cope with economic realities and continue providing quality housing for residents.</p> <p>We need leadership. Please oppose Item 11.</p>
Mark Kanter	<p>As an owner of many apartment rental properties, I strongly oppose this measure for several reasons. First and foremost, why is it the responsibility of property owners to resolve the issues of rising housing costs when government has failed to do so by offering incentives to create more affordable housing. Why not regulate groceries, fuel and other costs that have caused inflation? Landlords are facing rising salaries, maintenance costs, supplies, utility costs, insurance and property taxes all which have exceeded that rate at which the proposal allows for annual increases. This all comes on the heels of the City allowing for a 4% rental increase after four years of no rental increases at a time when expenses have escalated more so that they have in any other four year period.</p>
Mark D Abernathy	<p>The proposed caps to rent increases in LA County are bad policy. Efforts should be made to support those who need rental assistance most, not broad-based price controls. Consider an approach that encourages investment in current and more housing development instead of implementing poor policy choices that, as Milton Friedman wrote in 1946 result in the, "haphazard and arbitrary allocation of space, inefficient use of space, [and] retardation of new construction." As The Economist put it in their May 29th 2004 article "Is your rent ever going to fall", "all around the world, the only way renters will get a better deal is for cities to enable more building."</p>
Martins Leikarts	<p>This obsession about protecting tenants has to stop!</p>
Martins Leikarts	
MATTHEW R OKSAS	<p>AS A 20 YEAR REAL ESTATE PROFESSIONAL, I HAVE SEEN LONG TERM RENT CONTROL ONLY CREATES FURTHER SOCIAL WELL FAIR DEPENDENCY, ABUSE OF THOSE PROGRAMS, AND INCENTIVES TO</p>



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	<p>MAINTAIN BELOW MARKET RENTS WELL PAST THE PRACTICAL NEED THEREBY STIFLES PERSONAL CHANGE AND GROWTH. FOR EXAMPLE A SINGLE MOM OF 2 KIDS WILL MAINTAIN A \$900/ M 3 BED/ 2 BATH APARTMENT EVEN AFTER HER CHILDREN GROW UP AND MOVE OUT CREATING A MISAPPROPRIATED USE OF A 3/2 TO A SINGLE OCCUPANT THEREBY FACILITATING THE HOUSING SHORTAGE. FURTHER GOVERNMENT ASSISTANCE INCENTIVES INCREASE CRIME RATES.</p>
<p>Maura Lederer</p>	
<p>Megan Edner</p>	<p>I urge you to oppose Item 11. This proposal imposes an extreme rent cap that falls significantly below the rate of inflation. How can housing providers keep up with rising operating and maintenance costs each year which often exceed the rate of CPI if rent increases are capped significantly below the rate of CPI? Defunding the very housing our residents depend on is not the answer to this crisis. This type of rent control scheme which sets rent caps below the rate of inflation pushes small to medium housing providers out of the business, discourages the maintenance and upkeep of our aging housing stock and discourages new investment in housing. Insurance costs have skyrocketed 20% to 100% in some cases, interest rates and financing costs have more than tripled in the last few years and there was a rent freeze in place for three years that held rents frozen while operating costs skyrocketed. This proposal does not take any of that into consideration nor does it seem to account for the fact that no person would be incentivized to invest their hard earned money for a returns of only 60% the rate of CPI. This is a proposal that will have disastrous consequences over time and will be extremely difficult to claw back once passed.</p>
<p>Michael Hansen</p>	<p>I urge you to oppose Item 11. This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crises worse.</p> <p>How are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed CPI. The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis. This proposal is fundamentally anti-housing and will make housing even more expensive and harder to find.</p> <p>For years, property owners were prohibited from increasing rents and were mandated to house residents for free under COVID-19 emergency measures. Housing providers continue to struggle in the wake of these mandates. Meanwhile, insurance and costs to operate are soaring, and inflation is at its highest in 40 years. Yet, the Board of Supervisors continues to penalize those who provide housing in L.A. County while passing unworkable local mandates.</p> <p>The negative effects of these policies are well documented. This will hurt the economically disadvantaged the most, lead to less housing and be counterproductive to our shared goals.</p>



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			<p>Housing providers are not the root cause of the housing crisis. Ill-conceived policies like this are. We need financial flexibility to cope with economic realities and continue providing quality housing for residents.</p> <p>We need leadership. Please oppose Item 11.</p>
		Michael Smith	<p>Dear Burbank City Council,</p> <p>PLEASE READ MY EMAIL AT THE 6/4/24 Burbank City Council Meeting.</p> <p>My name is Michael Smith and I'm the General Partner of a limited partnership with my siblings that owns Alameda Guest Lodge Apartments located at 1413-1421 West Alameda Avenue in Burbank.</p> <p>We are asking each of you to vote NO on enacting further rent control within the City.</p> <p>The rents we charge for a studio apartment fall well within range of affordability. If you enact stricter rent control from those already mandated by AB1482 (5% + regional CPI), you will in fact eliminate my ability to offer affordable housing and adequately maintain my asset given the headwinds landlords experience with rising costs stemming from property taxes, commercial insurance, utilities, building repairs and maintenance, landscaping fire permits, pool permits, payroll (full time employees), required capital improvements (e.g. roofing, flooring, fencing, landscaping, etc.), advertising, etc. These rising costs far outpace the 3% rent cap that you are considering on adopting at this meeting.</p> <p>Additionally and most importantly, the Governor has recently signed AB12 that goes into effect on July 1, 2024. Renters in California will no longer be asked for a security deposit larger than one month's rent under this bill signed into law by Gov. Gavin Newsom. I can tell you first hand from owning and operating several multifamily apartment complexes for the last 20 years+ in CA this will have a major negative effect. Landlords will not be able to adequately cover the cost of damages from tenants who in most cases cause significant harm to their units. One month's rent doesn't cover the cost of flooring in a unit. I have close to \$125,000 that continues to grow in outstanding damages that have been awarded to me in court ordered monetary judgments from tenants that we've properly vetted via different legal screening tools that I will likely never recover.</p> <p>My family and I are seeking your support to not adopt further stricter rent control measures. This will not achieve keeping people in their units. This will not achieve increasing the supply of housing. It will in fact do the complete opposite by adopting this form of draconian measure. This will in fact stifle competition to keep rental rates affordable by giving landlords a fixed percentage to automatically increase rental rates, reduce and likely eliminate a landlord's ability to adequately maintain their asset(s), and discourage building new housing.</p>



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	<p>PLEASE VOTE NOTE ON THIS PROPSAL.</p> <p>Sincerely, Michael Smith</p> <p>President/General Partner Alameda & Garden Grove, L.P. Cedar Creek Properties, L.P. Smith Brothers Company MMS Management Co., Inc.</p>
<p>MICHAEL F BORBA</p>	<p>The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>
<p>MK Tran</p>	<p>owners were prohibited from increasing rents at all and ordered to house residents for free during the COVID lockdowns. Insurance costs are 100% soaring, inflation has been running at the highest in 40 years, and local governments continue to add on addition PROPERTY TAXES. Increase is over 30 to 40%.</p> <p>This will make the housing crises worse, deter investment, and make it even harder to operate.</p> <p>What LA county needs is additional housing unit - NOT TO DISCOURAGE and creat fear and unnecessary suffer to housing provider</p> <p>Please remember housing providers - especially small mom & pop operations are humans too.</p>
<p>Monique P pancake</p>	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p>



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	<p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p>
Monisha Parker	<p>Dear Board of Supervisors,</p> <p>I am writing to express my opposition to the date on the Rent Stabilization and Tenant Protections Ordinance. As a resident of Los Angeles County, I have witnessed firsthand the struggles that tenants face in paying the highest rent across the county. It is becoming increasingly difficult for individuals and families to afford housing, leading to financial strain and instability.</p> <p>I believe that in order to make Rent Stabilization affordable across Los Angeles County, we need to consider implementing measures that protect tenants from excessive rent increases and ensure that housing remains accessible to all residents. By establishing fair and reasonable rent control policies, we can help alleviate the burden on tenants and create a more sustainable and equitable housing market.</p> <p>I urge the Board of Supervisors to prioritize the needs of tenants and work towards creating a Rent Stabilization and Tenant Protections Ordinance that is truly effective in addressing the challenges faced by renters in our community. It is essential that we take action to support those who are most vulnerable and ensure that everyone has access to safe and affordable housing.</p> <p>Thank you for considering my concerns and for your dedication to serving the residents of Los Angeles County.</p> <p>Sincerely,</p> <p>Monisha Parker</p>
Morgan McMullin	<p>Strongly oppose additional restrictions being placed on business owners.</p>
Namakando Ogunrinola	
Nancy Griffith	<p>This drives more landlords out of renting units making less units. This makes housing worse. Costs are up. This is not sustainable</p>
Nathan Richards	<p>Please oppose this item! My parents rely on property income for their retirement. Lately, their property expenses have gone up tremendously, and without the ability to appropriately increase rents. They are in more financial distress because of this. Lowering the landlord's ability to increase rents isn't fair. If landlords cannot increase rents, the government should prevent their expenses from increasing. Please oppose this measure as it hurts the mom and pop owners like my parents. Thank you!</p>



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Nikki Vasquez	<p>South Bay Association of REALTORS® represents 5,000 local realtors. We respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>
Patrice Garnes	
patricia OBrien	<p>With inflation having reached levels as high as 9% of CPI in Los Angeles in the last few years, how does Holly Mitchell expect property owners to maintain their properties and cover basic expenses with a 3% cap? Rental property owners, many of which are not wealthy, are being forced to shoulder the burden of our city's housing problem. We were banned from raising rents for years during the pandemic even though inflation surged, all because we are a minority voting base, but this is not fair and a 3% cap on rents goes too far. This foolish idea is a lazy attempt at a quick fix with no regard for the consequences. Holly Mitchell should be ashamed.</p>
Patrick Lademan	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO</p>
Paul Little	
Paul Little	Please see our letter of concern related to this issue.
Peter T Chao	
Rad Nakama	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation,</p>



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		Rafi Mizrahi	<p>Why should the cap on increases be less than the rate of inflation? We already have the most strict laws in the country. There is no need to make it even stricter. This is overreach of the government.</p>
		Ray Joseph	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>
		Richard Q Gu	<p>Dear Board of Supervisors,</p> <p>I urge you to oppose Item 11. This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crises worse.</p> <p>How are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed CPI. The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis. This proposal is fundamentally anti-housing and will make housing even more expensive and harder to find.</p> <p>For years, property owners were prohibited from increasing rents and were mandated to house residents for free under COVID-19 emergency measures. Housing providers continue to struggle in the wake of these mandates. Meanwhile, insurance and costs to operate are soaring, and inflation is at its highest in 40 years. Yet, the Board of Supervisors continues to penalize those who provide housing in L.A. County while passing unworkable local mandates.</p> <p>The negative effects of these policies are well documented. This will hurt the</p>



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	<p>economically disadvantaged the most, lead to less housing and be counterproductive to our shared goals.</p> <p>Housing providers are not the root cause of the housing crisis. Ill-conceived policies like this are. We need financial flexibility to cope with economic realities and continue providing quality housing for residents.</p> <p>We need leadership. Please oppose Item 11.</p>
Rita Aus	Vote No. Where is the economic analysis and justification for this? This is picking a number out of thin air.
Robert Munakash	We are a mom and pop landlord. Insurance in the last year has doubled, utilities, maintenance, wages, CPI, and interests rates have all increased more than 3%. This is no justification to cap rental increases at 3% when our expenses have increased by more than 10%. We have already endured multiple years of no rental increases during the Covid period, as well as major financial losses because of you allowing tenants to not pay rent and making it extremely difficult to evict. You have a duty to hear both sides, Tenants and Landlords, and you are picking sides. We can work together, however you strong arming and punishing Landlords isn't just.
Ron Mehta	<p>Landlords are in a deep recession. It is now time for Tenants and the Community to save the Landlords. The Landlords suffered throughout Covid losing thousands as the County did NOT pay complete tenant rent balances. It took more than 12 months of Court time to evict non payers if lucky enough to get the units back. Wage and Insurance costs have sky rocketed. Rent growth has declined and expenses have increases.</p> <p>The ULA tax has eaten over 15 % of the Equity in a mortgaged property. The Sales market is at a standstill; any purchaser must discount the 6 % tax on the purchase to calculate his investment exit.</p> <p>STOP suffocating the twice beaten up Landlords. We are going to go bankrupt and it will be YOUR doing!</p> <p>Ron Mehta</p>
ronnie wood	With inflation having reached levels as high as 9% of CPI in Los Angeles in the last few years, how does Holly Mitchell expect property owners to maintain their properties and cover basic expenses with a 3% cap? Rental property owners, many of which are not wealthy, are being forced to shoulder the burden of our city's housing problem. We were banned from raising rents for years during the pandemic even though inflation surged, all because we are a minority voting base, but this is not fair and a 3% cap on rents goes too far. This foolish idea is a lazy attempt at a quick fix with no regard for the consequences. Holly Mitchell should be ashamed.
Russel Ru Heyman	As someone in the housing industry, I can say these policies are very harmful to producing housing stock. Many owners and developers are leaving the market. Expenses have exploded. There are no longer funds available to improve housing stock. I am continuing to put off maintenance due to the



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	lack of funds available. Please enact policies that allow for quality housing and encourage development not discourage.
Ryan Peterson	
Salim S Mhunzi	Housing providers are not the root cause of the housing crisis. Blanket policies like these will impact first time owner and mom and pop owners who are barely getting by while trying to also provide comfortable and safe housing. Owners are not the enemy and reason for homelessness, we are not wealthy, we need help, and fair rental increase to keep up with inflation and operating costs.
Samantha Williams	With inflation having reached levels as high as 9% of CPI in Los Angeles in the last few years, how does Holly Mitchell expect property owners to maintain their properties and cover basic expenses with a 3% cap? Rental property owners, many of which are not wealthy, are being forced to shoulder the burden of our city's housing problem. We were banned from raising rents for years during the pandemic even though inflation surged, all because we are a minority voting base, but this is not fair and a 3% cap on rents goes too far. This foolish idea is a lazy attempt at a quick fix with no regard for the consequences. Holly Mitchell should be ashamed.
Sandra Bruce	Honorable Supervisor, I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified. Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse. ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.
Sandy Saemann	
Scott J Doucette	Dear Board of Supervisors, I urge you to oppose Item 11. This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crises worse. How are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed CPI. The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis. This proposal is fundamentally anti-housing and will make housing even more expensive and harder to find. For years, property owners were prohibited from increasing rents and were mandated to house residents for free under COVID-19 emergency measures. Housing providers continue to struggle in the wake of these mandates.



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	<p>Meanwhile, insurance and costs to operate are soaring, and inflation is at its highest in 40 years. Yet, the Board of Supervisors continues to penalize those who provide housing in L.A. County while passing unworkable local mandates.</p> <p>The negative effects of these policies are well documented. This will hurt the economically disadvantaged the most, lead to less housing and be counterproductive to our shared goals.</p> <p>Housing providers are not the root cause of the housing crisis. Ill-conceived policies like this are. We need financial flexibility to cope with economic realities and continue providing quality housing for residents.</p> <p>We need leadership. Please oppose Item 11.</p> <p>Thank you.</p>
Sean Fahimian	The proposed 3% increase in rent is devastating to smaller apartment owners who are facing increases in labor like plumbers & gardeners, utilities like water & gas, insurance rate increases in CA. & other daily expense. Our operating cost is a lot more than 3% proposed increase. Thanks.
Shawn Sue	
Soheil A Soleimani	Isn't there enough tenant protections ordinance? What is there to do with tenants who take advantage of these ordinance? Don't you think you're changing the rental market to a tenant owned unit which landlord is responsible to maintain without any LL protection? What happened to free market society? locking in a tenant to a unit means less opportunity for other tenants looking for a place to live. And if they don't find a place you're adding to the homeless issue. We should have a balance of power between tenant and LL. The scale is already largely tilted.
Stephanie Simon	Do not extend! We are suffering!
Steve Simon	
Steve S Seidner	This is unacceptable. Landlords have seen numerous increases with utilities, insurance, and overall expenses to maintain our properties. Why not CAP other expenses such as fuel and groceries.
Steven Jackson	All rules have unintended consequences beyond the benefit listed in a proposal. As a property owner, we don't raise rents every year. For us, we look at the last time we raised rent and what's happening with the specific tenant's financial situation. However, a rule like this would reduce our discretion and therefore almost require we raise 3% a year to ensure rents would near market rate
Susan Darcy	Cost increases for repairs, maintenance and utilities have skyrocketed and dramatically outpace the annual rent increases we are currently permitted by state-wide rent control. Our property insurance rates have TRIPLED in the last couple of years! At the same time the interest rate on my floating rate loan went from low 3% to mid 7%. And yet somehow you think that further



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

	<p>restricting rents to the lesser of 3% or 60% of CPI is going to solve the housing crisis?!?</p> <p>If you over-regulate something to the point where it does not make any economic sense it will become scarce. That lack of supply will result in higher prices, not lower ones. You will compound the housing problem by creating an environment that deters investment in housing and actually encourages those investments to leave the state.</p> <p>Item 11 is fundamentally anti-housing and will make the housing shortage worse. I strongly urge all of the County Supervisors to reject Ms. Mitchell's mis-guided proposal.</p>
Therina Lin	<p>I strongly oppose the rent cap to 3% for all properties. The landlord have been paying high cost to maintain the property plus the high insurance premium.</p>
Todd Pearl	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.</p> <p>ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>
Tracy E Edwards	<p>More and more control by city government. Individuals work extremely hard to acquire properties as part of their legacy and for generational wealth. The measures currently in place already places enough burden on home owners.....</p>
Trevor Barrocas	<p>Continued and further restriction on allowable rent increases is bad for the rental housing market, and ultimately bad for renters long term! Capping rent increases at 3% or 60% of CPI will eventually cause Landlords to suffer losses on property, and in turn, affecting the quality of housing provided. Insurance costs have skyrocketed, property improvement costs have drastically increased, labor and materials costs have drastically increased. These increases are well above the CPI numbers, and disproportionately affect Landlords and property owners. If Landlords are unable to increase rents in order to help offset property operation costs, the result is often properties deteriorating.</p>
Trevor Melville	
V V Citizen	<p>Property managers and those who considered renting to people have been abused and are forced to house people who are unrelated and tear up</p>



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	properties. Even property managers can't afford to stay housed. Maybe LA County should buy up all the properties and rent to the people for free. It is expensive to maintain with insurance, overusage of paid utilities including water and trash.
Veennie Chang	
Veronica M	<p>Dear Board of Supervisors,</p> <p>I urge you to oppose Item 11. This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crises worse.</p> <p>How are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed CPI. The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis. This proposal is fundamentally anti-housing and will make housing even more expensive and harder to find.</p> <p>For years, property owners were prohibited from increasing rents and were mandated to house residents for free under COVID-19 emergency measures. Housing providers continue to struggle in the wake of these mandates. Meanwhile, insurance and costs to operate are soaring, and inflation is at its highest in 40 years. Yet, the Board of Supervisors continues to penalize those who provide housing in L.A. County while passing unworkable local mandates.</p> <p>The negative effects of these policies are well documented. This will hurt the economically disadvantaged the most, lead to less housing and be counterproductive to our shared goals.</p> <p>Housing providers are not the root cause of the housing crisis. Ill-conceived policies like this are. We need financial flexibility to cope with economic realities and continue providing quality housing for residents.</p> <p>We need leadership. Please oppose Item 11</p>
Victor E Reyes	
Wai Cheung	<p>owners were prohibited from increasing rents at all and ordered to house residents for free during the COVID lockdowns. Insurance costs are 100% soaring, inflation has been running at the highest in 40 years, and local governments continue to add on costs of PROPERTY TAXES 30% to 40% more.</p> <p>This will make the housing crises worse, deter investment, and make it even harder to operate.</p>



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			<p>LA County needs additional housing unit - not to create fear and unnecessary suffer for housing providers.</p> <p>Discourage new units coming to market and not treating small mom and pop owners fair cannot solve housing crises.</p>
		<p>William Gu</p>	<p>Dear Board of Supervisors,</p> <p>I urge you to oppose Item 11. This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crises worse.</p> <p>How are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed CPI. The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis. This proposal is fundamentally anti-housing and will make housing even more expensive and harder to find.</p> <p>For years, property owners were prohibited from increasing rents and were mandated to house residents for free under COVID-19 emergency measures. Housing providers continue to struggle in the wake of these mandates. Meanwhile, insurance and costs to operate are soaring, and inflation is at its highest in 40 years. Yet, the Board of Supervisors continues to penalize those who provide housing in L.A. County while passing unworkable local mandates.</p> <p>The negative effects of these policies are well documented. This will hurt the economically disadvantaged the most, lead to less housing and be counterproductive to our shared goals.</p> <p>Housing providers are not the root cause of the housing crisis. Ill-conceived policies like this are. We need financial flexibility to cope with economic realities and continue providing quality housing for residents.</p> <p>We need leadership. Please oppose Item 11.</p>
		<p>William E Baird</p>	<p>Honorable Supervisor,</p> <p>I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.</p> <p>Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse. ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.</p>



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	Xuetao Chen	the harder the control, the worse the renters situation because a lot of owners withdraw from the rental markets and the existing owners filter the renters under very high standard because the high cost of eviction. This is double edge sword. So enough is enough now
Other	Byron Jose	Prioritize housing and tenant protections for immigrant, TGI, and system-impacted communities.
	Elizabeth Hamilton	<p>The Board should adopt a new RSO formula that caps rent increases at 3% or 60% CPI for all rent control units. This new formula would fix several problems with the old formula - which allowed rents to increase above inflation when inflation is low and also allowed untenably large increases (up to 8%) during high inflation. With this new formula, it will be less likely that rents rise faster than incomes. Tenants that are housed and paying their rent will be able to continue to afford their rent. With so much displacement happening across the county, and families already rent-burdened, strong rent caps are the only thing keeping many of our elders, single mothers, and low income families housed. This new formula will allow for predictable, absorbable rent increases that reduce cost burden and do not fuel increased displacement and homelessness.</p> <p>We understand the instinct to try and assist smaller property owners, but rather than allowing smaller landlords larger rent increases the county should support these landlords through assistance programs that benefit the property owner without harming their tenants. None of the jurisdictions studied in the HR&A report commissioned by the County had two-tiers of rent regulation, and the report found that both property owners and tenant advocates agreed that the County should not consider alternative formulas based on the size of a property owner because of difficulty in enforcement and unequal impact on tenants.</p> <p>If the Board wants to support small landlords, they should consider other programs and administrative supports that don't push costs onto struggling tenants, including the rent relief program currently taking applications for landlords that allows Small LA County landlords impacted by the pandemic to qualify for grants of up to \$30,000 per unit.</p>
	Erika Elias	<p>Hola bueno mi nombre Erika elias soy inquilino y vivo distrito 01 Mando este mensaje para hablar el tema</p> <p>11. Para adopte una nueva formula RSO QUE LIMITE EL AUMENTO DE RENTA .Q ya no pase mas aumento ya de porsi la vida .comida .aire techo es muy difcil una madre soltera no puede sotener mas carga y estar pensado y el dueño cuando el quiera le puede aumentar asi no mas porq el quiera ya basta q apoye alos dueños y los inquilino queremos segurida y tener un techo digno solo usted puede hacer el cambio por favor no mas aumento</p>
Item Total	205	

Grand Total			205	
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It is true that Los Angeles is in a housing crisis. It is also true that many landlords are “mom and pop” landlords who are just trying to maintain their family home. Your proposition makes selling to a large developer, who can afford such hits, more attractive.

Landlords don't set inflation. A 3% cap doesn't allow landlords to keep pace with inflation when the utilities have risen 12% in the last two years, and repairs and upkeep exceed the cap. The county complains about “slum like” conditions, but rules like this make them possible.

In 2021, my 80-year-old mother went into her retirement for \$70,000 in repairs on a 100-year-old family home. Because she is not a developer, the \$70,000 was not tax-deductible. All she can do is depreciate the investment over more years than she has left to live. We knew it was the right thing to do but everyone can't do that. What is the assistance for landlords?

[International](#) | Control yourself!

Is your rent ever going to fall?

Too often politicians tout awful solutions for helping tenants



illustration: rob en robin

May 29th 2024|stockholm

An entire generation of tenants is tearing its hair out. Across the rich world—from America to New Zealand—millions spend more than a third of their disposable income on rent. The squeeze extends from social democracies that prize strong tenancy rights to Anglophone countries that prefer homeownership—and it is mostly getting worse. The good news for anxious renters is that they are gaining a louder voice as their numbers swell. The bad news is that campaigners and politicians mostly focus on the wrong kinds of solutions to their woes.

The 20th century saw an astonishing rise in homeownership. In 1920 about 20% of Britons owned their own home; by 2000, 70% did. Many Anglophone countries followed a similar path. Even in countries less attached to the idea of owning, private renting became less common after a boom in social housing.

The story in the 21st century has been different. Rod Hick of Cardiff University in Wales calculates that in countries such as Britain, Denmark, Ireland, New Zealand and Spain, homeownership rates fell by ten percentage points in the decade or so to 2018. Data on renting are patchy. But figures from the oecd, a club of rich countries, show that there has been a shift towards renting in most wealthy countries since 2010 (see chart 1). A bigger private-rented sector is probably here to stay, predicts Peter Kemp of Britain's Oxford University.

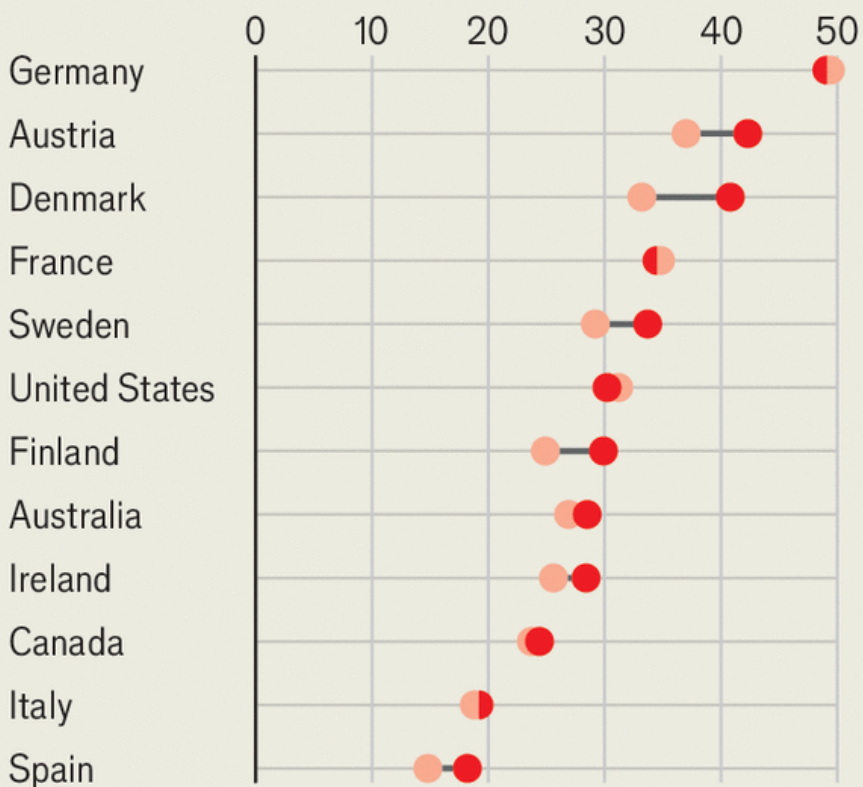
Home and away

1

Households renting, selected countries, %

● 2010

● 2022*



Source: OECD

*Or latest available

chart: the economist

One of the most dramatic shifts has been in Britain. A fifth of the population now rent privately, up from a tenth in the early 2000s—an increase of more than 6m renters. It was a British bank, Halifax, that coined the term “generation rent” in 2011. But British millennials, born between 1981 and 1996, were not special. A sagging jobs market, high house prices, rising rents and tighter mortgage rules left many youngsters less able to afford a first property.

Employment and housing pressures have eased somewhat. Generation Z, which includes those born between 1997 and 2012, is now earning much more than millennials did at the same age. Cooling housing markets may be helping some millennials get their first set of keys, albeit often with the help of mum and dad. But others remain stuck. In Britain half of renters are now over 35. What was seen in many places as the sector for the young and footloose is increasingly home to families and the elderly. Politicians are beginning to fret about a coming wave of retired renters.

Rents have risen particularly sharply in the past three years, fuelled by workers returning to cities after the pandemic and by wages rising even as the supply of properties remains constrained. High interest rates have crimped already inadequate levels of building. Housing starts in Sweden were down by 50% in the first quarter of 2023. And lending rules remain tight.

Some tenants complain about insecurity and grotty conditions. But the biggest problem, particularly for those on low incomes, is affordability. The definition of “unaffordable” is open to debate, but

the oecd and others commonly focus on housing that accounts for more than 30% of gross income or, alternatively, 40% of disposable income (ie, income after tax and social-security charges). In 2022 almost half of American households in the private-rental sector were being charged more than 30% of gross income, according to the Joint Centre for Housing Studies at Harvard University in America. That was the highest level on record—and up by 2m in three years. Across the rich world, rents at 40% or more of disposable income are common (see chart 2). And those data miss large black markets—where sublets do not comply with regulations—in countries such as Sweden and Germany.

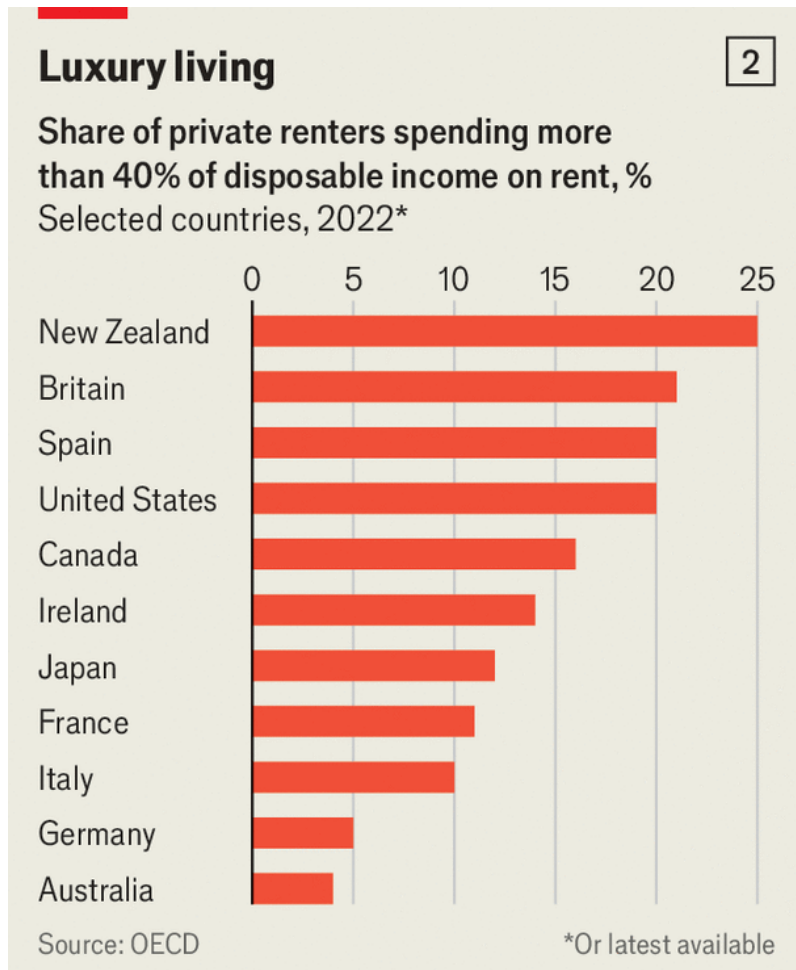


chart: the economist

High rents do not just lighten people’s wallets. A dysfunctional rental market can make it harder for those on low incomes to get good jobs. Stockholm’s metro is part of one of the best public-transport networks in the world. Yet one in five businesses says high costs and a shortage of affordable housing make it difficult to hire young workers. Lucas Persson, a 28-year-old who works at a think-tank, says many of his friends have considered leaving the city. Spotify, a Swedish music-streaming business, has called the broken rental market a barrier to expansion.

Many of those taking up the cause of renters choose to blame landlords—or as some activists call them, “social parasites”. The urge to control prices often follows. In 2022 the Scottish government introduced a rent freeze. Sadiq Khan, London’s mayor, has long wanted to do the same. Cities in France and Germany have tightened rent controls in response to rising unaffordability. The Australian Greens say a rent freeze would rein in “wealthy property moguls”.

In America there have long been rent controls for existing tenants in New York and San Francisco. In recent years Oregon and California have passed state-wide laws; since 2023 Michelle Wu, the mayor of Boston, has been trying to follow suit.

The appeal of all this to politicians is fairly obvious, says Professor Kemp. Landlords are unpopular (Joe Biden has reassured voters he will be “cracking down” on them). So, too, in many places is building houses. By contrast, rent controls often attract broad support: after all, who is against lower rents? Even better, they cost the government nothing upfront and can be set up at the stroke of a pen.

Economists object. Rent controls first became popular in the aftermath of two world wars—a time when tenants were a large voting block. Milton Friedman attacked controls in an essay in 1946, warning that they would result in the “haphazard and arbitrary allocation of space, inefficient use of space, [and] retardation of new construction”. Liberal economists regard controls as a zombie policy.

No city today better demonstrates the distortions Friedman warned of than Stockholm. On paper Sweden’s system of rent controls, the *hyresreglering*, is the strictest in the world. A powerful tenants’ union negotiates with landlords, holding rents as much as 50% below the market. In practice lots of people lose out. Swedes must join waiting lists for a rent-controlled apartment: in central Stockholm the average wait is 20 years; across the city it is about half that. Many who reach the front of the queue are in their 50s and own a home. Young Swedes often have to put up with expensive sublets agreed to under the table, laments Mr Persson.

Those lucky enough to have a flat refuse to move. Families come up with ingenious ways of passing contracts to distant relatives. If a couple is so bold as to want more space for children, they must engineer a complex chain of swaps. Or resort to bribes. In 2021 a court case revealed that a woman paid SKr2.4m, or \$220,000, for a black-market contract for an apartment in Ostermalm, a posh part of Stockholm.

“The queue system allocates scarce apartments to wealthy, upper-middle class Swedes while those who need them live in shitty, uncertain accommodation outside the city,” says Brett Christophers, a geographer at Uppsala University in Sweden. Swedes like to think their approach is fair and progressive. But immigrants fare worst of all because they find the system hardest to navigate, according to Fredrik Kopsch of Lund University, also in Sweden.

Not all forms of rent control are equally harmful—and their impact depends on where and how they are implemented. One reason the idea never dies is that proponents keep adapting it. The most destructive policies see rents artificially capped or frozen at a fixed level. Most governments have long since abandoned these. But every so often one is mad enough to try again, such as the authorities in Berlin in 2020 and Scotland in 2022.

More common now are controls that seek to limit rent increases within tenancies, for instance to a fixed percentage above inflation. The idea behind these is that landlords and tenants do not always have equal bargaining power, so in theory landlords can gouge tenants by taking advantage of high moving costs. Yet if such policies create a wedge between controlled and market rents, they will still encourage landlords not to invest in their properties and tenants not to move.

In Boston Ms Wu proposed an annual cap on increases of cpi plus 6%—a level few landlords would try to exceed. But the problem is that once politicians have control over rental prices, they are tempted to keep bearing down on them, which gums up the market. In Germany recent clampdowns have done

exactly that, according to Stefan Kofner of the country's Görlitz University. In Sweden the cost of rent-controlled apartments fell far below market rents long ago.

Price controls can act like a ratchet: easy to tighten but very hard to relax. Sweden's parliament has debated reforms for years; in 2021 a modest proposal helped cause a government to fall. If the concern is protecting tenants from gouging, Anglophone countries should improve tenants' ability to appeal against above-market increases or challenge bad behaviour.

Rent controls are most damaging when supply is constrained and demand is high, squeezing those searching for somewhere to live. The *hyresreglering* is failing partly because wealthy municipalities around the city have increasingly resisted new building, says Mr Kopsch. American lefties talk dreamily of Vienna, where 80% of the city's inhabitants live in rent-controlled apartment blocks. Last year the *New York Times* even dubbed it a "Renters' Utopia". But that city's planning laws have long made it easy to keep adding apartment blocks and, in any case, its population has barely increased since the second world war. Seeing Vienna-style rent controls as the answer to problems in Manhattan misses the point.

The foundations of change

One city provides a good model for helping renters, however. Frustratingly, its lessons are being ignored. In 2016 Auckland in New Zealand, which had some of the least affordable housing in the world, passed a law allowing more dense development on three-quarters of residential land. Lawmakers particularly wanted to encourage more apartments within walking distance of the city centre, public transport or commercial areas.

A housing boom followed—adding 44,000 homes in seven years, equivalent to around 8% of current stock. A new study by Ryan Greenaway-McGrevy of the University of Auckland estimates that the extra homes have held rents almost 30% below where they otherwise would have been. In 2021 Jacinda Ardern, New Zealand's then prime minister, passed a law nudging other cities to follow Auckland's lead. But progress has stalled. All around the world, the only way renters will get a better deal is for cities to enable more building. In Stockholm, Mr Persson is not optimistic. In a few years he hopes to get a rent-controlled flat in Rinkeby-Kista, a suburb struggling with crime that is 12km outside of the city.

Honorable Supervisor,

I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.

Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.

ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.

Sincerely,

Kristen Ybaben

A handwritten signature in black ink, appearing to read 'K. Ybaben', with a stylized flourish at the end.

3% RENT CAP

I am the owner of apartment buildings in Los Angeles County. As you are well aware, we were prohibited from raising rents for over three years due to the pandemic.

In February of this year we were allowed a 4% increase.

THIS PROPOSAL FROM HOLLY MITCHELL IS REDICULOUS.

It is apparent that she does not understand business and the cost increases that landlords have faced in these last several years. I have no idea what her motive can be except to pander to her constituents for the purpose of getting re-elected.

My costs for insurance, maintenance and utilities have sky rocked over these last several years and I have not had the opportunity to pass these increases along to my tenants.

SHE SEEMS TO THINK THAT LANDLORDS HAVE NO NEED TO BE CONSIDERED.

I would hope that the board would realize this is detrimental to every apartment building owner and places an extreme burden on a landlord's ability to properly maintain their buildings.

MONEY DOES NOT GROW ON TREES, How are we expected to continue to maintain our properties without sufficient funds receive through acceptable rent increases.

Respectfully submitted,

Donald Hoffman

Honorable Supervisor,

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Michael Borba

17933 Summer Ave

Artesia CA 90701

562 618 4361

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Respectfully,

Alexandra Otterstrom

June 3, 2024

Hon. Board Chair Horvath and Supervisors
County of Los Angeles
500 West Temple Street
Los Angeles, California 90012

**SUBJECT: Item 11: Rent Stabilization and Tenant Protections Ordinance -
Opposed**

Dear Chair and Honorable Board of Supervisors,

On behalf of the Los Angeles County Business Federation (BizFed), a grassroots alliance of 240 business organizations representing 410,000 employers with 5 million employees throughout Southern California, we urge the Board of Supervisors to oppose Item #11, a policy that will make housing more unaffordable, harder to find, and of lower quality. This policy is the most extreme option in the HR&A report and lacks support from any economic analysis. Critical housing policies deserve thorough economic review to ensure they do not exacerbate the housing crisis.

As the report indicates, insurance costs alone have increased by 111% from 2017 to 2022, with 2023 data notably absent. This is just one example of the rapidly rising costs of operating in the county. Although inflation has decreased, it has been running at the highest rate in 40 years. It is immensely troubling to justify how businesses can be expected to absorb these costs and operate under restricted price controls that don't keep up with other rising costs. Southern California is facing a housing crisis and requires a variety of housing types in cities throughout the region. Increasing housing supply along with increased direct monetary assistance is the solution that can best address and remedy the long-term needs of the county.

The proposed policy under Item #11 will not produce a single new unit and will make the county more expensive in the long term. It will hinder the upgrading and rehabilitation of older housing stock and deter investment. The unintended consequences of price controls are well-documented. They will not only affect the livelihoods of the thousands of individuals who work, supply, and operate rental housing in the community, but also disproportionately impact those in disadvantaged communities.

For these reasons, we respectfully request that you reject item #11. Business and rental property owners need your support. If you have any questions, please don't hesitate to contact our Senior Advocacy Manager Chris Wilson at (562) 201-6034.

Sincerely,



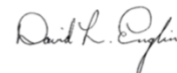
Fran Inman
BizFed 2024 Chair
Majestic Realty



David Fleming
BizFed Founding Chair



Tracy Hernandez
BizFed Founding CEO
IMPOWER, Inc.



David Englin
BizFed President

BizFed Association Members

Action Apartment Association
Advanced Medical Technology Association
Alhambra Chamber
American Beverage Association
Antelope Valley Chamber formerly Lancaster Chamber of Commerce
Apartment Association of Greater Los Angeles
Apartment Association of Orange County
Apartment Association, CA Southern Cities, Inc.
Arcadia Association of Realtors
AREAA North Los Angeles SFV SCV
Armenian American Business Association
Armenian Trade & Labor Association
Arts District Los Angeles
ASCM Inland Empire Chapter
Asian American Advertising Federation- 3AF
Associated Builders & Contractors SoCal (ABC SoCal)
Associated General Contractors
Association of Independent Commercial Producers
AV Edge California
Azusa Chamber
Bell Chamber
Beverly Hills Bar Association
Beverly Hills Chamber
BioCom
Black Business Association
BNI4SUCCESS
Boyle Heights Chamber of Commerce
Bridge Compton Org
Building Industry Association - LA/Ventura Counties
Building Industry Association of Southern California
Building Industry Association- Baldyview
Building Owners & Managers Association of Greater Los Angeles
Burbank Association of Realtors
Burbank Chamber of Commerce
Business and Industry Council for Emergency Planning and Preparedness
Business Resource Group
Calabasas Chamber of Commerce
CalAsian Chamber
CalChamber
California Apartment Association- Los Angeles
California Asphalt Pavement Association
California Bankers Association
California Business Properties
California Business Roundtable
California Cleaners Association
California Contract Cities Association
California Fashion Association
California Fuels & Convenience Alliance- Formerly California Independent Oil Marketers Association (CIOMA)
California Gaming Association
California Grocers Association
California Hispanic Chamber
California Hotel & Lodging Association
California Independent Petroleum Association
California Life Sciences Association
California Manufacturers & Technology Association
California Metals Coalition
California Natural Gas Producers Association
California Restaurant Association
California Retailers Association
California Self Storage Association
California Small Business Alliance
California Society of CPAs - Los Angeles Chapter
California Trucking Association
Carson Chamber of Commerce
Carson Dominguez Employers Alliance
Central City Association
Century City Chamber of Commerce
Chatsworth Porter Ranch Chamber of Commerce
Citrus Valley Association of Realtors
Civil Justice Association of California CJAC
Claremont Chamber of Commerce
Commerce Business Council formerly Commercial Industrial Council/Chamber of Commerce
Community Foundation of the Valleys
Compton Chamber of Commerce
Compton Community Development Corporation
Compton Entertainment Chamber of Commerce
Construction Industry Air Quality Coalition
Construction Industry Coalition on Water Quality Council of Infill Builders
Crenshaw Chamber of Commerce
Culver City Chamber of Commerce
Downey Chamber of Commerce
Downtown Center Business Improvement District
Downtown Long Beach Alliance
DTLA Chamber of Commerce
El Monte/South El Monte Chamber

El Segundo Chamber of Commerce
Employers Group
Energy Independence Now EIN
Engineering Contractor's Association
EXP The Opportunity Engine
FastLink DTLA
Filipino American Chamber of Commerce
Friends of Hollywood Central Park
FuturePorts
Gardena Valley Chamber
Gateway to LA
Glendale Association of Realtors
Glendale Chamber
Glendora Chamber
Greater Antelope Valley AOR
Greater Bakersfield Chamber of Commerce
Greater Coachella Valley Chamber of Commerce
Greater Downey Association of REALTORS
Greater Lakewood Chamber of Commerce
Greater Leimert Park Crenshaw Corridor BID
Greater Los Angeles African American Chamber
Greater Los Angeles Association of Realtors
Greater Los Angeles New Car Dealers Association
Greater San Fernando Valley Chamber
Harbor Association of Industry and Commerce
Harbor Trucking Association
Historic Core BID of Downtown Los Angeles
Hollywood Chamber
Hospital Association of Southern California
Hotel Association of Los Angeles
ICBWA- International Cannabis Women Business Association
Independent Cities Association
Independent Hospitality Coalition
Industrial Environmental Association
Industry Business Council
Inglewood Board of Realtors
Inland Empire Economic Partnership
Irwindale Chamber of Commerce
Kombucha Brewers International
La Cañada Flintridge Chamber
LA County Medical Association
LA Fashion District BID
LA South Chamber of Commerce
Larchmont Boulevard Association
Latin Business Association
Latino Food Industry Association
Latino Restaurant Association
LAX Coastal Area Chamber
Licensed Adult Residential Care Association- LARCA
Long Beach Area Chamber
Long Beach Economic Partnership
Long Beach Major Arts Consortium
Los Angeles Area Chamber
Los Angeles Economic Development Center
Los Angeles Gateway Chamber of Commerce
Los Angeles Latino Chamber
Los Angeles LGBTQ Chamber of Commerce
Los Angeles Parking Association
Los Angeles Regional Food Bank
Los Angeles World Affairs Council/Town Hall Los Angeles
MADIA Tech Launch
Malibu Chamber of Commerce
Manhattan Beach Chamber of Commerce
Marina Del Rey Lessees Association
Marketplace Industry Association
Monrovia Chamber
Motion Picture Association of America, Inc.
MoveLA
MultiCultural Business Alliance
NAIOP Southern California Chapter
NAREIT
National Association of Minority Contractors
National Association of Theatre Owners
CA/Nevada
National Association of Women Business Owners
National Association of Women Business Owners - LA
National Association of Women Business Owners- California
National Federation of Independent Business Owners California
National Hookah
National Latina Business Women's Association
Norwegian American Chamber of Commerce
Orange County Business Council
Orange County Hispanic Chamber of Commerce
Pacific Merchant Shipping Association
Panorama City Chamber of Commerce
Paramount Chamber of Commerce
Pasadena Chamber
Pasadena Foothills Association of Realtors
PGA
Pharmaceutical Care Management Association

PhRMA
Pico Rivera Chamber of Commerce
Pomona Chamber
Rancho Southeast REALTORS
ReadyNation California
Recording Industry Association of America
Regional CAL Black Chamber, SVF
Regional Hispanic Chambers
San Dimas Chamber of Commerce
San Gabriel Valley Economic Partnership
San Pedro Peninsula Chamber of Commerce
Santa Clarita Valley Chamber
Santa Clarita Valley Economic Development Corp.
Santa Monica Chamber of Commerce
Secure Water Alliance
Sherman Oaks Chamber
South Bay Association of Chambers
South Bay Association of Realtors
South Gate Chamber of Commerce
South Pasadena Chamber of Commerce
Southern California Contractors Association
Southern California Golf Association
Southern California Grantmakers
Southern California Leadership Council
Southern California Minority Suppliers Development Council Inc.
Southern California Water Coalition
Southland Regional Association of Realtors
Specialty Equipment Market Association
Sportfishing Association of California
Structural Engineers Association of Southern California
Sunland/Tujunga Chamber
Sunset Strip Business Improvement District
Swiss American Chamber of Commerce
Thai American Chamber of Commerce
The LA Coalition for the Economy & Jobs
The Los Angeles Taxpayers Association
The Two Hundred for Homeownership
Torrance Area Chamber
Tri-Counties Association of Realtors
United Chambers - San Fernando Valley & Region
United States-Mexico Chamber
Unmanned Autonomous Vehicle Systems Association
Urban Business Council
US Green Building Council
US Resiliency Council
Valley Economic Alliance, The
Valley Industry & Commerce Association
Venice Chamber of Commerce
Vermont Slauson Economic Development Corporation
Veterans in Business
Vietnamese American Chamber
Warner Center Association
West Hollywood Chamber
West Hollywood Design District
West Los Angeles Chamber
West San Gabriel Valley Association of Realtors
West Valley/Warner Center Chamber
Westchester BID
Western Electrical Contractors Association
Western Manufactured Housing Association
Western Propane Gas Association
Western States Petroleum Association
Westside Council of Chambers
Westwood Community Council
Whittier Chamber of Commerce
Wilmington Chamber
World Trade Center



June 3, 2024

The Honorable Chair Horvath & Supervisors
County of Los Angeles
500 West Temple Street
Los Angeles, CA, 90012

SUBJECT: Board of Supervisors Agenda #11: Rent Control Modification - OPPOSE

Dear County Board of Supervisors,

The Valley Industry & Commerce Association (VICA) opposes Item 11, which represents the most extreme option in the HR&A report and lacks support from any comprehensive economic analysis, ultimately making housing less affordable and scarce. Critical housing policies deserve thorough economic review to ensure they do not worsen the housing crisis.

The report highlights that insurance costs alone have increased by 111% from 2017 to 2022, being one example of the rapidly rising costs of operating in the County. Although inflation has decreased recently, it has been running at the highest rate in 40 years. Businesses cannot be expected to absorb these costs and operate under restricted price controls that don't keep up with other rising costs, making the proposal counterproductive.

Southern California is facing a housing crisis and requires a variety of housing types in cities throughout the region. Increasing housing supply, along with direct monetary assistance, is the solution that can best address and remedy the long-term needs of the County.

This policy proposal will not produce a single new unit and will make the County more expensive in the long term. It will hinder the upgrading and rehabilitation of older housing stock and deter investment. The unintended consequences of price controls are well-documented. They will not only affect the livelihoods of the thousands of individuals who work, supply, and operate rental housing in the community, but also disproportionately impact the low-income households.

We request that you reject Item 11 as businesses and rental property owners need your support.

A handwritten signature in black ink, appearing to read "Stuart Waldman", with a long horizontal line extending to the right.

Stuart Waldman
VICA President

County of Los Angeles

I understand that you are considering a proposal to limit LA County rent increases to the lesser of 60% CPI or 3 percent. I am a retiree that depends on the income from my rental. I scrimped and saved as a single mom to buy this property and have worked hard all my life. I have always been fair with my tenants by maintaining the property in a good condition and not raising rents unfairly. My tenants have all been with me for over 6 years-one over 20 years.

Limiting my return on my property is not only unjust but would result in my need to limit my expenditures on the property. As always, rent control seems to affect the mom and pops like us whereas newer properties that are owned by corporations are typically exempt from rent control. I urge you to think of us- the middle class of Los Angeles and to re-think this proposed limitation. The end result of strict rent control is that properties limited by it typically are not well maintained and fall into disrepair. At a time when more housing is needed, this proposal will have an adverse affect on all small time owners.

Best regards,

Barbara Burgess



Monday, June 3, 2024

Honorable Board of Supervisors
County of Los Angeles
500 West Temple Street, Rm. 383
Los Angeles, CA 90012

RE: Agenda Item 11. Updating the Rent Stabilization and Tenant Protections Ordinance

Dear Honorable Board of Supervisors,

The South Bay Association of REALTORS® (SBAOR) deeply believes in promoting sound housing policies for everyone, and respectfully asks you to oppose Item 11.

The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.

Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.

ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.

Thank you for your service. Please let us know if we can ever be of assistance. Feel free to contact SBAOR's Chief Executive Officer, Nikki Vasquez at nikki@southbayaor.com or (310) 326-3010.

Sincerely,

DocuSigned by:

Janet Palacio

3848D634434F4B6...

Janet Palacio,
President
South Bay Association of REALTORS®

Honorable Supervisor,

I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.

Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.

ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.

Respectfully,

Brandon Dickey

Leasing Agent

Honorable Supervisor,

I respectfully ask you to oppose Item 11. The extremely high cost of providing housing in our county is REAL. And, it's a growing challenge. Operating expenses exceed CPI. Price controls that don't keep pace with inflation, skyrocketing insurance rates, property taxes, and maintenance costs are not verifiably justified.

Extreme price control is ineffective and anti-housing. Penalizing housing providers will further corporatize and negatively impact the county's housing stock – making the housing crisis even worse.

ALL LA County residents deserve effective housing policies that defeat our housing crisis. Please vote NO on Item 11.

Respectfully,

David Bracken

Leasing Agent

June 3, 2024

Hon. Board Chair Horvath and Supervisors County of Los Angeles
500 West Temple Street
Los Angeles, California 90012

SUBJECT: LAACC Oppose County of Los Angeles - Item 11 - RSPTO

Dear Honorable Board of Supervisors,

On behalf of the Los Angeles Area Chamber of Commerce representing more than 1,400 companies and small business owners in Los Angeles, I write to express our concerns with agenda item 11, the motion entitled “Updating the Rent Stabilization and Tenant Protections Ordinance (RSTPO).”

We urge the county to oppose item 11, a policy that we believe will affect housing affordability and availability. The motion would extend the current 4% rental increase cap in the unincorporated county through December 31, 2024 and limit annual rent increases for fully covered rental units subject to the RSTPO to 60% of the percentage change in the average Consumer Price Index (CPI) over the previous 12-month period ending in September, not to exceed a maximum rent increase of 3%. Earlier this year, the county released a study analyzing its Rent Stabilization Ordinance (RSO) formula and six options were put forth. The Chamber is concerned by the absence of an economic analysis for each option in the study as well as the lack of justification for the selected RSTPO option of a maximum increase of 3% or 60% of CPI. While the Chamber recognizes the urgency and need for an updated RSTPO, the limited cost analysis and impact on small property owners must be addressed. Critical housing policies deserve thorough economic review to ensure they do not exacerbate the housing crisis. We are concerned with the dearth of economic data in the report to justify this policy choice.

As the report indicates, insurance costs alone have increased by 111% from 2017 to 2022, with 2023 data notably absent. Although inflation has decreased, it has been running at the highest rate in 40 years. The Chamber is concerned with the ability of businesses, particularly small property owners, to absorb these costs and operate under restricted price controls that do not keep pace with other rising costs. The Chamber appreciates and acknowledges the recent amendments to the motion including the carve out for some small property owners.

Southern California is facing a housing crisis and requires a variety of housing types in cities throughout the region. Increasing housing supply along with increased direct monetary assistance is the solution that can address and remedy the long-term needs of the county. The Chamber believes this policy proposal will hinder the upgrading and rehabilitation of older housing stock and deter investment. The unintended consequences of price controls are well-documented. They will not only affect the livelihoods of the thousands of individuals who work, supply, and operate rental housing in the community, but also disproportionately impact the economically disadvantaged.

The Chamber respectfully requests that you reject item 11. Thank you for your consideration. If you have any questions, please contact Elissa Diaz, Senior Policy Manager, at ediaz@lachamber.com.

Sincerely,



Maria S. Salinas
President & CEO





Foothill Apartment Association

596 N. Lake St. ste. 204
Pasadena, CA 91101

June 3, 2024

Via Electronic Mail Only

Hon. Board Chair Horvath and Supervisors of County of Los Angeles
500 West Temple Street
Los Angeles, California 90012

SUBJECT: Item 11 – Updating the Rent Stabilization and Tenant Protections Ordinance (Oppose)

Dear Honorable Board of Supervisors,

We ask the Board to reject item 11. Considering the years of rent freeze followed by the rapidly rising costs of operating in the county, how can rental property owners be expected to absorb these costs and operate under Item 11's proposed rent caps?

It is a critical time for what is by definition the most affordable housing in the county, the small business owner operated units, all of which is again, by definition, the older to oldest housing stock. This policy proposal will hinder the upgrading and rehabilitation of these older units and will affect the livelihoods of the thousands of individuals, most of whom are seniors, who work and operate rental housing in our community.

CPI is not a good measure of operating expense trends, which is the reason for the flexibility in the rent caps allowed by the RSTPO as written. Insurance costs alone have increased over 100% from 2017 to 2022. Since then (2023-2024), many major insurers have refused to renew existing policies leaving multi-family unit owners to shop for new coverage that they routinely find to be 25-45% more expensive. But this isn't the only cost increasing rapidly in recent years, maintenance, property taxes, and utilities have all increased substantially.

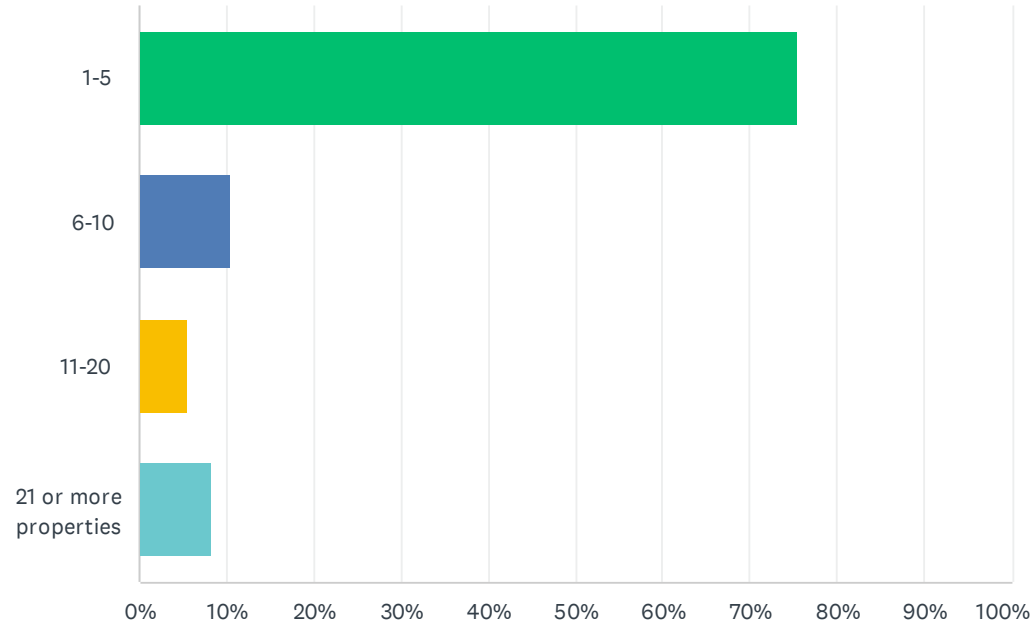
In order to preserve the quality and quantity of housing stock we have currently, please allow the RSTPO's annual adjustment to remain as originally planned.

Sincerely,

Denis Gallonio,
President,
Foothill Apartment Association

Q1 How many rental properties do you own or manage?

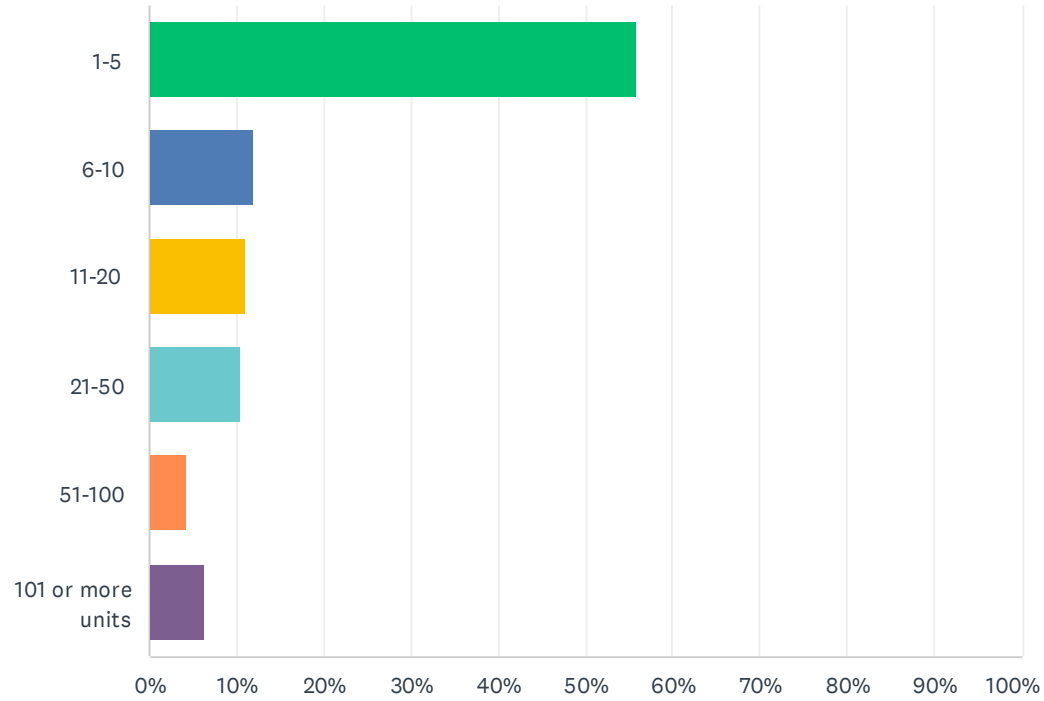
Answered: 143 Skipped: 1



ANSWER CHOICES	RESPONSES	
1-5	75.52%	108
6-10	10.49%	15
11-20	5.59%	8
21 or more properties	8.39%	12
TOTAL		143

Q2 How many rental units total do you own or manage?

Answered: 143 Skipped: 1

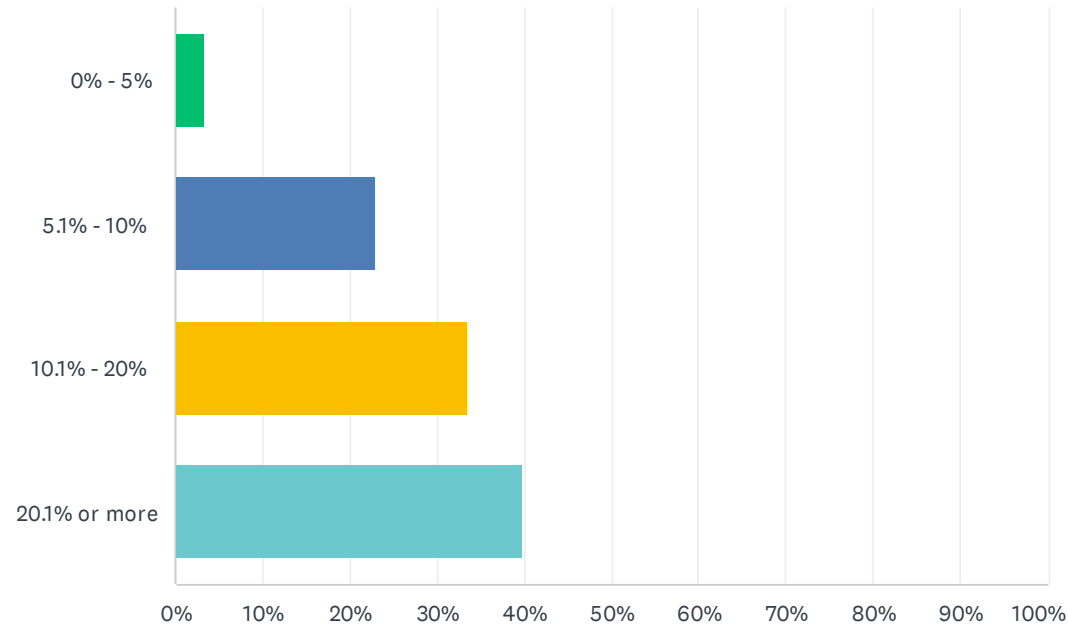


2024 GLAR Rentals Survey

ANSWER CHOICES	RESPONSES	
1-5	55.94%	80
6-10	11.89%	17
11-20	11.19%	16
21-50	10.49%	15
51-100	4.20%	6
101 or more units	6.29%	9
TOTAL		143

Q3 Over the past 4 years how much do you estimate the total cost of providing and maintaining housing in LA county has increased by?

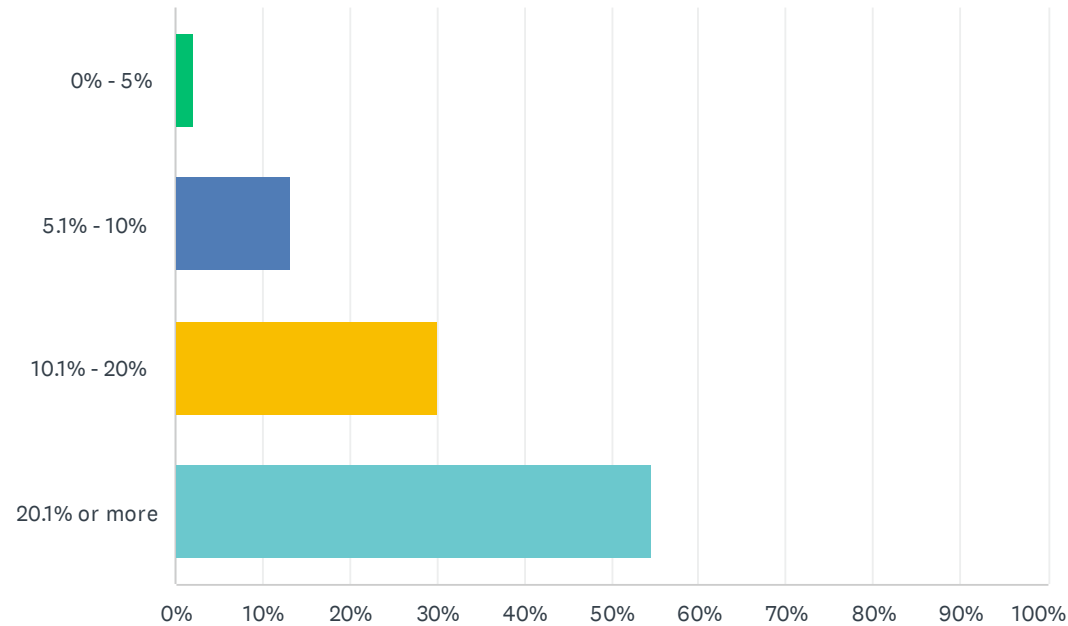
Answered: 143 Skipped: 1



ANSWER CHOICES	RESPONSES	
0% - 5%	3.50%	5
5.1% - 10%	23.08%	33
10.1% - 20%	33.57%	48
20.1% or more	39.86%	57
TOTAL		143

Q4 Over the past 4 years, how much do you estimate that your insurance premiums have increased by?

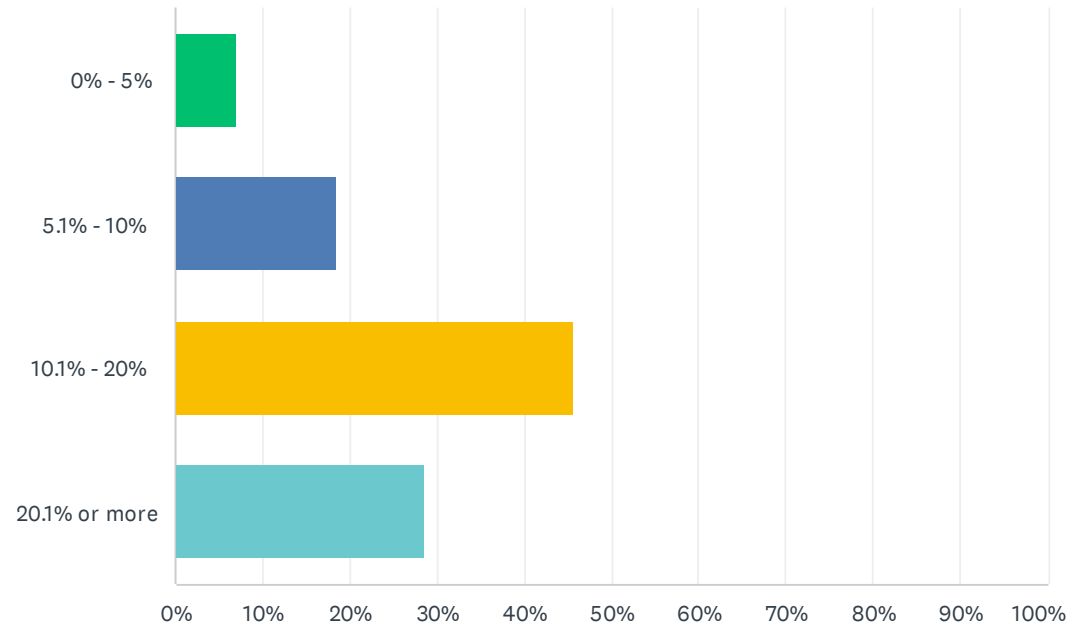
Answered: 143 Skipped: 1



ANSWER CHOICES	RESPONSES	
0% - 5%	2.10%	3
5.1% - 10%	13.29%	19
10.1% - 20%	30.07%	43
20.1% or more	54.55%	78
TOTAL		143

Q5 Over the past 4 years, how much do you estimate that the cost of your utilities has increased by?

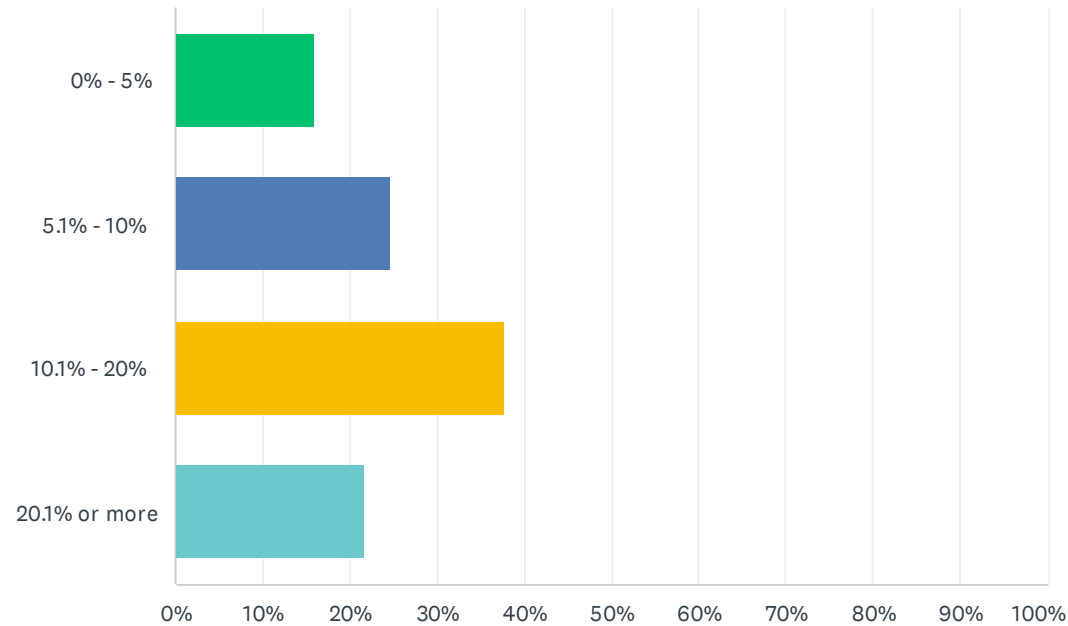
Answered: 140 Skipped: 4



ANSWER CHOICES	RESPONSES	
0% - 5%	7.14%	10
5.1% - 10%	18.57%	26
10.1% - 20%	45.71%	64
20.1% or more	28.57%	40
TOTAL		140

Q6 Over the past 4 years, how much do you estimate that the cost of your trash fees have increased by?

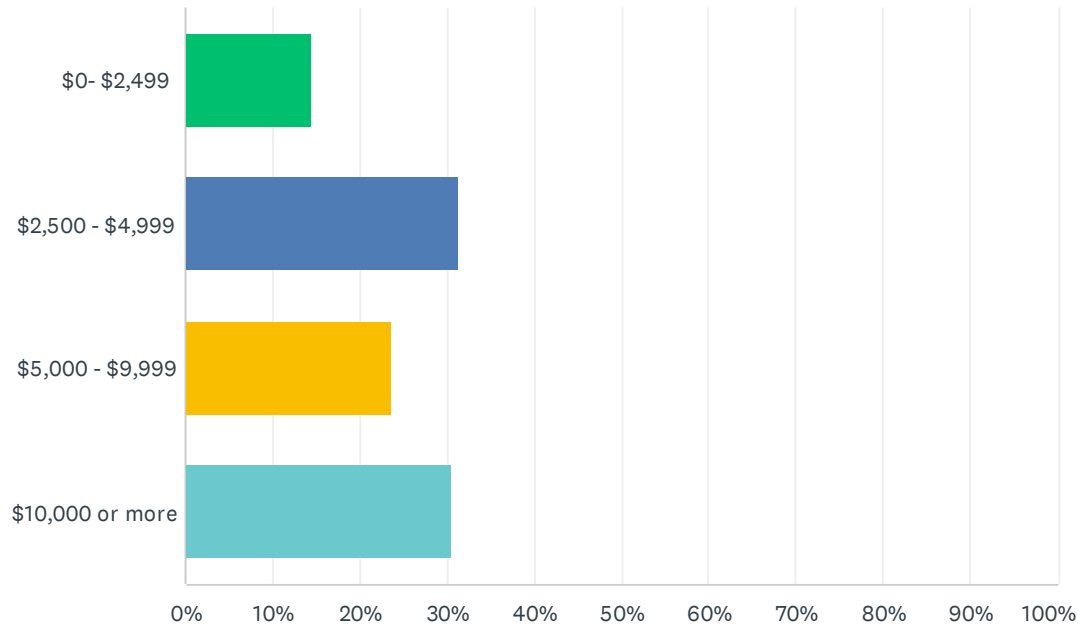
Answered: 138 Skipped: 6



ANSWER CHOICES	RESPONSES	
0% - 5%	15.94%	22
5.1% - 10%	24.64%	34
10.1% - 20%	37.68%	52
20.1% or more	21.74%	30
TOTAL		138

Q9 What do you estimate that it costs you per year per unit to provide housing opportunities in the Los Angeles region?

Answered: 131 Skipped: 13



ANSWER CHOICES	RESPONSES	
\$0- \$2,499	14.50%	19
\$2,500 - \$4,999	31.30%	41
\$5,000 - \$9,999	23.66%	31
\$10,000 or more	30.53%	40
TOTAL		131

June 3, 2024

LA County Supervisor Lindsey P. Horvath
Board of Supervisors Chair
Kenneth Hall of Administration
500 West Temple Street, Room 821
Los Angeles, CA 90012



Re: ITEM 11 – Updating RSTPO Motion & Amendments – (OPPOSE)

To the Honorable Supervisor Lindsey Horvath and Board of Supervisors,

On behalf of the Greater Los Angeles Realtors (GLAR), a real estate trade organization representing a membership of over 13,000 REALTOR® members throughout Los Angeles, including the cities of Beverly Hills, Culver City, Los Angeles, Santa Monica and West Hollywood, we are writing to express our disappointment with the proposal and related amendments that have taken place on Friday on for updating the Rent Stabilization and Tenant Protections Ordinance (RSTPO).

This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. We ask how are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed the Consumer Price Index (CPI), let alone the allowable cap included in this proposal.

The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis that HR&A does not provide, because there are no references to the rising increases of utilities and insurance that has been happening over the last 6 to 9 months in the County. The 2025 proposal will make housing even more expensive and harder to find. We believe that a fairer percentage could be found within the original suggestion by DCBA of maximum cap of rent increases of 8% to help these smaller landlords recover costs from the pandemic as well as future increases such as property insurance.

Before this vote and in anticipation of these changes, GLAR conducted a survey of more than 100 of our members who own or manage rental properties. Demographically more than 80% of respondents declared that they own or manage fewer than 10 rental properties, and more than 70% noted that they have fewer than 10 total rental units in total on those properties. These proposed regulations would disproportionately harm small housing providers in the Greater Los Angeles region who are not corporate landlords. **We strongly oppose the recent amendment in the numbers with no analysis from 50 (which stemmed from pass-through costs in 2018 Tenant Protections) down to 20!**

In our recent member survey, more than 60% of respondents noted that their costs had increased ten percent or more over the last four years, with nearly 40% noting that their costs had increased twenty percent or more. These proposed regulations would have a major impact on smaller housing providers who have seen the cost of providing housing skyrocket since the start of the COVID-19 pandemic, leaving them little recourse to adapt to the rapidly rising costs of providing essential housing in the Los Angeles region.

Survey respondents also noted that keeping up with and adapting to the ever-increasing number of new regulations and restrictions upon housing providers was one of the biggest challenges facing housing providers in the current market. One of the only positives within the motion is that these actions will not begin until January 2025, as we urge that the Board of Supervisors pause any new rental regulations or tenant protections until it can be seen how the current round of new regulations impacts the market and gives housing providers ample time to adjust and adapt

to the recently revised regulations. The current proposal does not solve the issue as the solution of the adjustments to CPI.

The negative effects of these policies are well documented, as since 2008 the number of smaller mom and pop housing providers have dropped to below 50% in the City of LA. Longer term, this will hurt tenants and the economically disadvantaged the most, which will lead to a greater scarcity of housing. Housing providers are not the root cause of the housing crisis. We must have financial flexibility to cope with economic realities and continue providing quality housing for residents.

We have attached high level data from our survey for future conversations. GLAR is looking forward to partnering with you in the future which will enhance our longstanding goals to increase homeownership opportunities for all, increase workforce housing production, protect property rights and advocate for small businesses. If you have any questions, please do not hesitate to contact our Government Affairs Director at (323) 919-9424 or jerard@glarealtors.com.

Thank you for the opportunity to share our concerns with this proposal.

Sincerely,

A handwritten signature in black ink that reads "Anne Russell". The signature is fluid and cursive, with a long, sweeping underline.

Anne Russell
GLAR President 2024



June 3, 2024

Hon. Board Chair Lindsay Horvath and LA County Board of Supervisors
County of Los Angeles
500 West Temple Street
Los Angeles, California 90012

VIA E-MAIL

SUBJECT: Item 11 - Rent Control Modification

Honorable Board of Supervisors,

The Board of Directors of the Pasadena Chamber of Commerce and Civic Association asks you to oppose item 11.

We ask that you request a thorough review of the impacts of this policy, and subsequent regulations and policies that impact the ability of rental property owners to recover expenses incurred in normal maintenance and operation of their properties.

We are especially worried about policies that do not allow rental property owners to recoup their increased costs for normal operations.

In the long run, this will only lead to increased rents and less affordability.

Rental property owners are facing huge cost increases in everything from utilities to insurance. If they cannot recover these added costs from existing tenants, they will raise rents for subsequent tenants.

Ultimately, this will mean higher rents for all but long-term tenants.

We hope you will consider the impacts these cost recovery restrictions will have on rental housing prices and affordability.

Thank you for your service to your constituents and all of Los Angeles County. I appreciate you considering our position and understanding our concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Little". The signature is written over a horizontal line.

Paul Little
President and Chief Executive Officer

June 3, 2024

Dear Honorable Board of Supervisors,

I urge you to oppose Item 11. This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crises worse.

How are housing providers expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed CPI.

- The March Rent Stabilization analysis does not justify such stringent measures. Policy must be rooted in sound analysis that HR&A does not provide because there are no references to the rising increases of utilities and insurance that has been happening over the last 6 to 9 months in the County. The 2025 proposal will make housing even more expensive and harder to find.
- In our recent Greater Los Angeles Realtors survey of more than 100 of our members who own or manage rental properties, more than 80% of respondents declared that they own or manage fewer than 10 rental properties, and more than 70% noted that they have fewer than 10 total rental units in total on those properties. These proposed regulations would disproportionately harm small housing providers in the Greater Los Angeles region who are not corporate landlords.
- In our recent member survey, more than 60% of respondents noted that their costs had increased ten percent or more over the last four years, with nearly 40% noting that their costs had increased twenty percent or more. These proposed regulations would have a major impact on smaller housing providers who have seen the cost of providing housing skyrocket since the start of the COVID-19 pandemic, leaving them little recourse to adapt to the rapidly rising costs of providing essential housing in the Los Angeles region.
- Survey respondents also noted that keeping up with and adapting to the ever-increasing number of new regulations and restrictions upon housing providers was one of the biggest challenges facing housing providers in the current market. We ask that the Board of Supervisors pause any new rental regulations or tenant protections until it can be seen how the current round of new regulations impacts the market and gives housing providers ample time to adjust and adapt to the existing new regulations.
- The negative effects of these policies are well documented, as since 2008 the number of smaller mom and pop housing providers have dropped to below 50% in the City of LA. Longer term, this will hurt tenants and the economically disadvantaged the most, lead to a greater scarcity of housing. Housing providers are not the root cause of the housing crisis. We must have financial flexibility to cope with economic realities and continue providing quality housing for residents.

Thank you for the opportunity to share our concerns with this proposal.

Crystal DaCosta

Your Housing and Homeownership Advocate

Broker-Realtor – DaCosta Livin' Enterprises, Inc.

Mobile - 213.718.1960 | Direct - 310.439.9307 | E-Mail – Crystal@DaCostaLivin.com | CA-DRE# 01762855

Dear Burbank City Council,

PLEASE READ MY EMAIL AT THE 6/4/24 Burbank City Council Meeting.

My name is Michael Smith and I'm the General Partner of a limited partnership with my siblings that owns Alameda Guest Lodge Apartments located at 1413-1421 West Alameda Avenue in Burbank.

We are asking each of you to vote NO on enacting further rent control within the City.

The rents we charge for a studio apartment fall well within range of affordability. If you enact stricter rent control from those already mandated by AB1482 (5% + regional CPI), you will in fact eliminate my ability to offer affordable housing and adequately maintain my asset given the headwinds landlords experience with rising costs stemming from property taxes, commercial insurance, utilities, building repairs and maintenance, landscaping fire permits, pool permits, payroll (full time employees), required capital improvements (e.g. roofing, flooring, fencing, landscaping, etc.), advertising, etc. These rising costs far outpace the 3% rent cap that you are considering on adopting at this meeting.

Additionally and most importantly, the Governor has recently signed AB12 that goes into effect on July 1, 2024. Renters in California will no longer be asked for a security deposit larger than one month's rent under this bill signed into law by Gov. Gavin Newsom. I can tell you first hand from owning and operating several multifamily apartment complexes for the last 20 years+ in CA this will have a major negative effect. **Landlords will not be able to adequately cover the cost of damages from tenants who in most cases cause significant harm to their units. One month's rent doesn't cover the cost of flooring in a unit. I have close to \$125,000 that continues to grow in outstanding damages that have been awarded to me in court ordered monetary judgments from tenants that we've properly vetted via different legal screening tools that I will likely never recover.**

My family and I are seeking your support to not adopt further stricter rent control measures. This will not achieve keeping people in their units. This will not achieve increasing the supply of housing. It will in fact do the complete opposite by adopting this form of draconian measure. This will in fact stifle competition to keep rental rates affordable by giving landlords a fixed percentage to automatically increase rental rates, reduce and likely eliminate a landlord's ability to adequately maintain their asset(s), and discourage building new housing.

PLEASE VOTE NOTE ON THIS PROPSAL.

Sincerely,
Michael Smith

President/General Partner
Alameda & Garden Grove, L.P.
Cedar Creek Properties, L.P.
Smith Brothers Company
MMS Management Co., Inc.

June 3, 2024

Dear Board of Supervisors,

As the owner of 4-units I purchased many years ago in order to augment my Social Security income, how am I expected to manage expenses when price controls prevent them from even keeping pace with inflation? Operating expenses routinely exceed CPI.

This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crises worse.

For years, property owners were prohibited from increasing rents and were mandated to house residents for free under COVID-19 emergency measures. Housing providers continue to struggle in the wake of these mandates. Meanwhile, insurance and costs to operate are soaring, and inflation is at its highest in 40 years. Yet, the Board of Supervisors continues to penalize those who provide housing in L.A. County while passing unworkable local mandates.

The negative effects of these policies are well documented. This will hurt the economically disadvantaged the most, lead to less housing and be counterproductive to our shared goals.

Housing providers are not the root cause of the housing crisis. Ill-conceived policies like this are. We need financial flexibility to cope with economic realities and continue providing quality housing for residents.

You must oppose Item 11.

LeRoy Stone
2128 Montair Avenue
Long Beach, CA 90815

Dear Honorable Board of Supervisors,

I urge you to oppose Item 11. This proposal imposes extreme price controls that will continue to negatively impact the county's housing stock and residents. This will make the housing crises worse.

YOU HAVE PAY INCREASES OVER THE LAST 4 YEARS AND OWNERS HAVE NOT- WE ARE A SMALL BUSINESS, HOW CAN WE SURVIVE IF WE CANNOT COVER OUR COSTS. COSTS HAVE RISEN OVER 20% OVER THE LAST 4 YEARS AND AGAIN INCREASING THIS YEAR.

You are driving property owners out of business, IS THAT YOUR INTENT.

The CPI does not encompass all the real costs so 60% of CPI would put property owners like me more behind than I already am.

I am not in the business of evicting tenant, they are my customers but you are making it harder and harder to service them. At this rate, property owners like me will be going out of business.

I also manage over 350 buildings for clients, and I see it over and over again with them. Some have already sold to get out the rental business and I have an owner now who would rather be a tenant than an owner so she is selling her building and saying she will stay as a tenant. She says she has more rights as a tenant than an owner- this is what your actions are doing to property owners.

Most of the tenants in the buildings I manage have been there for over 15 years so there rents are way below market so a 4 or 5% increase will not hurt them as much as us property owners, especially in master metered building – which you don't even mention – with utilities increasing over 7% each year.

IF you are concerned about tenants being homeless, means test them and if in need, provide grants. But do not make the property owners provide charity forcibly because no one is being charitable to us.

VOTE NO. We need measured fairness and this is not fair.

Irma R Vargas

From: [Adam Bray-Ali](#)
To: [First District](#); [Chen, Cindy](#); [Holly J. Mitchell](#); [McGee, Fredericka](#); [Third District](#); [Montemayor, Estevan](#); [Supervisor Janice Hahn \(Fourth District\)](#); [Baucum, Mark](#); [Barger, Kathryn](#); [Cash, Tyler](#); [PublicComments](#)
Cc: [Adam Bray-Ali](#)
Subject: Public comment on June 4, 2024 agenda item 11
Date: Friday, May 31, 2024 4:38:59 PM

CAUTION: External Email. Proceed Responsibly.

Good afternoon,

Please vote no on this terrible idea to ignore basic economics. It will cause immense challenges to every small landlord in the county and will destroy the quality of the housing stock in our region. The state of California has a rent control law that was passed in 2019 and is fair and balanced to protect both tenants and provide the ability to charge higher rents to provide for building repairs and maintenance.

I am a small landlord in Los Angeles with a duplex property that I rent in the area of East LA just north of the City of Commerce.

In the past 5 years, we have struggled with an incredibly tragic sequence of events including:

- Handling a global health pandemic while being required to maintain people's rental homes
- State, and county rent emergencies that extended well past any reasonable time frame
- The impact of new State rent control laws
- The impact of new LA County rent control laws
- The new registration and billing systems from the County
- Incredibly damaging winter storms that required a new roof
- Unpaid rents that went uncollected and an abandoned apartment with no legal way to collect rents or be paid from the limited program offered by the county (required that the non-paying renter still be in the property)
- Increased water costs, increased insurance costs, increased property taxes

Early this year, we were finally allowed to raise rents by 3% on the long term tenant after 4 years of no increased rents allowed. The increase in property taxes alone is not covered by this amount.

Now we are seeing legislation on your agenda today that caps rent increases at UNDER the rate of inflation.

I personally live in County district #1 and have been completely ignored by my County Supervisor. Calling her office and being told by her staff members that the voice of property owners isn't important is so hurtful. It appears Ms. Solis and the other Supervisors believe that I have some magical pot of gold to support the repairs and operations costs of maintaining a dwelling in a region that is expensive.

There is no legitimate reason to cap the rate of rent increases at less than the rate of inflation. There is no legitimate reason to create an artificial cap of 3% in a period of inflation unlike any we've seen in the past 30 years.

We have a good statewide rent control rule. It is balanced and it is fair with a floor and a cap to protect tenants from unfair rent increases and bad landlords.

You must not vote for this.

Thank you,
Adam

--

Adam Bray-Ali
213-399-1940
adam@propertybyadam.com
Coldwell Banker Residential Brokerage
DRE#01859026

To: The Honorable Members of as the Los Angeles County Board of Supervisors

Hearing Date: June 4, 2024

Subject: Holly Mitchell Motion to Reduce formula for annual rental increases

I am an employee of the LAUSD. I own a 30% interest in a small 5 unit apartment building.

The monthly income supplements my salary to support my wife, 2 children and a 3rd child due in June.

Rental Housing Providers do more than just “collect rent”. They work hard to maintain their buildings and provide safe affordable housing. They need rental income to pay for:

1. Mortgage
2. Property Taxes
3. Fire and Liability Insurance
4. Earthquake insurance
5. Parcel taxes, School bonds, College bonds and Library bonds
6. Business license fees
7. Rent control registration fees
8. Apartment Assn. dues and forms
9. Utilities: gas, electric, water, sewer and trash fees
10. Pest Control
11. Gardener
12. Replace screens
13. Replace springs on garage doors
14. Shampoo carpets between tenants
15. Rekey door locks between tenants for security purposes
16. New Roofs/Repair roofs
17. Re pipe with copper plumbing, replacing dangerous galvanized pipe.
18. Payment of Building Permit fees for copper re pipe work
19. Upgrade electrical panel to accommodate and purchase new electric stove, dryer, water heaters, wall heaters to comply with **mandated climate change requirements**
20. **Payment of Building Permit fees to upgrade electrical panel**
21. Repairs, and maintenance including painting, lighting, replace the carpets, cabinets, countertops, blinds and curtains
22. Plumbing repairs: sinks, faucets,(new)water heaters,(new) garbage disposal,
23. Accounting and attorney fees
24. Work on weekends and holidays when tenants call the toilet is stopped up (and usually they are responsible)
25. Periodically remodel with new kitchen cabinets and countertops
26. Replace stoves, refrigerators, and dishwashers as they wear out
27. Bed bug removal

28. Replace single pane windows with new double pane windows for energy conservation
29. **Mandatory Fees for inspection of decks and balconies**
30. Repair or rebuild stairs, decks or balcony
31. Payment of Building Permit fees for repair work
32. **Mandatory conservation measures:** new low flow toilets, new low flow faucets and new low flow showerheads
33. **Mandatory Earthquake retrofit.**¹
34. **Payment of Building permit fees for Earthquake retrofit.**

If owners cannot maintain their buildings like Toys R Us and Bed Bath and Beyond, they will go out of business and the property will be converted to uses other than rental housing.

Thanks for your consideration.

Name withheld for fear of retaliation by tenant activists

¹ A friend provided me this list of expenses. There are probably other expenses not included here.

From: [Anh Nguyen](#)
To: [Anh Nguyen](#)
Cc: [Nella McOsker](#); [Michael Shilstone](#)
Subject: CCA Comment Letter - LA County RSO Modifications (Item 11)
Date: Monday, June 3, 2024 12:45:06 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[CCA Comment Letter - LA County RSO Modifications.pdf](#)

CAUTION: External Email. Proceed Responsibly.

Good afternoon:

Attached please find CCA's comment letter regarding Item 11 on tomorrow's agenda. Thank you for your consideration and please let me know if you have any questions.

Best,

Anh



Anh Nguyen

Chief Strategy Officer

she/her | 213.416.7513 | anguyen@ccala.org |

ccala.org

626 Wilshire Blvd., Suite 850, Los Angeles, CA 90017

[CCA Reflects](#) | [DTLA Insights](#)



From: [Victor Reyes](#)
Subject: LA County RSO: VICA Letter of Opposition
Date: Monday, June 3, 2024 10:52:43 AM
Attachments: [image001.png](#)
[LA County RSO Letter Oppose.pdf](#)

CAUTION: External Email. Proceed Responsibly.

Good morning,

Please see VICA's letter regarding our concerns about item #11 on the County Board of Supervisors agenda, which pertains to the proposed changes to the Rent Control Formula.

Please reach out if you have any questions.



Victor Reyes-Morelos
Legislative Affairs Manager
Valley Industry & Commerce Association
O: (818) 817-0545
C: (747) 246-1510
victor@vica.com

From: [Chris Wilson](#)
To: [Chris Wilson](#)
Subject: LACBOS Item 11 - County Rent Stabilization Ordinance - 6.4.24 Board Agenda
Date: Monday, June 3, 2024 6:15:56 AM
Attachments: [LACBOS_RSO_Oppose_6.3.24.pdf](#)

CAUTION: External Email. Proceed Responsibly.

Good morning Honorable Chair and Members of the Board of Supervisors,

On behalf of LA BizFed, please find our attached letter regarding Item #11 that will be on tomorrow's Board agenda relating to the County's Rent Stabilization Ordinance.

If you have any questions, please don't hesitate to contact us.

Thank you!

Chris Wilson, Senior Advocacy Manager
(562) 201-6034 - chris.wilson@bizfed.org



Los Angeles County Business Federation

Strengthening the voice of business since 2008 by uniting 235 diverse business groups mobilizing 420,000 employers with 5 million employees

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