



**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: | | | | |
| 10. | | Favor | Anjolie Barrios | Profiting off of other people's misery is despicable. |
| | | | Anna Shandra | |
| | | | Carolyn Carter | Price gouging is vile in of itself, but especially in times of need such as this when circumstances outside of anyone's control are affecting housing. Price gouging is detrimental to the sustainability of any community. |
| | | | Cassandra F Bolden | |
| | | | David A Edmondson | 30 days is an extremely short period of time given the scale of this disaster, and the long period of time needed for reconstruction. There's evidence of sellers increasing rent on all properties by 9.95% while the fires were still burning out of control, which is a clear indicator that our price gouging laws are the only thing stopping these people from profiteering off this disaster even more than they already have. |
| | | | I-CHING LAO | |
| | | | isabel villarreal | |
| | | | Nashana Alexander | |
| | | | Nicole Osyka | |
| | | | Vanessa Zuloaga | Price gouging in the wake of a disaster is unconscionable. There are years of rebuilding ahead for the communities affected. |
| | | Wren White | Price gouging in the midst of an already historic housing crisis, especially after a natural disaster, is beyond nefarious. | |
| | | Oppose | Aleks Navasardyan | |
| | | Coral Sandoval-Eldred | The city and counties already have limits to rents increases. Set limits of increases for vacant units that should not surpass a percentage, but government should not be given authority to determine whether an owner has increase or lower their asking rents. It is understandable the housing, due to the fires, are now in high demand, but giving authority to determine what should be charged by the government is and should not be given. | |
| | | Willie Baronet | Dear Attorney General of California, > > I am writing to express my concern regarding the unintended consequences of California's recent emergency declaration that caps rental rates at 160% of HUD's fair market value. As the owner of a luxury property management business specializing in furnished rentals for high-net-worth individuals, including professional athletes and executives, I have witnessed firsthand the disruption this policy has caused to both property owners and prospective tenants in our community. | |



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>
> My business operates in affluent areas such as Pacific Palisades, Manhattan Beach, and other high-demand coastal regions, where property values and rental rates significantly exceed HUD's baseline figures. Many of my clients lease properties for \$30,000 or more per month, which reflects the cost of providing high-end homes with luxury amenities. However, under the new formula, rental rates for these properties are capped at approximately \$14,000, creating a severe financial imbalance for property owners.

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> This policy has led to two major issues:

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> Property Owners Opting Out of Rentals: Many property owners are unwilling or unable to meet the rental cap due to their mortgage obligations and other financial considerations. Furthermore, they fear that accepting these reduced rates will establish a new baseline, limiting future rental increases to 10% annually. As a result, owners are choosing to leave their properties vacant rather than leasing them under these constraints.

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> Housing Shortages for High-Income Renters: The restrictive rental caps have displaced hundreds of families and individuals who rely on luxury rentals to maintain stability during life transitions. These are not merely cases of inconvenience; many of these individuals are desperate for housing but are left with no viable options. Instead, they are forced to live in hotels or with family and friends, exacerbating their stress and uncertainty. On average, I receive 20 calls daily from prospective tenants seeking housing, only to turn them away because of these regulatory limitations.

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> While I understand the intent behind the emergency measures is to address affordability and protect renters, applying a one-size-fits-all policy to the luxury rental market has created a crisis for high-income residents and property owners alike. These policies are driving affluent individuals out of California, resulting in a loss of economic contributions to local businesses and communities. Moreover, vacant properties generate no rental income and contribute to housing stagnation, which benefits no one.

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> I urge you to consider amendments to the current regulations to account for the unique dynamics of the luxury rental market. This could include:

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> Implementing exemptions for high-value properties with rental rates above a certain threshold.

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> Allowing for greater flexibility in areas where HUD's fair market value calculations are misaligned with actual market conditions.

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> Establishing a task force to assess the broader economic impacts of these rental caps on communities and property owners.

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> It is critical that we find a balanced solution that protects tenants in need without penalizing property owners or displacing high-income renters. I am

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|--------------------|--|-------------------|-----------|--|
| | | | | happy to provide further insights or data to assist in crafting a more equitable approach. > > Thank you for your attention to this matter. I look forward to your response and am hopeful that together, we can address these challenges to ensure housing stability for all Californians. > |
| | | Item Total | 14 | |
| Grand Total | | | 14 | |