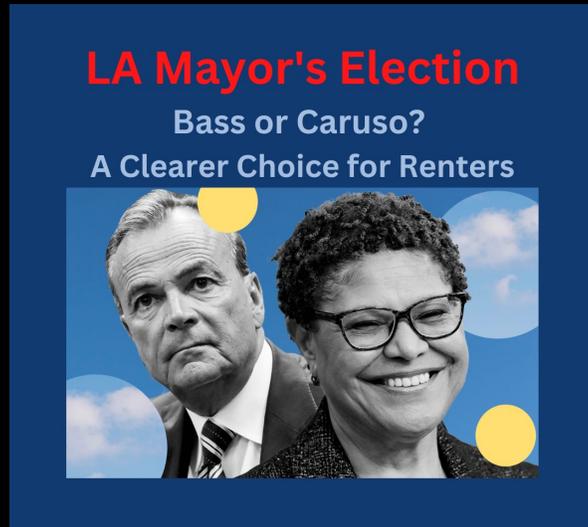


COALITION FOR ECONOMIC SURVIVAL
LA MAYOR'S RACE
STANDS ON RENT CONTROL
EVICTION PROTECTIONS AND
AFFORDABLE HOUSING BECOME CLEARER



Who Should Renters Vote For?

Where LA Mayor Candidate's Stand on Rent Control, Eviction Protections and Affordable Housing

[Aist.com](https://www.aist.com) sent candidates for L.A. Mayor a questionnaire that include questions about rent control, eviction protections and affordable housing. These are their responses on those issues that was published on May 19, 2022.

RICK CARUSO Developer



Q: Due to the city's emergency decree, rent increases are currently not allowed for tenants living in most apartments built before 1978. But before

the pandemic, Los Angeles generally capped annual rent increases at 3% for apartments covered by local rent control. Should the city keep its existing rent control ordinance, eliminate it, or modify it?

A: Modifying, eliminating or keeping the rent control ordinance is not the issue. As long as we are not building new units to keep pace with the demand, rents will continue to rise or owners will find a way to evict renters. **This is a broken system.**

Q: Landlords also say they've been struggling amid rising costs, inflation over 7%, and pandemic-era restrictions such as temporary bans on rent increases and evictions. What, if anything, should the city do to help landlords?

A: **I am in favor of lifting the eviction moratorium to help owners** remove troublesome renters who have taken advantage of the system and **I would support more stringent documentation requirements on behalf of renters who seek relief.** The current system of self-affirmation is ripe for abuse and is an extremely unfair burden to place on property owners.

From a Steve Lopez [article](#) in the LA Times 9/26/22:

I also would like to point out, again, that as a developer of malls, housing and hotels, **Caruso didn't step up and build any of the affordable housing that's so badly needed.**

From a question Shar Jossell of Channel Q asked Caruso at a October 6 KNX Radio debate:

You (Caruso) had built only one apartment complex and that the rent for a one-bedroom unit, \$6,300, was more than double the median one-bedroom rent in the city.

KAREN BASS

US Congressmember



Q: Due to the city's emergency decree, rent increases are currently not allowed for tenants living in most apartments built before 1978. But before the pandemic, Los Angeles generally capped annual rent increases at 3% for apartments covered by local rent control. Should the city keep its existing rent control ordinance, eliminate it, or modify it?

A: While we need to significantly increase our supply of housing, **we also need to take steps to protect renters and our existing housing stock.** If we don't, the numbers of homeless individuals on the street will only grow. **I support expanding the city's rent stabilization ordinance,** which is a limited tool to ensure tenants and landlords can predict and plan for rent increases in older buildings. We must protect the balance between predictability for renters and the need for landlords to be able to reinvest in their buildings — not just to protect their financial assets — but also to ensure long-term quality housing stock for Los Angeles' tenants.

Q: Landlords also say they've been struggling amid rising costs, inflation over 7%, and pandemic-era restrictions such as temporary bans on rent increases and evictions. What, if anything, should the city do to help landlords?

A: I understand that many rental property owners, particularly owners of small properties, face unique challenges that have only been exacerbated by the COVID-19 pandemic. In fact, my father owned rental property so I have a personal understanding of some of the issues you encounter. I helped pass the American Rescue Plan, which included emergency rental assistance not just for renters, but also for landlords. I am committed to leveraging my current position as a member of Congress to ensure that the federal rental assistance funds are reaching landlords as quickly as possible. As we continue to experience additional variants and recover from the pandemic, I will work to ensure that we don't lose sight of our small rental property owners and that COVID-related rent relief policies are targeted to those experiencing hardship caused by the pandemic. **I am committed to working with rental property owners to ensure their financial stability while simultaneously advancing policies to protect renters.**



**Vote Like You Home
Depends on It! It Does.**



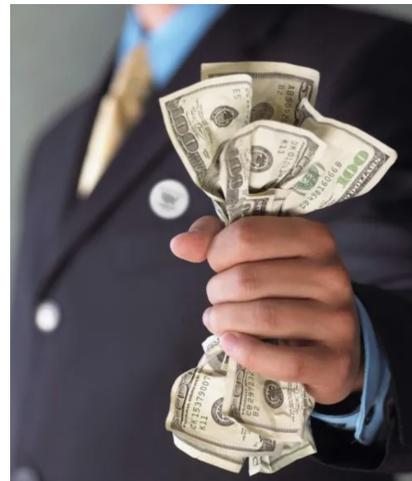
LA City Council District 11 - Another Election, Another Developer Trying To Buy it

Los Angeles Times

In a Westside Council Race, a Major Landlord's \$400,000 Donation Causes a Stir

BY [JAMES RAINEY](#) - OCT. 12, 2022

The fierce competition to represent the Westside on the Los Angeles City Council has turned in recent days to the issue of how the two contenders are financing their campaigns, with primary winner Erin Darling saying that opponent Traci Park's substantial fundraising advantage shows that she will be beholden to well-heeled business interests.



Representatives of Douglas Emmett Inc., a publicly traded company worth about \$3 billion, said they have been frustrated in their efforts to install sprinklers in Barrington Plaza, despite their good-faith efforts to work with the city. The company and "affiliated entities" have given a total of \$400,000 to the independent campaign to elect Park, while the company's employees have given \$9,700 directly to the Park campaign, records show.

(LA City Councilmember Mike) Bonin brought Larry Gross, a tenants' rights advocate with the [Coalition for Economic Survival](#), into the discussions with the landlord. Both Gross and Bonin said that Douglas Emmett was pushing for a plan that would permanently move renters out for the fire safety work, thereby clearing the way for rents to be pushed up to market rates. (The rent controls under the city's rent ordinance would be reimposed once new tenants move in.)

"They wanted their own special exemption [from the Rent Stabilization Ordinance] which would have resulted in the displacement of all the tenants in Barrington Plaza," Gross said. "And

that would have meant jacking up the rents and a bonanza in additional profits for them.”



Darling, Bonin and Gross made no apologies for making the donations from the real estate corporation an issue in the City Council race. All three said they believe that the company's connection to the candidate gives the appearance it could receive favored treatment from a future Councilwoman Park.

[Click Here to View Full Article](#)

CES Urges You to Vote YES on LA City Measure ULA

FROM LA TIMES EDITORIAL IN SUPPORT OF MEASURE ULA: The [United to House L.A. \(ULA\)](#) initiative on the Nov. 8 ballot would give the city a way to improve this situation by creating a robust and steady stream of funding to create and preserve affordable housing through a tax on high-dollar real estate transfers. This new revenue is essential if Los Angeles ever hopes to turn the homelessness crisis around.



United to House LA is now Measure ULA!

Want to learn more?
Visit YesonULA.com

**Vote YES
in November**

KNOW YOUR TENANT RIGHTS!

ATTENTION ALL RENTERS! ***Attend the*** **Coalition for Economic Survival Tenants' Rights Zoom Clinic**

To sign up for the next [Coalition for Economic Survival Tenants' Rights Clinic](#) via ZOOM
Request a Link by emailing:
HelpingLarenters@gmail.com

The Clinic serves the entire Southern California area.
Accommodations for Spanish and Russian speakers are provided.

CES holds the Clinic **Every Saturday** via Zoom at 10 am.
and every Wednesday at 6 pm for West Hollywood Renter
To request a link to register for any Clinic email:
HelpingLArenters@gmail.com.

**KNOW
YOUR
RIGHTS**



**KNOW
YOUR
RIGHTS**



TENANTS' RIGHTS CES ZOOM CLINIC

EVERY SATURDAY - 10 AM

To Request a Registration Link, Email:
HelpingLArenters@gmail.com

Assisting Renters Throughout the
Southern California Area

Accommodations for Spanish & Russian Speakers Provided

[TO REGISTER > CLICK HERE](#)



Please Donate to the
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Support CES' Work!

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- * **Secure tenants' rights**
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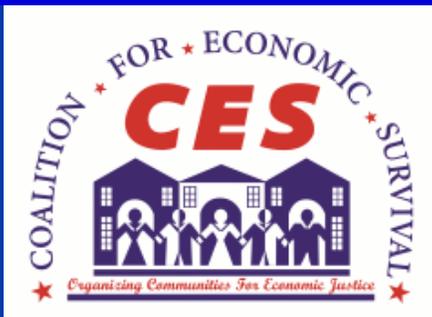
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