

**AAGLA***"Great Apartments Start Here!"*

Danielle Leidner-Peretz  
Director, Government Affairs &  
External Relations  
danielle@aagla.org  
213.384.4131; Ext. 309

January 25, 2021

**Via Electronic Mail**

Hon. Mayor James R. Bozajian  
and Members of the Calabasas City Council  
Council Chambers  
100 Civic Center Way  
Calabasas, California

**Re:** Discussion of Rent Stabilization Options for Rental Housing Properties in Calabasas (Agenda Item 5)

---

Dear Hon. Mayor Bozajian and Members of the Calabasas City Council;

At the January 27<sup>th</sup> City Council meeting, the Council will discuss rent stabilization options for rental housing. The Apartment Association of Greater Los Angeles' (AAGLA or Association) strongly opposes rent control and urges the City Council to reject advancement of any such local measures. Rent control measures never equate to affordability and implementation will not result in the construction of a single new rental housing unit. Rent control will decrease the quantity and quality of rental housing in the City and will only discourage development of new rental units. We strongly support and urge the Council to focus on strategies that foster rather than hinder the availability of affordable housing and encourage further housing production.

AAGLA represents thousands of small rental housing providers, inclusive of smaller, "mom and pop" rental property owners within Calabasas. Many of our members are retired seniors that worked regular 9-5 jobs for decades, scrimping and saving to afford their small investment in rental property that secures and supplements their retirement and at the same time provides affordable housing to the members of their community. Our members chose to make a small community investment as their way to house themselves and others.

Since January 1, 2020, renters in Calabasas and throughout California are covered by the provisions under Assembly Bill 1482, the statewide rent control law which limits annual rent increases and establishes "Just Cause" eviction requirements. This State Law was the result of extensive negotiations and input from key stakeholders, including both housing providers and renter groups. It is unclear why the City would seek to advance additional local rent regulations.



*“Great Apartments Start Here!”*

Rent control will not alleviate the financial circumstances of rent burdened renters, nor do expansive rent regulations bring about housing affordability. As noted in the Staff report, there has been a 36% average rent growth over 12 years which equates to an annual growth rate of only 2.6% per year and that is well below inflation.

In addition, the Staff report also indicated, based on the City’s rent registration program data, “local complexes were averaging an exceptionally low 4% rental vacancy rate” and further deducting that such a circumstance is “below ideal for tenant mobility and competitive pricing”. It is also important to understand that rent control will not rectify this situation and will only exacerbate the matter. By its very nature rent control precipitates rental market stagnation by providing a benefit to a small number of individuals who are encouraged to remain in their lower-cost apartments even when their financial earnings significantly increase or long after their rental unit no longer meets their needs, at the expense of lower-income residents in need of affordable housing who must now move elsewhere. Absent such regulatory measures such renters would have relocated to other rental housing or purchased a home of their own, making their former rental housing units available to other individuals and families.

The key to addressing the housing shortage and augmenting the housing supply is through the promotion of housing development not rent control. There are better solutions available that can directly benefit Calabasas residents that need assistance such as through rental assistance programs and supportive services. AAGLA welcomes the opportunity to meet with the City Council and staff to discuss the Council’s rental housing concerns.

Thank you for your time and consideration of these matters. If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at [danielle@aagla.org](mailto:danielle@aagla.org).

Very truly yours,

*Danielle Leidner-Peretz*

Danielle Leidner-Peretz

## Maricela Hernandez

---

**From:** Shari0019 <shari0019@aol.com>  
**Sent:** Monday, January 25, 2021 1:46 PM  
**To:** Maricela Hernandez  
**Subject:** Rent Control

As a citizen of Calabasas, I oppose and reject the effort to impose rent control, a Socialist concept, not in keeping with our Constitutional right to liberty and a free market. It does not belong in Calabasas. Whoever came up with this idea should resign in shame for introducing Socialism within our midst.

Shari Goodman  
Calabasas



California Apartment Association  
Los Angeles County  
515 S. Flower Street, 18<sup>th</sup> Fl.  
Los Angeles, CA 90071

1/22/2021

Mayor James Bozajian & City Council  
City of Calabasas  
VIA Email

**Re: Rent Control Discussion**

Dear Mayor Bozajian and Council Members:

The California Apartment Association (CAA) represents local housing providers, operators and suppliers along with business owners and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. Our members provide a majority of the affordable housing throughout Los Angeles County.

Housing providers continue to play a pivotal role in helping residents who are struggling during these uncertain times. Rental operators are acting with compassion towards those who face coronavirus-related adversities while they themselves face unprecedented hardship.

**On behalf of our members, we ask that council be aware that residents in the city of Calabasas are already protected under a state rent control law.**

State law AB 1482, which took effect January 1, 2020, caps annual rent increase and institutes “for cause” eviction policies statewide. This is the strongest statewide law of this nature in the country. It was created after months of negotiation and strove to strike a balance between further regulation and continuing to incentivize the development and maintenance of rental property.

We urge the council to oppose any further tightening of price controls in the City. Tight rent controls ultimately make a city more unaffordable and lowers the quality of its housing stock. We ask the council to immediately meet with rental property owners and relevant stakeholder to discuss rental housing concerns in the City.

CAA is available to you and city staff as a resource. As a public policy trade association engaged in cities across Los Angeles County and the state, we are able to offer views and solutions that have been proven effective in the rental housing industry statewide.

Sincerely,

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

Matthew Buck  
Vice President of Public Affairs  
California Apartment Association



January 26, 2021

Hon. Mayor James Bozajian & City Council Members  
100 Civic Center Way  
Calabasas, CA 91302  
VIA Email

**Re: Agenda Item 5. Discussion of Rent Stabilization Options for Rental Housing Properties in Calabasas**

Dear Mayor Bozajian and City Council Members:

The Southland Regional Association of REALTORS® (SRAR) represents roughly 10,300 members throughout the San Fernando and Santa Clarita Valleys. Part of our mission statement is to promote the preservation of real property rights. As one of the leading organizations in the Southland primarily focused on housing, we oppose rent control in any form.

REALTORS® believe that rent control is a socially, politically and economically counterproductive policy response, which, lowers housing affordability and availability, property maintenance and values. Rent control measures discourage investment in rental housing construction, forces landlords to reduce maintenance of rental housing, and acts as a major negative stimulus to expanding or sustaining rental housing.

SRAR calls attention to AB 1482, which took effect January 1, 2020. This State wide laws caps annual rent increase and institutes “for cause” eviction policies statewide. Our organization believes housing is a shared challenge with shared solutions. We encourage the City Council to include housing providers and stakeholders to develop solutions that will protect tenants while ensuring owners are able to continue to operate.

Many economists agree that the answer to the housing crisis is more supply due to the high demand, and not additional restrictions to the market. SRAR believes increasing the housing supply is the only way to create affordable housing. Building should be the first priority and we applaud and support the City’s plan to build low and moderate income housing per the Southern California Association of Governments’ Regional Housing Needs Assessment.

Sincerely,

Handwritten signature of Diane S. Sydell in black ink.

Diane Sydell  
2021 President, SRAR

Handwritten signature of Tim Johnson in black ink.

Tim Johnson  
CEO, SRAR

CC: Gina Uzunyan  
2021 Chair, Governmental Affairs  
Southland Regional Association of REALTORS®