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Subject:	RHC Meeting 2022.08.22 Questions & Answers
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Dear RHC members,
Pease find below answer to RHC member questions regarding items on tonight's meeting agenda of the Rental Housing Committee.

1.For our Allowable Rent Increase inquiries on the June report, do we know about how many were related to concessions?

A. *In the past Fiscal Year we received 185 AGA inquiries. We did not separately track which ones concerned concession issues.*

2. I think we have discussed this at some level before, but could our proposed non-compliance letters have QR codes for easy registration & payment added to them?

A. *Yes we can add QR codes for easy registration & payment to the annual postcard that is mailed to all landlords when the new registration cycle opens. We can also add a QR code to the non-compliance letters.*

3. I'm assuming only the cover letter of the proposed non-compliance letters would be CC'd to tenants and not the PIN and other information contained on the second page? I'd hate to see strange stuff happen with the registration site if the PINs start getting disseminated too widely.

A. *That is correct.*

4. Do we have a potential budgetary impact for the website's proposed enhancements to serve as a searchable database of landlord compliance?

A. *Once we have a better understanding of the final set-up as requested by the RHC, staff will contact the software developer for a quote on the proposed scope of work to develop this new search tool.*

5. For Santa Monica's penalty on failure to pay fee, that is not capped, correct? So 60 months of non-compliance would mean each year's fee is compounding at 4% month over month for those 5 years? Unlike ours which is capped at 12% or 1 year of penalty costs.

A. *That is correct. According to their Rent Stabilization Director, Santa Monica's 4% monthly penalty was challenged by property owners many years ago and the Court found it to be reasonable.*

6. If we implement/raise fees, could we offer a 60-90 day amnesty period before the new fees take

effect to allow landlords who perhaps didn't actually comply time to comply under the old fees rather than new if they do it quickly?

A. *A 60-90 amnesty period could definitively be an option in case any new potential fees take effect.*

7. Can you remind me, of the funds we allocated to the Eviction Help Center for legal defense, how much did we end up using?

A. *In FY 2021-22 the RHC initially allocated $40,000 to legal services for the Help Center. These funds were later re-allocated by the RHC to outreach staffing, when the legal services organization CLSEPA was donating their time and services during the COVID19 emergency. At that time it became clear that more pressing needs existed multi-language staffing the Help Center (namely help with applying for state rent relief funds). For FY 2022-23 staff has received ARPA funds from the City to fund CLSEPA legal services as well as outreach staff from the Multicultural Engagement Program.*

8. Do we know of landlords taking annual increases while out of CSFRA compliance?

A. *60% of landlords subject to the rent stabilization program, have not yet registered their properties in the online database, meaning they are out of compliance. The program does not receive information whether these properties are issuing AGA rent increase notices.*