

## Communication from Public

**Name:** Farah  
**Date Submitted:** 03/22/2020 10:11 AM  
**Council File No:** 00-9999

**Comments for Public Posting:** Greetings officials. I am here as a person of the city of Los Angeles. To ask that there be a rent freeze due to the circumstances of the Coronavirus. Because of this devastating virus I have lost my employment, savings and hope to make my financial situation more stable. With it I ask to freeze paying rent due to the fact I do not have the income to pay rent, insurance, credit cards, student loans, food, and shelter. I went to school, college, and like our founding people, I am trying to have the right to pursue my happiness. I cannot begin or continue to serve the city of Los Angeles, when I cannot provide myself. I look to those who represent me, people, and person. Not corporations, not a monopoly of practice. But me. A human being. A person who is living and breathing and wants to continue to do so. A rent freeze will allow me to continue to be a healthy person, continue social distancing, be an agent of health, mind, and body. If this freeze does not occur it will force me onto the streets of Los Angeles to stay with crowds of people, to continue to affect and be effected by others in a negative manner. I would rather affect others in a way that will bring sanity, and health. Not chaos and pandemonium. Please, as representatives of me and our people a rent freeze will continue to help all of us to stay healthy and continue social distance. Please chose the people. Please enact a rent freeze. - Farah

## Communication from Public

**Name:** Sam

**Date Submitted:** 03/23/2020 10:53 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Im urging and pleading for the city council to put in place a rent freeze!! my building also charges \$150 late payment fee, which they are also not waiving!! Many of us of your district can not afford rent due on april 1... and have no way to pay rent on 5/1. I urge you to please vote in favor of. rent freeze, so many of us havent had income and will not have income for weeks to come. Thank you for your consideration

## Communication from Public

**Name:** Nancy Nguyen

**Date Submitted:** 03/23/2020 10:55 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Please freeze all rents during this time of crisis and uncertainty. Allow us to #stayhome without the fears of ongoing bills that still dictate our worries . - health insurance payments, Insurance's, rent , car notes , bills and most of all the expenditures to live . We still have to eat and buy groceries .

## Communication from Public

**Name:** Leigh Ann Smith

**Date Submitted:** 03/23/2020 11:04 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I would like to voice my support for the freeze on utility and rent increases during this tumultuous time. As a person with a stable career in the entertainment industry, myself and most of my peers are experiencing/will continue to experience financial hardship. Thank you for doing what's right for tenants in Los Angeles.

## Communication from Public

**Name:** Alexandra Graboski

**Date Submitted:** 03/23/2020 11:14 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Please freeze rents in Los Angeles until restaurnt, club, retail, gym workers and more are able to go back to work. The building owners / managers are not benevolent enough to make this decision on their own. We need a city-wide mandate. This affects so many citizens who were living paycheck to paycheck.

## Communication from Public

**Name:**

**Date Submitted:** 03/23/2020 11:17 AM

**Council File No:** 00-9999

**Comments for Public Posting:** During this time of crisis a lot of people are either out of jobs or just don't have the resources to afford rent. It would be a weight lifted off everyone's shoulders if the city of Los Angeles took measures to freeze rent for the period of the lockdown. We hope you will listen to Angelinos that are constantly supporting this city and that in return need your help for once. Thank you for taking this comment into consideration.

## Communication from Public

**Name:** Michael lincoln  
**Date Submitted:** 03/23/2020 11:18 AM  
**Council File No:** 00-9999

**Comments for Public Posting:** I am writing to request a 3-4 month freeze on rent in Los Angeles. A lot of renters are unable to pay for rent on 4/1 & much less able to on 5/1. I am a freelancer in the entertainment industry & have had \$0 income for the past two weeks & this will continue as long as Covid-19 forces shelter in place laws - I stand alongside tens of thousands of other people who will come out the other side of this pandemic in deep debt or without housing without your help.  
Sincerely, Michael Lincoln

## Communication from Public

**Name:** Kyle Peterson

**Date Submitted:** 03/23/2020 11:18 AM

**Council File No:** 00-9999

**Comments for Public Posting:** My name is Kyle Peterson and I am a bartender living in Los Angeles who is currently out of work and waiting for unemployment benefits to kick in. I know there is nothing unique about my experience as most of the city is out of work. I think that in these difficult times the smart thing to do is to freeze rent for the city. We already have one of the most expensive cities in the country to live in and doing so without a job is simply more than most residents are prepared for. Please freeze our rent. Thank you Kyle Peterson

## Communication from Public

**Name:** Victor Brown

**Date Submitted:** 03/23/2020 11:21 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Freeze rent payments for the next two months at least until LA workers can get back on their feet.

## Communication from Public

**Name:** Amelia Baxter

**Date Submitted:** 03/23/2020 11:22 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Please freeze rent, mortgages and property taxes during this crucial “safer at home”/ “shelter in place” moment. Little or no income is being received by newly out-of-work tenants, paying rent for many is simply an impossibility at this time. There is no reason that landlords should continue collecting passive income while their tenants are in a dire financial state. The economic impact that COVID-19 has had on working people and small businesses is absolutely devastating, we must stop the bleeding we here we can.

## Communication from Public

**Name:** Jonathan Olsen

**Date Submitted:** 03/23/2020 11:24 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Hi my name is Jonny Olsen, I'm from Madison, Wisconsin but I have been living in Los Angeles the past 2 years. I left three colleges to figure hospitality in the restaurant business as a passion of mine. I finally found Los Angeles to be a home but my financial circumstances are not what I had believed nor what I had expected. I have been exuberantly working my job the past 6 months to figure that I have to take off time from work to stay safe. I was finally beginning to get a pep in my step about my life but now I have to take social distancing seriously for the betterment of the city. I just hope that others in the comments can show sympathy in the Los Angeles community and help as to raise a voice on the public notion to rent freeze. I for one, am desperate.

## Communication from Public

**Name:** Pitchoun bakery  
**Date Submitted:** 03/23/2020 11:28 AM  
**Council File No:** 00-9999

**Comments for Public Posting:** Hello, We were forced to shut down our bakeries and lay off all of our staff. We tried to remain open for 2 days after the Mayor Garcetti talked and cancelled on site-dining but we couldn't live & pay our charges with the 10 to go orders received. We had to close our doors on March 16... and laid off 33 people in dtla and 14 at Beverly center. We have no financial means to pay our commercial rents for our 2 bakeries. March was paid in full (while 2 weeks have not been used) but we cannot pay the coming months and as long as we'll be closed. In addition, when we are allowed to re-open (in 2 months or more?) we will have to start all over again and will need 1 full month before getting the money in from our customers and being able to pay rent & utilities & payroll & others. A commercial company (unlike a family who lives in a house) has no way to pay its rent if there's no money coming in, and we do not live in it. We'd like to beg the Mayor's office to order a cancellation of the commercial rents due during the months of closure as a freezing won't be enough since we won't be able to pay at all these months, even if past rents are postponed.... In DTLA and at Beverly center mall, it's huge property companies and we need you to make them understand that they must help small individual businesses, family-owned, like ours.... otherwise we're all dead after this crisis... There's no way we'll be able to recover from that otherwise for neighborhood small stores like ours. Thank you for your help, thank you for your understanding. We are already all struggling in our personal life with our families, we need to be re-assured that our business will be able to be back one day. It's very hard mentally and emotionally while we put everything and a lot of money in our businesses. We stay safe at home as we must with our 3 children, but need to live meanwhile, or try to, and feed our family with no money coming in. Best regards, Fabienne & Frédéric Soulies for Pitchoun bakery

## Communication from Public

**Name:** KEVIN WELSH

**Date Submitted:** 03/23/2020 11:31 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Im a bartender in Los Angeles and Ive lost all of my work for over a week now due to the covid-19 quarantine and restrictions. Paying rent was already difficult for me when I was working, and now it is impossible. This is not an issue for just me, everyone I know in the service industry is struggling right now many of us work multiple jobs and long hours to pay for rent and bills. Please, I hope that you can consider freezing rent for people that have lost their jobs(or cut hours) due to this. I love this city and and hope the right thing can be done here.

## Communication from Public

**Name:**

**Date Submitted:** 03/23/2020 11:33 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I am a resident of LA County working in the music industry who's industry has taken a hit from COVID-19 lockdown. I ask that you please take into consideration a rent freeze. There is no feasible way that continuing to charge tenants will put us or anyone else in a better situation down the road. Please consider.

## Communication from Public

**Name:** Karen Oliveros

**Date Submitted:** 03/23/2020 11:36 AM

**Council File No:** 00-9999

**Comments for Public Posting:** To David Ryu: My name is Karen Oliveros and I am US citizen demanding you change the current proposed economic stimulus and relief package. We need to not just freeze rent increases but freeze rents entirely - not owed later, but as a relief all hardworking American people are owed. This is about protecting our country, our families - and it starts with the homes that house our human spirit. Thank you for making the economically smart and empathetic choice that will lead to an exponential amount of good for our people and our economy.

## Communication from Public

**Name:** Aidan Dick

**Date Submitted:** 03/23/2020 11:37 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I want to voice my support for a rent STOPPAGE in Los Angeles. Mandates requiring not working is severely effecting my, and so many of my friends and peers, ability to pay rent. A rent stoppage is the only way to keep a mass amount people from becoming homeless. Please help us.

## Communication from Public

**Name:** Kelcey Maguire  
**Date Submitted:** 03/23/2020 11:47 AM  
**Council File No:** 00-9999  
**Comments for Public Posting:** I'm signing this petition in support of a rent freeze for the city of Los Angeles.

## Communication from Public

**Name:** Jessica Gasperini

**Date Submitted:** 03/23/2020 11:49 AM

**Council File No:** 00-9999

**Comments for Public Posting:** With the Covid-19 crisis, people are losing jobs at an unprecedented rate. With that, they're also losing health insurance. We should be doing everything we can to make sure they're not losing housing as well. I support a rent freeze and hope the LA City Council will as well.

## Communication from Public

**Name:** Caroline Armitage

**Date Submitted:** 03/23/2020 11:50 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I would like to voice my support in implementing a rent freeze to lessen the financial stress created by covid-19. I think this will also help to slow the spread of the virus, as people who live paycheck to paycheck will have an easier time not going into work. Thank you for taking our voices into consideration! Stay well.

## Communication from Public

**Name:** Wyatt Fair

**Date Submitted:** 03/23/2020 11:51 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I'm writing to call for a rent moratorium in Los Angeles for the next three months. Many of the constituents of this district cannot afford rent on 4/1 and have no hope of paying on 5/1. I urge you to vote in favor of a rent moratorium. I've lost my job (I work as a barista in Burbank) and the coffee shop I work at has no plans to re-open for anything besides takeout service any time soon. I am searching for remote work and prospects look very slim, even though I have a college education and ample job experience. I am thinking not only about my own struggle but also the struggle of those less fortunate than I am. I urge you to vote for a rent moratorium.

## Communication from Public

**Name:** Olivia  
**Date Submitted:** 03/23/2020 11:51 AM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Please consider putting a rent freeze into place not just a rent raise freeze. It would help all of us here wow city is on shut down

## Communication from Public

**Name:** Steve Pilot

**Date Submitted:** 03/23/2020 11:54 AM

**Council File No:** 00-9999

**Comments for Public Posting:** The city needs to place all RENT and MORTGAGES on SUSPENSION immediately. People are being forced into unemployment through no fault of their own and if they cannot make money then they cannot pay their bills. There is so much fear and anxiety right now because of the Coronavirus and the least the city can do is alleviate the financial stress before it gets out of hand and people get desperate. Thanks -Steve Pilot Venice, CA

## Communication from Public

**Name:** Regina Hermosillo  
**Date Submitted:** 03/23/2020 11:54 AM  
**Council File No:** 00-9999

**Comments for Public Posting:** As COVID-19 triggers a national state of emergency, and a statewide call to stay home and stay sheltered, many Angelenos are forced to put their health on the line simply to keep a roof over their heads. Our city council members have shown great leadership in their response to this crisis so far. In this precarious time, it's crucial that their next actions be bold, decisive, and for the good of our most vulnerable friends and neighbors. We know that the economic and public health impacts of COVID-19 will be devastating for our most vulnerable communities. In Los Angeles, more than 60 percent of renters already spend almost a third of their household income on rent each month — and 57,000 people are without housing altogether. With the previously unthinkable restrictions that have now been placed on working Angelenos, countless more will soon be unable to stay in their homes or put food on the table.

## Communication from Public

**Name:** Lila Mensing

**Date Submitted:** 03/23/2020 11:54 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Hello, I am writing to urge you to support the rent freeze. I very much support this motion because almost everyone I know, including myself, have no income at the moment and have no way of paying rent. Please help us avoid even more homelessness in our city. Thank you so much. Best, Lila Mensing

## Communication from Public

**Name:** Jacqueline ingrassia

**Date Submitted:** 03/23/2020 11:55 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I'm writing on behalf of family and myself. I am a substitute teacher and due to the closure of schools I am currently out of work till the end of the year. Please help us by freezing the rents and mortgages for at least two months. This is going to force us out of our homes. Please help.

## Communication from Public

**Name:** Iras Songmitr  
**Date Submitted:** 03/23/2020 11:56 AM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Please freeze rent and LADWP utility for individual and small business.

## Communication from Public

**Name:** Katharine Epstein

**Date Submitted:** 03/23/2020 11:57 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I'm urging you and the city council to put in place a rent freeze for 3 months. Many of the constituents of your district cannot afford rent on 4/1 and have no hope of paying rent on 5/1. I greatly urge you to please vote in favor of rent freeze. So many of us work in places that are closed down and have no income from the last two weeks. I work in food service and I haven't worked since 3/11/20. Please, please vote in favor of the rent freeze to prevent constituents like myself, who live paycheck to paycheck, from economic ruin due to this pandemic. Thank you.

## Communication from Public

**Name:** Kelsey Gunn

**Date Submitted:** 03/23/2020 11:57 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Hi Mayor Garcetti and anyone else who reads this, First I want to thank you for being our leader when our president has repeatedly let us down. Thank you from the bottom of my heart. I also want to plead for a moratorium on rents/mortgages in this time as truly without any work or ability to get unemployment as a freelance filmmaker I don't know how I or any of my peers and colleagues will survive. As someone that was striving for their goals and living paycheck to paycheck, as most in LA are due to high living costs, freezing rents and rolling them over will do nothing if I have no work or money coming in. I know you want to do what's best for your people. I trust you in your leadership. Please help the little people of LA who won't survive otherwise. Again thank you for speaking and fighting for us. Please don't let us down. Kelsey Gunn

## Communication from Public

**Name:** Emily

**Date Submitted:** 03/23/2020 11:59 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Please move forward with the rent freeze for 3 months. So many of us can not afford to pay rent as our hours and jobs have been lost. Most of us will not be able to pay rent on 4/1 and definitely not on 5/1 either. Please help us through the coronavirus crisis. Most of us do not have income from even the last two weeks. Please help us!

## Communication from Public

**Name:**

**Date Submitted:** 03/23/2020 11:59 AM

**Council File No:** 00-9999

**Comments for Public Posting:** In the pressing matter of RENT FREEZES. It is imperative to enact some sort of freeze. Many can't pay rent on the first. Many DO NOT qualify for unemployment. Many don't qualify for any kind of loan due to over extended credit, low scores etc.... Thank you

## Communication from Public

**Name:** Sean McOmber  
**Date Submitted:** 03/23/2020 11:59 AM  
**Council File No:** 00-9999  
**Comments for Public Posting:** I'm urging you and the city council to put in place a rent freeze for 3 months. Many of the constituents of your district can not afford rent on 4/1 and have no hope of paying rent on 5/1. I greatly urge you to please vote in favor of rent freeze. So many of us work in places that are closed down and have no income from the last two weeks.

## Communication from Public

**Name:** JERAMY R FELCH

**Date Submitted:** 03/23/2020 12:01 PM

**Council File No:** 00-9999

**Comments for Public Posting:** The fact that an order exists to force us unable to make money but no order exists to freeze bank and credit is, on its face, mathematically unreasonable. This should be done federally but in light of the fact that we have a human thumb for a president, the state, county and city leadership needs to take over and act on behalf of its citizens. Anything less is uncivilized.

## Communication from Public

**Name:** Mara Glazer

**Date Submitted:** 03/23/2020 12:01 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Ask for Testing & Tracing of Covid-19 You must test and trace. Right now. Get every citizen a test. Contain the virus. Staying at home is not enough. WHO: "We have a simple message for all countries: Test, test, test." "You cannot fight a fire blindfolded, and we cannot stop this pandemic if we don't know who is infected," WHO Director-General Tedros Adhanom Ghebreyesus. <https://news.un.org/en/story/2020/03/1059552>

## Communication from Public

**Name:** Madison Jade

**Date Submitted:** 03/23/2020 12:02 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please freeze rent! I am a full time student and I have been laid off and I can't afford rent this month. Please think everyone who unable to work and pay rent

## Communication from Public

**Name:** Frankie

**Date Submitted:** 03/23/2020 12:02 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I am advocating for a rent freeze during this COVID-19 pandemic & quarantine. I have been laid off due to this virus & currently have no income. I know I am not the only one who is experiencing. The cost of living in Los Angeles is astronomically high & a lot of people who call this city their home are in a financial crisis because of the repercussions of this COVID. I don't want to see anyone who lives here suffer anymore than they already are during this time. We are doing our part to stop the spread of this virus & we need a rent freeze while our jobs have been affected during this time. Please consider this. I appreciate your time.

## Communication from Public

**Name:** Kassandra McNamara

**Date Submitted:** 03/23/2020 12:03 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Writing in for support of a total rent freeze for LA county due to the COVID-19 pandemic lockdown procedures putting the majority of people out of work. To clarify, we need a freeze on paying rent, not just freezing rent increases. Please consider the impact this pandemic is having on the common man - we cannot go to work or find new work, Unemployment is not coming for weeks and is half of what we normally would get in paychecks. As a community it is important now for than ever to support one another so we can get through this terrible time. Thank you.

## Communication from Public

**Name:** Mika

**Date Submitted:** 03/23/2020 12:03 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I am urging you and city council to put in place a rent freeze for 3 months. Many of the constituents of your district can not afford rent on April 1st and have no hope paying on May 1st. I greatly urge you to please vote in favor of rent freeze. So many of us work in places that are closed down and have no income from the last two weeks. Thank you!

## Communication from Public

**Name:** Jeremy

**Date Submitted:** 03/23/2020 12:09 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hi There, My name is Jeremy and I live in the city of L.A. I'm a freelancer and have been hit HARD by the current coronavirus pandemic and have been out of work for weeks. The city has issued a Stay-At-Home which is understandable given the nature of the times, however this is not sustainable long term without a rent/utility freeze of some kind. I strongly urge Mayor Garcetti and our city legislators to implement such measure(s) as soon as possible. Stress effects the immune system and financial/economic stress engendered by an accumulation of bills with no income to pay them will only add to the risk of spreading this virus

## Communication from Public

**Name:** Ashley Sutton

**Date Submitted:** 03/23/2020 12:10 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hello my name is Ashley Sutton and I'm writing on behalf of Healthy LA. I'm writing to urge your to protect all your constituents that have been affected be the COVID-19 outbreak. My husband and I live in LA and we have both lost our jobs until we are about to go back to work on the 19th. I urge that you think of us when you are passing legislation tomorrow. That you protect renters, provide paid sick leave for those that need it and that you help us in this time of need. We need you more now than ever. Thank you!

## Communication from Public

**Name:** Remy Solomon  
**Date Submitted:** 03/23/2020 12:11 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** General Comment: I'm urging you to consider a rent freeze for LA for 3 months. Many of us have lost jobs or significant income due to the City's Covid-19 measures. I support the taking of such measures, but they have hindered the ability of myself and many others to make rent for the month of April. Please consider a rent freeze for the greater good of the people of Los Angeles.

## Communication from Public

**Name:** AC

**Date Submitted:** 03/23/2020 12:11 PM

**Council File No:** 00-9999

**Comments for Public Posting:** RENT FREEZE I heard that LA is considering a rent and utilities freeze during this pandemic. I wanted to voice my concern. As a working DJ and events coordinator who has worked consistently and successfully for the last 10+ years in LA, i am finding myself for the first time in my adult life completely unemployed. My jobs started canceling in January and as of last week my last job (a wedding gig in the summer) has cancelled and i have zero income coming in for the remainder of 2020. The money i had been saving to put down as a deposit on owning a home is now going to be what I live on for the Forseeable future. My rent, i live alone, Is just under \$3k/month. The reason I wanted to buy a house was because I wanted that substantial monthly expense to go towards a mortgage and put my feet firmly down i this great city I've called home for the last 18 years. I also started a small business LLC in event production this year and all that money I invested in starting that company is now a total loss. A rent And utilities freeze would be a huge assistance for those of us that work full time in the business of entertainment and people gathering since we don't really see those industries bouncing back anytime soon. Thank you.

## Communication from Public

**Name:** Alex  
**Date Submitted:** 03/23/2020 12:14 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** I want to voice my support for the freeze on utility and rent payment increases. I would also like to voice my support to temporarily freeze rent until the covid-19 disaster subsides.

## Communication from Public

**Name:** Bianca Cafuentes

**Date Submitted:** 03/23/2020 12:16 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Regarding the rent/utilities freeze motion to be proposed on Tuesday March 24, 2020: The novel coronavirus has shown us many issues that are inherently wrong with the way we govern our nation. Most of the working class is now under a mandatory quarantine with almost no savings, no way of surviving without the crucial income many Americans require to sometimes get by for the next week or two. Many of us live paycheck to paycheck and are gravely affected by the quarantine that has been imposed. Although we are forced out of our essential jobs, we remain hopeful—especially with the help of our community. The community is strong and willing to help others in this trying time. We ask of you to be part of our community. Take part in taking care of our neighbors during one of the worst afflictions our dear country has faced. It starts locally. It starts by asking our local government to freeze rent and utilities to help alleviate the anxiety of your constituents. We can all get through this, but we need our local government to do what is right. Thank You, Bianca Cafuentes

## Communication from Public

**Name:** Gabriel Nunez

**Date Submitted:** 03/23/2020 12:18 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I am a Citizen of Los Angeles and I am calling to demand the LA City Council implement a comprehensive rent and mortgage suspension during this state of emergency regarding the COVID-19 pandemic. Due to cancellations, closures, and wide spread unemployment the people of Los Angeles are losing massive amounts of income and many are unable to make rent payments in addition to covering food, medicine, or personal emergencies. Stable housing is crucial to maintain the governor's plan for social distancing to address this public health crisis. We must act now to suspend all rent and mortgage payments statewide in addition to an indefinite moratorium on evictions and housing closures. Furthermore all property insurance payments must be suspended and landlords not be penalized for not meeting maintenance requests given the circumstances. My fellow residents of Los Angeles and I demand a response to the current emergency that protects the health and safety of the population by not compromising our ability to shelter in place. Our demands for a comprehensive rent and mortgage suspension are in the best interest of the health of the entire population.

## Communication from Public

**Name:** Gina canavan

**Date Submitted:** 03/23/2020 12:19 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I support the LA City Rent Freeze due to the hardships as caused by the 2020 COVID-19 pandemic.

## Communication from Public

**Name:** Elizabeth Edwards

**Date Submitted:** 03/23/2020 12:20 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hi, I'm one of many of your constituents who is currently out of work due to the COVID-19 outbreak. I'm urging you to put in place a rent MORATORIUM for the next three months. I will (barely) afford my rent this month and am not sure what will happen in May. I have no way of knowing when I'll return to work and I don't know if or how much I'll receive through UI. I'm one of many in this city who scrapes by working paycheck-to-paycheck and I have little to no hope of paying back rental debt should that become my reality. As it is I spend almost half my income on rent. Please stand up for those most vulnerable right now by putting in place a 3 month rent moratorium. Many lives and livelihoods depend on it. Thank you, Elizabeth Edwards

## Communication from Public

**Name:** Nicole farjad

**Date Submitted:** 03/23/2020 12:20 PM

**Council File No:** 00-9999

**Comments for Public Posting:** PLEASE I'm urging you and the city council to put in place a rent freeze for 3 months. Many of the constituents of the west Lake District will not be able to afford rent on 4/1 and have no hope of paying for rent on 5/1. I greatly urge you to vote in favor of rent freeze. So many of us work in places that are closed down and have no income from the last two weeks.

## Communication from Public

**Name:** Shannon

**Date Submitted:** 03/23/2020 12:20 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hello my name is shannonI live in Venice. I am a citizen of Los angels & I am writing to demand Gavin Newsom/ Eric Garcetti implement a comprehensive rent freeze during this state of emergency. Due to cancellations, closures, and widespread unemployment of the people of Los Angeles are losing massive amounts of income and many are unable to make rent payments in addition to covering food, medicine, or personal emergencies. Stable housing is crucial to maintaining the governs plan for social distancing to address the public health crisis. We must act now to suspend all rent payments, statewide in addition to an indefinite moratorium on evictions and housing closures. Me & my fellow residents of Los Angeles are demanding an immediate rent freeze. No one should have to struggle for the financial benefit of the few in this universal crisis. Thank you

## Communication from Public

**Name:**

**Date Submitted:** 03/23/2020 12:21 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I'm urging you and the city council to put in place a rent freeze for 3 months. Many of the constituents of your district can not afford on 4/1/20, and have no hope for paying rent in 5/1/20. I greatly urge you to please vote in favor of a rent freeze. So many of us work in places that are closed down or are self employed and have no income for from the last two weeks. Thank you

## Communication from Public

**Name:** Daniel

**Date Submitted:** 03/23/2020 12:22 PM

**Council File No:** 00-9999

**Comments for Public Posting:** We need a rent freeze for three months or until the end of the covid 19 quarantines and restrictions. I cannot at this time work. I was working at a health and fitness center and also Uber driving for work. There is no safety net. I have no health insurance either. I make too much to qualify for medical as they don't consider expenses when calculating income, but not enough to afford rent in LA and health Insurance. Obviously rent is more important. But now I can't pay that either. There is no more income. And I'm in the same boat as 85% of the people I know. You don't have to do the rent freeze. You could just add to the homeless problem in Los Angeles if you'd like. I'm sure that'll keep the spread of any viruses or diseases down.

## Communication from Public

**Name:** Benjamin

**Date Submitted:** 03/23/2020 12:24 PM

**Council File No:** 00-9999

**Comments for Public Posting:** RENT FREEZE I urge the City Council to put a rent freeze into effect for at least three months. Many people have been financially affected by the safer at home measure and need help urgently in order to stay safe. Please vote in favor of rent freeze.

## Communication from Public

**Name:** Paige Marton

**Date Submitted:** 03/23/2020 12:25 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please consider rent and eviction moratorium for LA county. Many of us will not be able to afford rent or afford to back pay rent once this is all over. We are staying home and out of work for our community - please take care of us!

## Communication from Public

**Name:** Emily Van Hanswyk

**Date Submitted:** 03/23/2020 12:27 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I'm urging you and the city council to put in place a rent freeze for 3 months. Many of the constituents of your district cannot afford rent on 4/1 and have no hope of paying rent on 5/1. I greatly urge you to please vote in favor of rent freeze. So many of us work in places that are closed down and have no income from the last two weeks.

## Communication from Public

**Name:** Amanda Robinson

**Date Submitted:** 03/23/2020 12:28 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I'm urging you and the city council to put into place a rent suspension for 3 months. Many of the constituents of your district cannot afford rent on 4/1 and have no hope of paying rent 5/1. I greatly urge you to please vote in favor of a rent suspension. So many of us work in places that are closed down and how no income for the last two weeks. Best, Amanda

## Communication from Public

**Name:** Ren MacDonald

**Date Submitted:** 03/23/2020 12:29 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please push for a rent moratorium/suspension during this time of quarantine due to the COVID virus. My husband and I own a businesses and have literally zero income coming in. If a suspension does not pass than we are at risk of not being able to pay rent and have a home to live in during these dangerous times. I should mention we are not alone - all of our friends in similar industries are effected by this. You will hear from them as well. PLEASE PUSH THIS BILL THROUGH.

## Communication from Public

**Name:**

**Date Submitted:** 03/23/2020 12:29 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I'm urging the Mayor and City Council to place a rent freeze for 3 months. Many of the constituents of your district cannot afford to pay rent 4/1 and have no hope paying rent on 5/1. I greatly urge you to please vote in favor of rent freeze. So many of us work in places that are closed down and have no income from the last two weeks.

## Communication from Public

**Name:** Casey Moore

**Date Submitted:** 03/23/2020 12:29 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hi, as a constituent, wanted to reach out and express support for the council to end current sweeps of homeless encampments and pause enforcement of the 60 gallon rule. Also wanted to encourage a vote for a rent moratorium for the month of April.  
Best, Casey

## Communication from Public

**Name:** Nuong  
**Date Submitted:** 03/23/2020 12:29 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Freezing the rent while most of us are now unemployed will only help to prevent imminent credit loss and potential crimes from happening

## Communication from Public

**Name:**

**Date Submitted:** 03/23/2020 12:30 PM

**Council File No:** 00-9999

**Comments for Public Posting:** David Ryu: please fight for rent forgiveness/suspension for the city of Los Angeles during this time of crisis. A large portion of the workers of this city including the entertainment industry and food and beverage industry, in order to comply with the law and to do our part to keep our communities safe, are not able to continue working as long as we are not able to leave our homes. Please pass laws that enforce rent forgiveness, for those not able to make rent due to these highly unusual circumstances.

## Communication from Public

**Name:** Abe Heath

**Date Submitted:** 03/23/2020 12:30 PM

**Council File No:** 00-9999

**Comments for Public Posting:** At this time, the people of Los Angeles are facing a crisis, just as there is an international crisis. Please, I urge you to put in place a 3-month rent freeze (at minimum). Across many scales, Angelenos are deeply effected by Covid-19, and are unable to work without further spreading the virus, thus putting themselves and others at risk. While not enforcing evictions may allow people to temporarily have shelter if they are unable to pay rent, it does nothing to solve the deeper problem of lost income. Many Angelenos live month-to-month and will not be able to make up any lost rent! Only a rent freeze will allow citizens of LA to not only stay safe, but stay afloat (and thus potentially invest in the businesses that remain open, supporting our local economy). We are living in unusual and extraordinary times, as such I ask you to respond with unusual, but deeply necessary, measures. Thank you.

## Communication from Public

**Name:** Devon Nolte

**Date Submitted:** 03/23/2020 12:31 PM

**Council File No:** 00-9999

**Comments for Public Posting:** We are asking for rent forgiveness for the duration of the time that we are affected by the covid-19 pandemic. Many of us living paycheck to paycheck have had our hours cut and jobs lost--and we have no possible way to pay rent or bills. Assistance for food for all who need it is also essential, especially for children who (were) in school and elderly folks who have to stay in quarantine. We need the government to support ALL PEOPLE in this time--not just large corporations and industry.

## Communication from Public

**Name:** Rina Movsisyan

**Date Submitted:** 03/23/2020 12:31 PM

**Council File No:** 00-9999

**Comments for Public Posting:** We, the citizens of Los Angeles, desperately need a rent freeze. Most of us have been out of work for going on 2 weeks, and most of us live paycheck to paycheck because of the incredibly high cost of living as is. Please help us all get out on the other side of this with at least a chance to not get out in the hole. Please consider the rent freeze. We all need this.

## Communication from Public

**Name:** Sophie Weil

**Date Submitted:** 03/23/2020 12:32 PM

**Council File No:** 00-9999

**Comments for Public Posting:** - Immediate rent suspension for the months of April and May -  
Anti-harassment measures to protect tenants - immediate  
expropriation of all vacant units to be used for housing the  
unhoused in LA county

## Communication from Public

**Name:** Richard Ramirez Jr

**Date Submitted:** 03/23/2020 12:34 PM

**Council File No:** 00-9999

**Comments for Public Posting:** In support of: - Immediate rent and mortgage suspension for the months of April and May. -Anti- harassment measures to protect tenants. -Immediate expropriations of all vacant units to be used for housing the I housed in Los Angeles.

## Communication from Public

**Name:** Jeff Kulig

**Date Submitted:** 03/23/2020 12:36 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Re: Rent Freeze 03/24/2020 Hello, To whom it may concern: (Most of us Angelinos I imagine at this point) I share rent in a residence with 3 others all of whom have been put out of work by the order to stay at home. 2 of us were independent contractors in the film industry- as soon as gatherings were shut down- all our foreseeable productions and income went away. Our other two housemates lasted only a few days longer as eventually the businesses they worked for, a bar and a barbershop, were also forced to close their doors until further notice. We could use any support the city is willing to provide in this time and in particular rent is a major concern of ours. Up until now we have been contributing members of society and paying in our fair share- please don't allow us to be put out on the streets. Thanks, -Jeff Kulig N. Harvard Blvd. Resident

## Communication from Public

**Name:** Dustin Hess

**Date Submitted:** 03/23/2020 12:40 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please help us all out with freezing rent. My wife and I are out of work during this pandemic with no way to afford our home and our management company is doing nothing to help and expects us to pay on time. I know we are not the only people in this situation. Please freeze rent! Stay healthy!

## Communication from Public

**Name:** Heather williams

**Date Submitted:** 03/23/2020 12:41 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hello, I am writing to urge the city council to defer all rent payments through end of crisis as has been done for mortgage payments. Many of us have no income and have been paid off with no assistance. Our places of residence are equally as important as those whom own a home and pay a mortgage. Leaving this up for negotiation between renter and landlord will not result in a positive outcome for renters. Please help and do the right thing! Thank you!

## Communication from Public

**Name:** Manuel Fernando Pires

**Date Submitted:** 03/23/2020 12:41 PM

**Council File No:** 00-9999

**Comments for Public Posting:** A rent freeze to protect Los Angeles residents is important for all of us who lost our income and the rest of us who will have to care for others in this COVID 19 pandemic.

## Communication from Public

**Name:** Elliot Shaffer

**Date Submitted:** 03/23/2020 12:45 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please implement a mandatory RENT HOLD for all of LA COUNTY. I am among the many that has lost employment due to the Corona Virus. I was laid off last week and don't know how I am going to sustain myself. I can't even imagine what other folks here are going to do to get by. People with children, people that live paycheck to paycheck, people with health conditions that rely on employer health care. Please do the right thing and take care of the people that make LA home! Thank you.

## Communication from Public

**Name:**

**Date Submitted:** 03/23/2020 12:45 PM

**Council File No:** 00-9999

**Comments for Public Posting:** As an independent contractor in the City of Los Angeles, I now have no work with the trade schools that I worked at all closed. I cannot file for unemployment and have no way to make ends meet. At all. Please freeze all rent for Los Angeles as soon as possible. We all need this. We cannot rack up months of rent unpaid, even if we are not evicted. Please help.

## Communication from Public

**Name:** Pariwa Easterling  
**Date Submitted:** 03/23/2020 12:46 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Please freeze rent and LADWP utility increases during the  
Coronavirus Thank you

## Communication from Public

**Name:**

**Date Submitted:** 03/23/2020 12:46 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I am writing in regards to the potential rent freeze. I am a speech therapist that got laid off due to COVID-19 outbreak. I will not be able to afford rent without my salary job. I also am expected to move next month which I will not be able to afford. Please consider freezing rent and lease agreements for at least 60 days!  
Thank you!

## Communication from Public

**Name:** Andrew Gleckler

**Date Submitted:** 03/23/2020 12:52 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Rent must be be frozen in the Los Angeles area for the time being to help ease the financial burden of this crisis. Thank you, and thank you for everything you all continue to do to fight this pandemic.

## Communication from Public

**Name:** Marget Cook  
**Date Submitted:** 03/23/2020 04:06 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Moratorium on Rent and Mortgage payments.

## Communication from Public

**Name:** Carly Moulter  
**Date Submitted:** 03/23/2020 10:36 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** My grandmother was forced into retirement and I just lost my job! The financial security I had 2 weeks ago is gone and I am terrified to be on the streets on LA alone. As a full time college student I have student loans to pay off and no money to spare. Please help me and others like me in this time of need.

## Communication from Public

**Name:** rheese

**Date Submitted:** 03/24/2020 03:07 PM

**Council File No:** 00-9999

**Comments for Public Posting:** due to covid-19, my community is completely & indefinitely out of work and cannot afford to pay rent. in the meantime, we as that you please instate a rent freeze for the duration of the quarantine. thank you!

## Communication from Public

**Name:** G Mead

**Date Submitted:** 03/26/2020 11:01 AM

**Council File No:** 00-9999

**Comments for Public Posting:** RENT, MORTGAGE AND UTILITIES FREEZE I'm urging the city council to put in place a rent, mortgage and utilities freeze for 3 months (or for however long people are out of work as a result of COVID-19, whether sick, on pause, laid off or because of canceled gigs/work of any type). Many of the constituents in our city can not afford rent on 4/1 and have no hope of paying rent on 5/1. Additionally, many constituents will likely struggle to pay utilities, especially if utilities increase as people are home full time. Utilities should remain no higher than they were last year to the date. I greatly urge you to vote in favor of and pass the rent, mortgage and utilities freezes that are being proposed. People should then be allowed a grace period after jobs return to work out payment plans according to their means. The eviction moratorium is not enough. Please consider suspending all of these payments for those who need the help before we spiral into a Great Depression due to a housing crisis because of all of the people, myself included, who are currently unemployed as a result of COVID-19. Many of us are struggling right now and this freeze may be a key factor that helps us to make it through this. As a friend said, "A moratorium isn't going to resolve anything when this is only the beginning of this pandemic induced recession and hospitals can't get tests, equipment or any of their needs met to combat this. You are essentially placing a bandaid on a more serious issue that the president is assessing could be up to 18 months due his inability to lead this country correctly with his republican allies. Essentially by creating a moratorium you're asking renters to pay back monthly rent within 6 months. However if the public is unemployed and on a "Safer at Home" emergency order for that duration, you're creating a renter's housing bubble. Essentially when renters finally do get back to work they will be paying double rent which will cause the Los Angeles Housing crisis to burst. This in no way is beneficial to home owners or renters. This temporary recession will then lead to a great depression and explosion of increased homelessness on a mass scale. California alone has 300,000 people filing for unemployment just since last week. These numbers will continue to rise with each passing day. Creating a rent freeze is the right thing to do to ensure this is simply a short recession LA can bounce back from. We are counting on you to do the right thing!"

Thank you in advance for making the right decision for the people  
you represent

## Communication from Public

**Name:** L. Doolen

**Date Submitted:** 03/26/2020 05:33 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hello, I am a constituent from Mid City. I am writing as part of the Healthy LA coalition to ask the council to enact stronger protections for our community in response to COVID-19. Our families and vulnerable community members need immediate action to protect our health and our livelihoods. At tomorrow's Emergency Council meeting, I urge you all to support motions to:

1. Enact a Strong Moratorium on Evictions related to both nonpayment of rent and the presence of unauthorized occupants and pets, as well as all "no cause" evictions. People should not have to go to court to prove the impact of coronavirus on them to counter an eviction filing. Nobody should be evicted during an emergency that requires people to shelter in place.
2. Work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted.
3. Implement an immediate freeze on all residential and commercial rent increases and prohibit landlords from charging late fees.
4. Immediately supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles.
5. Protect workers' livelihoods by enacting "just cause," "right of recall," and "worker retention" policies to stop unscrupulous employers from unjustly terminating workers during this crisis, and to ensure that when it is safe to return to work, they still have jobs to return to.
6. Prioritize workplace health and safety, including mandated paid time for and access to hand-washing and sanitizing, provision of protective gear, and appropriate training for those still at work, especially grocery workers, food service workers, and delivery drivers.
7. Provide 14 days of paid sick leave to all workers and prohibit retaliation against those who take it. Workers must feel safe to stay home through their illness for the public's safety.

Thank you for your consideration, Lyndsey

## Communication from Public

**Name:** Deisy Suarez

**Date Submitted:** 03/26/2020 05:36 PM

**Council File No:** 00-9999

**Comments for Public Posting:** With regard to the Urgent Council Meeting on 3/27/2020: The restaurant and hospitality industries have been significantly impacted by forced closures during this pandemic. My business has been forced to close and has no income. Other businesses are also suffering and trying to adjust to the COVID-19 crisis. The City Council and the Mayor should engage businesses in a dialogue to support their operations. They should not approve such far-reaching ordinances with broad implications and unintended consequences. These proposals will close my business permanently. Collectively, the Right of Recall, Job Retention and Supplemental Sick Leave Ordinances will cause more businesses that are already on the brink of failure to close. It will take longer for employees, our economy and the vitality to rebound, if ever, with these ordinances in place. If you bankrupt small businesses who will employ our employees? At the very least, the ordinances should be referred to committee for public discussion and analysis. Reactively passing ill considered legislation is a recipe for economic disaster. Small business owners, such as myself, want to reopen and employ all of our staff, and hopefully more, but this legislation could destroy that and everything we have worked for. There has been no opportunity to engage in these ordinances that represent broad policy changes. Businesses are being forced to weigh in on these proposals with 24-hour notice. This is wrong and not the way new laws should be developed.

## Communication from Public

**Name:** G

**Date Submitted:** 03/26/2020 05:42 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hi. I came back to give a second public comment because I discovered more information. It seems dishonest that Councilmember Blumenfield (which is my Councilperson for CD3) was able to meet with VICA on WebEx literally on March 18th and Nury stated that City Council was unable to find a way to meet remotely??? So you definitely are lying to constituents now. That's exactly what I told EmpowerLA! I'm here to voice my support as well for the eminent domain case for the tenants I believe Hillside or CCEDLA I can't remember which. I saw Gil Cedillo recently in Las Vegas actually so I'm hoping that we can have leadership that actually cares about it's citizens and protects the rights of renters, worker, street vendors, and the other things that make Los Angeles great. Not just more gentrification, business improvement districts, and other ways to push poor people out. If you didn't have anyone working those jobs, how would you be able to afford your privilege? Are you going to be making your own coffee at McDonalds? Also this rent strike that everyone is talking about is not only a nationwide efforts, it's a global efforts. Big cities all over the world are sick and tired of being treated like we are worthless. This is why we form unions and the grassroots organizes together because our leaders are extremely shady. And then you think that we are stupid and don't notice how you're acting. You literally tried to make a change up and got caught. "We can't meet because the ITA team doesn't work" yet County was meeting on Zoom and CM Blumenfield was meeting with Valley businesses on WebEx. You should be ashamed of yourselves. There's communities who are out of work and barely able to pay their rent now. And your pockets are lined and you go to sleep at night soundly because your kids are in private schools being taught over the internet and you're skating through life on taxpayer dollars. San Fernando Valley Young Democrats were also meeting on Zoom. Do you think we are stupid??? Stop skirting your responsibilities; you're supposed to serve the people not special interests. You Democrats are just as dirty as the Republicans. Three more disappointing things I've noticed: distractions with the LA United Way fundraiser by the Rams for this coronavirus issue when the government should've acted much sooner and not had nonprofits pick up the slack. Having to have hand sanitizer donated by the beer company

instead of being provided by the government. Nury handing out  
diapers in her district because she remembers what it's like to be  
poor when there are families who can't barely understand how to  
survive until next month....you think we don't watch you but we  
do!!!!

## Communication from Public

**Name:** Frederick Guerrero

**Date Submitted:** 03/16/2020 10:06 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Council office, I have a restaurants in the community of Highland Park located at 110 N Ave 56 Los Angeles, CA 90042 and Chinatown located at 943 N Broadway #102 Los Angeles, CA 90012. Since the Coronavirus pandemic our restaurant has been hit hard. We have closed both our locations to do our part in assist in the safety and well being of both our staff and customers. The recent forced closures are now putting us to financial ruin. We are a family run business and everything we have is invested in our business is now at stake. Continuing rent and utilities will force us to bankruptcy. We need help. This is our livelihood. We need for our local government to protect us during these state of emergencies by acts of nature.

## Communication from Public

**Name:** Andy Kadin

**Date Submitted:** 03/17/2020 07:53 AM

**Council File No:** 00-9999

**Comments for Public Posting:** To Whom it May Concern: My name is Andy Kadin and I own Bub and Grandma's Bread. We provide wholesale bread for 140 restaurants across Los Angeles and I employ 43 dedicated workers. Due to the shutdowns our sales are already down 40%. Our staff is at half hours. Our managers are working without pay. And we are doing everything within our power to keep the business operational (and thus other restaurant and grocery businesses) and our economically high-risk employees paid for as long as possible. WE NEED HELP. ALL RESTAURANTS IN LA NEED ASSISTANCE. If you're going to shut us all down, there needs to be a concrete plan as to how to assist those whose lives, savings, dreams, future will be affected and in most cases erased by that decision. If it's a "we'll figure it out later" decision, you will be responsible for the destruction of the food and beverage world in Los Angeles for the foreseeable future. There are ways around this and I encourage you to please take the time to consider solutions prior to making an impulsive decision. YOU CAN DO BOTH. So before today's vote, please encourage your council to take the time to prepare solutions that make considerations beyond public health. So much more is at stake. Thank you, Andy Kadin Bub and Grandma's Bread 201 306 9481 andy@bubandgrandmas.com

## Communication from Public

**Name:** Mollie Engelhart

**Date Submitted:** 03/17/2020 09:20 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Council office, I am the owner of the Sage Vegan Bistro restaurant in the community of Echo Park located at 1700 W Sunset Blvd. Since the Coronavirus pandemic, our restaurant has been hit hard. The recent forced closures are now putting us to financial ruin. Everything we have is invested in our business. We have had to lay off several hundred employees as of yesterday. We are preparing emergency food packets for all employees to take home so they can provide meals for their families. We are putting all our resources towards preparing our employees for a period of uncertainty. Continuing rent and utilities will force us to bankruptcy. We need help. We need for our local government to protect us during these state of emergencies by acts of nature.

## Communication from Public

**Name:** Tyler Bell

**Date Submitted:** 03/17/2020 09:42 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Council office, I have restaurants in the community of Silver Lake located at 1637 Silver Lake Boulevard and 3701 Sunset Boulevard. Since the Coronavirus pandemic our restaurant has been hit hard. The recent forced closures are now putting us to financial ruin. Everything we have is invested in our business. Continuing rent and utilities will force us to bankruptcy. We need help. We need for our local government to protect us during these states of emergency by acts of nature. Tyler Bell, co-owner, L & E Oyster Bar El Condor

## Communication from Public

**Name:** Jessa Orluk

**Date Submitted:** 03/17/2020 10:11 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Good morning, I am a resident of CD-10 and I urge the Council to strengthen the eviction moratorium to protect renters for longer and not require proof that failure to pay is related to coronavirus, which will be next to impossible to ascertain. All eviction notices served during this time should be void. Council must immediately end 56.11 enforcement to stop criminalization, sweeps, and confiscation of property of houseless Angelenos and instead mobilize a public health response, including: - ID City buildings and safe parking areas for houseless people and provide sanitation - Provide handwashing stations and porta-potties at all encampments - Open up park and rec facilities and public libraries for houseless people to access restrooms and handwashing. Last, Council must enact a rent freeze covering all rental apartments in the City and stop commercial evictions of small business. It is critical that our city take action to protect renters and our houseless neighbors. I urge the Council to use this crisis as an opportunity to care for our most vulnerable neighbors, not as an opportunity to further oppress them. Thank you.

## Communication from Public

**Name:** Daniel Larios

**Date Submitted:** 03/18/2020 08:47 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I mean what makes LA special is the independent spaces. It's the mom and pop diners and immigrant restaurants and DIY art spaces, and if these die because of the virus the heart of the city will too. Please throw those that have dedicated themselves to make LA unique a lifeline. I beg you.

## Communication from Public

**Name:** Marie Manalo

**Date Submitted:** 03/19/2020 09:02 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I work at Bon Temps restaurant in the Arts District, located at 712 S Santa Fe Avenue, Los Angeles, CA, 90021. Since the Coronavirus pandemic made itself our restaurant has been hit hard and we have ceased operations and are not currently working. The recent forced closures are now putting us in danger of extreme financial hardship with no certain work on the horizon. We in the hospitality industry need help and meaningful action taken by local and state government now. Sincerely, Marie Manalo

## Communication from Public

**Name:** Courtney Kocak

**Date Submitted:** 03/26/2020 06:31 PM

**Council File No:** 00-9999

**Comments for Public Posting:** REGARDING: Vote NO on motions 72J & 72KK Hello LA City Councilmembers, I was deeply disappointed to find out about proposed motions 72J and 72KK. Small business owners in Los Angeles were already way too encumbered in red-tape before the coronavirus outbreak. I know many who were tempted to leave the state because the small business environment here is completely inhospitable, especially for restaurant owners with razor-thin margins. And now this?! Are you trying to make it impossible for people to reopen their businesses? Businesses will need to have the latitude to make the business decisions that are best for them – which, frankly, you don't have a solid understanding of – in order to have any hope of surviving in the coming months (and beyond). Please give everyone a break and focus on more important things, like keeping us alive. Thanks, Courtney Kocak

## Communication from Public

**Name:** Felicia Villani

**Date Submitted:** 03/26/2020 06:51 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Dear Mayor Garcetti, Many workers are independent contractors, such as musicians and DJ's that do not get unemployment during the Covid-19 crisis. it is important to FREEZE rent and mortgage payments - (not just you can't be evicted). Please consider us in your meeting to decide on helping Los Angeles residents like myself who have lost 100 percent of income in the wake of nightlife venues being closed indefinitely. Thank you. F. Villani

## Communication from Public

**Name:**

**Date Submitted:** 03/26/2020 08:45 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Dear Council Member: My wife and I have own a triplex in the city of Los Angeles for the last 20 years and are in our sixties. We urge you, Council Member, to take a holistic and balanced approach in recognition of the detrimental impact of COVID-19 on the city's renters and rental housing providers like ourselves, all of whom need support during this most challenging time. The proposed urgency ordinance does not establish specific written notification requirements or that renters provide supporting documentation reflective of their loss of income and inability to pay rent. We urge you to require renters to provide written notice prior to rent due dates, or establish a notice period similar to the Los Angeles County's Emergency Order, which specifies that a renter must provide written notice within seven (7) days after the date that rent is due, absent extenuating circumstances. By having renters provide rental housing providers with written notification and related supporting documentation of their inability to pay rent as soon as the circumstances set forth in the ordinance arise, rental housing providers and renters can avoid unnecessary court filings, as well as enabling owners to make financial adjustments, if and where possible. Reasonable, verifiable, supporting documentation is essential in minimizing the likelihood of fraud and disputes related to the basis for the non-payment of rent. Examples of supporting documentation could be a letter from an employer or medical doctor, pay stubs or bank statements depending on the individual's circumstances. Additionally, we urge you to provide mortgage relief for rental property owners who are negatively impacted due to the loss of rent revenue, and to temporarily suspend all City fees for businesses and suspend or institute a grace period for payments of City's trash and sewage for those who are impacted by COVID-19 pandemic. Your consideration is greatly appreciated! Thank you, Sergio.

## Communication from Public

**Name:**

**Date Submitted:** 03/26/2020 08:48 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I understand the necessity for no evictions at this time due to the COVID-19 as a landlord i to need help, I depend on rents to pay the building mortgage and my living experiences please help us as well with mortgage relief and relief from other costs associated with our property. I'm addition we want to make sure there is evidence of the lack of income from our tenants in writing. We as landlords want to do our part and also need help and relief.

## Communication from Public

**Name:** Leslie Hope

**Date Submitted:** 03/26/2020 09:04 PM

**Council File No:** 00-9999

**Comments for Public Posting:** A better way than eviction moratoriums to assist both renters is through the establishment of an emergency fund to provide essential financial support to those residents who cannot pay their rent. The Council should also provide mortgage relief for rental property owners who are impacted due to the loss of rent revenue, and temporarily suspend all City fees for businesses and suspend or institute a grace period for payments of City's trash and sewage for those who are impacted by COVID-19 pandemic. The City should also institute interest free loans to owners who need to make repairs during the crisis. Many small owners depend on an outside job to support their rentals. Their jobs may have been impacted by the crisis and they may need additional assistance to carry them through these next few months without having to declare bankruptcy. Mom 'n Pop owners depend on their modest rental income to support themselves, their families, and maintain the building for their renters. Accordingly, the City Council should ensure that rental housing providers be permitted to request and accept partial rental payments from renters without modification of lease agreements or limitation on their ability to later seek payment of unpaid rent. In addition, reasonable, verifiable, supporting documentation is essential in minimizing the likelihood of fraud and disputes related to the basis for the non-payment of rent. Examples of supporting documentation could be a letter from an employer or medical doctor, pay stubs or bank statements depending on the individual's circumstances.

## Communication from Public

**Name:**

**Date Submitted:** 03/26/2020 09:06 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Members Deferred payment of rent has sweeping financial implications on not just the multifamily rental housing industry but also the small businesses that you support including vendors, suppliers, and trades. Without rent revenue, I will have no other option but to significantly reduce all non-essential building services and will have difficulty paying your property taxes. Eviction moratoriums will not replace a renter's lost wages or cover the cost of medical prescriptions and related essentials. The most direct and impactful way to assist residents and businesses alike is through the establishment of emergency assistance fund to provide essential financial support to all impacted residents and businesses struggling during these uncertain and turbulent times. I urge the Council to provide mortgage relief for rental property owners who are negatively impacted due to the loss of rent revenue, and to temporarily suspend all City fees for businesses and suspend or institute a grace period for payments of City's trash and sewage for those who are impacted by COVID-19 pandemic. Urge the City Council to recognize that small owners depend on their modest rental income to support themselves, their families, and maintain the building for their renters. I ask the City Council to ensure that rental housing providers be permitted to request and accept partial rental payments from renters without modification of lease agreements or limitation on their ability to later seek payment of unpaid rent. The proposed urgency ordinance does not establish specific written notification requirements or that renters provide supporting documentation reflective of their loss of income and inability to pay rent. I Urge the Council to require renters to provide written notice prior to rent due dates, or establish a notice period similar to the Los Angeles County's Emergency Order, which specifies that a renter must provide written notice within seven (7) days after the date that rent is due, absent extenuating circumstances. By having renters provide rental housing providers with written notification and related supporting documentation of their inability to pay rent as soon as the circumstances set forth in the ordinance arise, rental housing providers and renters can avoid unnecessary court filings, as well as enabling owners to make financial adjustments, if and where possible. You must know that reasonable, verifiable, supporting documentation is essential in minimizing the

likelihood of fraud and disputes related to the basis for the non-payment of rent. Examples of supporting documentation could be a letter from an employer or medical doctor, pay stubs or bank statements depending on the individual's circumstances. Thank you.

## Communication from Public

**Name:** Hale Anderson  
**Date Submitted:** 03/26/2020 09:49 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** TENANTS NEED A MORATORIUM ON ALL EVICTIONS  
WITH RENT FORGIVENESS, NO DEBT

## Communication from Public

**Name:** alicia rhoden

**Date Submitted:** 03/26/2020 09:51 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I would like to see renters get help not be put out there are enors  
famleys need time pay there rent I ack your help iam a senor and a  
renter thank you

## Communication from Public

**Name:**

**Date Submitted:** 03/26/2020 09:54 PM

**Council File No:** 00-9999

**Comments for Public Posting:** TENANTS NEED A MORATORIUM ON ALL EVICTIONS  
WITH RENT FORGIVENESS

## Communication from Public

**Name:** alicia rhoden

**Date Submitted:** 03/26/2020 09:58 PM

**Council File No:** 00-9999

**Comments for Public Posting:** my name is Alicia rhoden iam acking people be given time pay there rent many looseing there job and working less hours losangeles has a very high homeless rate if this is not passed you will see famleys and older people on the sts i8am a older person and a person who has many illness I ack help people keep there houseing

## Communication from Public

**Name:**

**Date Submitted:** 03/26/2020 10:18 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Making small businesses pay for 80 hours OF SICK TIME WILL cause them to go OUT OF BUSINESS

## Communication from Public

**Name:** Carol Fondevila  
**Date Submitted:** 03/26/2020 10:21 PM  
**Council File No:** 00-9999

**Comments for Public Posting:** As the owners of two income properties, my husband and I are very concerned about the proposed ordinance to institute a moratorium on the eviction of tenants due to unpaid rent due to COVID 19. This global pandemic is affecting EVERYONE, not just renters but landlords as well. We are over the age of 70 and rely on our rents to support ourselves, as well as two other family members. We have a mortgage on our property, not to mention utility payments, property taxes, insurance, city business taxes, and upkeep by our gardener and handyman. Everyone is being financially impacted due to this crisis. The risk of fraud and moral hazard is unacceptably high, since renters are the ones being given the unilateral right to cease making rent payments. If this ordinance is put into effect, it should require that renters provide written proof within a week of rent being due of how they are financially impacted by COVID 19, such as a doctor's written letter or a letter from their employer. It should further be stipulated that rent is NOT FORGIVEN BUT MUST BE REPAID WITHIN A MATTER OF A FEW MONTHS. Landlords and tenants should be able to work out agreements between themselves for partial payment of rent, without changing the terms of existing leases. Instead of the city, county, or state picking winners and losers and passing the financial burden of this crisis onto the property owners, why doesn't our state government use some of its \$21 billion budget surplus to provide direct assistance for those in need? Is the city going to waive our city business tax? Is the county going to waive our property tax? Is the state going to waive our state income tax? There will be a lot of collateral damage with an ordinance, such as this, which leaves the property owners holding the bag.

## Communication from Public

**Name:** Adel Villalobos

**Date Submitted:** 03/26/2020 10:43 PM

**Council File No:** 00-9999

**Comments for Public Posting:** please do not force employers to pay 80hours of sick leave. We already pay more than state requires because we can. Business are not as evil as you think. however if i cant afford to pay 80 hours how can you force a business to do that. We dont print money. We need staff to help us make money to pay them. This makes no sense. business are struggling as much as people. if a business can do it let them doit. if not, you cant force such extreme measures during tough times.

## Communication from Public

**Name:** michele

**Date Submitted:** 03/26/2020 10:49 PM

**Council File No:** 00-9999

**Comments for Public Posting:** We are all suffering financially from loss of work, business, customers and orders due to the shut down of the State of California. This affects all of us not just renters who will receive unemployment and government aid payout of \$1200 per person. Mayor Garcetti announcing that don't worry about your rent you wont be evicted is atrocious and irresponsible The first thing one pays is their rent then food then all else in that order. The city council and Mayor want the property owners to bankroll renters who are high risk. WE ARE NOT A BANK OR LOAN OPERATION! The City has the responsibility to make loans available to tenants in need not property owners. We are not licensed to loan or bank so your demands are unreasonable. Deferred payment of rent has sweeping financial implications on not just the multifamily rental housing industry but also the small businesses that you support including vendors, suppliers, and trades. Without rent revenue, you will have no other option but to significantly reduce all non-essential building services and will have difficulty paying your property taxes, mortgages and other financial obligations. Eviction moratoriums will not replace a renter's lost wages or cover the cost of medial prescriptions and related essentials. The most direct and impactful way to assist residents and businesses alike is through the establishment of emergency assistance fund to provide essential financial support to all impacted residents and businesses struggling during these uncertain times. Once people fall behind on rent they do not catch up and it is not the responsibility of landlords to be burdened with these debts. Small independent owners depend on their modest rental income to support themselves, their families, and maintain the building for their renters. My parents are over age 86 and they depend on rental income to survive. You give away their income illegally so they should suffer and fall into debt as a direct result. The proposed urgency ordinance does not establish specific written notification requirements or that renters provide supporting documentation reflective of their loss of income and inability to pay rent due directly to Covid-19. We have many scammers to take advantage and play the system to their advantage. If you think this action will encourage landlords to rent now you will see the result. This is a loss, you allow someone to live for free in our units. All non-payments of full rent the city

will need to pay up and evict at no cost to the owners when the renter fails to repay all rents past due with free eviction lawyers for landlords. If the cost of operating this building goes up guess what, the cost will go up for renters ultimately. This is a business not a charity. Reasonable, verifiable, supporting documentation is essential in minimizing the likelihood of fraud and disputes related to the basis for the non-payment of rent. Examples of supporting documentation could be a letter from an employer or medical doctor, pay stubs or bank statements depending on the individual's circumstances. Verifiable proof of direct Covid 19 loss of wages or job position are necessary and payment plans enforceable with short time line. WE MATTER TOO AND WITHOUT LANDLORDS THERE WILL BE NO APARTMENTS AVAILABLE. Shortages will occur. Illegal and unfair to favor tenants over property owners rights encouraging taking advantage and expecting free rent. People do not categorize whats the most important items to pay first. I see renters making car payments, gas, credit card bills, insurance, cell phones, cable TV, shopping, salon services etc before they pay rent. RENT has to be number one, the bailout is not for their recreational use.

## Communication from Public

**Name:**

**Date Submitted:** 03/26/2020 11:04 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Due to the widespread loss of jobs from the COVID-19 outbreak, many people cannot pay their rents on April 1. Please call a Special Emergency Session to address the need of tenants, workers and the unhoused BEFORE APRIL 1. We need the City Council to address these pressing concerns ASAP, specifically with a rent suspension that will not require tenants to pay back rent as the current eviction moratorium suggests. We know that FFHA has extended mortgage forgiveness to multifamily properties that agree not to evict tenants so we're aware that banks and mortgage holders are receiving more assistance and protections than the vast majority of renters. The eviction moratorium established by Governor Newsom is not enough. It requires tenants to pay back missed rent payments which will be near impossible for most wage earners especially low-wage earners, not to mention the disabled community who are already in dire conditions. We must implement a rent suspension for as long as needed until this crisis is under control.

## Communication from Public

**Name:** Eban Lehrer

**Date Submitted:** 03/26/2020 11:53 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hello Los Angeles City Council Members. Thank you for your service in general and especially during this time of crisis... I understand there is relief for renters that would allow them to not pay their rent during the crisis. This is good and that helps them - but it creates a serious problem for a small, but important portion of the population. The issue is for "Mom and Pop" landlords. I am one and my family (wife and 3 year old) rely on the rent paid as our SOLE source of income. I understand that the mortgage payments may or will (depending upon the bank) also be suspended - we still have property taxes and insurance that have to be paid and even if all these were suspended, we will still have no income and there will be no way to maintain our rental, let alone provide for the basic necessities of our family (food, medicines, etc.). As I understand it, we are not eligible for unemployment insurance. A one time cash payment will help for a short period...but then what? What are we supposed to do? Please help provide a solution for your constituents who are in the same boat as our family... Thank you, Eban Lehrer.

## Communication from Public

**Name:** Andrea

**Date Submitted:** 03/26/2020 11:57 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Freeze evictions Freeze rents Freeze mortgage payments House the homeless Keep the utilities on The city of LA can take life changing action where Trump has refused. We can lead the nation and begin to save the country and the globe. We have the resources and the power to save people. If you want a stable economy and city, you must help the people first. Those from the lowest economic brackets create the wealth and are at high risk. The city council's refusal can only be seen as homicidal, Suicidal, just plain evil if nothing is done. Take action now!

## Communication from Public

**Name:** Frank

**Date Submitted:** 03/27/2020 12:06 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I request an immediate Rent suspension & mortgage suspension for the citizens of Los Angeles. It is immoral & illogical to place economic pressures on citizens during a crisis. Either you suspend Rent/Mortgages or the citizens will strike and you'll lose any credibility with your non-land owning constituents & breed class warfare.

## Communication from Public

**Name:** Francisca Franco

**Date Submitted:** 03/27/2020 01:47 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Dear Council Members: It has just come to my attention that Tomorrow, March 27th at 11 a.m., the Los Angeles City Council will consider adoption of an ordinance temporarily prohibiting residential and commercial evictions related to the COVID-19 pandemic. My parents are very modest landlords who receive rents as low as \$700 for a two bedroom apartment in Los Angeles. My parents are also elderly, have dementia, and require medical care. We as, everyone else on the planet, are impacted by the pandemic. Most all in my family have lost wages, fear the uncertainty, hurt for those that hurt, and help wherever and whenever we can, as that is how our parents raised us. However, the rental wages that my parents collect are currently critical to paying the mortgage, insurance, taxes, utilities, and maintenance for the properties, which are close to 100 years old. It is unreasonable, and I would imagine unconstitutional, for my parents to be expected to take on the role of FEMA or a government assistance program on behalf of the City of LA. We are very modest landlords that very likely, will need as much assistance as most humans due to the pandemic. Deferring any rental payments, and or imposing eviction moratoriums will have a horrific financial impact on my elderly parents. My parents worked very hard and made many sacrifices for the little they have. They immigrated to the USA, not Communist China, to work hard for the American dream. We will continue helping as much as we can during this crises. However, we know how much we are able to help and do so at our abilities and discretion. I urge you not to place our parents in the role of FEMA relief providers or to take on the role of a Los Angeles City government assistance program. In the unfortunate event, that a tenant is impacted financially by the pandemic, I urge you to please create the appropriate government funded program where the impacted tenants can turn to for emergency assistance. The City of Los Angeles, the State of California, and or the Federal Government should be the ones providing disaster relief - not my elderly parents who have dementia and can barely walk on their own. As much as our hearts go out to everyone, we need to protect our parents first. Regards, Francisca Franco

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 07:45 AM

**Council File No:** 00-9999

**Comments for Public Posting:** 1) Stop towing RVs & vehicles used for shelter 2) Stop ALL SWEEPS! 3) Stop all evictions & rent freeze 4) Supply public health and hygiene infrastructure to informal settlements 5) Open public bathrooms On point #3: Enact a Strong Moratorium on Evictions related to both nonpayment of rent and the presence of unauthorized occupants and pets, as well as all “no cause” evictions. People should not have to go to court to prove the impact of coronavirus on them to counter an eviction filing. Nobody should be evicted during an emergency that requires people to shelter in place. The City should work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. Implement an immediate freeze on all residential and commercial rent increases and prohibit landlords from charging late fees.

## Communication from Public

**Name:** Pamela sattler

**Date Submitted:** 03/27/2020 08:16 AM

**Council File No:** 00-9999

**Comments for Public Posting:** It is important to emphasize that eviction moratoriums will not replace a renter's lost wages or cover the cost of medical prescriptions and related essentials. The most direct and impactful way to assist residents and businesses alike is through the establishment of emergency assistance fund to provide essential financial support to all impacted residents and businesses struggling during these uncertain and turbulent times. Additionally, urge the Council to provide mortgage relief for rental property owners who are negatively impacted due to the loss of rent revenue, and to temporarily suspend all City fees for businesses and suspend or institute a grace period for payments of City's trash and sewage for those who are impacted by COVID-19 pandemic. Urge the City Council to recognize that small owners depend on their modest rental income to support themselves, their families, and maintain the building for their renters. Accordingly, ask the City Council to ensure that rental housing providers be permitted to request and accept partial rental payments from renters without modification of lease agreements or limitation on their ability to later seek payment of unpaid rent. The proposed urgency ordinance does not establish specific written notification requirements or that renters provide supporting documentation reflective of their loss of income and inability to pay rent. Urge the Council to require renters to provide written notice prior to rent due dates, or establish a notice period similar to the Los Angeles County's Emergency Order, which specifies that a renter must provide written notice within seven (7) days after the date that rent is due, absent extenuating circumstances. By having renters provide rental housing providers with written notification and related supporting documentation of their inability to pay rent as soon as the circumstances set forth in the ordinance arise, rental housing providers and renters can avoid unnecessary court filings, as well as enabling owners to make financial adjustments, if and where possible. Let the City Council know that reasonable, verifiable, supporting documentation is essential in minimizing the likelihood of fraud and disputes related to the basis for the non-payment of rent. Examples of supporting documentation could be a letter from an employer or medical doctor, pay stubs or bank statements depending on the individual's circumstances. Most importantly, share your personal

stories related to how COVID-19 has impacted you, reductions in your rental income and how you are struggling to maintain your building, support you and your family and meet your financial obligations.

## Communication from Public

**Name:** Raquel Laguna  
**Date Submitted:** 03/27/2020 08:35 AM  
**Council File No:** 00-9999

**Comments for Public Posting:** I urge my councilman David Ryu and other council members to pass more extensive relief for tenants, as a moratorium and requirement to pay back rent will not be good enough for many of our citizens who will experience significant financial loss because of COVID 19. These citizens are in danger of losing their homes and shelter, and we need to be more aggressive in protecting our most vulnerable citizens. I also urge the city council to provide more robust unemployment benefits and relief for workers who have been laid off because of closures due to the pandemic. Finally, I urge that Los Angeles require all corporations who have essential workers on the ground to provide paid sick leave (14 days) and family leave to care for a sick loved one.

## Communication from Public

**Name:** California Business & Industrial Alliance (CABIA)

**Date Submitted:** 03/27/2020 08:32 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Dear Los Angeles City Council, The California Business & Industrial Alliance (CABIA) which represents over 150 members statewide and works with over a dozen trade associations with a primary focus of Labor Law Reform. The state currently has a labor law digest of over 1,100 pages to follow and gets even more complex with individual city requirements. Small business owners are not able to keep up with so many rules and regulations and are at a major disadvantage to being aware of so many rules. Our organization finds it appalling that at this time you are considering more red tape and more expenses to our community. Today business owners are concerned they will still have a business in the next 30 days and you are trying to pass laws that create a tremendous burden for them. Employers, who lay off due to Covid-19, should not have to be concerned on what order they did it and if the business survives, what order they will return. Small businesses cannot be run like a unionized facility and this language is not remotely appropriate for small businesses. More sick leave sounds great, although who will pay for it? Businesses are trying to stay alive and do not need any additional expenses that could be detrimental. We oppose the measures listed below and we ask at a minimum you put a moratorium on this for the next 90 days until we can see how things are due to Covid-19. More of the business community needs to be part of the decision making process. ITEM NO. (2) 20-0147-S15, 20-0147-S35, 20-0147-S42 COMMUNICATION FROM THE CITY ATTORNEY and ORDINANCES FIRST CONSIDERATION relative to providing a right of recall and job retention protections to workers laid off during the Coronavirus disease 2019 (COVID-19) pandemic. Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR: PRESENT and ADOPT the accompanying ORDINANCE dated March 24, 2020, adding Section 200.40 to Article 4-72J-B of Chapter XX of the Los Angeles Municipal Code (LAMC) requiring certain businesses in Los Angeles to comply with citywide worker retention provisions applicable to an employer's change of ownership or control that occurs within two years following the declaration of emergency resulting from the COVID-19 pandemic. PRESENT and ADOPT the accompanying ORDINANCE dated March 24, 2020, adding Article 4-72J-A to

Chapter XX of the LAMC subjecting certain businesses in Los Angeles to recall provisions for certain workers laid off during the COVID-19 pandemic. Fiscal Impact Statement: None submitted by the City Attorney. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report. Community Impact Statement: None submitted.

ITEM NO. (4) 20-0147-S39 COMMUNICATIONS FROM THE CHIEF LEGISLATIVE ANALYST (CLA) and CITY ATTORNEY and ORDINANCE FIRST CONSIDERATION relative to providing supplemental sick leave to workers affected by COVID-19. Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR: REQUEST the City Attorney to prepare and present an Ordinance requiring employers within the City that are not already doing so to provide all employees with paid sick leave in order to achieve two weeks (10 days) of COVID-19-related paid leave to the extent permitted by law, as outlined in the CLA report, attached to the Council file. PRESENT and ADOPT the accompanying ORDINANCE dated March 25, 2020, adding Article 5-72HH to Chapter XX of the Los Angeles Municipal Code to provide supplemental sick leave to workers affected by COVID-19. Fiscal Impact Statement: None submitted by the City Attorney or the CLA. The City Administrative Officer has not completed a financial analysis of this report. Community Impact Statement: None submitted.

Regards, Tom Manzo Founder [www.cabia.org](http://www.cabia.org)

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 08:44 AM

**Council File No:** 00-9999

**Comments for Public Posting:** 1-Deferred payments negative to economy. 2- Emphasize eviction moratorium will not replace wages. 3- Request mortgage relief for landlords. 4- small landlords' rents are only source income. 5- Documentation from tenants.

## Communication from Public

**Name:** BROOKE WIRTSCHAFTER

**Date Submitted:** 03/27/2020 08:58 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I'm writing to support the full Healthy LA Coalition proposal of protections for renters, unhoused people and workers through the COVID crisis. We need a rent freeze, full eviction moratorium, end to sweeps, access to public bathrooms, hand washing stations, ports potties , dumpsters and vermin abatement at encampments, more emergency shelter and hotel rooms for unhoused people. Workers need protection from layoffs, right to be rehired, access to safety equipment and time to do extra cleanings. The city of LA must protect our most vulnerable people. All our health depends on the health of the least safe members of our community.

## Communication from Public

**Name:** Matthew Cruz

**Date Submitted:** 03/27/2020 09:28 AM

**Council File No:** 00-9999

**Comments for Public Posting:** City Council Members, more than half of Angelenos are renters. At a time when re Safer at Home Order is in place and most residents of Los Angeles are not working or receiving an income, it is unconscionable that you would not enact rent suspension and forgiveness until the order is lifted and Angelenos can safely return to work. Knowing several of the City Council Members are landlords, making the decision to leave Renters on the hook at a time when their income is jeopardized Is simply unforgivable. Governor Newsom has already announced that four of the five big banks — Citigroup, JPMorgan Chase, U.S. Bank and Wells Fargo — along with almost 200 state-chartered banks and credit unions, have agreed to put off collecting mortgage payments for up to 90 days for borrowers. Now it's your turn — enact a rent suspension and rent forgiveness for 90 days. Allow relief for renters just as the state has allowed relief for most of YOU. You all know it's the right thing to do for the millions of vulnerable people who live in your districts and look to you for brave, moral leadership. Do not fail us. Enact rent suspension and forgiveness for all during the crisis, or expect to lose your seat.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 09:27 AM

**Council File No:** 00-9999

**Comments for Public Posting:** <https://www.c-span.org/video/?c4864096/dr-deborah-birx-modeling>

## Communication from Public

**Name:** MD

**Date Submitted:** 03/27/2020 09:30 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I am a landlord concerned that some tenants might take advantage of the eviction moratorium. Please consider stating that the rent is still due and that if not paid now it must be paid as soon as possible. Most Apartment loans are not government backed by Freddie Mac and Fannie Mae and do not qualify for a foreclosure moratorium. For most Chase bank multifamily loans, Chase is not currently offering any grace period for landlords/borrowers. So please inform tenants that if they can pay the rent then they should. Thank you.

## Communication from Public

**Name:** Reale santora

**Date Submitted:** 03/27/2020 09:36 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Many Los Angeles residents live in apartment buildings. Although we have been told to stay home, and limit visitors to “essential” people only- it seems apparent that many residents are continuing to have non-essential social gatherings in their apartments. This puts the entire apartment building at risk, as non essential people enter these buildings where people live. This seemingly will specifically impact the health of lower income residents that do not live in single family dwellings. Can the city do something to support landlords and rule-following tenants in enforcing the Safer at Home mandate?

## Communication from Public

**Name:** Victoria Krawiec

**Date Submitted:** 03/27/2020 09:38 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Hello Councilmembers, Due to the widespread loss of jobs from the COVID-19 outbreak, many people cannot pay their rents on April 1. Please call a Special Emergency Session to address the need of tenants, workers and the unhoused BEFORE APRIL 1. We need the City Council to address these pressing concerns ASAP, specifically with a rent suspension that will not require tenants to pay back rent as the current eviction moratorium suggests. We know that FFHA has extended mortgage forgiveness to multifamily properties that agree not to evict tenants so we're aware that banks and mortgage holders are receiving more assistance and protections than the vast majority of renters. The eviction moratorium established by Governor Newsom is not enough. It requires tenants to pay back missed rent payments which will be near impossible for most wage earners especially low-wage earners, not to mention the disabled community who are already in dire conditions. We must implement a rent suspension for as long as needed until this crisis is under control. Thank you, Victoria Krawiec

## Communication from Public

**Name:** Kat DeVoe-Peterson  
**Date Submitted:** 03/27/2020 09:40 AM  
**Council File No:** 00-9999

**Comments for Public Posting:** Hello, My name is Kat DeVoe-Peterson and I am a constituent of David Ryu's district 4. I've voiced this concern to council-member Ryu previously but want to submit this for public comment. I am one of the many Angelenos that has lost all income as a result of the necessary public health measures put in place by Mayor Garcetti. My main source of income was from employment at a bar and restaurant that does not typically serve take-out so that establishment is closed until further notice. I am currently scrambling to find a new job while anxiously waiting for unemployment but the reality is I do not have money to pay rent this month. I realize that Mayor Garcetti and Governor Newsom have enacted an eviction moratorium but with so much uncertainty about the length of this pandemic as well as the current job market I deeply fear that I will not be able to pay accumulated rent once that moratorium is lifted. Council-member Ryu has forwarded me a letter drafted by Housing NOW! addressed to the Governor asking for rent suspension as well as mortgage suspension for the landlords of those tenants whose income has been significantly reduced or stopped due to COVID-19. As this pressing issue continues to be punted from state to local governments my frustration grows as I feel nothing is being done to help this major problem. A large number of Angelenos are in my situation -- including undocumented workers who fear they will not receive help from the federal government. I implore the city council to support rent and mortgage suspension so that struggling Angelenos can focus their energies on feeding their families and supplying medical supplies. Thank you for your time. Kat DeVoe-Peterson

## Communication from Public

**Name:** Alexander Kujawski

**Date Submitted:** 03/27/2020 09:47 AM

**Council File No:** 00-9999

**Comments for Public Posting:** My name is Alexander Kujawski live in Mt Washington and am a constituent of Gil Cedillo. I'm commenting to ask for a rent suspension without repayment for the City of Los Angeles in response to the COVID-19 crisis. I, as well as many of my neighbors have lost their income from the beginning of the month forward. I am currently unable to afford rent. Unemployment benefits are currently backed up and many people including myself have not been able to access the website in order to file. Many working class are already burdened with debt, please do not add to this by forcing people to accumulate more. In addition, we have a major housing crisis here in Los Angeles, we need to move to oppose putting more peoples housing in jeopardy and raising the prospect of conflict with their landlords.

## Communication from Public

**Name:** John Kerin  
**Date Submitted:** 03/27/2020 09:56 AM  
**Council File No:** 00-9999

**Comments for Public Posting:** City Council must enact a comprehensive moratorium on evictions. No one should have to prove that the coronavirus crisis is the cause of nonpayment. Furthermore, the city must work with the state to suspend mortgage payments and ensure that for both rent and mortgages there is a substantial recovery period after the crisis ends. There must be an IMMEDIATE rent freeze and landlords must NOT be able to charge late fees from tenants. ALL residents of Los Angeles must have functioning utilities. Utility services must be restored for all those who had services cutoff prior to the crisis. NO utility customer should have any increase in their bill. City Council must act to protect all unhoused people. STOP ALL SWEEPS. Provide sanitary stations and services at all encampments. Finally, we must plan for a RECOVERY STIMULUS following this crisis. This is an opportunity to implement Green New Deal plans to move toward sustainability and provide green jobs. We have the ability to provide good jobs plugging oil wells, installing solar panels, electrifying the city, building public transit, improving and expanding green spaces, increasing water sustainability measures, and more. It is incumbent upon the Council to implement a just recovery.

## Communication from Public

**Name:** Marian Gonzalez

**Date Submitted:** 03/27/2020 10:00 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Thank you for working to keep as many of us alive. That said, will you be providing an actual rent freeze to residents of the city? Having to pay back rent will force many people onto the streets, starting this all over again. As many of you are landlords, are you comfortable with the very negative, and upsetting optics of removing people from their homes during a pandemic? Thank you for your time.

## Communication from Public

**Name:** Brandi Coleman

**Date Submitted:** 03/27/2020 10:11 AM

**Council File No:** 00-9999

**Comments for Public Posting:** We demand rent forgiveness now. We all know that half of the city council are landlords themselves so there is an obvious personal self interest and conflict of interest with the needs and wellness of the people right now. Please know that if rent forgiveness is not enacted, the people in this city and all over the country are actively organizing to rent strike until our demands are met. In an election year none of you can afford to leave renters out in the cold during a health crisis. Shoulder the working class with the burden of upholding this exploitative system and see where that gets you

## Communication from Public

**Name:** Elijah McDonald  
**Date Submitted:** 03/27/2020 10:19 AM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Work with HealthyLA for rent forgiveness and eviction moratorium.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 10:23 AM

**Council File No:** 00-9999

**Comments for Public Posting:** While businesses who are cash strapped and struggling to survive during this period, layering regulations will take businesses into deeper economic despair.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 10:25 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Due to the widespread loss of jobs from the COVID-19 outbreak, many people cannot pay their rents on April 1. Please call a Special Emergency Session to address the need of tenants, workers and the unhoused BEFORE APRIL 1. We need the City Council to address these pressing concerns ASAP, specifically with a rent suspension that will not require tenants to pay back rent as the current eviction moratorium suggests. We know that FFHA has extended mortgage forgiveness to multifamily properties that agree not to evict tenants so we're aware that banks and mortgage holders are receiving more assistance and protections than the vast majority of renters. The eviction moratorium established by Governor Newsom is not enough. It requires tenants to pay back missed rent payments which will be near impossible for most wage earners especially low-wage earners, not to mention the disabled community who are already in dire conditions. We must implement a rent suspension for as long as needed until this crisis is under control.

## Communication from Public

**Name:** J  
**Date Submitted:** 03/27/2020 10:27 AM  
**Council File No:** 00-9999

**Comments for Public Posting:** Cut and paste the following into your comment: Due to the widespread loss of jobs from the COVID-19 outbreak, many people cannot pay their rents on April 1. Please call a Special Emergency Session to address the need of tenants, workers and the unhoused BEFORE APRIL 1. We need the City Council to address these pressing concerns ASAP, specifically with a rent suspension that will not require tenants to pay back rent as the current eviction moratorium suggests. We know that FFHA has extended mortgage forgiveness to multifamily properties that agree not to evict tenants so we're aware that banks and mortgage holders are receiving more assistance and protections than the vast majority of renters. The eviction moratorium established by Governor Newsom is not enough. It requires tenants to pay back missed rent payments which will be near impossible for most wage earners especially low-wage earners, not to mention the disabled community who are already in dire conditions. We must implement a rent suspension for as long as needed until this crisis is under control.

## Communication from Public

**Name:** Steph

**Date Submitted:** 03/27/2020 10:29 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Hi. We need rent freeze ASAP - the mortgages have been paused by three big banks so far. Renters need protection. We cannot rely on landlords' good will.

## Communication from Public

**Name:** Jodi Carlson

**Date Submitted:** 03/27/2020 10:29 AM

**Council File No:** 00-9999

**Comments for Public Posting:** The ordinances you are voting on today hurt small business. We are struggling to stay in business. We support our employees and provide work yet we are not supported by the Mayor or the council. No wonder so many business leave LA/California, we can't survive here. Please do not pass these ordinances you will put many small businesses out of business. Jodi Carlson

## Communication from Public

**Name:** Erin Sullivan

**Date Submitted:** 03/27/2020 10:30 AM

**Council File No:** 00-9999

**Comments for Public Posting:** We need a rent and utilities freeze immediately!! Most of us have lost our jobs and this would be crucial to keeping families safe!

## Communication from Public

**Name:** Daniel Hoffman Bezinovich

**Date Submitted:** 03/27/2020 10:33 AM

**Council File No:** 00-9999

**Comments for Public Posting:** COVID-19 is creating an unprecedented, dire situation in Los Angeles that is leaving so many of my friends, neighbors, and fellow Angelenos financially wrecked and extremely vulnerable. It is becoming increasingly clear that workers across all sectors and job types are suffering economically from this pandemic and the existing consequences of displacement are more dire than ever. This moment calls for far broader government intervention from the City of Los Angeles to ensure our safety, wellbeing, and livability, regardless of citizenship status or specific documentation. In accordance with the legislative proposal shared by the Healthy LA Coalition: First, City Council needs to adopt a rent forgiveness and mortgage suspension policy. To the maximum extent possible, the City should work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and pursue options to forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. Second, the eviction moratorium ordinance proposed last week does not go nearly far enough in the face of this crisis. The City must enact a sweeping moratorium against the eviction of any tenant in Los Angeles. The moratorium should cover all evictions, not just those based on nonpayment of rent, and with no requirement to prove a causal connection to COVID-19. This includes, but is not limited to, evictions based on failure to pay rent; breach of lease covenants; unauthorized occupants and/or pets; nuisance (such as noise caused by children who are now at home after the closure of their schools); and no-fault evictions. Landlords must be barred from filing any and all unlawful detainer cases in the Los Angeles Superior Court system during and for a period following the moratorium. Service by the landlord of any eviction notice during the moratorium period, as well as the filing of any unlawful detainer case during the moratorium period, must each be complete defenses to an unlawful detainer case. In the event that unpaid rent is not forgiven, tenants must have a minimum of 24 months from the end of the emergency to make late rent payments. Any unpaid rent that is not forgiven will be transformed into consumer debt which can be collected via the civil process, not through the unlawful detainer process. Third, City Council needs to adopt a temporary rent freeze. To ensure

housing stability, the City should immediately freeze rents at their March 4, 2020 rates to protect tenants during this public health crisis, including a period of time after the state of emergency has been lifted, and allow the City Council to consider permanent adjustments to LARSO's annual allowable increase. The City needs to establish clear and effective enforcement procedures to ensure that landlords are complying with the rent freeze provisions and tenants are aware of and able to exercise their rights under the rent freeze. This should be accompanied by a tenant outreach and education, and establish a tenant hotline to report violations of the eviction moratorium, rent forgiveness or rent freeze. The City should also require an extension of all expiring leases for at least six months, instead of the just three month period the City Council is currently contemplating in their eviction moratorium motion. Failure to extend a lease in this manner shall be a complete defense to an unlawful detainer case. Fourth, HCID, in coordination with the City Attorney, shall impose penalties if landlords do not inform tenants of their rights under these provisions. Penalties for landlord noncompliance with any of these emergency restrictions should be the basis for punitive action by the City or affected tenants, with a statute of limitations sufficient to allow enforcement after the state of emergency is over. The City shall also fund outreach by community-based organizations to tenants, and provide a complaint hotline to tenants. The City shall fund sufficient staffing to ensure timely enforcement of tenants' rights. Thank you very much for taking these bold, necessary steps to ensure that Angelenos can continue to be safely, securely sheltered in the city we call home.

## Communication from Public

**Name:** Jessica

**Date Submitted:** 03/27/2020 10:37 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Please institute a rent freeze for April and May. Renters have no relief. Freelancers, gig workers, artists, and household workers make up a huge percentage of LA's population. They have no way to pay back rent within 6 months if they aren't earning income, and many are fearful of retaliation from shady landlords. We don't want MORE people becoming homeless. Thank you

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 10:45 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I am working an "essential function" job, but my partner is self employed and has lost all of their contracts for the next two months. We can no longer pay our rent and neither can most of the tenants in my building. We need a rent freeze now.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 10:47 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Los Angeles functions largely on a gig economy. My partner and many of our friends are left with unfulfilled contracts and are unable to pay rent. We need rent forgiveness now!

## Communication from Public

**Name:** Chloe

**Date Submitted:** 03/27/2020 10:54 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Hello, my name is Chloe and I am a resident of CD-4 in Hollywood. The reason I am speaking up today is because as a millennial and employee at two different jobs, I feel the right of recall based on seniority will impact myself and others in the same boat, negatively. A lot of millennials have had to make their way job-hopping, while managing student loan debt, and the always increasing cost of living in LA. If you combine all that with the fact that we have worked less years in total than many of our colleagues, I believe this bill puts the millennial generation at an extreme disadvantage.

## Communication from Public

**Name:** Suzie Ford

**Date Submitted:** 03/27/2020 10:54 AM

**Council File No:** 00-9999

**Comments for Public Posting:** For the sake of the people of Los Angeles, please do something to help us endure these strange times in regards to our rent and mortgages. Because of the COVID-19 crisis, many of us have lost our jobs or have reduced hours leaving us without the income we once had. I work in the entertainment industry, I am a costumer. All work has come to a screeching halt. Meaning all paychecks have also done the same. I don't have an income, and won't have an income until it is safe to work again. I bought a condo this past Fall. I have a mortgage to continue paying unless you do something to help me out. This was a milestone, as a 32 year old woman, I was incredibly proud to be able to do this. And I could afford it, with the income I had, but due to these circumstances and sudden loss of work, I am stretched thin. All rent and mortgages should be frozen, we should follow the course of Cuomo, and do something. Better yet, do better than Cuomo! Get rid of rent and mortgage payments during this time of unrest and quarantine for those of us who cannot earn our living. Everything should be put on pause until work begins again. Until the people can leave their houses again. Until life can resume to a somewhat normal. PLEASE HELP US. We are depending on you to do something. Please. Sincerely, Suzie Ford

## Communication from Public

**Name:** Matt Fisher

**Date Submitted:** 03/27/2020 10:57 AM

**Council File No:** 00-9999

**Comments for Public Posting:** There has not been enough done to address homelessness, neither before or during this pandemic. In my district of CD 11 they have been going out of their way to ignore public safety complaints and required measures to protect the unhoused community and everyone else. Sanitation CARE team has broken all rules with moving tents, bulky item removals and have been terrorizing people saying they are going to get the virus if they don't leave, all while not wearing masks or protecting themselves much less the unhoused. All incidents were documented and reported and all were ignored. Hundr Toilets and sinks are filthy and not maintained. All BIDs, clean team, chrysalis and sanitation have been doing bulky item sweeps unannounced and the district has allowed no trespassing signs to be put up on public property to run off homeless people. The district has allowed illegal no parking signs to be installed within the coastal zone and on state owned hwy 1 to prevent vehicle dwellers from parking, as parking enforcement still tickets and tows RVs against state orders. The district is allowing private property owners to assault homeless people with a power washer and cut down tents inside the SECZ, and allowing farmers markets to take public property and throw away personal belongings every Friday as the customers are subject to the virus with all food unprotected and wind blowing. The district has allowed people to spread around manure to run off homeless people and has their own private security terrorizing the neighborhood illegally acting as homeless police. The unhoused community is terrified by the false information, treatment and threats. As someone who has worked with service resistant people for over a decade, I can tell you this is not helping anyone. With millions of people out of work and on the line for utility and rent payments there will be hundreds of thousands of new Homeless people within the year end. Thousands of businesses are going under with their only hope being a scandalous loan from the state looking to profit from a crisis again. Your actions today will seal the fate of Los Angeles and everyone in it. Please stop ignoring the problems and the people trying to help. I have personally sent dozens of emails and pictures, made countless phone calls all to be ignored by my council member because of his personal discrimination. Residents like myself are feeding people and protecting them from the attacks 7 days a week and rather than

respond or help, we are blocked illegally on Facebook city ran accounts for demanding that everyone be treated humanely during a pandemic.

## Communication from Public

**Name:** Danielle Reynolds

**Date Submitted:** 03/27/2020 10:57 AM

**Council File No:** 00-9999

**Comments for Public Posting:** This public comment pertains to the city council meeting taking place today at 11 a.m. LA City Council needs to be doing much more to protect constituents during this time. I am aligned with the demands of the Healthy LA coalition. We need a true moratorium on evictions, we need rent forgiveness, and we need mortgage forgiveness. like thousands of others, I work in the entertainment industry and my work has completely halted and probably will for several months. LA City Council has the power to prevent a true crisis by freezing rents. additionally, I am deeply concerned about our unhoused neighbors at this time. They need way more sanitation stations, and at the very least the sweeps have to stop NOW. We can't tell everyone to shelter in place and then violently rip down their shelters. Lastly, we need protection for workers, and now would be an excellent time to institute a job recovery program focusing on getting people into green jobs. LA needs a real Green New Deal and that means putting workers, not corporations and CEOs, first.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 11:00 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Please re-consider the ordinance which requires small business to provide 80 hours of additional sick leave, on top of federal paid sick leave requirements. As small business owners, we want to provide jobs to as many community members as possible, however this ordinance will dramatically affect our ability to do so as we suffer through unprecedented business interruption. Please consider providing an exemption for companies who will be providing additional sick leave hours under the National requirements. We all want the best for our employees, and the best way to do this is to ensure that employers are in a financial position to do so.

## Communication from Public

**Name:** Katy

**Date Submitted:** 03/27/2020 11:00 AM

**Council File No:** 00-9999

**Comments for Public Posting:** When instituting a shelter policy that essentially makes a huge number of jobs illegal, you must also put a moratorium on rent/mortgage collection. How are we expected to pay back however many months worth of rent when are not allowed to work during this time? Not everyone has the luxury of being able to work from home and we cannot expect the economy to survive if a huge population will come out of this disaster facing eviction (6 months after the state of emergency) and financial ruin.

## Communication from Public

**Name:** Omar  
**Date Submitted:** 03/27/2020 11:05 AM  
**Council File No:** 00-9999

**Comments for Public Posting:** I support the demands being put forth by the Healthy LA coalition, the primary demands being: 1. Full rent forgiveness for all LA renters. If all mortgages are being forgiven, there's no reason renters have to pay rent. This will mean landlords in LA will actually profit off the pandemic. 2. Full moratorium on evictions, regardless of their relation to COVID-19. 3. Immediate emergency housing for the unhoused, including wash station for those who remain outside and unhoused. LA is supposed to be one of the most progressive cities in the world. We can lead the way for the rest of the country by putting human lives above all else. Please use your power as public officials to do good.

## Communication from Public

**Name:** Ellen Evans

**Date Submitted:** 03/27/2020 11:10 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Thank you for your leadership in this time. I want to alert you to a potential public health situation: I see construction workers all over the neighborhood failing to practice social distancing. I am afraid for their families and communities. I would urge that a strong message to be sent to the construction community that social distancing is not a choice. It is a public health matter, and by failing to practice it the entire city is put at risk. If this is not effective then I urge the mayor to specify that, at the very least, luxury housing construction is not an essential business. Because it's not.

## Communication from Public

**Name:** Peggy Lee Kennedy, Venice Justice Committee  
**Date Submitted:** 03/27/2020 11:10 AM  
**Council File No:** 00-9999  
**Comments for Public Posting:** General Public Comment: We need to move the most vulnerable unhoused people in to motel rooms asap.

## Communication from Public

**Name:** joann roth oseary

**Date Submitted:** 03/27/2020 11:13 AM

**Council File No:** 00-9999

**Comments for Public Posting:** please do not pass any ordinances that affect small business abilities regarding lay offs and rehiring mandates. we are all struggling as it is and this only fuels the fire and prevents recovery to be as rapid as possible. your desire to rush things through is very poor judgement during this difficult time.

## Communication from Public

**Name:** Luna Pierson

**Date Submitted:** 03/27/2020 11:15 AM

**Council File No:** 00-9999

**Comments for Public Posting:** COVID-19 is creating an unprecedented, dire situation in Los Angeles that is leaving so many of my friends, neighbors, and fellow Angelenos financially wrecked and extremely vulnerable. It is becoming increasingly clear that workers across all sectors and job types are suffering economically from this pandemic and the existing consequences of displacement are more dire than ever. This moment calls for far broader government intervention from the City of Los Angeles to ensure our safety, wellbeing, and livability, regardless of citizenship status or specific documentation. In accordance with the legislative proposal shared by the Healthy LA Coalition: First, City Council needs to adopt a rent forgiveness and mortgage suspension policy. To the maximum extent possible, the City should work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and pursue options to forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. Second, the eviction moratorium ordinance proposed last week does not go nearly far enough in the face of this crisis. The City must enact a sweeping moratorium against the eviction of any tenant in Los Angeles. The moratorium should cover all evictions, not just those based on nonpayment of rent, and with no requirement to prove a causal connection to COVID-19. This includes, but is not limited to, evictions based on failure to pay rent; breach of lease covenants; unauthorized occupants and/or pets; nuisance (such as noise caused by children who are now at home after the closure of their schools); and no-fault evictions. Landlords must be barred from filing any and all unlawful detainer cases in the Los Angeles Superior Court system during and for a period following the moratorium. Service by the landlord of any eviction notice during the moratorium period, as well as the filing of any unlawful detainer case during the moratorium period, must each be complete defenses to an unlawful detainer case. In the event that unpaid rent is not forgiven, tenants must have a minimum of 24 months from the end of the emergency to make late rent payments. Any unpaid rent that is not forgiven will be transformed into consumer debt which can be collected via the civil process, not through the unlawful detainer process. Third, City Council needs to adopt a temporary rent freeze. To ensure

housing stability, the City should immediately freeze rents at their March 4, 2020 rates to protect tenants during this public health crisis, including a period of time after the state of emergency has been lifted, and allow the City Council to consider permanent adjustments to LARSO's annual allowable increase. The City needs to establish clear and effective enforcement procedures to ensure that landlords are complying with the rent freeze provisions and tenants are aware of and able to exercise their rights under the rent freeze. This should be accompanied by a tenant outreach and education, and establish a tenant hotline to report violations of the eviction moratorium, rent forgiveness or rent freeze. The City should also require an extension of all expiring leases for at least six months, instead of the just three month period the City Council is currently contemplating in their eviction moratorium motion. Failure to extend a lease in this manner shall be a complete defense to an unlawful detainer case. Fourth, HCID, in coordination with the City Attorney, shall impose penalties if landlords do not inform tenants of their rights under these provisions. Penalties for landlord noncompliance with any of these emergency restrictions should be the basis for punitive action by the City or affected tenants, with a statute of limitations sufficient to allow enforcement after the state of emergency is over. The City shall also fund outreach by community-based organizations to tenants, and provide a complaint hotline to tenants. The City shall fund sufficient staffing to ensure timely enforcement of tenants' rights. Thank you very much for taking these bold, necessary steps to ensure that Angelenos can continue to be safely, securely sheltered in the city we call home.

## Communication from Public

**Name:** Karen Debra Silbert  
**Date Submitted:** 03/27/2020 11:16 AM  
**Council File No:** 00-9999

**Comments for Public Posting:** I call on the LA City Council to make the most ethical and compassionate choice in a time of crisis and enact a RENT MORATORIUM for months during the Covid-19 crisis. I, like millions of other Americans, am newly unemployed as a result of the coronavirus and my entire industry is effectively shut down. If there is a shelter in place order, how can I go out to look for a job? How can I seek new housing? If I'm unemployed now, how can I pay back my rent later? I applied for unemployment, but because I have primarily worked as a "gig worker," my award does not cover my rent. The stimulus package will not cover my rent. Los Angeles officials, THIS CRISIS WILL UNHOUSE ME. NO RENT DURING A STATE OF EMERGENCY. PROTECT MY BASIC HUMAN RIGHTS FOR SHELTER AND SAFETY.

## Communication from Public

**Name:** Jonah Weston

**Date Submitted:** 03/27/2020 11:17 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Please immediately enact a moratorium on mortgage payment for homeowners with no penalties or back payments, a rent freeze for all tenants that does not include the necessity of paying back rent at the end of this crisis, a moratorium on shutting off of utilities for non-payment. We cannot be asked to stop working, stay home making no income and then be expected to come out of a global pandemic thousands upon thousands of dollars in debt. Thank you, Jonah Weston

## Communication from Public

**Name:** Lydia Ponce

**Date Submitted:** 03/27/2020 11:19 AM

**Council File No:** 00-9999

**Comments for Public Posting:** LA City Council - I am noting here, that I do not know if it's true that 8 of you are landlords and there is a conflict of interest to vote on the agenda item: A rent freeze moratorium that is critical to keeping LA healthy, safe and it is the humanely right thing to do... we cannot to pay it back and if at all possible - IF the condition to freeze rent with a moratorium, give people 1 year to pay it back. Both Mayor Garcetti and Governor Newsome have stated the moratorium is necessary and they support protecting the people. Please support every district in LA - every household - every person housed and protected is absolutely necessary for us to get through the other side of this pandemic You will be forever remembered by your compassion or your greed. Lydia Ponce  
American Indian Movement

## Communication from Public

**Name:** Lydia Ponce

**Date Submitted:** 03/27/2020 11:19 AM

**Council File No:** 00-9999

**Comments for Public Posting:** LA City Council - I am noting here, that I do not know if it's true that 8 of you are landlords and there is a conflict of interest to vote on the agenda item: A rent freeze moratorium that is critical to keeping LA healthy, safe and it is the humanely right thing to do... we cannot to pay it back and if at all possible - IF the condition to freeze rent with a moratorium, give people 1 year to pay it back. Both Mayor Garcetti and Governor Newsome have stated the moratorium is necessary and they support protecting the people. Please support every district in LA - every household - every person housed and protected is absolutely necessary for us to get through the other side of this pandemic You will be forever remembered by your compassion or your greed. Lydia Ponce  
American Indian Movement

## Communication from Public

**Name:** Michael Fawthrop

**Date Submitted:** 03/27/2020 11:20 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I have lost income due to corona virus. My live in partner has also lost income due to the virus. Without more immediate aid, I'm not sure how we will pay our rent this month. My apartment manager is only offering to hold off on payments but we have lost our incomes and cannot find safe work to make up for it so prolonging payments when we live paycheck will no nothing to help us in the end. Please enact a rent freeze.

## Communication from Public

**Name:** edna monroy

**Date Submitted:** 03/27/2020 11:21 AM

**Council File No:** 00-9999

**Comments for Public Posting:** During this COVID-19 crisis, LA City Council must do the right thing and support tenants, workers and the unhoused. Los Angeles must take the lead and pass a moratorium on ALL evictions, rent forgiveness, strong protections for all workers, and protect the unhoused by providing access to bathrooms and washing stations now more than ever.

## Communication from Public

**Name:** Althea Ducard

**Date Submitted:** 03/27/2020 11:22 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Dear Council Members: Thank you for your tireless work throughout the year on behalf of all your constituents. I am reaching out to you today in my professional capacity: I am the owner of three multifamily properties in Baldwin Hills, Leimert Park and Leimert Village. (I also live in the community in View Park.) In advance of today's rent moratorium meeting, I wish to go on record with the following message: As a landlord who lives alongside my renters, I see firsthand how the sudden loss of wages and/or health due to COVID-19 is leaving many of them in dire straits. As you work vigilantly and honorably to protect this segment of the community, please be mindful that the local "mom & pop" property owners are also your constituents and also financially vulnerable due to this unfortunate turn of events. We can't have a system where there's a moratorium on rent, yet no relief for the property owners. As of yesterday, the LA County Tax office stated that they CANNOT extend the deadline for property tax payments. Further, not all banks have agreed to a mortgage moratorium. And the expectation that renters will pay the moratorium period rent at a later date is an unrealistic expectation. As landlords, we are in a unique position relative to other local businesses. Unlike bars, hair salons, barber shops or health clubs who've had to close their doors and stop rendering services, WE HAVE TO KEEP OUR SERVICES GOING. We continue to bear the cost of water bills (which are skyrocketing with everyone staying at home), maintenance, liability and yes, mortgage. As you determine relief measures for renters, it is crucial that you consider the needs and stressors on your entire ecosystem of constituents. Thank you, Althea Ducard

## Communication from Public

**Name:** Danielle Merendino

**Date Submitted:** 03/27/2020 11:27 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Hello there!! Hope you're well and safe. Please consider a rent freeze, as you very well know, many of us lost our jobs and can not afford to pay rent this month and for upcoming months if we continue to be out of work. This will greatly alleviate stress, which helps with both mental and physical health, lowering our risk to contract the virus (while also of course practicing social distancing/quarantine). I ask that you also please consider starting a jobs recovery program with green jobs, and stop shutting off utilities if people cannot pay for them — trust me, none of us want to be home not working, not knowing how to afford the basic necessities such as food and electricity and rent and car payments and student loans... ideally we can work and get back on our feet, get back to routine. But until our public health is under control, we have barely any options for financial recovery, and I am therefore confused how any of us are expected to maintain a lifestyle of making rent without an income. I know you care, you have the power to help, please help us in this time so we can protect one another! Thank you for your service, your time, and dedication to your people. Best, Danielle Merendino

## Communication from Public

**Name:** Hazel

**Date Submitted:** 03/27/2020 11:28 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Mortgages are being frozen, which is well and good for my landlord, but without rent being frozen as well, this does nothing to help the ones who really need it: the poor who live and work in the city. Please help.

## Communication from Public

**Name:** Justine Gonzalez

**Date Submitted:** 03/27/2020 11:32 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I would like to commend the City Council for continuing the business of the people of Los Angeles, quickly adapting to the public health crisis at hand. Proud to call this City home and wish you continued health and wellness as you continue your work.

## Communication from Public

**Name:** Ruben Sierra  
**Date Submitted:** 03/27/2020 11:33 AM  
**Council File No:** 00-9999  
**Comments for Public Posting:** When will these corrupt politicians step down?

## Communication from Public

**Name:** Shi Jun Ng

**Date Submitted:** 03/27/2020 11:34 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Dear Councilmembers, I am a small business owner operating in Los Angeles. I am in support of the Eviction Moratorium to protect residential and commercial tenants for the duration of the emergency declaration, especially if it lasts beyond April 19. I do not support the Right of Recall and Citywide Worker Retention Ordinances. Forcing businesses to rehire based on seniority (and consequently at implied higher salaries), puts an increased burden on small business owners like myself who will already be burdened by deferred rent costs and financial losses suffered during the COVID19 shutdown. Sincerely, Shi Jun Ng

## Communication from Public

**Name:** Ruben Sierra

**Date Submitted:** 03/27/2020 11:36 AM

**Council File No:** 00-9999

**Comments for Public Posting:** people are denied healthcare coverage, housing, jobs, businesses engage in wage theft, politicians allow businesses to pollute toxic chemicals into our air on a daily basis... when are all of you going to step down from office?!

## Communication from Public

**Name:** Gina Seo

**Date Submitted:** 03/27/2020 11:39 AM

**Council File No:** 00-9999

**Comments for Public Posting:** This item is not on the agenda. Please suspend mortgage payments for homeowners and landlords, and FORGIVE RENT obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. Non-essential businesses are closed and we have been out of work for 2 weeks due to the threat of COVID-19. With the rent due on April first, we will not be able to pay. We barely have enough money to buy groceries. We will face difficulty paying rent back in 6 months with companies going out of business and downsizing. Please help the majority of renters during this crisis.

## Communication from Public

**Name:** Leah Knauer

**Date Submitted:** 03/27/2020 11:43 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I am a renter in Los Angeles, and a working comedian/actor. Most, if not all, of my jobs require large gatherings of audience crowds or gathering in groups for on-set shoots. Therefore, I am literally not able to do my job and make income in order to make rent. I know I am not alone in this, as most of my friends are freelancers and comedians who live paycheck to paycheck. We will not be able to pay rent if we are not able to do our jobs. Please enact a rent forgiveness or a rent moratorium. Please look out for the good people that make up this incredible city of Los Angeles.  
- Leah Knauer

## Communication from Public

**Name:** Dana Bell

**Date Submitted:** 03/27/2020 11:44 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Los Angeles needs a rent moratorium NOW. With four days left until rent is due, there is no excuse for the city council to continue to abandon its constituents during this crisis. People across the city have been forced (correctly, by the government, out of concern for their lives and the health of the city) to stop working. Yet landlords, whose only job is to collect rent, are allowed to continue to work, and for what? To expedite the financial ruin of hundreds of thousands of Los Angelenos? Make the landlords stop working just as you have done for service workers and others across the city. It is despicable that in the first few weeks of this crisis you have left your constituents to fear for their future and their immediate safety. We need a rent moratorium now-not a rent freeze-or this crisis will grow exponentially worse for everyone across the city. In the end this will be better for landlords and for the economic health of the city.

## Communication from Public

**Name:** Samantha Curley

**Date Submitted:** 03/27/2020 11:44 AM

**Council File No:** 00-9999

**Comments for Public Posting:** I'm a small business owner that runs a nonprofit arts community in Echo Park. We serve underrepresented artists in Los Angeles. Freelance workers and artists who are part of the gig economy are suffering immensely right now. To keep Angelenos afloat, I strongly believe the city needs to provide a guaranteed basic income for all Angelenos and a true eviction moratorium that forgives rent for the duration of this COVID-19 pandemic. Please refer to the Healthy LA coalition demands which my nonprofit is proudly part of.

## Communication from Public

**Name:** Sarah Hoffman

**Date Submitted:** 03/27/2020 11:45 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Hi, my name is Sarah Hoffman and I am a resident of Los Feliz. I am reaching out as part of the Healthy LA coalition to ask Councilman Ryu to enact stronger protections for our community in response to COVID-19. Our families and vulnerable community members need immediate action to protect our health and our livelihoods. At tomorrow's Emergency Council meeting, I urge Councilman Ryu and the rest of the council to support motions to:

1. Enact a Strong Moratorium on Evictions related to both nonpayment of rent and the presence of unauthorized occupants and pets, as well as all "no cause" evictions. People should not have to go to court to prove the impact of coronavirus on them to counter an eviction filing. Nobody should be evicted during an emergency that requires people to shelter in place.
2. Have the City work with the State and financial institutions to Suspend Mortgage payments for homeowners and landlords, and Forgive Rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted.
3. Implement an immediate Freeze on all residential and commercial Rent Increases and prohibit landlords from charging late fees.
4. Immediately Supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles.
5. Prioritize workplace health and safety, including mandated Paid time for and access to hand-washing and sanitizing, provision of Protective gear, and appropriate Training for those still at work, especially grocery workers, food service workers, and delivery drivers.
6. Provide 14 days of Paid Sick Leave to all workers and prohibit retaliation against those who take it. Workers must feel safe to stay home through their illness for the public's safety.
7. Protect workers' livelihoods by enacting "just cause," "right of recall," and "worker retention" policies to stop unscrupulous employers from unjustly terminating workers during this crisis, and to ensure that when it is safe to return to work, they still have jobs to return to. I believe these measures are essential to maintaining a baseline standard of living in Los Angeles during the crisis and form the necessary structure that will allow recovery. Thank you!

## Communication from Public

**Name:** Erin Gabbard

**Date Submitted:** 03/27/2020 11:45 AM

**Council File No:** 00-9999

**Comments for Public Posting:** There needs to be a moratorium on rent during the time of this crisis.

## Communication from Public

**Name:** MarySue Milliken

**Date Submitted:** 03/27/2020 11:45 AM

**Council File No:** 00-9999

**Comments for Public Posting:** ITEM 2- WORKER RETENTION – These ordinances will make it harder to bring our employees back as soon as possible. Although these rules may be applicable to other businesses, independent restaurants would struggle and be unable to reopen if this ordinance took effect. This means ALL workers will be rehired based on seniority only, not skill level or merit.

## Communication from Public

**Name:** stella grey

**Date Submitted:** 03/27/2020 11:45 AM

**Council File No:** 00-9999

**Comments for Public Posting:** General comment: It turned out that LADBS only has concerns about the health of their inspectors - please see attached - but has no intention to educate construction workforce or to enforce mandatory requirement for social distancing at the construction sites. This is unexceptable and it violates State and City regulations. I am convinced that non-essential construction should have been shut down because of the very nature of work that not always allows to practice distancing. There were around 11 mln construction workers in our country in 2019. I am afraid to think about how many cases of COVID19 they may contribute to this pandemic!



# L.A. BUILDING & SAFETY ANNOUNCEMENT



Frank M. Bush  
General Manager  
Superintendent of Building

LADBS Announcements are posted at <http://www.ladbs.org/our-organization/messaging/news>.

## TOPIC

### LADBS INSPECTOR SAFETY – MAYOR GARCETTI’S COVID-19 GUIDELINE MUST BE STRICTLY ENFORCED DURING ALL INSPECTIONS

#### **Contractors, Construction Supervisors, Developers, Job Managers, Homeowners, and anyone else responsible for an onsite inspection:**

The Department is very aware that this is a difficult time for many of our stakeholders due to the unknowns/uncertainties of the COVID-19. We plan to provide the inspections required so that your project may be completed timely. However, all inspections must be done in accordance with Mayor Garcetti’s COVID-19 Guidelines (COVID-19 Guidelines).

Please be aware that it is your responsibility to ensure the COVID-19 Guidelines are strictly adhered to while the Department’s inspectors (and/or other LADBS staff) are present at the jobsite in the area to be inspected.

The COVID-19 Guidelines include the following:

- **Maintain Social Distancing** – no more than 10 persons, including LADBS inspectors, will be allowed in the area to be inspected and each person must maintain a 6-foot distance from each of the others.
- **Ensure that no one onsite is sick** or is believed to come in contact with someone that has tested positive for COVID-19.
- **Ensure that the site is clean** and that LADBS inspectors do not have to remove debris or other obstacles to do the inspection.

The Department has informed its inspectors that they cannot do an inspection if the COVID-19 Guidelines have not been followed on the jobsite. They will immediately leave the site and you must reschedule the inspection when the site meets the conditions of the COVID-19 Guidelines.

***There will be no exceptions made regarding adherence to Mayor Garcetti’s COVID-19 Guidelines.***

We will continue to do our best to provide you with the inspection services you need and appreciate your cooperation in applying the COVID-19 Guidelines at your jobsite.

## Communication from Public

**Name:** Jessica Ross

**Date Submitted:** 03/27/2020 11:51 AM

**Council File No:** 00-9999

**Comments for Public Posting:** OUR LANDLORDS HAVE A MORATORIUM ON THEIR MORTGAGES; WE DEMAND A MORATORIUM ON OUR RENT. WE CANNOT BE EXPECTED TO DRAIN OUR SAVINGS, WHEN WE ARE PROHIBITED FROM WORKING AND LEAVING OUR HOMES. SAFE AND SECURE HOUSING IS A HUMAN RIGHT.

## Communication from Public

**Name:** MarySue Milliken

**Date Submitted:** 03/27/2020 11:51 AM

**Council File No:** 00-9999

**Comments for Public Posting:** ITEM 4- FORCED TWO WEEK PAID “SICK LEAVE” FOR ALL EMPLOYEES - Requires that any business forced to shut down because of a public official’s closure recommendation (ALL OF US) MUST PAY EVERY EMPLOYEE TWO WEEKS “SICK PAY,” even if they are not sick nor taking care of someone who is sick. This will bankrupt most every business in Los Angeles. For example, if you had a small restaurant with 30 employees making \$15/hr, the total cost will be over \$40,000 with payroll taxes. And this money would be due immediately! My small restaurant and catering company, Border Grill Restaurants and Truck - will have to consider bankruptcy if this passes.

## Communication from Public

**Name:** Sarah Stallman

**Date Submitted:** 03/27/2020 11:55 AM

**Council File No:** 00-9999

**Comments for Public Posting:** Voicing support for the Mayor to freeze rent payments for tenants. Mortgage payments for homeowners have been frozen, and to have the middle and lower income folks who rent still have to pay their monthly rent with little to no income due to the current situation simply doesn't make sense. Many of us have had NO paychecks these past two weeks due to our companies freezing operations amid the CoVid 19 pandemic, myself included. Of course the government's federal aid package will be a welcome relief, but for many individuals and families, it will A) arrive too late to help with next month's rent payments and B) will only cover the amount of their rent, therefore leaving them with no aid money to spend on necessities. PLEASE consider freezing rents so that middle and low income citizens can continue to support themselves and their families in this unprecedented and difficult time.

## Communication from Public

**Name:** Rob  
**Date Submitted:** 03/27/2020 11:57 AM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Please end the collection of Rent until we are out of crisis. Stop rent collection until we are out of quarentine out a moratorium on rent. FREEZE RENT COLLECTION!

## Communication from Public

**Name:** Nikolai Laba

**Date Submitted:** 03/27/2020 12:02 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Rent suspension of up to 90 days would drastically help the people of LA stay on their feet and come out the other side of this pandemic ready to help lift their community up. Continued utility and rent payment during this time only serves to help corporations and people well off enough to last through this at the expense of people living pay check to pay check.

## Communication from Public

**Name:** Tori Bentley  
**Date Submitted:** 03/27/2020 12:02 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Will the council members who are themselves landlords be recusing themselves on issues related to tenants? Renters need relief now.

## Communication from Public

**Name:** Naomi Giddings  
**Date Submitted:** 03/27/2020 11:58 AM  
**Council File No:** 00-9999  
**Comments for Public Posting:** We need rent suspension and forgiveness until this crisis is over,  
at a minimum of 90 days

## Communication from Public

**Name:** Brennan Mulligan  
**Date Submitted:** 03/27/2020 12:09 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** ADOPT A RENT MORATORIUM

## Communication from Public

**Name:** Bailey Norton  
**Date Submitted:** 03/27/2020 12:15 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Banning us from working and expecting us to pay rent is absurd. Rent must be frozen. We don't have money to pay it. Do the right thing.

## Communication from Public

**Name:** Kandist Mallett

**Date Submitted:** 03/27/2020 12:16 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Last year you voted to allow landlords to raise the rent by 4% for rent controlled units. I was already having a difficult time affording my rent. Now, that I've been laid off due to COVID-19 I don't know what I will do. We need a rent and mortgage forgiveness. Now is not the time for people to care about making a profit off of people who are suffering lives.

## Communication from Public

**Name:** Ian Abramson

**Date Submitted:** 03/27/2020 12:18 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hello, I live in Los Angeles and believe that we should have a moratorium on rent.

## Communication from Public

**Name:** Luke

**Date Submitted:** 03/27/2020 12:18 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I support an immediate rent moratorium. Too many people who were forced out of work due to the quarantine have lost income and live paycheck to paycheck.

## Communication from Public

**Name:** John

**Date Submitted:** 03/27/2020 12:20 PM

**Council File No:** 00-9999

**Comments for Public Posting:** please put a moratorium on rent and mortgage payments please

## Communication from Public

**Name:** John McCauley

**Date Submitted:** 03/27/2020 12:22 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I am writing to support a rent freeze in light of the unprecedented financial hardships presented by coronavirus on the LA community. Banks have frozen mortgage payments for property owners; renters deserve no less accommodation.

## Communication from Public

**Name:** Corey Klemow

**Date Submitted:** 03/27/2020 12:29 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please implement a moratorium on rent, mortgages, and utility bills for all those unemployed due to the COVID-19 crisis. And I mean a complete moratorium; no landlords or banks or lenders should be allowed to demand the full amount after 30 days or 90 days or the moment the crisis is declared over. With what money would somebody who has been unemployed for months due to the crisis be able to pay those debts the moment the crisis was over? Use common sense. These debts must be forgiven, completely, or a wave of poverty and homelessness will dwarf our already terrible homeless problem, causing both economic and health hazards. Freezing the economy, preventing evictions, and making sure all citizens have access to shelter, food and healthcare is the only solution that will not wreak terrible, unimaginable levels of pain on our city and citizens that will cripple us for years to come.

## Communication from Public

**Name:** Judy T  
**Date Submitted:** 03/27/2020 12:33 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Rent freeze please!

## Communication from Public

**Name:** Lauren Freedman  
**Date Submitted:** 03/27/2020 12:32 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** RENT FREEZE

## Communication from Public

**Name:** Dana Coen  
**Date Submitted:** 03/27/2020 12:32 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** RENT FREEZE

## Communication from Public

**Name:** April Ingram

**Date Submitted:** 03/27/2020 12:38 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Do you plan on testing the general population for Covid-19? Because of limits on who gets tested, there are many people who are unaware they have contracted Covid-19, all the while passing the virus on while running essential errands and doing essential work. Since it takes up to 14 days for symptoms to appear, that's a lot of time to pass on the virus. If the virus is still out there, people will continue to get infected, according to public health experts.

## Communication from Public

**Name:** Lauren Correia

**Date Submitted:** 03/27/2020 12:38 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hi, my name is L.E., and I'm here to urge City Council to adopt the Healthy LA Coalition's set of proposals, listed below. This is the bare minimum of what our city will need to do to come out of this crisis intact! Thank you. 1. Enact a Strong Moratorium on Evictions related to both nonpayment of rent and the presence of unauthorized occupants and pets, as well as all "no cause" evictions. It is a moral necessity that nobody be evicted during an emergency that requires people to shelter in place. 2. Suspend mortgage payments for homeowners and landlords, and forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. 3. Implement an immediate freeze on all residential and commercial rent increases and prohibit landlords from charging late fees. 4. Immediately supply cleaning and sanitation services to every informal settlement in Los Angeles. 5. Enact "just cause," "right of recall," and "worker retention" policies to stop employers from unjustly terminating workers during this crisis. 6. Prioritize workplace health and safety, including mandated paid time for and access to hand-washing and sanitizing, provision of protective gear, and appropriate training for those still at work, especially grocery workers, food service workers, and delivery drivers. 7. Provide 14 days of paid sick leave to all workers and prohibit retaliation against those who take it.

## Communication from Public

**Name:** Kelly Coughlin

**Date Submitted:** 03/27/2020 12:39 PM

**Council File No:** 00-9999

**Comments for Public Posting:** We need a moratorium on rent now! Freelancers/gig economy workers are not protected, but you can protect us! Los Angeles is a city that thrives with its freelance workers and gig economy workers. Without these workers, the film and television industry that comprises Los Angeles would simply not be possible. During these times of COVID-19, all of our freelance gigs have disappeared along with all of our potential income streams. The actors are not being cast. The directors/camera ops/DP's have nothing to shoot. The producers have no projects to work on. The editors have no new footage coming in to edit. The set decorators have no sets to decorate. The costumers have no one to make costumes for. I could go on - but you get the idea. This town needs its freelancers, and the freelancers need this support from the LA City Council right now. The LA City Council has it within their power to institute a moratorium on rent for these tenants, and also on the mortgages of their landlords, which will ensure that these freelance/gig workers will be taken care of. Please, we need to forgive rent or institute a moratorium on rent so these freelance/gig workers that make up the fabric of Los Angeles will be protected. Thank you so much for all you do, especially in these incredibly difficult times.

## Communication from Public

**Name:** Rekha

**Date Submitted:** 03/27/2020 12:44 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hi, I was not able to get far enough in the queue to speak at the council meeting presently going on but I wanted to express my DEEP support of a moratorium on rent. I was laid off recently and paying a \$950 rent bill (low compared too other people's!) is going to be extremely difficult, even with unemployment checks - and I'm coming from a relatively stable position. LA is in a crisis right now and a rent moratorium is step one into getting people into a place of feeling stable again. Please do it for the morale of the city. Best, Rekha

## Communication from Public

**Name:** Marcus Rosen

**Date Submitted:** 03/27/2020 12:51 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Due to the widespread loss of jobs from the COVID-19 outbreak, many people cannot pay their rents on April 1. Please call a Special Emergency Session to address the need of tenants, workers and the unhoused BEFORE APRIL 1. We need the City Council to address these pressing concerns ASAP, specifically with a rent suspension that will not require tenants to pay back rent as the current eviction moratorium suggests. We know that FFHA has extended mortgage forgiveness to multifamily properties that agree not to evict tenants so we're aware that banks and mortgage holders are receiving more assistance and protections than the vast majority of renters. The eviction moratorium established by Governor Newsom is not enough. It requires tenants to pay back missed rent payments which will be near impossible for most wage earners especially low-wage earners, not to mention the disabled community who are already in dire conditions. We must implement a rent suspension for as long as needed until this crisis is under control.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 12:51 PM

**Council File No:** 00-9999

**Comments for Public Posting:** If any city council member doesn't vote for a moratorium you are literally ruining people's lives, whether they get evicted now or when the freeze on evictions are over, you will only be adding to the amount of homeless people in the city and further exacerbate the corona virus problem. A large portion of people lost all of their income overnight and don't make enough as it is to people able to pay that money back after not working most of the month and into the future. I will remember every council member who votes against this and put full effort into electing someone else. I hear one of you is up for a run-off election soon as well.

## Communication from Public

**Name:** Madeline Ellis  
**Date Submitted:** 03/27/2020 12:52 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** My rent is being increased by 4% on April 1. That should not be allowed. Can we place a freeze on rent increases?

## Communication from Public

**Name:** Elizabeth isralowitz  
**Date Submitted:** 03/27/2020 12:54 PM  
**Council File No:** 00-9999

**Comments for Public Posting:** I wish to speak on items 1-5, item 15 and public comment. I am speaking from the Los Angeles tenants union, Wilshire center Koreatown neighborhood council a resident of CD 13 and a worker in CD 14. I ask the council ammend items 1-5 to meet the requests of the Healthy LA coalition and the LA Tenants Union. I ask for a complete eviction moratorium for all evictions and the enactment of a renters right to council. To do this I request the city council hold an additional emergency meeting no later than March 30th to meet the April 1st rent deadline. Working though the weekend may not be ideal but is what many of us must do to make it by. The residents of Los Angeles call on you to use imenant domain to open all state, government agency, and city owned residential buildings and lots to immediate use as affordable housing and/or resource for the unhoused and unemployed. This includes immediate use if the 200 vacant homes owned by CalTrans and an end to the harassment of those reclaiming their rightful homes. The people of Los Angeles immediately call for all privately owned vacant residential units, many of which are owned by large corporations that have been bleeding our residents for years, to be used to house the unhoused and housing insecure who are ready to transition independent housing. After which these units should continue to be made available to these individuals at a rate to be negotiated with residents and local support agencies. I also ask that as we continue into this recession like none any of us have experienced before you authorize a roll back of all rent increases over the past 5 years of more than a cumulative 10% . On item 15 I completely support the cities acquisition of Hillside Villa. For the record I would like to divulge I am not a renter, I am homeowner and at one time a landlord, and a public school teacher I worked two jobs to save to purchase my home. But I support people of this city the majority of whom are renters and are struggling. If this all sounds extreme to landlords be aware renters hold the numbers and in numbers there is power. I believe protections should be given to small rental owners but we should not be bailing out corporate developers and landlords. Finally, I ask that the city council and the city attorney's office place a moratorium on all Los Angeles city planning approvals of discretionary and non-discretionary projects until a system of teleconferencing is in place or the crisis

has subsided and NCs are conducting regular meetings.

## Communication from Public

**Name:** Nicole Dreyfuss  
**Date Submitted:** 03/27/2020 12:55 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Please consider a rent, mortgage, utility freeze for Californian's. We are all out of work and we have no idea when we will be going back to work or if we will even have dogs to go back to. We are potentially faced with unemployment in the long term and there is no guarantee we will be able to return 6 months back rent after the moratorium is lifted.

## Communication from Public

**Name:** Lisa Lozano

**Date Submitted:** 03/27/2020 12:57 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I've been a Los Angeles resident for almost 20 years, and CD13 for 16 years. I love this beautiful, diverse city and the people who live here. We need a moratorium on rent so that our homelessness crisis does not explode and people don't have to choose between eating or buying medications and having a place to live. Paying back rent will not be feasible for people who are not working. Please help residents through this difficult time.

## Communication from Public

**Name:** Mariah

**Date Submitted:** 03/27/2020 12:57 PM

**Council File No:** 00-9999

**Comments for Public Posting:** The city of LA has a responsibility to protect its most vulnerable residents, now more than ever. That means tenants, the unhoused, and precarious workers who have lost income and/or health insurance due to the current public health crisis. By not protecting these residents and workers swiftly (with as few barriers as possible to obtaining rent forgiveness and avoiding evictions), we fail our entire city. The city MUST act now to: 1. Enact a Strong Moratorium on Evictions related to both nonpayment of rent and the presence of unauthorized occupants and pets, as well as all “no cause” evictions. \*\*People should not have to go to court to prove the impact of coronavirus on them to counter an eviction filing.\*\* Nobody should be evicted during an emergency that requires people to shelter in place. 2. Work with the State and financial institutions to Suspend Mortgage payments for homeowners and landlords, and Forgive Rent obligations for the duration of the crisis, \*\*including a recovery period after the state of emergency is lifted.\*\* If people can't pay rent now, they won't be able to pay back rent later! 3. Implement an immediate Freeze on all residential and commercial Rent Increases and prohibit landlords from charging late fees. 4. Immediately Supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. 5. Prioritize workplace health and safety, including mandated Paid time for and access to hand-washing and sanitizing, provision of Protective gear, and appropriate Training for those still at work, especially grocery workers, food service workers, and delivery drivers. 6. Provide 14 days of Paid Sick Leave to all workers and prohibit retaliation against those who take it. Workers must feel safe to stay home through their illness for the public's safety. 7. Protect workers' livelihoods by enacting “just cause,” “right of recall,” and “worker retention” policies to stop unscrupulous employers from unjustly terminating workers during this crisis, and to ensure that when it is safe to return to work, they still have jobs to return to. Tenants provide income to landlords. Low-wage and precarious workers keep the city going. Its time to show our appreciation by protecting tenants and workers with immediate, comprehensive action.

## Communication from Public

**Name:** Deborah Gauthier

**Date Submitted:** 03/27/2020 12:58 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please consider Rent FORGIVENESS during the covid19 quarantine...People are not all able to work from home and need MYCH less stress in their lives during this very scary pandemic.  
Thank you

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 12:59 PM

**Council File No:** 00-9999

**Comments for Public Posting:** In a CITY OF 60% RENTERS, and THE MOST RENT-BURDENED CITY IN THE NATION, it is UNREASONABLE TO EXPECT IMPACTED TENANTS TO CONTINUE PAYING RENT ON ZERO INCOME, during a crisis in which we face additional extra costs in order to safeguard our health and food security. It is unreasonable to expect tenants to take on any additional rental burden after the crisis is over, unreasonable to require tenants to pay back months of accumulated back-rent, after being out of a job for weeks or months. Please remember that UNDOCUMENTED TENANTS CANNOT BE HELPED THROUGH UNEMPLOYMENT CHECKS OR GOVERNMENT SUBSIDIES. The current eviction moratorium does not offer tangible protection for tenants, as LANDLORDS AND LAW-FIRMS ARE \*PUBLICLY TWEETING THAT THEY ARE STILL PLANNING TO FILE FOR EVICTION!\* This can absolutely not be allowed. The RENTS MUST BE WAIVED, WITHOUT REQUIRING BACK-PAY AFTER THE CRISIS. I do not know if I will get all of my work hours back after the lockdown, and I will already have enough trouble as it is. Please do the right thing for \*all\* of the people that you represent, not just the landlords and the wealthy. Additionally, i support the motion for the city to acquire Hillside Villa through eminent domain, and I support the demands presented in the letter by Healthy LA. Thank you.

## Communication from Public

**Name:** Leobardo Zamora Jr.  
**Date Submitted:** 03/27/2020 12:59 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Requesting acknowledgement of the injustice I am still experiencing due to perjury of former property manager.

## Communication from Public

**Name:** Benjamin Chong

**Date Submitted:** 03/27/2020 01:02 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I just witness the parking enforcement officer writing a ticket to the Amazon delivery guy. This is unacceptable - they are working so hard during this crisis, risking their lives for the public. It's impossible to find street parking these days when there is a lockdown where everyone has to stay home. Please stop punishing workers who are working for us during this difficult time.

## Communication from Public

**Name:** Brad Sagal

**Date Submitted:** 03/27/2020 01:03 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I am a 33-year-old resident of Los Angeles, a voter, a volunteer for the Bernie Sanders campaign, and I am in support of the Healthy LA platform, which can be viewed at [HealthyLA.org](http://HealthyLA.org). HealthyLA is a large coalition of strong organizations. Some are labor organizations. Others are faith organizations. Others are nonprofits and political organizations. Please take note that Bernie Sanders won the primary election in LA by a strong margin, indicating that there is a good appetite for change here in Los Angeles. This crisis has certainly reminded us that we are all connected, whether we like it or not (and we sometimes don't like it). There is an old saying that, "If you stay ready, you don't have to get ready." If we implement the Healthy LA platform, we will be more ready for the next crisis. More paid-time-off for sick workers will allow them to stay home when they're sick so they don't spread diseases to their coworkers and clients. A rent freeze will help Angelenos stay in their apartments so they're not on the streets. How is someone supposed to have a strong immune system when they're on the streets? A rent holiday will reduce stress for Angelenos so that their immune systems can recover. A stronger rent moratorium that doesn't force Angeleno renters to prove that they need a moratorium would help people focus on fighting this disease and staying inside. A Tenant Opportunity to Purchase Act would be a great step towards homeownership. Granting stronger worker protections and training for essential workers such as grocery store workers will slow the spread of disease. Opening city-owned bathrooms will allow people to wash their hands, urinate and defecate is also an important step to ameliorate the situation. There are also other items on the platform that are important, such as waiving "late fees" for late rent payments. Please consider the power that the Healthy LA coalition has, and consider that many in that coalition will not give up without a fight because giving up simply isn't an option for us. "Either we will all learn to live together as brothers or we will all perish as fools." -Martin Luther King

## Communication from Public

**Name:** Elliot L Kronsberg  
**Date Submitted:** 03/27/2020 01:05 PM  
**Council File No:** 00-9999

**Comments for Public Posting:** Hello, my name is Elliot and I am Councilman Koretz's constituent from Westwood. As part of the Healthy LA coalition, I ask you all, honorable councilmembers, to enact stronger protections for our community in response to COVID-19. Our families and vulnerable community members need immediate action to protect our health and our livelihoods. I urge you to support motions to: 1. Enact a Strong Moratorium on Evictions related to both nonpayment of rent and the presence of unauthorized occupants and pets, as well as all “no cause” evictions. People should not have to go to court to prove the impact of coronavirus on them to counter an eviction filing. Nobody should be evicted during an emergency that requires people to shelter in place. 2. Have the City work with the State and financial institutions to Suspend Mortgage payments for homeowners and landlords, and Forgive Rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. 3. Implement an immediate Freeze on all residential and commercial Rent Increases and prohibit landlords from charging late fees. 4. Immediately Supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. 5. Prioritize workplace health and safety, including mandated Paid time for and access to hand-washing and sanitizing, provision of Protective gear, and appropriate Training for those still at work, especially grocery workers, food service workers, and delivery drivers. 6. Provide 14 days of Paid Sick Leave to all workers and prohibit retaliation against those who take it. Workers must feel safe to stay home through their illness for the public’s safety. 7. Protect workers’ livelihoods by enacting “just cause,” “right of recall,” and “worker retention” policies to stop unscrupulous employers from unjustly terminating workers during this crisis, and to ensure that when it is safe to return to work, they still have jobs to return to. Thank you.

## Communication from Public

**Name:** Jeffrey

**Date Submitted:** 03/27/2020 01:12 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I want to speak about items 2 AND 4 My name is Jeffrey Best and I own a restaurant in District 2 Whilst the intention of both items 2&4 seem noble and necessary, they both will result in less jobs and less reopened businesses, The requirement to hire back employee's based upon seniority will make it impossible to put a team together to actually run the restaurant due to the concentration of seniority in only one category of employees. Additionally, this requirement will not allow us to re hire the best person for the job. As to Item 4, the payment of two weeks SICK pay for each employee is again noble. However with out the funds to provide this payment and with no guarantee of revenue moving forward , in addition to rent and other costs that are threatening my restaurant with closure, this proposal will guarantee it. We will have no choice but to declare bankruptcy. If the COLA , the State of California or the Federal government does not provide this funding than the result of this Item will be the opposite of its intention. More unemployed service employees, less sales tax revenue due to the closure of more restaurants and the loss of community in neighborhoods that lose the local restaurant

## Communication from Public

**Name:** David

**Date Submitted:** 03/27/2020 01:12 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I'd like the city council to think of the scenario: what happens a month or two down the line? Right now evictions are postponed. But what happens after that? Where are tenants going to get 2-3 months of rent, if nothin changes, to to pay back? If people are focused on paying rent so they won't get evicted while not having secure source of income, they will run out of money for food and when people have nothing less to lose? What happens? I believe we will see riots on the streets. You think 1992 was bad? We're already seeing lines for gun stores going on the streets. I was reading the stimulus bill. The bill coming out of the -republican-administration provides for an 180 day moratorium on federally backed mortgages. I implore the city to consider a rent moratorium. I'd like for the city council to see this as not only the right thing to do, but also an investment in the cities future. You think the homeless situation is bad now? Imagine all the evictions that going to occur as soon as the moratorium is lifted. Imagine all the credit scores of people that are going to be affected non payment being destroyed so they won't be able to rent from most places in the future or apply for car loans, home loans, credit cards that help the economy going forward. The people are going to remember how you all voted. This is probably the most important vote of your term.

## Communication from Public

**Name:** Jeffrey

**Date Submitted:** 03/27/2020 01:13 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I want to speak about items 2 AND 4 My name is Jeffrey Best and I own a restaurant in District 2 Whilst the intention of both items 2&4 seem noble and necessary, they both will result in less jobs and less reopened businesses, The requirement to hire back employee's based upon seniority will make it impossible to put a team together to actually run the restaurant due to the concentration of seniority in only one category of employees. Additionally, this requirement will not allow us to re hire the best person for the job. As to Item 4, the payment of two weeks SICK pay for each employee is again noble. However with out the funds to provide this payment and with no guarantee of revenue moving forward , in addition to rent and other costs that are threatening my restaurant with closure, this proposal will guarantee it. We will have no choice but to declare bankruptcy. If the COLA , the State of California or the Federal government does not provide this funding than the result of this Item will be the opposite of its intention. More unemployed service employees, less sales tax revenue due to the closure of more restaurants and the loss of community in neighborhoods that lose the local restaurant

## Communication from Public

**Name:** Alfonso Villegas

**Date Submitted:** 03/27/2020 01:13 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Is there a way the Federal Government can offset or eliminate rent for the next few months? We need time to get our feet back on the ground.

## Communication from Public

**Name:** Kevin Olivar Martinez

**Date Submitted:** 03/27/2020 01:14 PM

**Council File No:** 00-9999

**Comments for Public Posting:** It's unjust to expect the working families of LA to have to pay the already expensive rent and mortgage payments we do. the majority of people in LA are rent burdened giving more than 1/3 of their wages to paying for housing, and to expect that to be payed while we're dealing with a global pandemic and not able to work and receive our wages is unjust. its unjust to expect us and our families to have to still cover housing costs that will only make it harder for the ppl of LA survive. its for that reason the council should discuss and approve a rent and mortgage freeze for as long as the coronavirus pandemic doesn't allow the public to work and receive their full wages. the landlords demand rents be payed, but what good is it if their tenants don't have a source of income to pay those rents, it's absurd and inconsiderate of them to demand that. the young people of LA are noticing what their local government is doing, and to all 15 public servants of the council...we see you, and we see what your doing, and we want to make it clear you will be out of your jobs if you can't provide for the working people of Los Angeles. .

## Communication from Public

**Name:** Manuel A Rodrigues  
**Date Submitted:** 03/27/2020 01:14 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Protect the working class of LA! Rent moratorium now! We are not allowed to go to work! This Corona virus is not our fault! Rent freeze now!

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 01:16 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Im Kristel and I cook at a mom and pop restaurant in LA I'd like to speak about measure 4 Thank you for proposing something that will help workers, but please reconsider this measure. It'll bankrupt my employer within a week. I know most other independent restaurants and independent businesses will be in the same boat. We're already down 80-90% of normal sales at the restaurant. I don't know how they're hanging on to stay open as is. Measure 4 passing will effect the whole system—The landlords, the vendors and we the workers will all suffer if these businesses have to close and file for bankruptcy. No one will be paid soon. Yes, two weeks sick pay is great, but what use is it if I don't have a job to go back to? If we workers are asking for a key into the building, this would get us in by bulldozing it. It doesn't make sense to me. A moratorium on rent would be MUCH more useful than bankrupting my bosses. About measure 2 I've been with the restaurant for a long time. I definitely should not be hired on before their chef, sous chef or other lead cooks. It wouldn't be functional as a restaurant that way. Its like in baseball—we cant have a team of all pitchers and no one to cover bases. That isn't how small businesses, especially restaurants run. General-- I have so much gratitude for the work and help I have seen over the last week. It isn't unnoticed and none of this is ANY of our faults. All we can do is control how we react to the situation. Thank you for all who are working to help one another. We are a diverse city and I know we can unify.

## Communication from Public

**Name:** Kelsey Fox

**Date Submitted:** 03/27/2020 01:16 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I am writing regarding item1 and for general comment as well. I've seen firsthand people forced to go out and work against the stay at home order putting themselves and our whole community at risk just to keep a roof over their heads. It doesn't have to be like this. We need to waive second reading and get these items passed today. I am writing to support the letter sent in by healthy la. And stand united with the working people of the city of los angeles. We need a cancelation with FULL FORGIVENESS on rent and mortgage payments. Rent cannot be paid to landlords from tenants that have no income. Unemployment is slammed and there are many out of work Angelinos that did not qualify. We need a cancelation on payments and debt forgiveness to give ALL Angelinos a fighting chance. People will continue to leave their homes if they need to hustle to find sources of income to feed and house their families. An eviction moratorium was a great start, but it leaves the housing of too many in limbo during a pandemic that requires us to shelter in place. We need to protect the most vulnerable of our society by forgiving rent COMPLETELY during this time of crisis. Beyond the immediate crisis, postponing rent will be devastating for our community. Wealth disparity will skyrocket after this crisis as will homelessness. Freezing mortgages will protect landlords. Forgiving rent is common sense. The people who are being forced to pay rent they cannot afford are often in the highest risk groups and are being forced to risk their own safety AND our community's safety to avoid homelessness.

## Communication from Public

**Name:** Raoul Duke

**Date Submitted:** 03/27/2020 01:16 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Things are not going to go "back to normal," & you must NOT pass weak, cowardly legislation that pretends it is! I don't give a damn if you are afraid of overstepping your bounds—overstep! Now's the time! Every eviction right now is a death sentence. Pass a total moratorium for the duration. Rent debt is just going to lead to evictions down the line. Pass a total moratorium on rent & mortgages for the duration. No collection. No back rent, no forbore mortgage. You can either prop up a crumbling system, & be crushed by the debris, or you can work NOW to start building a better Los Angeles. Take power on the citizens' behalf, or it will be swiftly taken from you. And if any of the filthy landlords on the council collects rent during quarantine, or expects it later, we will know. And you will be held to account.

## Communication from Public

**Name:** Matthew Cruz

**Date Submitted:** 03/27/2020 01:17 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hi, I made a public comment re: Items 1-5 already but felt it necessary to make another because I could not get my phone call in. I was calling to fully support the adoption of expanded protections for renters in Los Angeles, as explained in detail in the Healthy LA Letter sent to all of you. The letter has laid out clear and achievable steps which City Council can take to protect their constituents, such as continuing to suspend mortgage payments for homeowners and landlords, and pursue options to forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. While the majority of the city council members own rental property, most Angelenos do not — and are looking to the 15 of you to act appropriately and in their best interest during this time of global emergency and instability. It is critical that renters are protected with rent forgiveness, or the homeless crisis this council has presided over will only continue to worsen. Additionally, mom and pop landlords concerned about property taxes should wonder what will happen to their income when their renters are financially unable to pay their rent due to the Covid crisis and lack of work baked into the Safer at Home Order. As such, a broad universal moratorium on evictions is a smart and necessary step to protect vulnerable Angelenos until the crisis is over. Items 1-5 do not nearly go far enough in protecting vulnerable renters and homeowners, and City Council needs to act with urgency to protect the people who voted them in. Adopt the Healthy LA demands and put them through — no second reading, no more wasting time. We don't have it. Thank you.

## Communication from Public

**Name:** Stephanie S.

**Date Submitted:** 03/27/2020 01:18 PM

**Council File No:** 00-9999

**Comments for Public Posting:** The City Council must take action to stop or reduce rent payments during the COVID-19 pandemic. Many LA renters, myself included, are more than happy to stay home and flatten the curve- but if we can't work, we can't pay rent. Rent payments must either be subsidized or canceled by the Council.

## Communication from Public

**Name:** Julie Niemi

**Date Submitted:** 03/27/2020 01:19 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Due to the widespread loss of jobs from the COVID-19 outbreak, many people cannot pay their rents on April 1. Please call a Special Emergency Session to address the need of tenants, workers and the unhoused BEFORE APRIL 1. We need the City Council to address these pressing concerns ASAP, specifically with a rent suspension that will not require tenants to pay back rent as the current eviction moratorium suggests. We know that FFHA has extended mortgage forgiveness to multifamily properties that agree not to evict tenants so we're aware that banks and mortgage holders are receiving more assistance and protections than the vast majority of renters. The eviction moratorium established by Governor Newsom is not enough. It requires tenants to pay back missed rent payments which will be near impossible for most wage earners especially low-wage earners, not to mention the disabled community who are already in dire conditions. We must implement a rent suspension for as long as needed until this crisis is under control.

## Communication from Public

**Name:** Kathryn Loucks  
**Date Submitted:** 03/27/2020 01:19 PM  
**Council File No:** 00-9999

**Comments for Public Posting:** Councilmembers: I am a resident of District 13 in Los Angeles, and I am writing to urge you to place a moratorium on rent immediately. In this time of public crisis it is unconscionable that we should have to worry about losing our housing. If you do not work swiftly to protect tenants you will exacerbate the public health and economic crises exponentially. Already, our streets are filled with houseless people who have no access to affordable public housing. What will you do when millions are evicted, or their leases are not renewed because of an inability to pay rent or back rent in a completely stagnant economy? It is the everyday people that make up the fabric of this city, our "menial" jobs allow all of the wealthy and privileged to profit endlessly off of our struggle. Please, please put the majority of citizens' interests first and do what is right. Allow our city to remain housed, allow our people to feel a modicum of security during these uncertain times. Help us to do what is right and what is necessary to protect ourselves and others. Thank you, Kathryn Loucks

## Communication from Public

**Name:** Grace Kim

**Date Submitted:** 03/27/2020 01:19 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Hi my name is Mrs. Grace Kim. I am a 1st grade teacher in Lincoln Heights and currently live in Koreatown. I am a renter, but my parents are small property owners. My husband is a property manager for Regency, and I think I have a unique perspective because I am not in the either or dialogue between landlords and tenants, but rather in both camps. I am in what they call in the liminal space. I have been doing everything I can for my students including online school, and daily communication with their families in this difficult time. I'm also helping with my own parents and my in-laws who are elderly in getting their grocery needs, but also in paying for the utility bills and property taxes they are afraid they can not afford. This situation is not about tenant vs. landlord but about survival, and we can not do it alone. Like many have said, we must be united, and like in mathematics, what you do to one, must be done to the other in other to keep society balanced and surviving. Please think of not only the tenant, but also the small mom and pop landlords...but also mostly about how to keep our society from imploding. We must all do what we can to keep our society functioning, and making changes to one part of the population isn't enough. The whole must be considered. Consider the whole equation--all of us need your help. Not just renters, but small property owners, families, singles, and the homeless. Help us all please.

## Communication from Public

**Name:** Dominic Elefante

**Date Submitted:** 03/27/2020 01:22 PM

**Council File No:** 00-9999

**Comments for Public Posting:** as long as people are being ordered not to work, we must suspend rent collection. failure to do so will create insurmountable debt for many working class angelenos and ultimately grow the size of our population experiencing homelessness.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 01:25 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Those renting their residences are also those most likely to have their jobs affected by COVID19-related workplace closures. People with high-paying corporate positions can keep earning money as their jobs do not necessitate being in the office and they can work from home, but they likely already own their properties. The lower-paying jobs held by renters (restaurant work, local store positions, driving/gig-workers) are those who cannot continue making money working from home. More and more, renters are seeing their income streams cut off. It MUST be acknowledged that this crisis disproportionately affects low-paid workers who are more likely to be renters, and a rent moratorium must be put in place. Landlords who are complaining that renters should have money saved up in case of emergency but are afraid of losing their income stream clearly do not practice what they preach--if they are so worried, they clearly do not have many months of money saved up the way they expect us to. Any argument they make is a false equivalence. We all know that the economy will not bounce back to normal when the crisis end, so simply delaying payments until that time is not enough. We need rent relief now. I hope this crisis puts into stark relief the insane and unsustainable model that relies on renters to pay half or more of their income on housing. Once this crisis is over, we need to address this as well to prevent future crises from creating even more disaster.

## Communication from Public

**Name:** Stephanie Hirsch

**Date Submitted:** 03/27/2020 01:26 PM

**Council File No:** 00-9999

**Comments for Public Posting:** SHAME on the council for failing to take immediate action. How are the unemployed like myself expected to repay rent accrued in only 6 months in one of the most exorbitantly expensive cities to rent in the country? How is rent going to be paid back by people like myself who worked in the restaurant industry and who may never return to their employment or will find future employment hard to find with projections anticipating major closures across this industry? How can the decisions on this matter be made by a council whose body is composed of almost 50% landlords? Placing the burden on tenants to prove loss of income and inability to pay back rent is unreasonable and cruel. The eviction protections put forward thus far by this council are not strong enough. Will this council throw families and hard working Los Angelenos out of their homes and into uncertain danger? At this very moment our unhoused neighbors have been neglected and are not being given adequate access to bathrooms, soap, water, shelter to protect them from COVID19. This is a life or death matter (and it should be stated that it has been for many for some time). Your action cannot wait.

## Communication from Public

**Name:** soraya s

**Date Submitted:** 03/27/2020 01:23 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I support all AMENDMENTS PROPOSED by the National Lawyers Guild of Los Angeles to motion one, submitted during their minutes around 12:55p at the remote council meeting on Friday March 27, 2020. The burden of proof should not apply to the rent freeze for LA residents as this pandemic affects EVERYONE; job security has vanished for many who even still hold jobs and they would have spent the final check of the final month during which they did NOT lose income on rent; and the most disenfranchised — and most definitely affected by the pandemic — may have the most difficulty with the access or resources required to prove this. We need a rent and mortgage FREEZE, not a credit line to pay it back later, and landlords and tenants alike should receive the funds required for necessities ONLY. Food, not rent. Thank you

## Communication from Public

**Name:** Casey Malone

**Date Submitted:** 03/27/2020 01:24 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I am URGING the City Council to act and suspend rent payments in the city for April 1st and May 1st. People can't work, and can't pay their rent. Asking them to pay double rent when this crisis is over is unthinkable - if they don't have the money now, where will it come from once the lockdown is over? Please, this is not an economic issue, this is life or death. I beg you to do what's right.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 01:27 PM

**Council File No:** 00-9999

**Comments for Public Posting:** For item #1 Re rents: I absolutely agree with all the passionate constituents who had the opportunity to speak on this. I am not a renter, I own my home (well the bank owns it, even though I've lived in it for 30 years, will probably never be able to pay it off), but I am from L.A. and was a renter in L.A. from 1974-1989, till I was 32, and I have now paid in over \$100,00 in property taxes. My son is turning 28 tomorrow, and will probably never be able to afford to buy a house here. He is a renter and a gig economy worker with a \$40,000 student loan debt. His landlord owns numerous properties, restaurants and businesses. As a professional musician he has no livelihood for probably the next several months. He actually does have some savings, which he has worked very hard for, but it is ridiculous to think that he will be able to pay rent for the next several months with no income. His four roommates, all professional musicians and some working in the film industry, are in the same boat. Please act swiftly and do the right thing to save our renters.

## Communication from Public

**Name:** Isabella Deslandes

**Date Submitted:** 03/27/2020 01:28 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Most Los Angelinos have Lost their job due to the Clovis crisis happening in our country. We are locked at home with no possible way to earn money. The fact that we are still expected to pay rent outs an unnecessary strain on both our metal and physical well beings. We can make this burden of a lock down easier if we could take the pressure of magically coming up with money to pay for rents off residents minds so they don't have to worry wether they are going to be banished to the streets or starve. Pushing the due date for the rent won't help, it needs to be forgiven and not paid because no one has any way of making money rig now

## Communication from Public

**Name:** Donna Teck

**Date Submitted:** 03/27/2020 01:28 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Very frustrating process. I am a small business owner and a landlord. As a small business owner I understand the importance of taking care of our employees to the greatest degree of our ability to. From listening to the ones who go heard I believe they are very misled. There's no one who doesn't want to do the best we can to insure the greatest ending. As we hear every time we get on an airplane..."if you are traveling with child put your own mask on first so you will be able to care for and help the child"...if small business and landlords only get to wear whatever mask is left over, if any, the odds are great that there will be nothing for the ones who need it because the supplier has been killed off. Employers do not have cash flow to pay for an additional 80 hours of pay. Especially in California the cost of doing business is abominable, the state just keeps piling all the costs on to small business. Please, it has to stop. As far as rents go...if the landlords can stop their mortgage payments then the tenants can stop their rent...but, ask yourself, what then happens to our banks. The big question is "who is in real need to no fault of their own?" AND "who is there to take advantage of the system you are setting up for abuse?" Let's work together to get this right or soon small business will be right where the poor and unemployed are...then what? Give us the power to be a good source to the problem and don't bury us with costs we can't incur. Thanks for listening,  
Donna Teck Small Business Owner

## Communication from Public

**Name:** Daniel Pope

**Date Submitted:** 03/27/2020 01:28 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I believe that anything short of a moratorium on rent would be at best a half-measure and, at worst, a human rights disaster. According to an L.A. Times study, a 5% increase in rent leads to a 2,000 person increase in the homeless population. This is as good a metric as any to demonstrate the precarity in which many tenants live. L.A. is one of the most rent-burdened cities in the nation. How, if we are not allowed to work, would we be expected to pay up to 6 months of back rent after the fact, when we are barely able to afford rent right now? Without a moratorium on rent, what is being encouraged is a mass increase in homelessness, which is an ever-more intensifying human rights crisis because of the coronavirus pandemic. Since there is already assistance for mortgage payments, what is being encouraged is for renters to give up ever-increasing percentages of ever-diminishing incomes on over-inflated rents, while landlords get a pass, a brazen upwards transfer of wealth on top of the already enormous, constant upwards transfer of wealth from the working class to the rentier class. This isn't even beneficial to landlords, who ultimately must rely on the income of their tenants, which comes from a functioning economy, which comes from the circulation of money and commodities that is only possible when workers are receiving adequate wages to support it. The rentier class cannot simply push workers entirely out of the labor market, kick them out of their homes, and then rely on each other to buy luxury condos. Without the labor of workers, there is no wealth to appropriate, the economy will break down, and there will be a massive, system-wide production, demand, and credit crisis. This is a moment that demands adequate welfare policies from the government if we are to be able to continue living. Furthermore, there is an inherent conflict of interest when seven city council members are landlords. They should be recused on this measure. If not, then the whole semblance of democracy in this affair is a sham.

## Communication from Public

**Name:** Gata Salvaje

**Date Submitted:** 03/27/2020 01:28 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I want to speak on item #1 and public comment I am a renter. I am completely self employed and have lost all my income for March and April. Its completely rediculous that yall are still allowing evictions!! Why should we have to prove in court that we were impacted by COVID19? EVERYONE IS IMPACTED! I have no sympathy to trash ass landlords that shoulda just pulled themselves by their boot straps and saved all their rental income money. STOP ALL EVICTIONS FREEZE ALL RENT EAT YOUR LANDLORD WE WILL BE ON THE STREETS! WATCH! ALL I WANNA SAY IS THAT THEY DONT REALLY CARE ABOUT US

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 01:28 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I plead to the Governor to freeze rents for tenants. Mortgage payments are deferred now let's help millions of low income, single mothers, and working immigrants that struggle to make ends meat and are being laid off from the coronavirus effect.

## Communication from Public

**Name:** Donna Teck

**Date Submitted:** 03/27/2020 01:29 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Very frustrating process. I am a small business owner and a landlord. As a small business owner I understand the importance of taking care of our employees to the greatest degree of our ability to. From listening to the ones who go heard I believe they are very misled. There's no one who doesn't want to do the best we can to insure the greatest ending. As we hear every time we get on an airplane..."if you are traveling with child put your own mask on first so you will be able to care for and help the child"...if small business and landlords only get to wear whatever mask is left over, if any, the odds are great that there will be nothing for the ones who need it because the supplier has been killed off. Employers do not have cash flow to pay for an additional 80 hours of pay. Especially in California the cost of doing business is abominable, the state just keeps piling all the costs on to small business. Please, it has to stop. As far as rents go...if the landlords can stop their mortgage payments then the tenants can stop their rent...but, ask yourself, what then happens to our banks. The big question is "who is in real need to no fault of their own?" AND "who is there to take advantage of the system you are setting up for abuse?" Let's work together to get this right or soon small business will be right where the poor and unemployed are...then what? Give us the power to be a good source to the problem and don't bury us with costs we can't incur. Thanks for listening,  
Donna Teck Small Business Owner

## Communication from Public

**Name:** Crystal Gordon

**Date Submitted:** 03/27/2020 01:29 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Make specific provisions of services to safeguard those who are most at risk due to COVID-19 (i.e., the American Descendants of Slavery residing in the City of Los Angeles who are workers, parents that have kids at home & need food, business owners, unhoused, and/or aging). Thank you.

## Communication from Public

**Name:** Cassi Jerkins

**Date Submitted:** 03/27/2020 01:30 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Sample script: "Councilmembers, we direly need YOU to lead right now in enacting a 100% rent and mortgage moratorium in Los Angeles for the duration of this crisis and the recovery period. - 100% Rent and Mortgage moratorium for all collection in the city of LA - FORGIVENESS of rent and mortgages accrued during this time, and a MORATORIUM on utility bill collection and shutoffs - This is the biggest economic and health care crisis Los Angeles has faced in centuries and our city council must lead where our federal and state governments have not! You all have the opportunity to make Los Angeles either a model for resilience and solidarity, or a model for absolute disaster. But you don't have time to delay and dither on which side of that you wish to see as the outcome. You have to choose now and the choice could not be clearer. Please councilmembers, act to make \*us\* whole while our federal government is working overtime to make banks and mega corporations whole instead of us. Please act now."

## Communication from Public

**Name:** Pearl Kim  
**Date Submitted:** 03/27/2020 01:30 PM  
**Council File No:** 00-9999

**Comments for Public Posting:** I am a renter, like many Angelinos. But, my parents are mom & pop landlords. Therefore, I feel I am in a unique position in this argument. I am nervous about making my own rent on April 1st, but also worried about my family. I do not think that people should be forced out of their homes, into the streets, during this pandemic - especially since this situation has been completely out of their control. However, I do believe that decisions on renter's protections and rights should not be made in a vacuum. Yes, the majority of your constituents are renters, but many are also small, mom & pop, landlords who have retired and poured their savings into their properties, and rely on rent as their sole source of income. Many renters have spoken and condemned landlords for not thinking of them during this time. They are. We are. Not all landlords are the same; we are not evil, faceless corporations - we are your neighbors, your friends. We don't want to evict tenants. We genuinely care for your safety. This may be a different story for larger real estate companies or investment firms, but for smaller landlords, the monthly rental checks do not simply go into our personal bank accounts. Most, if not all, of that money is going to pay mortgages, utility bills, maintenance, property tax, etc. There are months where my family has been in the red (negative income), even with the rent checks, because of unexpected repairs or other issues. If we are not able to meet our various deadlines imposed by the banks, the city, the government, etc., then the homes or apartments that are being rented will undergo foreclosure. Renters, and even landlords, may ultimately end up homeless. Protecting renter's rights now by foregoing or forgiving all rent may be a temporary solution, but it will cause a long-term problem, which may arguably be more devastating. Therefore, I believe that the proposals for an indefinite moratorium on rental payments, with no plan for compensating landlords or guaranteeing pauses on the costs imposed on us, is not a realistic solution. People have mentioned that landlords are receiving benefits or incentives, but these are mostly delays in mortgage payments, and even that is bank dependent - some offer 30 days, some offer 90 days, some don't offer any at all. But these are just that: delays. Furthermore, property tax is due on 4/10, but there has been no delay or forgiveness of this. If landlords are expected to pay their taxes in a few weeks and pay back their

mortgages, which are essentially their rents, when their sole source of income has been taken away, then the same should be expected of renters. Or, alternatively, if tenants' rents are being forgiven, then the mortgage payments for rental properties should be forgiven, as well. We are all in the same boat. This should not be a battle between tenants and landlords. A solution that benefits all parties should be made in order for us to tackle the real issue at hand: COVID-19. Let's protect all Angelinos.

## Communication from Public

**Name:** John Kmetz

**Date Submitted:** 03/27/2020 01:30 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Since we can not work -we should NOT have to pay rent. Well. I'm not paying rent anyway, and I know I'm not alone. You should do what's fiscally and socially responsible, and save the state (and tax payers) from having to pay employees of the court (and putting them in danger of catching the virus) to enforce evictions, and put a (minimum) 6-month moratorium on ALL rent.

## Communication from Public

**Name:** Olivia Barrett

**Date Submitted:** 03/27/2020 01:31 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Comprehensive rent forgiveness for individuals and small businesses is the key policy that will enable the economy to return to robust operations in the shortest time possible. Failure to enact this will lead to a widening and a deepening of the already-catastrophic housing crisis in this city. It should be the burden of responsibility of the city AND the state to work with landlords, corporations and banks to find the most effective means of introducing this measure. It should not be the responsibility of renters, who possess the least power in this arrangement, to individually negotiate with entities who are far better resourced. You are elected officials – your responsibility is primarily to the citizens who elected you. Please envision what Los Angeles looks like in 6 months, a year, two years if you: a) implement these measures, or b) fail to. Sincerely, Olivia Barrett

## Communication from Public

**Name:** Arcelio

**Date Submitted:** 03/27/2020 01:31 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Angelenos are suffering and struggling! We demand the council vote and enact IMMEDIATE rent suspension during the COVID-19 crisis. Housing is a public health issue and we ALL deserve safety and good health. To require that tenants provide proof during this NATIONAL HEALTH CRISIS in order to qualify for protection is ABSURD. We are ALL affected whether we like it or not. Rent suspension and rent forgiveness NOW! Housing for the houseless and better sanitary conditions NOW!

March 27, 2020

Honorable Members of the City Council  
Los Angeles City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

**Re: Proposed Tenant Protections During the COVID-19 Crisis (Council File 20-0147-s19)**

Dear Honorable Council Members:

The Healthy LA collective writes in response to the draft “eviction moratorium” ordinance that will be considered at the March 27th City Council hearing (“the Proposed Ordinance”).<sup>1</sup> Healthy LA is a network of over 200 advocacy organizations, worker centers, labor unions, service providers, religious congregations, community groups, affordable housing developers, public interest lawyers, public health and safety organizations, and many more uniting across lines of race, class, and geography to propose concrete solutions to the many hardships caused by the COVID-19 pandemic.

We are facing an unprecedented crisis in our country’s history. In a few short weeks, the national economy has ground to a halt. Economic projections suggest that we may see more than thirty percent of the workforce facing unemployment, and in California, over a million people have filed unemployment claims in just the past two weeks.

This unimaginable emergency requires an immediate and uncompromising commitment to protect all Angelenos. One of the most fundamental protections in this moment is the ability to shelter in a home. Of course, this is impossible if evictions are allowed to continue. We need a full and unconditional eviction moratorium and rent forgiveness.

Unfortunately, the City has not done enough. The proposed ordinance is not a true eviction moratorium - rather, it provides only a defense to an eviction for failure to pay rent that may be applicable when the tenant’s failure to pay was caused by the COVID-19 virus, as well as some protections against no-fault evictions. In fact, landlords can still file eviction actions against tenants for all the reasons they normally could, including failure to pay rent; this only provides a defense if the tenant meets a narrow exception. Calling it an eviction moratorium is misleading tenants and the public to think that appropriate action has been taken to ensure tenants cannot be evicted during the crisis.

In partnership with the Healthy LA collective, we submit the following comments and recommendations regarding the Proposed Ordinance. In solidarity with the millions of renters across LA, we call on the City Council to make several amendments to strengthen the Proposed Ordinance. As a resource to help advance a stronger ordinance, we have included as an exhibit a model eviction moratorium.

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<sup>1</sup> [http://clkrep.lacity.org/onlinedocs/2020/20-0147-S19\\_ord\\_draft\\_03-25-2020.pdf](http://clkrep.lacity.org/onlinedocs/2020/20-0147-S19_ord_draft_03-25-2020.pdf).

## **I. The Proposed Ordinance must be strengthened to better protect at-risk households.**

**Remove causal requirements.** The Proposed Ordinance requires a tenant to “show an inability to pay rent due to circumstances related to the COVID-19 pandemic.” It will be difficult and in many cases impossible for a tenant to document that the loss of income is due to COVID-19. This is an unfair burden to place on low-income tenants, undocumented immigrants, informal sector, self-employed, or independent contractor workers, and many others who are struggling to survive this health emergency. It is also an administrative nightmare for the City and the Courts.

Further, the Proposed Ordinance may require a tenant to divulge private medical information to their landlord in order to adequately establish an affirmative defense against an unlawful detainer lawsuit. By requiring a tenant to establish that their inability to pay rent is related to “health-care expenses related to being ill with COVID-19 or caring for a member of the tenant’s household who is ill with COVID-19”, the City may run afoul of anti-discrimination and fair housing laws. The City will also put already vulnerable and sick tenants at risk of retaliation, harassment, and illegal lockouts as fear regarding this public health crisis continues.

Finally, the relationship should be presumed because anything else is likely to incentivize people to continue working outside of the home, risking spread of the infection. Specifically, consider that the U.S. Centers for Disease Control (CDC) is recommending that people who exhibit any symptoms should stay at home. At the same time, the CDC discourages medical professionals from testing everyone with symptoms. If someone with mild symptoms loses income because they act responsibly by following the CDC's advice and stay at home, but they never exhibit symptoms that are serious enough to get tested, they would be unable to document the impact of COVID-19. They would be penalized for acting responsibly. The way the current affirmative defense is structured will cause people with symptoms to continue to go to work until their symptoms are serious enough to warrant testing. This is the opposite of physical distancing. The City should not adopt policies that discourage people from practicing proper public health measures or penalize anyone who did.

If a causal connection requirement is to be included, there should be a presumption that all nonpayment of rent is due to COVID-19 and the burden should be placed on the landlord seeking to evict a tenant to produce evidence to the contrary.

**Expand the scope to prohibit evictions on other grounds.** The Proposed Ordinance does not protect tenants evicted because of unauthorized occupants and/or pets, breach of lease covenants, or due to nuisance complaints, such as noise caused by children who are now home after the closure of schools, or no-fault evictions when an occupant is not ill or under quarantine. Yet, individuals and households evicted under these grounds would still be put at grave risk in this current pandemic if they were to lose their home. The Mayor and the Governor’s orders are straightforward - stay at home. Being evicted and all that it entails (court appearances, packing and moving belongings, searching for new housing, needing to access additional supportive services, potentially becoming homeless) increases the likelihood of social contact and increases the likelihood of getting or spreading the virus. The City must do its part in protecting the health and safety of all of its residents.

We need to prevent all evictions during this emergency, including evictions based on failure to pay rent; breach of lease covenants; unauthorized occupants and/or pets; nuisance and all no-fault evictions without conditions. The police power grants this authority, and other cities, such as Oakland which is voting on a broader eviction moratorium this week, are going beyond the Governor's Executive Order. Los Angeles must be a statewide leader and exercise its police powers to the fullest extent to enact the strongest eviction protections to tenants.

**Prevent the serving of notices and filing of an eviction.** Tenants should not be risking their health to fight for their housing in court. The Proposed Ordinance should be amended to clarify that the ordinance does not just provide an affirmative defense - it applies to all actions by a landlord to initiate an eviction. Specifically, the ordinance should be amended to state that landlords are prohibited from serving notices pursuant to CCP 1161(2), filing, or prosecuting unlawful detainer actions, or otherwise seeking to evict or constructively evict a tenant, during the pandemic. The City of Santa Monica's Executive Order included such specificity.

**Waive all late fees.** The motion approved at the last City Council meeting explicitly requested that the ordinance waive all late fees associated with nonpayment of rent, but the Proposed Ordinance does not address late fees. We must waive all late fees in order to protect tenants who will be unable to pay rent on time through no fault of their own. And to the extent that tenants are required to pay back rent, late fees should not be added to an already significant financial burden.

**Avoid evictions at the end of repayment period:** As landlords receive mortgage relief, rent should be forgiven, reducing the need for complicated back rent payment arrangements. But to the extent back rent must be repaid, back rent should be treated as traditional consumer debt, not as rent due. This small, but important clarification will allow rent to be collected through standard consumer debt collection practices, but not be the grounds for eviction, preventing the potential for mass evictions at the end of the payment period. The following language should be added to the Proposed Ordinance:

“No owner shall evict a residential tenant for failing to repay past due rent subject to a repayment period under this section.”

**Establish a longer payback period:** To the extent rent is not forgiven, tenants must have more than six months to repay back rent. As described above, it will take many tenants months to get back on their feet after this crisis and they should not be burdened by unrealistic repayment obligations. Tenants should have, at bare minimum, 24 months to repay back rent.

**Add affirmative notice requirement:** The City Attorney report notes that it cannot create a penalty for failure to provide notice of the tenant's right to defer payment if there is no obligation to provide notice. Therefore, in order to comply with the spirit of the Motion adopted, the ordinance should be amended to affirmatively require landlords to give tenants notice of new protections, and then provide penalties for failure to provide notice, consistent with existing practice.

**Include additional protections to keep tenants in their homes:** The City should also ensure that tenants are protected from more than just an unlawful detainer lawsuit. The City should also include provisions that:

- prohibit reductions in services and amenities during the emergency period;

- prohibit rent increases during the emergency period and for at least 180 days after the termination of the emergency period, and;
- limit entry to the residential unit by the owner in order to protect the health and safety of all persons.

The attached model ordinance includes language detailing these provisions.

Finally, as the due date for rent payment approaches, we are seeing increases in threats to illegally lock tenants out. Penal Code Section 418 already makes it a crime to illegally lock out a tenant or to turn off the utilities. Sadly, the LAPD's enforcement of violations is inconsistent - officers often tell tenants that have been illegally locked out that their remedy is to sue landlords in civil court. This coalition will be reaching out to the Police Chief Moore and to the Police Commission but request that the City Council send a clear statement that Penal Code Section 418 must be strictly enforced.

## **II. An eviction moratorium is a start; the magnitude of the crisis requires more.**

Before the pandemic, many tenants in Los Angeles faced a housing crisis. Many tenant households could barely afford rent, even in a healthy economy - 54.5% of tenant households were only making 80% of Area Median Income (and thus qualified for non-existent affordable housing), and 51% of tenants paid more than 30% of their income in rent.<sup>2</sup>

A tenant living below the poverty line paying more than 30% of their income in rent does not have sufficient disposable income to repay deferred rent in 6 months, 12 months or ever. And tenants are far from guaranteed that they will have employment after the crisis is over. For this reason, it is essential that a comprehensive solution include rent forgiveness without tax and credit consequences, homeowner protections, and strategies to ensure stronger housing stability in the long term.

**Rent forgiveness.** With mortgage relief already underway, rent forgiveness needs to be a priority. Some financial institutions began suspending mortgages voluntarily. On Wednesday, the Governor announced major financial relief for homeowners and property owners in the form of 90 day mortgage suspensions from most of the major financial institutions. These protections help homeowners, multifamily landlords, and nonprofit affordable housing providers in a time of great need. But in LA, a city of majority renters, that is less than half the equation. Mortgage relief and rent forgiveness must be a package deal; otherwise, we are just deciding that property owners are more important than renters, and that is not a position our city can take.

To the maximum extent possible, the City should work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and pursue options to forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. Economic relief and displacement protections should not be limited to property owners – the City must also prioritize the tenants who are at grave risk of losing their homes with rent forgiveness.

A carefully crafted rent forgiveness program is not an unfair burden on landlords, given our emergency. By forgiving rents during this emergency we will be keeping people in their homes and saving lives. In doing so, we are not leaving landlords out to dry. As described, landlords are receiving mortgage relief at the same

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<sup>2</sup> 2017 American Community Survey, U.S. Census Bureau.

time that rental income would be suspended. As well, the city can and should be creating a rental relief with emergency financial assistance that landlords could access as long as they are compliant with health, safety and habitability laws. At this time several other cities and states, like New York, Boston, and San Francisco are already considering rent forgiveness. LA can be a leader in protecting our tenants in this time of unimaginable crisis.

**Homeownership protections.** The City should take steps to protect low- and moderate income homeowners at risk of default and financial distress due to the spread of COVID-19 through assistance programs that achieve the following:

- Work with the State and financial institutions, and their servicing entities, to continue suspending mortgage payments for homeowners and landlords, and pursue options to forgive rent obligations for any tenant in the home for the duration of the crisis, including a recovery period after the state of emergency is lifted.
- Provide resources to homeowners to determine whether they are eligible for a suspension on mortgage payments.
- Establish a mortgage assistance fund for all low-income homeowners who are not eligible for mortgage suspension.
- Establish a moratorium on trustee's sales, recordation of notices of default, and evictions of people who are post-trustee's sale of their homes, but have yet to move out.
- Work with State and County agencies to suspend collection from low-income homeowners of property tax assessments made through the Property Assessed Clean Energy" (PACE) loans and other home improvement and clean energy loan programs.
- Monitor businesses activities targeting vulnerable homeowners, providing consumer education and enforcement.

**Long-term housing stability.** Many lessons were learned from the foreclosure crises that do not need to be repeated. The California Homeowner Bill of Rights (BNOR) provides protections for both homeowners and neighborhood properties that should be enforced locally to every extent possible. Given the COVID-19 pandemic, we should ensure that emergency measures are coupled with an unprecedented investment by the City in measures to:

- Prevent predatory and speculative real estate acquisitions and accumulation by corporate entities made increasingly possible by the economic fallout of the current crisis;
- Advance social housing and other strategies to produce permanently affordable and community-controlled housing;
- Develop plans and resources to preserve small and medium multifamily housing exiting the market for low-income households by purchasing the properties for conversion to permanently affordable housing owned and operated by existing tenants, community land trusts, and/or mission-driven affordable housing developers;
- Provide technical assistance and capacity building initiatives that will help ensure that the local nonprofit, tenant associations and other potential homeowner groups have the supports needed to execute transactions, maintain ownership and explore the best financial feasibility to promote long term success for preserving community assets; and
- Use and enforcement of tools to curb blight so that neighborhood properties that have been foreclosed do not become blighted properties while they await disposition.

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The City has the ability to protect all of its residents in this time of great uncertainty and ensure that all residents who currently have homes can stay in them. We hope that that City will take the first step towards doing so by passing a full and robust eviction moratorium and advancing a rent forgiveness program. Half-measures and business-as-usual won't do. To survive one of the greatest challenges the City has ever faced, we need this Council to commit to these life-saving protections.

Sincerely,

Healthy LA

**ORDINANCE NO. \_\_\_\_\_**

An ordinance adding Article 14.6 to the Los Angeles Municipal Code to temporarily prohibit certain residential and commercial evictions due to the COVID-19 pandemic.

**WHEREAS**, international, national, state, and local governments and health authorities are responding to an outbreak of a disease caused by the novel coronavirus referred to as COVID-19;

**WHEREAS**, the State of California, the County of Los Angeles, and the City of Los Angeles are experiencing a public health crisis from the COVID-19 pandemic that will have lasting impacts on residents and the economy;

**WHEREAS**, on March 4, 2020, the Governor of the State of California declared a State of Emergency to exist in California as result of the threat of COVID-19;

**WHEREAS**, on March 4, 2020, the Los Angeles County Board of Supervisors and Department of Public Health declared a local emergency and local public health emergency to aid the regional healthcare and governmental community in responding to COVID-19;

**WHEREAS**, on March 4, 2020, the Mayor of Los Angeles declared a local emergency based on the COVID-19 pandemic;

**WHEREAS**, the Centers for Disease Control and Prevention, the California Department of Health, and the Los Angeles County Department of Public Health have all issued recommendations including but not limited to social distancing, staying home if sick, canceling or postponing large group events, working from home, and other precautions to protect public health and prevent transmission of this communicable virus;

**WHEREAS**, as a result of the public health emergency and the precautions recommended by health authorities, many residents and businesses in the City of Los Angeles have experienced or expect soon to experience sudden and unexpected income loss;

**WHEREAS**, the Governor of the State of California has stated that individuals exposed to COVID-19 may be temporarily unable to report to work due to illness caused by COVID-19 or quarantines related to COVID-19 and individuals directly affected by COVID-19 may experience potential loss of income, health care and medical coverage, and ability to pay for housing and basic needs, thereby placing increased demands on already strained regional and local health and safety resources, including shelters and food banks;

**WHEREAS**, further economic impacts are anticipated, leaving tenants, both residential and commercial, vulnerable to eviction;

**WHEREAS**, during this local emergency and in the interest of protecting the public health and preventing transmission of COVID-19, it is essential to avoid unnecessary housing displacement to protect the City's affordable housing stock and to prevent housed individuals from falling into homelessness;

**WHEREAS**, on March 16, 2020, the Governor issued Executive Order N-28-20, which authorizes local jurisdictions to suspend certain evictions of renters and homeowners, requests a moratorium on foreclosures, and protects Californians affected by COVID-19 against utility shutoffs;

**WHEREAS**, the Governor's Executive Order N-28-20, further authorizes local jurisdictions such as the City of Los Angeles, to establish additional measures to promote housing security and stability to protect public health and mitigate the economic impacts of COVID-19;

**WHEREAS**, on March 16, 17, and 23, 2020, the Mayor issued Public Orders to mitigate the impacts of the COVID-19 pandemic on the residents of the City of Los Angeles;

**WHEREAS**, the City of Los Angeles deems it necessary to protect public health, life, and property during this declared state of emergency by protecting commercial and residential tenants from certain evictions during the state of emergency; and

**WHEREAS**, the City of Los Angeles wishes to suspend commercial and residential evictions based on non-payment of rent and no-fault evictions of residential tenants when the tenants have been affected by the COVID-19 pandemic, and to suspend the removal of occupied residential units from the rental market under the Ellis Act.

**NOW, THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. A new Article 14.6 is added to Chapter IV of the Los Angeles Municipal Code to read as follows:

**ARTICLE  
14.6**

**TEMPORARY PROTECTION OF TENANTS DURING COVID-19 PANDEMIC**

**SEC. 49.99. FINDINGS.**

The City of Los Angeles is experiencing an unprecedented public health crisis brought by the Coronavirus, which causes an acute respiratory illness called COVID-19.

On March 4, 2020, the Governor of the State of California declared a State of Emergency to exist in California as result of the COVID-19 pandemic. That same day, the Mayor also declared a local emergency.

On March 16, 2020, the Governor issued Executive Order N-28-20, which authorizes local jurisdictions to suspend certain evictions of renters and homeowners, among other protections. The Executive Order further authorizes the City of Los Angeles to implement additional measures to promote housing security and stability to protect public health and mitigate the economic impacts of the COVID-19 pandemic.

The economic impacts of COVID-19 have been significant and will have lasting repercussions for the residents of the City of Los Angeles. National, county, and city public health authorities have issued recommendations, including, but not limited to, social distancing, staying home if sick, canceling or postponing large group events, working from home, and other precautions to protect public health and prevent transmission of this communicable virus. Residents most vulnerable to COVID-19, including those 65 years of age or older, and those with underlying health issues, have been ordered to self-quarantine, self-isolate, or otherwise remain in their homes. Non-essential businesses have been ordered to close. More recent orders from the Governor and the Mayor have ordered people to stay at home and only leave their homes to visit or work in essential businesses. As a result, many residents are experiencing unexpected expenditures or substantial loss of income as a result of business closures, reduced work hours, or lay-offs related to these government-ordered interventions. Those already experiencing homelessness are especially vulnerable during this public health crisis.

The COVID-19 pandemic threatens to undermine housing security and generate unnecessary displacement of the City's residents and instability of the City's businesses. Therefore, the City of Los Angeles must take measures to protect public health, life and property.

This ordinance temporarily prohibits evictions of residential and commercial tenants during the COVID-19 health crisis. This ordinance further suspends withdrawals of occupied residential units from the rental market under the Ellis Act, Government Code Section 7060, *et seq.*

## SEC. 49.99.1. DEFINITIONS.

The following words and phrases, whenever used in this article, shall be construed as defined in this section:

- A. **Amenities.** The term “amenities” refers to Housing Services, as defined in Los Angeles Municipal Code Section 151.02 and RAC Regulation 410.
- B. **Commercial Real Property.** The term "commercial real property" refers to any parcel of real property that is developed and used either in part or in whole for commercial purposes.
- C. **Emergency Period.** The term "Emergency Period" is March 4, 2020 to the end of the local emergency as declared by the Mayor, or the Statewide Emergency as declared by the Governor, whichever ends later.
- D. **Eviction.** The term “eviction,” “evict,” or “to evict” means using any judicial or non- judicial means to involuntarily remove a tenant from Commercial Real Property or Residential Real Property, including but not limited to:
1. issuing a notice to vacate or other lease termination or eviction notice;
  2. filing, serving, or otherwise initiating a judicial eviction lawsuit;
  3. prosecuting a pending eviction lawsuit, other than as necessary to request a continuance or other suspension of the matter or to comply with an order of the tribunal;
  4. seeking or causing any order for the physical eviction of a tenant to be executed;
  5. suspending or terminating any landlord-supplied utility service to premises;
  6. allowing premises to become unfit for human occupancy by failing to provide necessary maintenance or repairs, or by making repairs in an unsafe manner that risks jeopardizing tenants’ health;
  7. demolishing all or part of the Commercial Rental Property or Residential Rental Property; or
  8. taking any action to make or move forward any application to the City for approval of an eviction under Los Angeles Municipal Code Sections 151.09(A)8, 9, 10, 11, 12, 13, or 14.
- E. **Eviction Notice.** The term “eviction notice” means any notice directing a Tenant to vacate residential premises or purporting to terminate a tenancy.
- F. **Owner.** The term "owner" is any person, acting as principal or through an agent, offering Residential or Commercial Real Property for rent, and includes any predecessors or successors in interest to the owner.

G. **Residential Real Property.** The term "residential real property" is any dwelling or unit that is intended or used for human habitation.

H. **Tenant.** The term "tenant" is any tenant, subtenant, lessee, sublessee or any other person entitled to use or occupancy of Residential Real Property or Commercial Real Property.

I. **Utility Services.** The term "utility service" is any essential service provided by the landlord including water, cooking & heating gas, electricity, telephone, internet, WiFi, trash collection, and sewer.

#### **SEC. 49.99.2. GENERAL PROHIBITION ON EVICTIONS.**

A. Throughout the Emergency Period:

1. No Owner shall evict or seek to evict a tenant from Residential Real Property or Commercial Real Property located within the City of Los Angeles.
2. Any eviction notice issued to a tenant during the Emergency Period is void and shall not be enforced against the tenant.
3. No Owner shall take any action to enforce a writ of possession issued by a court concerning Residential Real Property or Commercial Real Property, including (without limitation) scheduling a lockout.

#### **SEC. 49.99.3. PROHIBITION ON RESIDENTIAL EVICTIONS.**

A. No Owner shall serve an eviction notice or otherwise attempt to evict or evict a tenant from Residential Real Property for a period of 30 days after the Emergency Period ends. The Owner shall have the burden of proving compliance with this provision.

B. The Los Angeles Housing and Community Investment Department shall stay any pending applications for approval of an eviction under Los Angeles Municipal Code Sections 151.09(A)8, 9, 10, 11, 12, and 13 for the duration of the Emergency Period.

#### **SEC. 49.99.4. PROHIBITION ON COMMERCIAL EVICTIONS.**

No Owner shall serve an eviction notice or otherwise attempt to evict or evict a tenant of Commercial Real Property for a period of 30 days after the Emergency Period ends. The Owner shall have the burden of proving compliance with this provision.

#### **SEC. 49.99.5. PROHIBITION ON REMOVAL OF OCCUPIED RESIDENTIAL UNITS.**

No Owner may serve a notice to remove occupied Residential Real Property from the rental market under the Ellis Act, Government Code Section 7060, *et seq.*,

for a period of 60 days after the Emergency Period ends. If a tenant has already been served a notice, any applicable periods are tolled during the Emergency Period. Tenancies may not be terminated under the Ellis Act until 60 days after the expiration of the Emergency Period.

#### **SEC. 49.99.6 PROHIBITION ON REDUCTION IN SERVICES AND AMENITIES**

An Owner shall not reduce Housing Services, as defined in Section 151.02 and RAC Regulation 410, including, without limitation: utilities, laundry facilities, parking, access to common areas and common recreational facilities, resident managers, refuse removal, furnishings, food service, gate access, elevator service, and janitorial service, during the Emergency Period.

#### **SEC. 49.99.7 PROHIBITION ON EVICTIONS FOR RENT ACCRUED DURING EMERGENCY.**

No Owner shall serve a notice pursuant to paragraph (2) of Section 1161 of the California Code of Civil Procedure or otherwise evict a tenant for nonpayment of rent that accrued during the Emergency Period. Nothing in this section shall relieve the tenant of any liability for unpaid rent. The rent shall become a consumer debt and may be collected as any other debt owed but not through the unlawful detainer process. Before any action is taken by an Owner, tenants shall have up to twenty-four months following the expiration of the Emergency Period to repay any past due rent. Owners are encouraged to work with local agencies that will be making rental assistance available for qualifying tenants.

#### **SEC. 49.99.8. RENT INCREASE MORATORIUM.**

Any notice of rent increase for Residential Real Property or Commercial Real Property issued during the Emergency Period shall not be effective and enforceable until 180 days after the termination of the Emergency Period.

#### **SEC. 49.99.9. LATE FEE MORATORIUM.**

Notwithstanding any lease provision to the contrary, no late fees may be imposed for rent that became due during the Emergency Period. No Owner shall impose or collect any fee upon a tenant based on the late payment of rent coming due within the Emergency Period. Any such fee previously collected shall be refunded to the tenant. A person injured by a violation of this subsection shall have the right to bring a civil action in a court of competent jurisdiction to recover any such fees unlawfully withheld, along with his or her costs and reasonable attorney fees. In the case of a willful violation, such person shall also be awarded a statutory damage equal to the greater of triple his or her actual damages or \$1,000.

#### **SEC. 49.99.10. LIMITATIONS ON ENTRIES BY OWNER.**

It shall not be a violation of a residential rental agreement for a tenant who

occupies Residential Real Property to deny entry by the Owner during the Emergency Period. For purposes of this section, "Owner" includes any person accompanying the Owner or authorized by the Owner to enter the Residential Real Property (such as a prospective buyer, maintenance personnel or future tenant).

#### **SEC. 49.99.11. REQUIRED NOTICE TO TENANTS.**

Owners must post a notice providing information about the TEMPORARY PROTECTION OF TENANTS DURING COVID-19 PANDEMIC Ordinance, as well as contact information for the Los Angeles Housing and Community Investment Department (HCIDLA). The notice must be provided to tenants in writing and be posted in a conspicuous location in the lobby of the property, near a mailbox used by residents of the property, or in or near a public entrance to the property. Obligatory notice statements required by this ordinance shall be written in the language that the Owner and/or the Owner's agents normally use for verbal communications with tenants.

#### **SEC. 49.99.12. PROHIBITION ON RETALIATION.**

No Owner shall terminate or attempt to terminate a residential tenancy that existed during the Emergency Period wholly or in part because of the tenant's assertion or exercise of a right or protection arising under this Ordinance. It shall be a defense to a lease termination or eviction proceeding that the Owner's action was motivated wholly or in part by the tenant's assertion of such right or protection. A person injured by a violation of this subsection shall have the right to bring a civil action in a court of competent jurisdiction to recover his or her actual damages, along with his or her costs and reasonable attorney fees. In the case of a willful violation, such person shall also be awarded a statutory damage equal to the greater of triple his or her actual damages or \$1,000.

#### **SEC. 49.99.13. CITY COUNCIL REQUESTS ACTION BY FINANCIAL INSTITUTIONS.**

The Los Angeles Council hereby requests and urges banks and financial institutions to suspend mortgage payments, foreclosures, and late fees for low-income homeowners and landlords, with immediate forgiveness, and encourages financial institutions to provide zero-interest emergency unsecured loans and grants to small businesses and non-profits within Los Angeles that are unable to meet rent, mortgage, or other fixed operating costs.

#### **SEC. 49.99.14. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION.**

This ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15060(c)(2) (no direct or reasonably foreseeable indirect physical change in the environment), 15061(b)(3) (no environmental impact), 15269(c) (specific actions necessary to mitigate an emergency), and 15378

(regulatory actions). In response to the COVID-19 crisis, which has been declared a national, state, and local emergency, this ordinance implements rent stabilization measures and an eviction moratorium for existing residential units in the City with tenants who have been negatively impacted by the emergency.

The ordinance is necessary to mitigate an emergency and contains no provisions modifying the physical design, development, or construction of residential or nonresidential structures. Accordingly, it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment and result in no physical changes to the environment.

#### **SEC. 49.99.15. RETROACTIVITY.**

This article applies to all eviction notices and all unlawful detainer actions based on such notices, served or filed on or after March 4, 2020.

#### **SEC. 49.99.16. SEVERABILITY.**

If any provision of this article is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this article which can be implemented without the invalid provisions, and to this end, the provisions of this article are declared to be severable. The City Council hereby declares that it would have adopted this article and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.

#### **SEC. 49.99.17. ENFORCEMENT**

(A) The violation of any provision of this article may be raised as an affirmative defense at any time during a proceeding brought by an Owner for recovery of possession of Residential Real Property or Commercial Real Property.

(B) An Owner who violates any provision of this article is guilty of a misdemeanor and subject to a fine in an amount no greater than \$1,000 per violation.

(C) A Tenant injured by an Owner's violation of any provision of this article has a private right of action against the Owner for violation of Cal. Bus. & Prof. Code Section 17200, et seq., and shall be entitled to attorney's fees and exemplary damages according to proof.

Sec. 2. **URGENCY CLAUSE.** The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: the City of Los Angeles will suffer irreparable damage, including loss of life and property, should the devastating effects of COVID-19 not be quickly mitigated. The Council, therefore, adopts this ordinance to become

effective upon publication pursuant to Los Angeles City Charter Section 253.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and

Legality MICHAEL N. FEUER,

City Attorney

File No. \_\_\_\_\_

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed-----

Approved

## Communication from Public

**Name:** Bradley Hofman

**Date Submitted:** 03/27/2020 01:33 PM

**Council File No:** 00-9999

**Comments for Public Posting:** These comments are specifically for items 2 and 4 on the City Council Agenda. As the president of a small family owned and operated restaurant company I see first hand the devastation this virus has caused on the industry. Both employees and employers were left with no income virtually overnight. The problem is these proposals, while well intentioned, severely impact our ability to operate again once we are given the go ahead to do so. We will have no money, which makes additional sick leave an unrealistic burden for us. And by requiring us to rehire workers by seniority the city will both slow down the reopening process, and expose us to frivolous lawsuits when we can least afford it. I beg the council to consider that a healthy restaurant industry is the quickest and most effective way to get people working again - and anything that burdens us financially or slows down our ability to reopen only hurts the very employees you are looking to protect. Thank you for your consideration.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 01:35 PM

**Council File No:** 00-9999

**Comments for Public Posting:** rent forgiveness!

## Communication from Public

**Name:** Yousef Kanjee

**Date Submitted:** 03/27/2020 01:36 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I own and operate 3 restaurants in the city of LA, the 80 paid sick hours will be devastating to my business during these unprecedented times and will cause more of my employees who are my top priority now more than ever to lose their jobs or get laid off. My business is down more than 40% in revenue and I'm scrambling to find enough hours and work for most of my employees. The Federal Government has already approved a stimulus package that is addressing payments and up to 80 hours sick pay to those impacted by the pandemic. Small businesses as mine do not have sufficient funds nor cash to pay for every single who's going to use 80 hours. Lastly, how do you justify paying a part time employee who she/he only work 10-15 hours a week a full 80 hours of sick pay? I hope that you consider to not pass this ordinance or at least have some provisions to it that would not jeopardize small businesses to shut down and for thousands of employees to lose their job and for the city to lose billions in tax revenue. Thanks.

## Communication from Public

**Name:** Michael Tedford  
**Date Submitted:** 03/27/2020 01:38 PM  
**Council File No:** 00-9999

**Comments for Public Posting:** Dear Members of the city council, As you are well aware, we are faced with a truly unprecedented event. My wife and I both work in jobs related to the entertainment industry. When the news of the lock downs were starting to appear in the news, our future jobs started cancelling. Within the span of 48 hours, we lost all of our future income. We normally do not live paycheck to paycheck, however we are coming off the beginning of the year, a time in which jobs for this industry are few and far between and we are always playing catch up during this time. In four days my wife and I will need to make a very tough decision whether to pay for rent, or save our money for food. As I sit here thinking about these decisions, I can't help but think of others and the truly life changing decisions we are all trying to make amidst the fear of possibly dying from a horrible disease. My heart weeps for those that are effected by this pandemic. The working people of this state and of this country have given so much, I think it is deplorable that we are expected to take the brunt of this situation. The research has shown that the faster we react, the smaller the impact will be. People need to be at home, as ordered by the Governor. In doing so, many of us will not be able to make any sort of living, even if we have unemployment, even if we have a one time bailout, it will not be enough to survive. The idea that we have to pay rent, mortgages, utilities, and other outstanding debts, during a forced lock down are not only cruel, they are insane. The only thing that will do will create mass homelessness and leave most of us in financial ruin. The stress of this possible outcome is going to cause this society to come unhinged through acts of desperation and aggression. Please do whatever is in your council's power to cancel any and all rents, mortgages, collections, penalties etc. for the duration of not only this crisis, but also for the recovery period that will be necessary. I also ask that you urge the Governor to follow through with these measures at the statewide level and set an example for the rest of the nation. We need expanded food benefits as well. These benefits need to be made available to every household during this crisis. We are truly all in this together and YOU must act accordingly: insuring that all people of this city are safe. Please be courageous and compassionate in your leadership. Thank you, Michael

## Communication from Public

**Name:** Madeline Ellis

**Date Submitted:** 03/27/2020 01:38 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I live in an apartment complex in Woodland Hills. They have notified me of a rent increase of 4% beginning April 1. Why is this allowed?

## Communication from Public

**Name:** Allie Kiekhofer  
**Date Submitted:** 03/27/2020 01:37 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** The current rent protections being proposed are too weak, placing the burden of proof on the tenant getting evicted. A strong eviction moratorium should not require proof of coronavirus impact and must allow at least 24 months (not the proposed 6 months) to repay rent owed. To truly meet the needs of struggling renters, we need a cancellation of rent and mortgage during the COVID-19 emergency.

## Communication from Public

**Name:** Jack Humphreville

**Date Submitted:** 03/27/2020 01:43 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Mitch Englander pleaded guilty today to one count of obstruction. Justin Kim pleaded guilty to bribery earlier this week. The Mayor and the City Council need to hire an independent counsel to investigate the pay-to-play corruption scandal. The independent counsel would have subpoena powers and have access to any and all records.

## Communication from Public

**Name:** Daniel Gaines

**Date Submitted:** 03/27/2020 01:44 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please pass the legislature proposed by The Healthy LA Coalition and amendments proposed by Elena Popp of the Eviction Defense Network. We need rent forgiveness because people will not be able to pay their rents back in 6 months without sufficient income. We cannot require proof due to COVID-19 at this time because this will be burdensome to tenants and will likely lead to further evictions. We CANNOT allow any more Angelenos to become homeless at this time, as this will increase their vulnerability to COVID-19, and every new infection means a greater chance for exponential infection among the rest of us. Furthermore, for those Angelenos that are already homeless, we need sanitation stations for them to wash their hands IMMEDIATELY. We need public toilets opened to them IMMEDIATELY. We need to reject open floor shelters which will increase infection risk and use motels, hotels, and publicly owned properties to house unhoused residents, as this is the safest and most humane option, and will allow more people to go to work to help operate this housing.

March 27, 2020

Honorable Members of the City Council  
Los Angeles City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

**Re: Proposed Tenant Protections During the COVID-19 Crisis (Council File 20-0147-s19)**

Dear Honorable Council Members:

The Healthy LA collective writes in response to the draft “eviction moratorium” ordinance that will be considered at the March 27th City Council hearing (“the Proposed Ordinance”).<sup>1</sup> Healthy LA is a network of over 200 advocacy organizations, worker centers, labor unions, service providers, religious congregations, community groups, affordable housing developers, public interest lawyers, public health and safety organizations, and many more uniting across lines of race, class, and geography to propose concrete solutions to the many hardships caused by the COVID-19 pandemic.

We are facing an unprecedented crisis in our country’s history. In a few short weeks, the national economy has ground to a halt. Economic projections suggest that we may see more than thirty percent of the workforce facing unemployment, and in California, over a million people have filed unemployment claims in just the past two weeks.

This unimaginable emergency requires an immediate and uncompromising commitment to protect all Angelenos. One of the most fundamental protections in this moment is the ability to shelter in a home. Of course, this is impossible if evictions are allowed to continue. We need a full and unconditional eviction moratorium and rent forgiveness.

Unfortunately, the City has not done enough. The proposed ordinance is not a true eviction moratorium - rather, it provides only a defense to an eviction for failure to pay rent that may be applicable when the tenant’s failure to pay was caused by the COVID-19 virus, as well as some protections against no-fault evictions. In fact, landlords can still file eviction actions against tenants for all the reasons they normally could, including failure to pay rent; this only provides a defense if the tenant meets a narrow exception. Calling it an eviction moratorium is misleading tenants and the public to think that appropriate action has been taken to ensure tenants cannot be evicted during the crisis.

In partnership with the Healthy LA collective, we submit the following comments and recommendations regarding the Proposed Ordinance. In solidarity with the millions of renters across LA, we call on the City Council to make several amendments to strengthen the Proposed Ordinance. As a resource to help advance a stronger ordinance, we have included as an exhibit a model eviction moratorium.

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<sup>1</sup> [http://clkrep.lacity.org/onlinedocs/2020/20-0147-S19\\_ord\\_draft\\_03-25-2020.pdf](http://clkrep.lacity.org/onlinedocs/2020/20-0147-S19_ord_draft_03-25-2020.pdf).

## **I. The Proposed Ordinance must be strengthened to better protect at-risk households.**

**Remove causal requirements.** The Proposed Ordinance requires a tenant to “show an inability to pay rent due to circumstances related to the COVID-19 pandemic.” It will be difficult and in many cases impossible for a tenant to document that the loss of income is due to COVID-19. This is an unfair burden to place on low-income tenants, undocumented immigrants, informal sector, self-employed, or independent contractor workers, and many others who are struggling to survive this health emergency. It is also an administrative nightmare for the City and the Courts.

Further, the Proposed Ordinance may require a tenant to divulge private medical information to their landlord in order to adequately establish an affirmative defense against an unlawful detainer lawsuit. By requiring a tenant to establish that their inability to pay rent is related to “health-care expenses related to being ill with COVID-19 or caring for a member of the tenant’s household who is ill with COVID-19”, the City may run afoul of anti-discrimination and fair housing laws. The City will also put already vulnerable and sick tenants at risk of retaliation, harassment, and illegal lockouts as fear regarding this public health crisis continues.

Finally, the relationship should be presumed because anything else is likely to incentivize people to continue working outside of the home, risking spread of the infection. Specifically, consider that the U.S. Centers for Disease Control (CDC) is recommending that people who exhibit any symptoms should stay at home. At the same time, the CDC discourages medical professionals from testing everyone with symptoms. If someone with mild symptoms loses income because they act responsibly by following the CDC's advice and stay at home, but they never exhibit symptoms that are serious enough to get tested, they would be unable to document the impact of COVID-19. They would be penalized for acting responsibly. The way the current affirmative defense is structured will cause people with symptoms to continue to go to work until their symptoms are serious enough to warrant testing. This is the opposite of physical distancing. The City should not adopt policies that discourage people from practicing proper public health measures or penalize anyone who did.

If a causal connection requirement is to be included, there should be a presumption that all nonpayment of rent is due to COVID-19 and the burden should be placed on the landlord seeking to evict a tenant to produce evidence to the contrary.

**Expand the scope to prohibit evictions on other grounds.** The Proposed Ordinance does not protect tenants evicted because of unauthorized occupants and/or pets, breach of lease covenants, or due to nuisance complaints, such as noise caused by children who are now home after the closure of schools, or no-fault evictions when an occupant is not ill or under quarantine. Yet, individuals and households evicted under these grounds would still be put at grave risk in this current pandemic if they were to lose their home. The Mayor and the Governor’s orders are straightforward - stay at home. Being evicted and all that it entails (court appearances, packing and moving belongings, searching for new housing, needing to access additional supportive services, potentially becoming homeless) increases the likelihood of social contact and increases the likelihood of getting or spreading the virus. The City must do its part in protecting the health and safety of all of its residents.

We need to prevent all evictions during this emergency, including evictions based on failure to pay rent; breach of lease covenants; unauthorized occupants and/or pets; nuisance and all no-fault evictions without conditions. The police power grants this authority, and other cities, such as Oakland which is voting on a broader eviction moratorium this week, are going beyond the Governor's Executive Order. Los Angeles must be a statewide leader and exercise its police powers to the fullest extent to enact the strongest eviction protections to tenants.

**Prevent the serving of notices and filing of an eviction.** Tenants should not be risking their health to fight for their housing in court. The Proposed Ordinance should be amended to clarify that the ordinance does not just provide an affirmative defense - it applies to all actions by a landlord to initiate an eviction. Specifically, the ordinance should be amended to state that landlords are prohibited from serving notices pursuant to CCP 1161(2), filing, or prosecuting unlawful detainer actions, or otherwise seeking to evict or constructively evict a tenant, during the pandemic. The City of Santa Monica's Executive Order included such specificity.

**Waive all late fees.** The motion approved at the last City Council meeting explicitly requested that the ordinance waive all late fees associated with nonpayment of rent, but the Proposed Ordinance does not address late fees. We must waive all late fees in order to protect tenants who will be unable to pay rent on time through no fault of their own. And to the extent that tenants are required to pay back rent, late fees should not be added to an already significant financial burden.

**Avoid evictions at the end of repayment period:** As landlords receive mortgage relief, rent should be forgiven, reducing the need for complicated back rent payment arrangements. But to the extent back rent must be repaid, back rent should be treated as traditional consumer debt, not as rent due. This small, but important clarification will allow rent to be collected through standard consumer debt collection practices, but not be the grounds for eviction, preventing the potential for mass evictions at the end of the payment period. The following language should be added to the Proposed Ordinance:

“No owner shall evict a residential tenant for failing to repay past due rent subject to a repayment period under this section.”

**Establish a longer payback period:** To the extent rent is not forgiven, tenants must have more than six months to repay back rent. As described above, it will take many tenants months to get back on their feet after this crisis and they should not be burdened by unrealistic repayment obligations. Tenants should have, at bare minimum, 24 months to repay back rent.

**Add affirmative notice requirement:** The City Attorney report notes that it cannot create a penalty for failure to provide notice of the tenant's right to defer payment if there is no obligation to provide notice. Therefore, in order to comply with the spirit of the Motion adopted, the ordinance should be amended to affirmatively require landlords to give tenants notice of new protections, and then provide penalties for failure to provide notice, consistent with existing practice.

**Include additional protections to keep tenants in their homes:** The City should also ensure that tenants are protected from more than just an unlawful detainer lawsuit. The City should also include provisions that:

- prohibit reductions in services and amenities during the emergency period;

- prohibit rent increases during the emergency period and for at least 180 days after the termination of the emergency period, and;
- limit entry to the residential unit by the owner in order to protect the health and safety of all persons.

The attached model ordinance includes language detailing these provisions.

Finally, as the due date for rent payment approaches, we are seeing increases in threats to illegally lock tenants out. Penal Code Section 418 already makes it a crime to illegally lock out a tenant or to turn off the utilities. Sadly, the LAPD's enforcement of violations is inconsistent - officers often tell tenants that have been illegally locked out that their remedy is to sue landlords in civil court. This coalition will be reaching out to the Police Chief Moore and to the Police Commission but request that the City Council send a clear statement that Penal Code Section 418 must be strictly enforced.

## **II. An eviction moratorium is a start; the magnitude of the crisis requires more.**

Before the pandemic, many tenants in Los Angeles faced a housing crisis. Many tenant households could barely afford rent, even in a healthy economy - 54.5% of tenant households were only making 80% of Area Median Income (and thus qualified for non-existent affordable housing), and 51% of tenants paid more than 30% of their income in rent.<sup>2</sup>

A tenant living below the poverty line paying more than 30% of their income in rent does not have sufficient disposable income to repay deferred rent in 6 months, 12 months or ever. And tenants are far from guaranteed that they will have employment after the crisis is over. For this reason, it is essential that a comprehensive solution include rent forgiveness without tax and credit consequences, homeowner protections, and strategies to ensure stronger housing stability in the long term.

**Rent forgiveness.** With mortgage relief already underway, rent forgiveness needs to be a priority. Some financial institutions began suspending mortgages voluntarily. On Wednesday, the Governor announced major financial relief for homeowners and property owners in the form of 90 day mortgage suspensions from most of the major financial institutions. These protections help homeowners, multifamily landlords, and nonprofit affordable housing providers in a time of great need. But in LA, a city of majority renters, that is less than half the equation. Mortgage relief and rent forgiveness must be a package deal; otherwise, we are just deciding that property owners are more important than renters, and that is not a position our city can take.

To the maximum extent possible, the City should work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and pursue options to forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. Economic relief and displacement protections should not be limited to property owners – the City must also prioritize the tenants who are at grave risk of losing their homes with rent forgiveness.

A carefully crafted rent forgiveness program is not an unfair burden on landlords, given our emergency. By forgiving rents during this emergency we will be keeping people in their homes and saving lives. In doing so, we are not leaving landlords out to dry. As described, landlords are receiving mortgage relief at the same

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<sup>2</sup> 2017 American Community Survey, U.S. Census Bureau.

time that rental income would be suspended. As well, the city can and should be creating a rental relief with emergency financial assistance that landlords could access as long as they are compliant with health, safety and habitability laws. At this time several other cities and states, like New York, Boston, and San Francisco are already considering rent forgiveness. LA can be a leader in protecting our tenants in this time of unimaginable crisis.

**Homeownership protections.** The City should take steps to protect low- and moderate income homeowners at risk of default and financial distress due to the spread of COVID-19 through assistance programs that achieve the following:

- Work with the State and financial institutions, and their servicing entities, to continue suspending mortgage payments for homeowners and landlords, and pursue options to forgive rent obligations for any tenant in the home for the duration of the crisis, including a recovery period after the state of emergency is lifted.
- Provide resources to homeowners to determine whether they are eligible for a suspension on mortgage payments.
- Establish a mortgage assistance fund for all low-income homeowners who are not eligible for mortgage suspension.
- Establish a moratorium on trustee's sales, recordation of notices of default, and evictions of people who are post-trustee's sale of their homes, but have yet to move out.
- Work with State and County agencies to suspend collection from low-income homeowners of property tax assessments made through the Property Assessed Clean Energy" (PACE) loans and other home improvement and clean energy loan programs.
- Monitor businesses activities targeting vulnerable homeowners, providing consumer education and enforcement.

**Long-term housing stability.** Many lessons were learned from the foreclosure crises that do not need to be repeated. The California Homeowner Bill of Rights (BNOR) provides protections for both homeowners and neighborhood properties that should be enforced locally to every extent possible. Given the COVID-19 pandemic, we should ensure that emergency measures are coupled with an unprecedented investment by the City in measures to:

- Prevent predatory and speculative real estate acquisitions and accumulation by corporate entities made increasingly possible by the economic fallout of the current crisis;
- Advance social housing and other strategies to produce permanently affordable and community-controlled housing;
- Develop plans and resources to preserve small and medium multifamily housing exiting the market for low-income households by purchasing the properties for conversion to permanently affordable housing owned and operated by existing tenants, community land trusts, and/or mission-driven affordable housing developers;
- Provide technical assistance and capacity building initiatives that will help ensure that the local nonprofit, tenant associations and other potential homeowner groups have the supports needed to execute transactions, maintain ownership and explore the best financial feasibility to promote long term success for preserving community assets; and
- Use and enforcement of tools to curb blight so that neighborhood properties that have been foreclosed do not become blighted properties while they await disposition.

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The City has the ability to protect all of its residents in this time of great uncertainty and ensure that all residents who currently have homes can stay in them. We hope that that City will take the first step towards doing so by passing a full and robust eviction moratorium and advancing a rent forgiveness program. Half-measures and business-as-usual won't do. To survive one of the greatest challenges the City has ever faced, we need this Council to commit to these life-saving protections.

Sincerely,

Healthy LA

**ORDINANCE NO. \_\_\_\_\_**

An ordinance adding Article 14.6 to the Los Angeles Municipal Code to temporarily prohibit certain residential and commercial evictions due to the COVID-19 pandemic.

**WHEREAS**, international, national, state, and local governments and health authorities are responding to an outbreak of a disease caused by the novel coronavirus referred to as COVID-19;

**WHEREAS**, the State of California, the County of Los Angeles, and the City of Los Angeles are experiencing a public health crisis from the COVID-19 pandemic that will have lasting impacts on residents and the economy;

**WHEREAS**, on March 4, 2020, the Governor of the State of California declared a State of Emergency to exist in California as result of the threat of COVID-19;

**WHEREAS**, on March 4, 2020, the Los Angeles County Board of Supervisors and Department of Public Health declared a local emergency and local public health emergency to aid the regional healthcare and governmental community in responding to COVID-19;

**WHEREAS**, on March 4, 2020, the Mayor of Los Angeles declared a local emergency based on the COVID-19 pandemic;

**WHEREAS**, the Centers for Disease Control and Prevention, the California Department of Health, and the Los Angeles County Department of Public Health have all issued recommendations including but not limited to social distancing, staying home if sick, canceling or postponing large group events, working from home, and other precautions to protect public health and prevent transmission of this communicable virus;

**WHEREAS**, as a result of the public health emergency and the precautions recommended by health authorities, many residents and businesses in the City of Los Angeles have experienced or expect soon to experience sudden and unexpected income loss;

**WHEREAS**, the Governor of the State of California has stated that individuals exposed to COVID-19 may be temporarily unable to report to work due to illness caused by COVID-19 or quarantines related to COVID-19 and individuals directly affected by COVID-19 may experience potential loss of income, health care and medical coverage, and ability to pay for housing and basic needs, thereby placing increased demands on already strained regional and local health and safety resources, including shelters and food banks;

**WHEREAS**, further economic impacts are anticipated, leaving tenants, both residential and commercial, vulnerable to eviction;

**WHEREAS**, during this local emergency and in the interest of protecting the public health and preventing transmission of COVID-19, it is essential to avoid unnecessary housing displacement to protect the City's affordable housing stock and to prevent housed individuals from falling into homelessness;

**WHEREAS**, on March 16, 2020, the Governor issued Executive Order N-28-20, which authorizes local jurisdictions to suspend certain evictions of renters and homeowners, requests a moratorium on foreclosures, and protects Californians affected by COVID-19 against utility shutoffs;

**WHEREAS**, the Governor's Executive Order N-28-20, further authorizes local jurisdictions such as the City of Los Angeles, to establish additional measures to promote housing security and stability to protect public health and mitigate the economic impacts of COVID-19;

**WHEREAS**, on March 16, 17, and 23, 2020, the Mayor issued Public Orders to mitigate the impacts of the COVID-19 pandemic on the residents of the City of Los Angeles;

**WHEREAS**, the City of Los Angeles deems it necessary to protect public health, life, and property during this declared state of emergency by protecting commercial and residential tenants from certain evictions during the state of emergency; and

**WHEREAS**, the City of Los Angeles wishes to suspend commercial and residential evictions based on non-payment of rent and no-fault evictions of residential tenants when the tenants have been affected by the COVID-19 pandemic, and to suspend the removal of occupied residential units from the rental market under the Ellis Act.

**NOW, THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. A new Article 14.6 is added to Chapter IV of the Los Angeles Municipal Code to read as follows:

**ARTICLE  
14.6**

**TEMPORARY PROTECTION OF TENANTS DURING COVID-19 PANDEMIC**

**SEC. 49.99. FINDINGS.**

The City of Los Angeles is experiencing an unprecedented public health crisis brought by the Coronavirus, which causes an acute respiratory illness called COVID-19.

On March 4, 2020, the Governor of the State of California declared a State of Emergency to exist in California as result of the COVID-19 pandemic. That same day, the Mayor also declared a local emergency.

On March 16, 2020, the Governor issued Executive Order N-28-20, which authorizes local jurisdictions to suspend certain evictions of renters and homeowners, among other protections. The Executive Order further authorizes the City of Los Angeles to implement additional measures to promote housing security and stability to protect public health and mitigate the economic impacts of the COVID-19 pandemic.

The economic impacts of COVID-19 have been significant and will have lasting repercussions for the residents of the City of Los Angeles. National, county, and city public health authorities have issued recommendations, including, but not limited to, social distancing, staying home if sick, canceling or postponing large group events, working from home, and other precautions to protect public health and prevent transmission of this communicable virus. Residents most vulnerable to COVID-19, including those 65 years of age or older, and those with underlying health issues, have been ordered to self-quarantine, self-isolate, or otherwise remain in their homes. Non-essential businesses have been ordered to close. More recent orders from the Governor and the Mayor have ordered people to stay at home and only leave their homes to visit or work in essential businesses. As a result, many residents are experiencing unexpected expenditures or substantial loss of income as a result of business closures, reduced work hours, or lay-offs related to these government-ordered interventions. Those already experiencing homelessness are especially vulnerable during this public health crisis.

The COVID-19 pandemic threatens to undermine housing security and generate unnecessary displacement of the City's residents and instability of the City's businesses. Therefore, the City of Los Angeles must take measures to protect public health, life and property.

This ordinance temporarily prohibits evictions of residential and commercial tenants during the COVID-19 health crisis. This ordinance further suspends withdrawals of occupied residential units from the rental market under the Ellis Act, Government Code Section 7060, *et seq.*

## SEC. 49.99.1. DEFINITIONS.

The following words and phrases, whenever used in this article, shall be construed as defined in this section:

- A. **Amenities.** The term “amenities” refers to Housing Services, as defined in Los Angeles Municipal Code Section 151.02 and RAC Regulation 410.
- B. **Commercial Real Property.** The term "commercial real property" refers to any parcel of real property that is developed and used either in part or in whole for commercial purposes.
- C. **Emergency Period.** The term "Emergency Period" is March 4, 2020 to the end of the local emergency as declared by the Mayor, or the Statewide Emergency as declared by the Governor, whichever ends later.
- D. **Eviction.** The term “eviction,” “evict,” or “to evict” means using any judicial or non- judicial means to involuntarily remove a tenant from Commercial Real Property or Residential Real Property, including but not limited to:
1. issuing a notice to vacate or other lease termination or eviction notice;
  2. filing, serving, or otherwise initiating a judicial eviction lawsuit;
  3. prosecuting a pending eviction lawsuit, other than as necessary to request a continuance or other suspension of the matter or to comply with an order of the tribunal;
  4. seeking or causing any order for the physical eviction of a tenant to be executed;
  5. suspending or terminating any landlord-supplied utility service to premises;
  6. allowing premises to become unfit for human occupancy by failing to provide necessary maintenance or repairs, or by making repairs in an unsafe manner that risks jeopardizing tenants’ health;
  7. demolishing all or part of the Commercial Rental Property or Residential Rental Property; or
  8. taking any action to make or move forward any application to the City for approval of an eviction under Los Angeles Municipal Code Sections 151.09(A)8, 9, 10, 11, 12, 13, or 14.
- E. **Eviction Notice.** The term “eviction notice” means any notice directing a Tenant to vacate residential premises or purporting to terminate a tenancy.
- F. **Owner.** The term "owner" is any person, acting as principal or through an agent, offering Residential or Commercial Real Property for rent, and includes any predecessors or successors in interest to the owner.

G. **Residential Real Property.** The term "residential real property" is any dwelling or unit that is intended or used for human habitation.

H. **Tenant.** The term "tenant" is any tenant, subtenant, lessee, sublessee or any other person entitled to use or occupancy of Residential Real Property or Commercial Real Property.

I. **Utility Services.** The term "utility service" is any essential service provided by the landlord including water, cooking & heating gas, electricity, telephone, internet, WiFi, trash collection, and sewer.

#### **SEC. 49.99.2. GENERAL PROHIBITION ON EVICTIONS.**

A. Throughout the Emergency Period:

1. No Owner shall evict or seek to evict a tenant from Residential Real Property or Commercial Real Property located within the City of Los Angeles.
2. Any eviction notice issued to a tenant during the Emergency Period is void and shall not be enforced against the tenant.
3. No Owner shall take any action to enforce a writ of possession issued by a court concerning Residential Real Property or Commercial Real Property, including (without limitation) scheduling a lockout.

#### **SEC. 49.99.3. PROHIBITION ON RESIDENTIAL EVICTIONS.**

A. No Owner shall serve an eviction notice or otherwise attempt to evict or evict a tenant from Residential Real Property for a period of 30 days after the Emergency Period ends. The Owner shall have the burden of proving compliance with this provision.

B. The Los Angeles Housing and Community Investment Department shall stay any pending applications for approval of an eviction under Los Angeles Municipal Code Sections 151.09(A)8, 9, 10, 11, 12, and 13 for the duration of the Emergency Period.

#### **SEC. 49.99.4. PROHIBITION ON COMMERCIAL EVICTIONS.**

No Owner shall serve an eviction notice or otherwise attempt to evict or evict a tenant of Commercial Real Property for a period of 30 days after the Emergency Period ends. The Owner shall have the burden of proving compliance with this provision.

#### **SEC. 49.99.5. PROHIBITION ON REMOVAL OF OCCUPIED RESIDENTIAL UNITS.**

No Owner may serve a notice to remove occupied Residential Real Property from the rental market under the Ellis Act, Government Code Section 7060, *et seq.*,

for a period of 60 days after the Emergency Period ends. If a tenant has already been served a notice, any applicable periods are tolled during the Emergency Period. Tenancies may not be terminated under the Ellis Act until 60 days after the expiration of the Emergency Period.

#### **SEC. 49.99.6 PROHIBITION ON REDUCTION IN SERVICES AND AMENITIES**

An Owner shall not reduce Housing Services, as defined in Section 151.02 and RAC Regulation 410, including, without limitation: utilities, laundry facilities, parking, access to common areas and common recreational facilities, resident managers, refuse removal, furnishings, food service, gate access, elevator service, and janitorial service, during the Emergency Period.

#### **SEC. 49.99.7 PROHIBITION ON EVICTIONS FOR RENT ACCRUED DURING EMERGENCY.**

No Owner shall serve a notice pursuant to paragraph (2) of Section 1161 of the California Code of Civil Procedure or otherwise evict a tenant for nonpayment of rent that accrued during the Emergency Period. Nothing in this section shall relieve the tenant of any liability for unpaid rent. The rent shall become a consumer debt and may be collected as any other debt owed but not through the unlawful detainer process. Before any action is taken by an Owner, tenants shall have up to twenty-four months following the expiration of the Emergency Period to repay any past due rent. Owners are encouraged to work with local agencies that will be making rental assistance available for qualifying tenants.

#### **SEC. 49.99.8. RENT INCREASE MORATORIUM.**

Any notice of rent increase for Residential Real Property or Commercial Real Property issued during the Emergency Period shall not be effective and enforceable until 180 days after the termination of the Emergency Period.

#### **SEC. 49.99.9. LATE FEE MORATORIUM.**

Notwithstanding any lease provision to the contrary, no late fees may be imposed for rent that became due during the Emergency Period. No Owner shall impose or collect any fee upon a tenant based on the late payment of rent coming due within the Emergency Period. Any such fee previously collected shall be refunded to the tenant. A person injured by a violation of this subsection shall have the right to bring a civil action in a court of competent jurisdiction to recover any such fees unlawfully withheld, along with his or her costs and reasonable attorney fees. In the case of a willful violation, such person shall also be awarded a statutory damage equal to the greater of triple his or her actual damages or \$1,000.

#### **SEC. 49.99.10. LIMITATIONS ON ENTRIES BY OWNER.**

It shall not be a violation of a residential rental agreement for a tenant who

occupies Residential Real Property to deny entry by the Owner during the Emergency Period. For purposes of this section, "Owner" includes any person accompanying the Owner or authorized by the Owner to enter the Residential Real Property (such as a prospective buyer, maintenance personnel or future tenant).

#### **SEC. 49.99.11. REQUIRED NOTICE TO TENANTS.**

Owners must post a notice providing information about the TEMPORARY PROTECTION OF TENANTS DURING COVID-19 PANDEMIC Ordinance, as well as contact information for the Los Angeles Housing and Community Investment Department (HCIDLA). The notice must be provided to tenants in writing and be posted in a conspicuous location in the lobby of the property, near a mailbox used by residents of the property, or in or near a public entrance to the property. Obligatory notice statements required by this ordinance shall be written in the language that the Owner and/or the Owner's agents normally use for verbal communications with tenants.

#### **SEC. 49.99.12. PROHIBITION ON RETALIATION.**

No Owner shall terminate or attempt to terminate a residential tenancy that existed during the Emergency Period wholly or in part because of the tenant's assertion or exercise of a right or protection arising under this Ordinance. It shall be a defense to a lease termination or eviction proceeding that the Owner's action was motivated wholly or in part by the tenant's assertion of such right or protection. A person injured by a violation of this subsection shall have the right to bring a civil action in a court of competent jurisdiction to recover his or her actual damages, along with his or her costs and reasonable attorney fees. In the case of a willful violation, such person shall also be awarded a statutory damage equal to the greater of triple his or her actual damages or \$1,000.

#### **SEC. 49.99.13. CITY COUNCIL REQUESTS ACTION BY FINANCIAL INSTITUTIONS.**

The Los Angeles Council hereby requests and urges banks and financial institutions to suspend mortgage payments, foreclosures, and late fees for low-income homeowners and landlords, with immediate forgiveness, and encourages financial institutions to provide zero-interest emergency unsecured loans and grants to small businesses and non-profits within Los Angeles that are unable to meet rent, mortgage, or other fixed operating costs.

#### **SEC. 49.99.14. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION.**

This ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15060(c)(2) (no direct or reasonably foreseeable indirect physical change in the environment), 15061(b)(3) (no environmental impact), 15269(c) (specific actions necessary to mitigate an emergency), and 15378

(regulatory actions). In response to the COVID-19 crisis, which has been declared a national, state, and local emergency, this ordinance implements rent stabilization measures and an eviction moratorium for existing residential units in the City with tenants who have been negatively impacted by the emergency.

The ordinance is necessary to mitigate an emergency and contains no provisions modifying the physical design, development, or construction of residential or nonresidential structures. Accordingly, it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment and result in no physical changes to the environment.

#### **SEC. 49.99.15. RETROACTIVITY.**

This article applies to all eviction notices and all unlawful detainer actions based on such notices, served or filed on or after March 4, 2020.

#### **SEC. 49.99.16. SEVERABILITY.**

If any provision of this article is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this article which can be implemented without the invalid provisions, and to this end, the provisions of this article are declared to be severable. The City Council hereby declares that it would have adopted this article and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.

#### **SEC. 49.99.17. ENFORCEMENT**

(A) The violation of any provision of this article may be raised as an affirmative defense at any time during a proceeding brought by an Owner for recovery of possession of Residential Real Property or Commercial Real Property.

(B) An Owner who violates any provision of this article is guilty of a misdemeanor and subject to a fine in an amount no greater than \$1,000 per violation.

(C) A Tenant injured by an Owner's violation of any provision of this article has a private right of action against the Owner for violation of Cal. Bus. & Prof. Code Section 17200, et seq., and shall be entitled to attorney's fees and exemplary damages according to proof.

Sec. 2. **URGENCY CLAUSE.** The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: the City of Los Angeles will suffer irreparable damage, including loss of life and property, should the devastating effects of COVID-19 not be quickly mitigated. The Council, therefore, adopts this ordinance to become

effective upon publication pursuant to Los Angeles City Charter Section 253.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and

Legality MICHAEL N. FEUER,

City Attorney

File No. \_\_\_\_\_

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed-----

Approved

## Communication from Public

**Name:** Madison Rubin

**Date Submitted:** 03/27/2020 01:44 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Due to the widespread loss of jobs from the COVID-19 outbreak, many people cannot pay their rents on April 1. Please call a Special Emergency Session to address the needs of tenants, workers, and the unhoused BEFORE APRIL 1. I lost ALL income from multiple jobs two weeks ago and have yet to receive any sort of government aid or financial assistance. We need the City Council to address these pressing concerns ASAP, specifically with a rent suspension. The eviction moratorium established by Governor Newsom is not enough, it requires tenants to pay back missed rent payments which will be near impossible for most wage earners, especially low-wage earners, not to mention the disabled community who are already in dire conditions. We must implement a rent suspension for as long as needed until this crisis is under control. Madison Rubin District 1 Lincoln Heights

## Communication from Public

**Name:** Joseph Aponte

**Date Submitted:** 03/27/2020 01:43 PM

**Council File No:** 00-9999

**Comments for Public Posting:** If the average person in Los Angeles pays \$1200/month and could not pay March/Aprils rent that would be \$2400. Now if this Pandemic were to drag on for many more months that could eventually add up to \$7200. Most americans can't afford an unexpected expense of as little as \$400 so unfortunately this math is bleak at best. Maybe when you find that you will have no one to rent to then you will realize the error of your ways. Lets stop this while can and call for a suspension of rent until this Pandemic passes and the economy can right itself. Half of the council is composed of people who own property and find themselves in a better position to weather a storm such as this than the people you rent to. The city council receives an annual salary of 184,000, the average salary of your tenants is much less. Do the math and suspend rent until this all passes!

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 01:47 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please protect the people of Los Angeles during a global health emergency. Housing stability is directly linked to health stability. Also landlords and developers must not harass , intimidate or bribe tenants to take their rent stabilized units at this time.

## Communication from Public

**Name:** Roxanna Campos

**Date Submitted:** 03/27/2020 01:49 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Dear Council Members, Due to the widespread loss of jobs because of the COVID-19 outbreak, many people cannot pay their rent on April 1. We need the City Council to address these pressing concerns ASAP, specifically with a rent suspension. The eviction moratorium established by Governor Newsom does not go far enough. It requires tenants to pay back missed rent payments which will be near impossible for most wage earners, especially low wage earners. We must implement a rent suspension for as long as needed until this crisis is under control. Respectfully,  
Roxy Campos a tentant in District 13 Thanks!

## Communication from Public

**Name:** Kim Cooper  
**Date Submitted:** 03/27/2020 01:55 PM  
**Council File No:** 00-9999

**Comments for Public Posting:** Dear members of Los Angeles City Council, On March 19, 2020, the U.S. Department of Justice announced that real estate appraiser and consultant Justin Jangwoo Kim had pleaded guilty to charges that he bribed a sitting Los Angeles City Councilmember with \$500,000 in cash in exchange for a vote to approve a client's real estate project. The Councilmember directly solicited the money, and provided the corrupt vote. Although the Councilmember is not explicitly named in the DOJ filings, it is abundantly clear from the many statements of unique fact that this corrupt elected official is Jose Huizar, representative of CD14 whose City Hall office and Boyle Heights home were raided by the FBI on November 7, 2018. DOJ press release: <https://www.justice.gov/usao-cdea/pr/fundraiser-agrees-plead-guilty-federal-corruption-charge-delivering-hundreds-thousands-Charging-document> (PDF link): <https://www.courthousenews.com/wp-content/uploads/2020/03/LACityHall-KimINFO.pdf> The charges against Justin Jangwoo Kim come days after the arrest of former Councilmember Mitch Englander on public corruption charges, and the implication of his former deputy John Lee, a sitting Councilmember, in the illicit activities. Following the FBI raids, on November 15, 2018, then-City Council President Herb Wesson removed Huizar from all his committee posts. This is a violation of the City Charter and potentially means that Huizar has not been legally serving as a Los Angeles City Councilmember for 492 days to date, while still collecting his \$298,299.92 combined salary and benefits (as of 2018). <https://michaelkohhaas.org/wp/2020/03/19/in-response-to-the-coronavirus-emergency-last-week-los-angeles-city-council-president-nury-martinez-ordered-council-meetings-to-be-held-only-once-a-week-but-it-sure-looks-like-this-is-a-viol/> As recently as the previous Tuesday, Huizar was still putting forward costly motions, squandering public funds to study a traffic-free Broadway. We cannot trust that any vote he casts or any motion he puts forward has not been paid for with stacks of cash in a cardboard liquor box. Enough is enough. We the citizens of Los Angeles demand that Jose Huizar resign his post effective immediately, and not cast another tainted vote in Los Angeles City Hall. If he refuses to resign before the next scheduled City Council meeting, City Council under the direction of Council President Nury Martinez should remove him. I had intended to attach to this letter the names of citizens who have signed the Change.org petition (<http://chng.it/hbrCyyC7>) calling for Jose Huizar to resign, and if he fails to do so, for City Council to remove him. However, the Change.org download petition signature function is not working today. Please note that 155 people have signed this petition to date. Please do the right thing and remove your corrupt colleague from the horseshoe if he does not himself resign. sincerely, Kim Cooper Los Angeles 90032

## Communication from Public

**Name:** William Martin

**Date Submitted:** 03/27/2020 02:01 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Due to COVID-19 the city of Los Angeles has wisely closed all restaurants. I worked at a restaurant. I am no longer allowed to have income. Landlords should also no longer be allowed to have income. We need immediate rent suspension. Eviction freeze or rent hold is nowhere near as drastic as the action taken by the city government almost two weeks ago. Hundreds of thousands of citizens of this city need rent suspension.

## Communication from Public

**Name:** Ian Jameson

**Date Submitted:** 03/27/2020 02:00 PM

**Council File No:** 00-9999

**Comments for Public Posting:** My name is Ian Jameson. Firstly, in re item 15, approving an eminent-domain city takeover of the 636 North Hill Place property is a good preliminary step, but it is still a drop in the bucket in addressing Los Angeles' homelessness crisis. Internal memos from the Los Angeles County Board of Supervisors indicate that the homeless count is nearer to 90,000 than the 60,000 count reported by the LA Times. In contrast to New York City, which has shelter for 95% of its homeless population, Los Angeles only has shelter for about 30% of its homeless population. A report from the Imperial College of London COVID-19 Response Team claims that the death toll in the United States could reach 2.2 million people. We must restrict the spread of this virus to save as many lives as possible, and to do that the City Council must aggressively expropriate unused buildings under the auspices of eminent domain to house our homeless neighbors who are exquisitely vulnerable to infection. Secondly, in re item 1, the tenant protections under consideration by the Council are rankly inadequate. Economists project that unemployment in the United States during this pandemic could reach as high as 30%; the highest unemployment rate reached during the Great Depression was 25% in 1933. The imminent recession will almost certainly dwarf the 2008 financial collapse and could even eclipse the Great Depression. Tenants weathering this apocalyptic economic climate must be granted a total eviction moratorium, and all missed rent payments during this crisis must be forgiven -- i.e., tenants must not be liable during this crisis or after the crisis has concluded for any rent payments missed while the pandemic was occurring. Landlords whose incomes have contracted during this crisis should seek reimbursement from federal authorities; tenants, many of them formerly earning minimum wage and now finding themselves unemployed, should not bear the crushing burden of supplementing their landlord's income. France has enacted moratoria on rent payments, taxes, and utility fees; Spain and Italy have enacted moratoria on mortgage payments. Countries across Europe are using the power of the national purse to keep people solvent and able to stay home, thereby arresting the spread of the deadly COVID-19 virus. Los Angeles should follow suit. Thirdly, in re today's announcement that former Los Angeles Councilmember Mitchell Englander has pled guilty to obstructing

a federal probe into his campaign finance activities, current City Councilmember John Lee was Mitchell Englander's chief of staff and Lee accompanied Englander on the trips to Las Vegas and Palm Springs which were the subject of the FBI investigation. Lee knew about the cash payments, prostitutes, hotel rooms and meals gifted to Englander by a developer; when Lee drafted Englander's 700 forms, as was his responsibility as Englander's chief of staff, he elided these gifts. John Lee will almost certainly be indicted by federal authorities in coming months. John Lee must resign from the Council, and until that happens, Council President Nury Martinez must relieve him off all his committee appointments. Thank you.

## Communication from Public

**Name:** Sera Golding-Young

**Date Submitted:** 03/27/2020 02:07 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Re motion 1 My wife and I both make our living performing at events as musicians, and are residents of CD4. All of our income has been cancelled as a result of the Corona virus and need for social distancing. We have no other form of income and have no way of earning money during this time. We have been on low income and live hand to mouth every month. We are unable to pay rent on April 1 and are deeply worried about losing our home. We are also worried about building up debt that we can't afford to pay back, if we were to come to an 'arrangement' with our landlord (although currently at this time whilst she knows of our situation she hasn't expressed an interest in offering any sort of arrangement anyway) We struggle enough to pay for our rent as it is, let alone whilst trying to build up our income again after this disaster is over - adding on that additional debt would be completely debilitating We also appreciate that landlords also have mortgages and utilities to pay and suggest that there has to be a stop to all rent, mortgage payments and utilities for long enough that we can all recover from this

## Communication from Public

**Name:** Nicole Lopez

**Date Submitted:** 03/27/2020 02:08 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Item number 1 Rent payments should be stopped for tenants and landlords and not be paid back. For the time of the crises, at least for 90 days... so that would be April and May.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 02:12 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please waive and forgive rent, health insurance premium payments, utility bills, student loan payments, credit card payments, internet and cell phone bills, mortgage payments, and all other bills and living expenses for April 2020 and May 2020 at the very least. People are out of work. 80% of the American workforce lives paycheck to paycheck. And a significant percentage of the American/Los Angeles workforce is self-employed, freelance, hourly, by commission, gig workers. Many of them have lost all their income for an indeterminate time, and they need immediate relief. Many of them are renters. Please implement all possible means by which rent forgiveness can be enacted so that people can stay at home and care for themselves and their families. If people can't work, they can't keep up with their bills. Staying home and slowing down is crucial right now. We have a collective responsibility to focus on this global health crisis by making it possible for everyone to slow down and stay at home. Thank you.

## Communication from Public

**Name:** Aiko Marcial Rivera

**Date Submitted:** 03/27/2020 02:15 PM

**Council File No:** 00-9999

**Comments for Public Posting:** RENT FREEZE NOW! There is a pandemic happening. There can no longer be business as usual. Stop protecting landlords and priorities the vulnerable.

## Communication from Public

**Name:** Rachael O Barnhart

**Date Submitted:** 03/27/2020 02:18 PM

**Council File No:** 00-9999

**Comments for Public Posting:** People are going to be put out on the street and will die if something isn't done about a mortgage and rent moratorium. We need decisive action now, not people more worried about their land holdings than the people of this city.

## Communication from Public

**Name:** Abigail Benjamin

**Date Submitted:** 03/27/2020 02:27 PM

**Council File No:** 00-9999

**Comments for Public Posting:** LA should enact the following to deal with the COVID-19 crisis:  
- Immediate rent suspension for the months of April and May -  
Anti-harassment measures to protect tenants - Immediate  
expropriation of all vacant units to be used for housing the  
unhoused in LA County - Non-taxable relief checks for  
immediate dispersal to low-income LA households in addition to  
already approved federal relief

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 02:46 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Due to the widespread loss of jobs from the COVID-19 outbreak, many people cannot pay their rents on April 1. Please call a Special Emergency Session to address the need of tenants, workers and the unhoused BEFORE APRIL 1. We need the City Council to address these pressing concerns ASAP, specifically with a rent suspension that will not require tenants to pay back rent as the current eviction moratorium suggests. We know that FFHA has extended mortgage forgiveness to multifamily properties that agree not to evict tenants so we're aware that banks and mortgage holders are receiving more assistance and protections than the vast majority of renters. The eviction moratorium established by Governor Newsom is not enough. It requires tenants to pay back missed rent payments which will be near impossible for most wage earners especially low-wage earners, not to mention the disabled community who are already in dire conditions. We must implement a rent suspension for as long as needed until this crisis is under control.

## Communication from Public

**Name:** Gabriel Mendoza

**Date Submitted:** 03/27/2020 02:47 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I am a hospitality worker at Chateau Marmont Hotel and Bar and I live in your district. Please support the Citywide Worker Retention Policy so that we all can return to work when this crisis is over.

## Communication from Public

**Name:** Nikki Basi

**Date Submitted:** 03/27/2020 03:04 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Dear City Council, I wanted to submit what I was hoping to say publicly to City Council, but my number never came up. Please accept our concerns on Agenda Issues 2 & 4, as it pertains to the Emergency Measures being voted on today. Our businesses are trying figure out how and if they'll be able to keep their doors open. The potential laws we're talking about here would make it very difficult for our business owners and the job creators of our local economy to keep their businesses open and contributing to the vitality of our community. These laws would require that past employees, laid off due to this health and economy crisis would be rehired based on seniority not based on the needs of the business, this further tying the hands of these businesses, and potentially keeping the best candidates from the positions needed to pull our businesses out of the financial hole, created by this disease and not by the fault of our businesses. Many of the points listed in these items also lead to increased and oftentimes forced litigation, which is costly and can financially devastate, in and of itself. We ask for exemption for small businesses, under 100 employees, and we disagree with the excessive end date of 2022. He hope this will be amended as this will be well past when the emergency measure is needed. We stand with earlier speaker: VICA, and in agreement with, as members of both the United Chamber of Commerce and the Save Small Business Coalition. We implore that you would leave the decisions of how best to run their business in our business owners' hands. We thank the Council for your time and best judgement. It's imperative to the survival of our businesses that these restrictions not be placed on job creators. Thank you to our friend, Councilmember John Lee! We appreciate your time and trust your skilled wisdom.

## Communication from Public

**Name:** David Chiu  
**Date Submitted:** 03/27/2020 03:05 PM  
**Council File No:** 00-9999

**Comments for Public Posting:** I am a constituent in zip code 90024, and a regular voter. In addition, I have strong ties to this community, including being a Board Member of Temple Isaiah and served as a volunteer leader in the grassroots LA for Warren political campaign. I am writing to demand you act in regard to the COVID-19 crisis. You must act boldly to protect all of my friends who are suddenly out of work through no fault of their own. This has impacted the entertainment industry especially hard, and so many people I know are freaked out about paying the rent. There must be a strong moratorium on evictions due to non-payment of rent or unauthorized occupants and pets. We cannot evict people during a shelter in place order. Furthermore, when the order is lifted, people will have been out of work and will not be able to pay the back rent. All rent obligations must not be merely deferred, but FORGIVEN during this time. To protect landlords from financial loss, their mortgage payments must be suspended during this time. The banks and other financial institutions are the ones with the best ability to absorb this economic shock, and we know if they can't, the federal government will bail them out. They always do. All commercial and residential rent increases must be frozen and landlords must be prohibited from charging late fees during this time. This is not the time for half-measures. We are all watching to see what you all do. My friends are concerned about their jobs. But Election Day will roll around again, and soon enough, you will each be concerned about yours. I will be spreading the word about your actions on this, making sure as many voters as possible hold you all accountable. I sincerely hope to say that this Council acted boldly and that when election time rolls around again, that you once again deserve to hold the public trust. But more importantly, I hope you will have acted out of love, concern, and dedication to the people of this city. Thank you.

## Communication from Public

**Name:** Eileen Dorn

**Date Submitted:** 03/27/2020 03:10 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please institute a rent and mortgage moratorium immediately. Our city is poised on the brink of disaster. By pausing rents and mortgages, you enable those living paycheck to paycheck the ability to stay housed.

## Communication from Public

**Name:** Sean Keane

**Date Submitted:** 03/27/2020 03:11 PM

**Council File No:** 00-9999

**Comments for Public Posting:** The city of Los Angeles needs a rent moratorium for at least the month of April, and most likely beyond, because we shouldn't make people risk getting a highly-infectious fatal disease in order to keep from becoming homeless. It doesn't surprise me that the City Council, full of landlords and funded by massive campaign contributions from landlords and developers, is dragging their feet on this crucial issue. But this is an issue for everyone! LA residents staying home and social distancing is the only way that we are going to stop the coronavirus outbreak, and the council is implicitly encouraging people to go out and spread the virus unless there's real measures taken to protect renters in this city. With federal aid coming down to a mere one-time \$1200 payment, that some people won't see for months, we need to take care of the city's renters, many of who were living paycheck-to-paycheck even before this pandemic and the loss of their livelihoods. We need a rent moratorium and a length period of repayment, or LA is going to end up adding thousands to its homeless population DURING a pandemic. Mortgage payments have been suspended, so why aren't we taking care of renters as well? Please, let's set aside greed in this time of crisis, no matter who your campaign donors are.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 03:25 PM

**Council File No:** 00-9999

**Comments for Public Posting:** The three policies that you are voting on tomorrow will Kill our small business. Businesses that were shut down and are not receiving any income can not be expected to pay the sick pay. The other two policies will prevent businesses starting up again and contribute to a worse economy for all. When will you Ever side on the small business that loves to be in business! We can not be expected to reopen with your poisonous policies!

## Communication from Public

**Name:** Jena Priebe

**Date Submitted:** 03/27/2020 03:26 PM

**Council File No:** 00-9999

**Comments for Public Posting:** To whom it May Concern, I am a concerned citizen writing about my business rent in Downtown Los Angeles as well as my home rent in South Pasadena. My business had to be closed as we are located above The Last Bookstore and considered a non-essential business. I had to lay off my employees as well. My husband was also was layed off. We have been able to find a little comfort in our savings (thank goodness we save) but i have 2 hefty rent payments to make and am wondering what the city or state is doing to help us during this trying time. We all know that for most Los Angelenos, the proposed federal \$1200 for each person won't reach us until May and that isn't going to even cover rent, much less put food on the table. What is the city or state doing to help us? We realize we can't be kicked out but we have been forced to close our doors (I'm not debating we shouldn't, we want to save lives too) but how are we expected to make these insurmountable rent payments that are wildly out of control (my landlord raised rent \$500 in 2 years where i live in South Pasadena) and we are on the edge of our seat. There are no restrictions for landlords raising rent as long as they give us 60 days. If my rent was more reasonable in the first place, i don't feel like we would be in such a poor spot. It's simply not enough to make a temporary Moratorium on evictions. How will we possibly catch up on payments? It will be a looming dark cloud!! Please help us as citizens of this great city with our rents and for Peet's sake, PLEASE put a stop to radical raising of rents. It's insane! We wouldn't be in this position if rent had been kept reasonable. Now it's so expensive our savings will dwindle so very quickly!  
Sincerely, Concerned Citizen

## Communication from Public

**Name:** Alexis

**Date Submitted:** 03/27/2020 03:28 PM

**Council File No:** 00-9999

**Comments for Public Posting:** The eviction moratorium is a huge step in the right direction (thank you!!), and now we need to follow it up with a rent freeze! So many people and businesses are out of work right now, let's give them the best possible chance to make it through this crisis. Any money we don't spend on rent will go right into the economy, let's all be in this together!

## Communication from Public

**Name:** Amir Levi

**Date Submitted:** 03/27/2020 03:28 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please put a moratorium on rent and mortgages! Many of us are freelancers and living paycheck to paycheck and this whole crisis has made it impossible to earn enough of an income to make rent. If we can't work, we can't pay our bills.

## Communication from Public

**Name:** Rebecca

**Date Submitted:** 03/27/2020 03:33 PM

**Council File No:** 00-9999

**Comments for Public Posting:** If I have to pay rent this month I won't be able to afford food, health care or utilities. This pandemic has put below the line production workers like me in a grave situation. Please please please freeze rent payments until the shut down is lifted.

## Communication from Public

**Name:** Rebecca Landau  
**Date Submitted:** 03/27/2020 03:53 PM  
**Council File No:** 00-9999

**Comments for Public Posting:** I am a a regular voter. In addition, I have strong ties to this community, having served as a leader in the grassroots LA for Warren political campaign, and the Director of the GOTV project for Elizabeth Warren in district #33. I am writing to demand you act in regard to the COVID-19 crisis. You must act boldly to protect all of your constituents who are suddenly out of work through no fault of their own. This has impacted the entertainment industry especially hard, and so many people I know are anxiety ridden about paying their rent. There must be a strong moratorium on evictions due to non-payment of rent or unauthorized occupants and pets. We cannot evict people during a shelter in place order. Furthermore, when the order is lifted, people will have been out of work and will not be able to pay the back rent. All rent obligations must not be merely deferred, but FORGIVEN during this time. To protect landlords from financial loss, their mortgage payments must be suspended during this time. The banks and other financial institutions are the ones with the best ability to absorb this economic shock, and we know if they can't, the federal government will bail them out. As consistently, done in the past. All commercial and residential rent increases must be frozen and landlords must be prohibited from charging late fees during this time. This is not the time for half-measures. We are all watching to see what you all do. My friends are concerned about their jobs. But Election Day will roll around again, and soon enough, you will each be concerned about yours. I will be spreading the word about your actions on this, making sure as many voters as possible hold you all accountable. I sincerely hope to say that this Council acts with courage, and that when election time rolls around again, that you once again deserve to hold the public trust. But more importantly, I hope you will have acted out of love, concern, and dedication to the people of this city. Thank you.

## Communication from Public

**Name:** Gerard Martorano  
**Date Submitted:** 03/27/2020 04:06 PM  
**Council File No:** 00-9999

**Comments for Public Posting:** You have essentially suspended the 1st amendment , under the guise of of a Health Crisis, with s seemingly open ended limit. This has not been done in my lifetime, except for periods less than 24 hours. As a California Attorney I am deeply deeply concerned that no one is taking this suspension, seriously or even talking about it. Do you realize this was not even done during 9/11 or World War II? Yes protecting life is important, and yes protecting our most vulnerable is a laudable goal but to what end. What if your health people are full of shit, yes full of shit, they are obscure people who never really see the limelight and this is their moment to shine as usually no one gives them the time of day. Please remember that YOU the council are accountable to the people and from a common sense point. You are now in the position that if this does not kill at least a sizeable number of people in LA county, the damage done to our businesses and to our pocketbooks is going to fall on your candidacies and offices, not the Health officials on which you are relying who will wander back in to shadows. You are our voices and I think we are entitled to political leadership, not bureaucracy or apparatchiks making decisions to look good. I thing you may think you will look like heroes if not many people die, but have you considered that if all this goes a way you may have vastly compromised your credibility. You need to be much more transparent about how many people are not sick, and how even if exposed will not get sick, and furthermore, on the "ventilator" shortage, why doesn't the health department give out the statistics showing what your chance of recovery is once you are on a ventilator? For example if 95% of those placed on ventilators would not recover, then the shortage is much less of an issue to the overall death rate. I love my city and state, but even in dark times we must still protect liberty, because it is all that separates us from dictatorship. These are not my words but those of Ben Franklin who wrote "Those who would give up essential Liberty, to purchase a little temporary Safety, deserve neither Liberty nor Safety." If we loose sight of them in these times we have lost the most fundamentally precious part of our country and have dishonored all who fell defending it. I realize that you are in a difficult position, it is not easy to balance liberty in the face of death, but it also cannot be forgotten.

## Communication from Public

**Name:** Genevieve R Matthews

**Date Submitted:** 03/27/2020 04:47 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Los Angeles needs to take stronger measures to protect residents and our economy during this time. Los Angeles needs to SUSPEND MORTGAGE payments for homeowners and landlords, and SUSPEND AND FORGIVE RENT obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted.

## Communication from Public

**Name:** Jonathan

**Date Submitted:** 03/27/2020 04:56 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Item 1. Please forgive rent in LA during the Covid crisis. Thank you.

## Communication from Public

**Name:** Eli Reich

**Date Submitted:** 03/27/2020 04:56 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Thank you for making this emergency meeting happen today Friday 3.27.2020 via zoom. Concerning item 15, I strongly urge that you use eminent domain to buy Hillside Villa in Chinatown to protect hundreds of tenants from inevitable eviction. General concerns: 1) Workers should not have to prove that they have been affected by Covid19 as the safety of everyone is contingent on as many people as possible staying home from work to self isolate. Employers should not be allowed to harass employees to come into work or ask them to provide reasoning or a doctor's note. Maintaining the entire community's safety is reason enough. 2) To paraphrase council member Herb Wesson's statement, actions need to be taken today whether or not the economic implications at large are fully understood by city council members, whether or not the proposals are perfect as of today. There are currently far too many workers and families who are literally not part of the economy now because they cannot work. The workers holding up this economy such as janitors, grocers, delivery persons, medical staff etc. are being exposed to thousands of people daily while others get to safely self isolate. Neither the workers on the front lines, nor ones obeying self isolation orders can wait for protection. 3) Large companies of 500+ or those making enough not to go out of business from it, need to give their workers 2 weeks paid sick leave barring employer retaliation. 4) Rents need to be forgiven or frozen. The economy will collapse if all tenants and workers go deep into debt and get awful credit scores preventing them from buying anything in the future. 5) All employees whether documented or undocumented need to be taken care of humanely and treated the same in regard to workers rights, compensation, rent forgiveness/freezes, etc. 6) Dumpsters, showers, handwashing stations, and bathrooms need to be provided to all homeless encampments immediately. Every single one of us is only as safe as our most vulnerable as this virus clearly does not discriminate. Any and all costs are well worth it to protect the city and save lives. 7) Lastly requesting that City Council agendas start being written in a way that the average layperson can understand and therefore appropriately respond to. Thank you for your efforts. Do make sure the city stays protected. We are watching your actions, we are watching your checkbooks.

## Communication from Public

**Name:** Olivia Abousaid

**Date Submitted:** 03/27/2020 05:09 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please freeze rents rather than deferring. Well over half the city rents, and many people are out of a job. The entire film industry has come to a halt as well as several other industries that list Los Angeles as their hub. Please help people in their time of need.

## Communication from Public

**Name:** William Reed

**Date Submitted:** 03/27/2020 05:38 PM

**Council File No:** 00-9999

**Comments for Public Posting:** "Councilmembers, we direly need YOU to lead right now in enacting a 100% rent and mortgage moratorium in Los Angeles for the duration of this crisis and the recovery period. - 100% Rent and Mortgage moratorium for all collection in the city of LA - FORGIVENESS of rent and mortgages accrued during this time, and a MORATORIUM on utility bill collection and shutoffs - This is the biggest economic and health care crisis Los Angeles has faced in centuries and our city council must lead where our federal and state governments have not! You all have the opportunity to make Los Angeles either a model for resilience and solidarity, or a model for absolute disaster. But you don't have time to delay and dither on which side of that you wish to see as the outcome. You have to choose now and the choice could not be clearer. Please councilmembers, act to make \*us\* whole while our federal government is working overtime to make banks and mega corporations whole instead of us. Please act now."

## Communication from Public

**Name:** John  
**Date Submitted:** 03/27/2020 05:49 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** Freeze rent collection in Los Angeles until this over. And not on a deferred basis. Free rent, until this over

## Communication from Public

**Name:** Kaitlyn Watsabaugh

**Date Submitted:** 03/27/2020 05:55 PM

**Council File No:** 00-9999

**Comments for Public Posting:** We need a rent freeze in Los Angeles now. Our rents are already TWICE the national average. We are a city of 60% renters. We need assurance that we will not become homeless due to this crisis. We became a zero income family overnight and the stimulus package is not enough to help us. I have lived in El Sereno for just shy of a decade and have watched the homeless population grow due to the gentrification of our neighborhood. A rent freeze is the difference between a family sleeping on the street April 1st or continuing to be safe at home, social distancing, home schooling. Please, put the needs of the PEOPLE ahead of the needs of LANDLORDS.

## Communication from Public

**Name:** Justine M Stange  
**Date Submitted:** 03/27/2020 05:59 PM  
**Council File No:** 00-9999  
**Comments for Public Posting:** We need a RENT FREEZE in Los Angeles. This is urgent.

## Communication from Public

**Name:** Zachary Shipko

**Date Submitted:** 03/27/2020 06:10 PM

**Council File No:** 00-9999

**Comments for Public Posting:** I was happy to hear that you're discussing ways to help renters during this weird time. However, I find myself writing again because I am concerned that anything short of total rent and mortgage forgiveness would create a domino effect, as council member Ryu put it. Any plan where repayment is required, or evictions are still allowed due to nonpayment would be inhumane and downright irresponsible on your part. Please consider making a bold decision to protect the people of Los Angeles.

## Communication from Public

**Name:** Greg Francis

**Date Submitted:** 03/27/2020 06:30 PM

**Council File No:** 00-9999

**Comments for Public Posting:** We need this so bad. We are dying out here without help. There is no way to work so how can we be required to pay?

## Communication from Public

**Name:** Melissa

**Date Submitted:** 03/27/2020 07:09 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Please put in place a rent moratorium. I am a freelancer in the film industry and have no possibility of work as long as the coronavirus is running rampant in our city. Without a moratorium I will be unable to pay my bills even with unemployment. Please help people like me stay afloat in this hard time.