

## Communication from Public

**Name:**

**Date Submitted:** 06/03/2020 10:33 PM

**Council File No:** 17-0454

**Comments for Public Posting:** I oppose the expansion of L.A.'s rent control eviction policies. This would override the "for cause" eviction rules outlined in the state by creating conditions that make it even more difficult to make needed improvements to the property and nearly impossible to remove tenants and those who violate their rental agreements. AB 1482, a statewide price gouging and "for cause" eviction law is a compromise that has been in effect for less than a year. The housing report for Item 3 was commissioned before this law was implemented and there is no data regarding the effects of the new state law in the report. Shortly after the release of the report, the crisis that is the COVID-19 pandemic unfolded which has consumed rental operators with managing emergency measures. There has been no ability to receive stakeholder input during this time nor has outreach been conducted to rental operators including those who operate a single-family home or condo.

## Communication from Public

**Name:** bernard fliegelman

**Date Submitted:** 06/03/2020 05:12 PM

**Council File No:** 17-0454

**Comments for Public Posting:** Below is from the opinion section of the L.A. times dated Apr 15,2020. If you want to loose apartments keep adding to the burden of the small landlord. Most landlords are small-business owners who rely on rent payments for their income or retirement. Nearly three-quarters of apartment properties in the U.S. are owned by individuals, not corporations or investor groups, and most apartment buildings have only a handful of units. In California, about half of rentals are in properties with five units or less. If two tenants in a small complex can't pay the rent, that's a serious financial hit. There's a real concern that the financial toll caused by lost rental income could prompt landlords to sell their properties in droves. That could also hasten the shift from mom-and-pop landlords to investment firms that own and manage huge numbers of rental properties. Advocates say that shift, which accelerated after the last recession, has already resulted in the loss of older, more affordable apartments as investors buy up properties to remodel and raise the rents.

## Communication from Public

**Name:** Valley Industry & Commerce Association  
**Date Submitted:** 06/03/2020 05:33 PM  
**Council File No:** 17-0454  
**Comments for Public Posting:** On behalf of the Valley Industry and Commerce Association (VICA), we are writing to oppose the proposal to impose 'Just Cause' eviction restrictions on all Non-Rent Stabilized Units. (See attached letter)



June 3, 2020

The Honorable Gil Cedillo  
Chair, Los Angeles City Council Housing Committee  
200 N. Spring St., Suite 460  
Los Angeles, CA 95814

**SUBJECT: Just Cause Eviction Program (Council Files: 14-0268-S9; 17-0454; 19-0718) - OPPOSE**

Dear Councilmember Cedillo,

On behalf of the Valley Industry and Commerce Association (VICA), we are writing to oppose the proposal to impose 'Just Cause' eviction restrictions on all Non-Rent Stabilized Units.

These properties are currently governed by California state law AB 1482 (Chiu, 2019). The Los Angeles Housing and Community Investment Department report, which was commissioned prior to the approval and implementation of AB 1482, contains no data related to the statewide price gouging and "for cause" eviction law. The report also fails to address long-standing concerns regarding the existing 'Just Cause' ordinance, which currently governs Rent Controlled properties.

The City has been operating under emergency conditions and restrictions, which have prevented groups such as VICA from weighing in on this issue. Given that AB 1482 currently governs these Rent Controlled properties, it is inappropriate for a policy with an impact of such scale to advance at this time.

Therefore, these policies should not be rushed and should receive more stakeholder input.

For these reasons, VICA strongly urges you to reject 'Just Cause' eviction restrictions on all Non-Rent Stabilized Units and to allow more thorough discussion and public input on this matter.

Thank you for your consideration on this issue.

Sincerely,

Brad Rosenheim  
VICA Chair

Stuart Waldman  
VICA President

*CC: Members of the Los Angeles City Council Housing Committee*

## Communication from Public

**Name:** Richard B Nahas

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

**Council File No:** 17-0454

**Comments for Public Posting:** I am a retired senior citizen that owns a small 3 unit apt. bldg. These proposals will be devastating financially. I appreciate the unusual circumstances confronting everyone but these proposals only make sense if combined with a rental assistance program that equally helps the tenant and small owner together. I am not in a position to effectively pay rent for families living in my small apartment through a City and State governmental imposed subsidy. I am not some big corporation so please help us small owners. Please do not support these proposals unless combined with rental assistance program.

## Communication from Public

**Name:**

**Date Submitted:** 06/03/2020 03:15 PM

**Council File No:** 17-0454

**Comments for Public Posting:** Please consider including common-sense exemptions for new and emerging, innovative housing options. To address the housing crisis, shared-living solutions (e.g rooming and boarding houses; loft apartments which share kitchens and common areas) can quickly re-purpose lower-density housing to accommodate a greater number of individual renters. To be clear, we are NOT talking about 20 people in a house; we're talking about 6 individuals sharing a 2000 square foot home in the suburbs. Tenants benefit from more accessible pricing options, including lower move-in costs. These kinds of houses are especially good at accommodating Rapid Rehousing clients, who cannot reasonably afford an apartment of their own. However, the close-quarters and shared-use of common areas demands compatibility, decency, and respect among the tenants. A tenant can become a malcontent, difficult and uncomfortable to live with, without rising to the level of "nuisance" (in the legal sense of the word). The current list of eight "tenant at fault" just-causes does not include a useful mechanism for ejecting such a difficult tenant/roommate. The result is that the malcontents stay, good tenants leave, and the unit slowly spirals into an unworkable mess, forever hovering just below the threshold of eviction. I understand that not everyone wants to live in a shared-living environment. But for those that do, Landlords need a way to protect the good, quiet, clean, respectful roommates from difficult malcontents.