

## Communication from Public

**Name:** Jan Hilton

**Date Submitted:** 03/27/2020 01:32 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** NO RENT INCREASES! Speaking for those whose lease expires during this crisis: we cannot take on an increase in rent until the crisis is over. We expect to go month-to-month at our current rate, indefinitely. My apartment community expects me to renew my lease (for one year) with a 7.5% increase, an increase of \$150 for me. That is unacceptable! There's no way anyone can make a logical decision on whether to renew their lease during this crisis. We need an amendment on the moratorium to include: Renters whose lease expires during this crisis shall be placed on a month-to-month contract at their current rate until further notice. Please help Angelenos maintain their current living situations. We do not need extra challenges right now.

## Communication from Public

**Name:** Jenny A Pulido  
**Date Submitted:** 03/27/2020 01:31 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** I demand that the rent suspension be enacted on April 1st. Follow the footsteps of New York City!!

## Communication from Public

**Name:** emma danoff

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We need more help then just waiting and letting months of rent build up while we are not working , just adding to the anxiety and stress, not to mention impossibility of payback. The city needs to see that this is hurting and scaring the majority of its citizens and the only way to help us get through this together is for a few things to occur. 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery FORGIVENESS of rent and mortgages accrued during this time 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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We are truly in this together. Please help us

## Communication from Public

**Name:** Paige Bryant

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** A rent moratorium or complete suspension of rent needs to be put in action now to prevent more homelessness, you need to figure out how to completely suspend all rent. No one can or should be expected to pay back rent, that would only put the city residents in more debt than they probably already are. I urge you to act further to protect renters.

## Communication from Public

**Name:** Tony R

**Date Submitted:** 03/27/2020 01:34 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Rents need to be suspended for renters, and mortgages need to be suspended for landlords, until the end of all local, state, and national emergency orders related to the COVID-19 pandemic. Anybody who rents in this city understands that the eviction moratorium does not go far enough, especially at a time when so many renters are already at risk of losing their homes to predatory developers. If no more action is taken, the current orders will lead to an unprecedented surge in homelessness over the coming year on top of the unprecedented surge that Los Angeles is already experiencing. This is not to mention the fact that forcing renter's to cope with unreasonable economic pressures at this time will undoubtedly exacerbate the impact of the current public health crisis. Responding to this emergency with anything less than a full rent suspension will prove an abandonment of renters by city officials.

## Communication from Public

**Name:** Andy  
**Date Submitted:** 03/27/2020 01:34 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** Put a moratorium on rent and mortgages or people WILL riot.  
Don't be stupid. This is not going to be over soon.

## Communication from Public

**Name:** Jasmine D.

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** If you do NOT pass this. People WILL die, crime will go up, food will become even more scarce. Do right by the people who make this city run. Give us a break! Please.

## Communication from Public

**Name:** Grant Cohen

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Your constituents need you to step up now more than ever. Pass strong legislation that actually does something to help people who are hurting and at risk of losing the place where they live. That includes: Passing a total moratorium on evictions for the duration of the emergency period. Every eviction is a death sentence in times like these. Passing a total moratorium on rent & mortgages for the duration. Failing to do so will only lead to more evictions in the future. You can try to prop up a failing system and be crushed underneath when it crumbles, or you can work to start building a better Los Angeles today. This is your moment to save lives and save our city. Take power on the citizens' behalf, or we will find someone better for the job. And if any of the landlords on the council collects rent during quarantine, or expects it later, we'll know. And you will be held accountable.

## Communication from Public

**Name:** Sheena Marrero

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Not too thrilled I didn't get to speak. When I have been muted since 10:50 AM Like most of Los Angeles I have 3 jobs. I am a commercial and residential tenant, small business owner, a commercial landlord (subleasing offering creative spaces that I spent 3 years building for those in music and film industry), a freelancer in music and film. This 6 month option to pay back months and months of rent does NOT work for the majority of those who live in the City of Los Angeles when the majority of Angelenos are renters. In my situation, with my commercial and residential rent my monthly note is over \$10,000.00. With my clientele and tenants being musicians and filmmakers that have all been affected by this Pandemic, they will not be able to pay their commercial rent on top of their residential rent. my clients creative projects have been cancel so they have no use of my production services. There is will possibly be very difficult for my small business and may have to close the space that many local creators have come to rely on. Especially if my tenants want to break their lease because they know they may not be able to catch up due to their loss of business in the entertainment industry. As you see it is a vicious cycle for everyone! There need to be more assistance to small business because small business are a HUGE part of LA's community. This Pandemic affects everyone. Everyone will need help, a break, a do over or just to permanently close shop. Rent needs to be forgiven again this affects everyone not just the tenants but the landlords. Forgiveness will set everyone at ease and ready for work when this Pandemic is over. This will also help with the health state (mentally and physically) to your Angelenos. I agree with what the Attorney mentioned on the call as well as Sabrina Johnson that renters should have the right to council There should be 100% forgiveness across the board! Renters, Landlord, and the banks for those who have Mortgage. You have the power to take of the Angelenos please do so. Thank you for your time.

## Communication from Public

**Name:** Nathaniel Boggess

**Date Submitted:** 03/27/2020 01:37 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** As a longtime LA resident and renter, I am contacting you to support the urgent need for LA County to enact immediate Rent Moratorium relief for the already burdened renters of this county. This should be a top priority for policy makers and city officials during this time when so many workers are laid off or unable to work from home while abiding by mandatory Shelter in Place orders. The proposed legislation of a Rent Freeze, only freezing rental increases, does not go far enough in alleviating the increasingly unsustainable financial situation of LA residents. Until our community is safe from the pandemic, and the Shelter in Place orders have been lifted, a Rent Moratorium will bring needed stability to workers and families in an already difficult rental market. Thank you

## Communication from Public

**Name:** Ashley Monroe

**Date Submitted:** 03/27/2020 01:40 PM

**Council File No:** 20-0147-S19

**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:**

**Date Submitted:** 03/27/2020 01:40 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** A rent moratorium or complete suspension of rent needs to be put in action now to prevent more homelessness, you need to figure out how to completely suspend all rent. No one can or should be expected to pay back rent, that would only put the city residents in more debt than they probably already are. I urge you to act further to protect renters.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 01:41 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** City Council you must act now to enact a 100% rent and mortgage moratorium for the City of Los Angeles with forgiveness of all debts accrued. These are unprecedented times and residents need help to avoid homelessness and life-long debilitating debt in the midst of a public health and financial crisis. The City of Los Angeles needs you to act now.

## Communication from Public

**Name:** Ian Kirksey

**Date Submitted:** 03/27/2020 01:41 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hi I'd like to submit the following public comment. I believe that anything short of a moratorium on rent would be at best a half-measure and, at worst, a human rights disaster. From a purely material perspective if we want to have the local economy bounce back then citizens need to not have the weight of back rent holding them down in a historic down turn in the economy.

## Communication from Public

**Name:** Lena

**Date Submitted:** 03/27/2020 01:45 PM

**Council File No:** 20-0147-S19

**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:** Jeffrey David Torres  
**Date Submitted:** 03/27/2020 01:48 PM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** With the entire country facing mass unemployment within the next few months amidst the COVID19 Pandemic, the last thing we'll need is to have an already alarming rate of homelessness double or triple. So many people work paycheck to paycheck and if they can no longer pay rent, months from now when evictions are allowed again, our economy will suffer even greater losses. Keeping people standing on their feet during this crisis is the point of something like a moratorium on rent and utilities. While the stimulus package will help, it won't do much if people are thrown out of their homes and the pandemic begins to spread more and more. The order from our city and state is to stay home. That requires a roof over our heads. We need to contain COVID19 so that we can start combating the effects of it on our economy sooner than later. If people are evicted from their homes by not paying rent now, in June when they are on the streets our hospitals will again be strained with people not only being infected but from all of the other emergency services will need as a result of living on the street. In this scenario, landlords lose as well, as their recently vacated properties can no longer be filled with a population that is massively unemployed. It's a lose lose for everyone. The plan to have a moratorium on rent, mortgages, and utilities will have the short and long term effect of keeping more of our citizens healthy and ready to go back to work when the time comes. Landlords, property owners, and even banks will benefit from this as many tenants and home owners will be unable to pay in the coming months or as soon as April 1st. In the meantime there can be talks on how the City, State, and Federal governments can assist them with their losses, whether that be no property taxes for the year, stimulus packages to get them back pay, or some combination of the two. If they continue to collect rent over the next few months they are guaranteeing themselves 3 months worth of rent, not considering how long it will take to fill the vacated properties. Invest in the citizens now by enacting a moratorium, keeping them healthy, keeping our economy healthy, and maintaining landlords/property owners with tenants.

## Communication from Public

**Name:** Morgan Ducker  
**Date Submitted:** 03/27/2020 01:45 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** LA tenants need rent forgiveness, or at the absolute least a MINIMUM 24 months to repay rent with ZERO threat of eviction and no burden of proof.

## Communication from Public

**Name:** Adam Conover

**Date Submitted:** 03/27/2020 01:46 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** My name is Adam Conover and I live in Los Feliz. I urge the Council to support the Healthy LA agenda 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 them to support motions to: 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. 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. Implement an immediate Freeze on all residential and commercial Rent Increases and prohibit landlords from charging late fees. Immediately Supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. 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. 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. 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.

## Communication from Public

**Name:** Erik Stephenson  
**Date Submitted:** 03/27/2020 01:51 PM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** I don't see how you can expect anyone renting to pay for rent when we have been told to stay inside and the government has caused many of us to be out of work unable to make an income... you have us all completely in the dark until the last minute which is totally unacceptable and not what the government should be doing to its citizens we pay taxes and we should be treated like human beings! not to mention THE ECONOMY WILL BE RUINED! A rent moratorium or complete suspension of rent needs to be put in action now to prevent more homelessness, you need to figure out how to completely suspend all rent. No one can or should be expected to pay back rent, that would only put the city residents in more debt than they probably already are. I urge you to act further to protect renters.

## Communication from Public

**Name:** Leah Cohen

**Date Submitted:** 03/27/2020 01:52 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Your constituents need you to step up now more than ever. Pass strong legislation that actually does something to help people who are hurting and at risk of losing the place where they live. That means 1. Passing a total moratorium on evictions for the duration of the emergency. Every eviction is a death sentence in times like these. 2. Passing a total moratorium on rent & mortgages for the duration. Failing to do so will only lead to more evictions in the future. You can try to prop up a failing system or you can work to start building a better Los Angeles right now. You can save lives and our city. Please take power on the citizens' behalf or we will need to find someone that will. If any of the landlords on the council collects rent during quarantine, or expects it later, you are held accountable too.

## Communication from Public

**Name:** Jordan Kurtzman

**Date Submitted:** 03/27/2020 01:53 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** As a longtime LA resident and renter, I am contacting you to support the urgent need for LA County to enact immediate Rent Moratorium relief for the already burdened renters of this county. This should be a top priority for policy makers and city officials during this time when so many workers are laid off or unable to work from home while abiding by mandatory Shelter in Place orders. The proposed legislation of a Rent Freeze, only freezing rental increases does not go far enough in alleviating the increasingly unsustainable financial situation of LA residents. Until our community is safe from the pandemic, and the Shelter in Place orders have been lifted a Rent Moratorium will bring needed stability to workers and families in an already difficult rental market. Thank you

## Communication from Public

**Name:** Anastasia Howe Bukowski

**Date Submitted:** 03/27/2020 01:53 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Dear City Council, I am a citizen of Los Angeles and I am calling to demand that City Council implement a comprehensive rent suspension during this state of emergency. Due to cancellations and closures in response to the coronavirus pandemic, Angelenos are losing massive amounts of income, and many find themselves suddenly unable to make rent payments. Many are also unable to afford food and medicine in tandem with rent payments. Stable housing is crucial to maintain social distancing and prevent the further spread of the coronavirus. We must act now to suspend all rent payments statewide, in addition to an indefinite moratorium on evictions and housing closures. If necessary to achieve this rent freeze for the most vulnerable citizens, mortgage payments and property tax payments should also be suspended until the end of the crisis. ??I, and my fellow Angelenos, demand an immediate rent freeze. No one should have to struggle in such a crisis.?? Thank you for your time.

## Communication from Public

**Name:** Lina Alvarez

**Date Submitted:** 03/27/2020 01:54 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We all know people who might be suffering and unable to pay their rent right now. The eviction moratorium is not enough - those renters would still owe back rent! Both residents and commercial renters need relief now.

## Communication from Public

**Name:**

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** As a longtime LA resident and renter, I am contacting you to support the urgent need for LA County to enact immediate Rent Moratorium relief for the already burdened renters of this county. This should be a top priority for policy makers and city officials during this time when so many workers are laid off or unable to work from home while abiding by mandatory Shelter in Place orders. The proposed legislation of a Rent Freeze, only freezing rental increases does not go far enough in alleviating the increasingly unsustainable financial situation of LA residents. Until our community is safe from the pandemic, and the Shelter in Place orders have been lifted, a Rent Moratorium is needed to bring needed stability to workers and families in an already difficult rental market. Thank you.

## Communication from Public

**Name:** Jiorleny Trejos

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Item number 1: Hello and thank you for your time, I am requesting that the Los Angeles City Council cancel rent to all tenants. The pandemic crisis we are all facing has resulted in more than half of citizens losing their jobs--including myself. If tenants are required to pay rent it will only increase the number of people suffering from mental and psychological health due to the anxiety it will create knowing the burden of paying rent during a financial hardship. Nonetheless, it will more likely increase the number of crimes because people will be desperate and will commit more crimes such as robbery, theft and/ or worst case scenario murder in order to pay their bills. It is your responsibility to care and protect the people.

## Communication from Public

**Name:** Tanya Bersh

**Date Submitted:** 03/27/2020 01:50 PM

**Council File No:** 20-0147-S19

**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:** Eddie Gonzalez  
**Date Submitted:** 03/27/2020 02:44 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** A rent moratorium or complete suspension of rent needs to be put in action now to prevent more homelessness, you need to figure out how to completely suspend all rent. No one can or should be expected to pay back rent, that would only put the city residents in more debt than they probably already are. I urge you to act further to protect renters.

## Communication from Public

**Name:** joseph jensen

**Date Submitted:** 03/27/2020 02:25 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The city needs to consider that without some measures, a large percentage of small business will be driven under. Retail, hospitality, film, restaurants, and other businesses that are not able to operate at all cannot be expected to maintain their overhead with loans only for an indeterminate amount of time then return to an uncertain economy burdened with massive debts. The economic effects of allowing small businesses to fold will be far reaching and long lasting. Commercial real estate rates will fall out, vacancies will be historically high, there will be less restaurants and stores for Angelenos, there will be less tax revenue, less employment opportunities... it's hard to estimate the damage that will be done. The city should make it a large priority to try to keep the economy intact. The city should put a rent freeze on commercial leases for affected businesses. Landlords are able to defer mortgages and could also accept property tax breaks during this time. Many small businesses are currently expected to pay full price for properties that they are unable to use at all right now and will not be able to shoulder the burden. Meanwhile landlords expect to collect full rent and go on like nothing is happening. It is in the long term interest of landlords as well. If small businesses elect to fold now rather than carry debt for life, the landlords will lose the rent during this period AND have to market properties in an oversaturated market in a tanked economy. Many current small business owners will not have the resources or drive to start over again. If the city does not take decisive action to preserve small businesses, the economy and quality of life in LA will take many years to recover if it does at all. Loans are not enough!

## Communication from Public

**Name:** Leslie Ezeh  
**Date Submitted:** 03/27/2020 02:26 PM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am Leslie Ezeh, a resident from Council District 13: I'd like to mention that in addition to the crucial immediate needs that have been brought up by Healthy LA members (as elaborated below), I strongly believe that it's also crucial to start thinking ahead about recovery. As earlier commenters mentioned over the phone line today, I'm also deeply concerned about seeing a repeat of a situation that happened during the 2008 housing crisis, where mass displacement rapidly occurred due to corporate landlords buying properties as soon as they were on the market. Our city needs to be proactive about preventing this from happening again: I strongly believe that a combination of public funding and legislation like Tenant Opportunity to Purchase Act (TOPA) is a necessity in order to give tenants the right and ability to purchase their homes before their properties go on the market, in partnership with community land trusts and other non-profit affordable housing providers. To be fully effective, LA's TOPA should cover tenants in all rental properties, including those in single family home rentals. I greatly appreciate the initial steps taken by the council to explore this possibility, and I hope that the council applies this strategy as soon as possible to avoid more displacement and homelessness as a result of disaster capitalism, both during and after this health crisis. To elaborate on the needs mentioned by the Healthy LA coalition, please implement the strategies mentioned in its letter that submitted this morning, which can be found here:  
[http://healthyla.org/wp-content/uploads/2020/03/HealthyLA\\_Letter\\_to\\_City\\_Council\\_re\\_eviction\\_moratorium\\_3-26-2020.pdf](http://healthyla.org/wp-content/uploads/2020/03/HealthyLA_Letter_to_City_Council_re_eviction_moratorium_3-26-2020.pdf)  
We need City Council to stand with our most vulnerable residents who will likely feel the severest impacts of this crisis. We need you 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. So, we urge you support motions that will do the following: 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 for your consideration, as well as your service to our city.

## Communication from Public

**Name:**

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** HI THIS IS ROMI. I AM COMMENTING ON ITEMS 15 & 1. I AM IN SUPPORT OF THE HILLSIDE VILLA TENANTS IN CHINATOWN AND AGAINST ABUSIVE LANDLORD TOM BLOTZ. I AM IN COMPLETE DISGUST AT THE TREATMENT OF THESE 124 FAMILIES, INCLUDING ELDERLY AND DISABLED COMMUNITY MEMBERS. WE NEED TO REJECT THIS BLATANT CLASSIST RACIST THREAT TO THE LIVELIHOOD OF THESE TENANTS WHO WILL WITHOUT A DOUBT BE LEFT HOUSELESS IF THIS MOTION IS NOT PASSED, AS THEY HAVE JUST TODAY, IN THE MIDST OF THIS GLOBAL PANDEMIC, RECEIVED EVICTION NOTICES FROM TOM BLOTZ. I SUPPORT THE HILLSIDE VILLA TENANT'S MOTION FOR EMINENT DOMAIN. FOR ITEM #1, THIS EXCUSE OF A RENT MORATORIUM IS EXTREMELY DISAPPOINTING AND A CLEAR EXAMPLE OF THE CITY OF LOS ANGELES' AND THE CITY COUNCIL'S INSTITUTIONAL FAILURE TO PROTECT THEIR CITIZENS, FAILURE TO RECOGNIZE THEIR COMPLICITY AND PRIVILEGE IN THIS CRISIS, GIVEN THE ALREADY 60,000 HOUSELESS COUNT PRIOR TO THIS CRISIS, PLEASE ACKNOWLEDGE THE SEVERITY OF YOUR DECISIONS TODAY AND PUT IN MOTION AN IMMEDIATE CITY-WIDE, COMPLETE AND TOTAL RENT SUSPENSION AND MORTGAGE SUSPENSION FOR THE NEXT 24 MONTHS AS WELL AS, IN THE LACK OF ADEQUATE SHELTERS AND SERVICES PROVIDED TO OUR CITY, PROVIDE BASIC ACCESS TO BATHROOMS AND HYGIENE STATIONS AT ENCAMPMENTS ACROSS THE CITY. THANK YOU.

## Communication from Public

**Name:** SHARON GOE

**Date Submitted:** 03/27/2020 02:39 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** PUBLIC POLICY/COMMUNITY: Our policies must not discriminate. Disabled and low-income people must be included in every policy, every fund, every new law. That's why we've written a list of demands to ensure that emergency legislation for COVID-19 is fair and equitable for everyone. Your voice matters. Please help us reach decision-makers in Congress.

DISABILITYDEMANDS.ORG DISABILITY RIGHTS EDUCATION AND DEFENSE FUND (DREDF) DEMAND #1: Financial assistance must treat disabled and low-income people fairly • Economic stimulus must be easily and equitably available to low-income and disabled individuals. • We must raise or eliminate asset limits for people with disabilities and older adults in Supplemental Security Income, Medicaid, SNAP, and other means-tested programs — so their benefits will not be at risk from the stimulus DEMAND #2: We must ensure that sick people can stay home without risking their jobs • Ensure paid sick days for all workers. DEMAND #3: We must ensure that people can stay home to care for their loved ones • Ensure paid leave provisions include caregivers who can't work because they are caring for an adult child with a disability or aging family member whose program has closed or care worker is sick DEMAND #4: We must help disabled and low-income people keep their homes • Increase funding for programs that provide housing assistance to elderly, low-income, and disabled people. • Pass legislation to stop evictions during the pandemic, including the Eviction Crisis Act. DEMAND #5: We must help people experiencing homelessness, including through increased funding • Immediately provide an increase in Emergency Solutions Grants to help people experiencing homelessness. DEMAND #6: We must ensure healthcare is equitable • We need a statement from Congress regarding rationing of care to ensure that when rationing treatment begins, decisions about how medical treatment should be allocated are made without discriminating based on disability. The National Council on Disability has already raised concerns about this issue in a letter to HHS' Office of Civil Rights. DEMAND #7: We must ensure freedom from age and disability discrimination during every step of this crisis • Ensure the rights of individuals with disabilities and older adults, to be free from discrimination on the basis of disability or age in programs and activities, are

protected during all phases of disaster preparation, response, recovery, and mitigation. DEMAND #8: We must ensure disabled and low-income people can get the healthcare, supplies and medicine they need, safely • Ensure that all testing and treatment for COVID-19 is provided at no cost for everyone, whether insured or not. • Ensure that everyone can access medication and supplies refills for 90 days, including allowances for partial fills and controlled substances, without cost-sharing and with financial assistance to allow for self-isolation for at-risk people with disabilities. DEMAND #9: We must immediately begin massive production of ventilators, to save lives, and prevent rationing • Congress must appropriate funds specifically for ramping up production of ventilators. • The Secretary of Health and Human Services should be given authority to expedite bringing new production facilities online and do everything possible to mobilize a “whole-of-country” response to meet these production challenges. DEMAND #10: We must protect healthcare workers and make sure they have the equipment they need to do their work safely • Congress must appropriate funds specifically for ramping up production of Personal Protective Equipment including masks, gowns, shields, gloves, suits, and other equipment to prevent the spread of COVID-19 to our healthcare workers. • The Secretary of Health and Human Services should be given authority to expedite bringing new production facilities online and do everything possible to mobilize a “whole-of-country” response to meet these production challenges. DEMAND #11: Medicaid must support, and pay for, the services disabled people rely on to live at home, in their communities • Increase federal Medicaid funding so that state governments have the resources they need to provide care for people with disabilities. • Pass the Corona Virus Relief for Seniors and People with Disabilities Act, to fund Home & Community Based Services – programs that provide the direct support that enables aging adults and people with disabilities to live at home. • Pass the Ensuring Direct Access to Direct Support Professionals Act (S. 3220/H.R. 5443) • Make the Money Follows the Person (MFP) program, which empowers disabled people to move out of institutions back into their own homes, permanent. DEMAND #12: We must keep disabled people from being forced to live in institutions • Provide states with resources they need to ensure that even during this crisis, people with disabilities have the supports they need to remain in the community and ar

**PUBLIC POLICY/COMMUNITY:** Our policies must not discriminate. Disabled and low-income people must be included in every policy, every fund, every new law. That's why we've written a list of demands to ensure that emergency legislation for COVID-19 is fair and equitable for everyone.

Your voice matters. Please help us reach decision-makers in Congress.

**DISABILITYDEMANDS.ORG**

**DISABILITY RIGHTS EDUCATION AND DEFENSE  
FUND (DREDF)**

**DEMAND #1:**

## **Financial assistance must treat disabled and low-income people fairly**

- Economic stimulus must be easily and equitably available to low-income and disabled individuals.
- We must raise or eliminate asset limits for people with disabilities and older adults in Supplemental Security Income, Medicaid, SNAP, and other means-tested programs — so their benefits will not be at risk from the stimulus

### **DEMAND #2:**

**We must ensure that sick people can stay home without risking their jobs**

- Ensure paid sick days for **all** workers.

### **DEMAND #3:**

**We must ensure that people can stay home to care for their loved ones**

- Ensure paid leave provisions include caregivers who can't work because they are caring for an adult child with a disability or aging family member whose program has closed or care worker is sick

### **DEMAND #4:**

**We must help disabled and low-income people keep their homes**

- Increase funding for programs that provide housing assistance to elderly, low-income, and

disabled people.

- Pass legislation to stop evictions during the pandemic, including the Eviction Crisis Act.

### **DEMAND #5:**

## **We must help people experiencing homelessness, including through increased funding**

- Immediately provide an increase in Emergency Solutions Grants to help people experiencing homelessness.

### **DEMAND #6:**

## **We must ensure healthcare is equitable**

- We need a statement from Congress regarding rationing of care to ensure that when rationing treatment begins, decisions about how medical treatment should be allocated are made without discriminating based on disability. The National Council on Disability has already raised concerns about this issue in [a letter](#) to HHS' Office of Civil Rights.

### **DEMAND #7:**

## **We must ensure freedom from age and disability discrimination during every step of this crisis**

- Ensure the rights of individuals with disabilities and older adults, to be free from discrimination on the basis of disability or age in programs and activities, are protected during all phases of disaster preparation, response, recovery, and mitigation.

### **DEMAND #8:**

## **We must ensure disabled and low-income people can get the healthcare, supplies and medicine they need, safely**

- Ensure that all testing and treatment for COVID-19 is provided at no cost for everyone, whether insured or not.
- Ensure that everyone can access medication and supplies refills for 90 days, including allowances for partial fills and controlled

substances, **without** cost-sharing and **with** financial assistance to allow for self-isolation for at-risk people with disabilities.

### **DEMAND #9:**

**We must immediately begin massive production of ventilators, to save lives, and prevent rationing**

- Congress must appropriate funds specifically for ramping up production of **ventilators**.
- The Secretary of Health and Human Services should be given authority to expedite bringing new production facilities online and do everything possible to mobilize a “whole-of-country” response to meet these production challenges.

### **DEMAND #10:**

**We must protect healthcare workers and make sure they have the equipment they need to do their work safely**

- Congress must appropriate funds specifically for ramping up production of **Personal Protective Equipment** including masks, gowns, shields, gloves, suits, and other equipment to prevent the spread of COVID-19 to our healthcare workers.
- The Secretary of Health and Human Services should be given authority to expedite bringing new production facilities online and do everything possible to mobilize a “whole-of-country” response to meet these production challenges.

### **DEMAND #11:**

## **Medicaid must support, and pay for, the services disabled people rely on to live at home, in their communities**

- Increase federal Medicaid funding so that state governments have the resources they need to provide care for people with disabilities.
- Pass the [Corona Virus Relief for Seniors and People with Disabilities](#) Act, to fund Home & Community Based Services – programs that provide the direct support that enables aging adults and people with disabilities to live at

home.

- Pass the Ensuring Direct Access to Direct Support Professionals Act (S. 3220/H.R. 5443)
- Make the Money Follows the Person (MFP) program, which empowers disabled people to move out of institutions back into their own homes, permanent.

### **DEMAND #12:**

## **We must keep disabled people from being forced to live in institutions**

- Provide states with resources they need to ensure that even during this crisis, people with disabilities have the supports they need to remain in the community and are not forced into institutional or other group settings in violation of their civil rights under the Americans with Disabilities Act (ADA) and the Supreme Court's decision in *Olmstead v. L.C.*, and at increased risk to their health.

### **DEMAND #13:**

## **We must ensure disability civil rights protections are fully**

## **protected**

- Rights are not negotiable. Do not allow any weakening of the protections of the ADA for businesses or in the building of new facilities if necessary.

### **DEMAND #14:**

## **We must guarantee the right to vote, including the right of disabled people to vote**

- Provide additional funding to states to ensure accessible voting as states are moving to absentee and mail-in voting.

### **DEMAND #15:**

## **We must safeguard the right to education for disabled students, guaranteeing IDEA protections**

- Ensure that any legislation to support access to virtual education and other supports are inclusive of the unique needs of people with disabilities, including requirements under the

Individuals with Disabilities Education Act.



## Communication from Public

**Name:** Clara L

**Date Submitted:** 03/27/2020 02:53 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** APRIL 1 IS IMMINENT. Please pass a rent moratorium before APRIL 1st. THIS IS URGENT and the MOST VULNERABLE CITIZENS IN OUR CITY CANNOT WAIT. This is a state of emergency. Due to cancellations, closures, and widespread unemployment, the people of Los Angeles are losing income - many are unable to make rent payments in addition to covering living expenses. Housing is crucial to addressing this public health crisis. We need tenant rights, and we need tenant legal aid.

## Communication from Public

**Name:** Raina Ilunga

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello, My name is Raina Ilunga and I am the Event + Film Manager at Goya Studios. As an employee at a small business, I have felt the impact of what the Safer at Home closure has done to a small business. We are a small but mighty team and working together to fight this and come out stronger once we are able to open doors. As we do our part as citizens to stay home, we need our city to do your part to protect these small business by rent freezes, grants, etc. to ensure we don't have to close doors & lay off more people in order to survive. Thank you for being a service to our city and I hope you are somewhere safe and healthy. Thank you!

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 02:48 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** SUPPORT THE HEALTHY LA INITIATIVE! we need a moratorium on evictions, rent forgiveness and mortgage suspension, an immediate freeze on all residential and commercial rent and utility bill increases, 14 days of paid sick leave to all workers and prohibition of any retaliation, and dumpsters / showers / handwashing stations / bathrooms and other services at every informal settlement. people are dying! we beg you to protect your constituents!

## Communication from Public

**Name:** John whitman

**Date Submitted:** 03/27/2020 02:49 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** This crisis will impact our local, state, and national economy for months, if not years. We need to establish a moratorium on rent and mortgage payments and penalties, including evictions.

## Communication from Public

**Name:** Kelsey G.

**Date Submitted:** 03/27/2020 02:49 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I want to formally demand that our city council adopt Healthy LA's agenda: - Strong moratorium on evictions for the duration of the crisis - Rent forgiveness and Mortgage suspension (if you think there will be an abundance of jobs after this waiting to pay workers enough to pay back rent in a short period of time you're a moron) - An immediate freeze on all residential & commercial rent and utility bill increases - 14 days of paid sick leave to all workers and prohibit retaliation (any city council member who thinks someone should have to lose wages while fighting corona deserves to be coughed on by their sick constituents) - Dumpsters, showers, hand washing stations, bathrooms, and other services at every informal settlement It is so unbelievably disappointing to see city council members care more about small business than the laid off employees you should all be ashamed of yourselves.

## Communication from Public

**Name:** HP

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** As someone who was laid off from 3 jobs within 24 hours due to COVID 19, I am unable to pay rent. My landlord has made it clear to all residents that evictions will be processed as soon as possible for tenants who do not pay. I've lived in the same building for several years and have not had an issue paying monthly rent until now. If I am able to not pay rent for 3 months due to not having work I will be left with bill over 6000\$ that I will need to catch up on or I will be evicted. I am not the only person in this situation. Rents should be canceled. Mortgages should be canceled. If this isn't done there are going to be thousands of people left without homes in a matter of months, if not sooner.

## Communication from Public

**Name:** John Rossiter

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Freeze the rent-- Los Angeles, being at the center of a global housing crisis, can lead the way to a new way of being, a new way of thinking about housing. A time of emergency is a time to think creatively as to how we can improve the conditions of the most vulnerable people in our society. It suggests that our system is based on the assumption that some people will be left behind and ultimately die. This is almost always those with little money, no documentation, and/or dealing with disabilities or mental illness. We can come together to stitch a world where we provide for and value the contributions of those that have been historically ignored, the people who are most vulnerable to crises such as COVID-19. We can learn from one another and listen to one another. We can lead the world away from greed and resource hoarding and to a space of forgiveness (a jubilee on debt even!) and sharing. Please freeze the rent to begin to move in this direction. Thank you.

## Communication from Public

**Name:** Gene Aversa

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello my name is Gene Aversa and I live in Los Angeles, Ramona Gardens to be exact and I am urging you to demand that the city issues an implement a comprehensive rent freeze during this state of emergency. There have been statewide cancellations and closures causing widespread unemployment. Because of this many are losing massive amounts of income and unable to make rent payments in addition to covering food, medicine, or unforeseen emergencies. Stable housing is crucial to maintaining the need for social distancing used to address this 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 and my fellow residents of Los Angeles are an immediate rent freeze. No one should have to struggle for the financial benefit of the top in this global crisis. Thank you, Gene Aversa,

## Communication from Public

**Name:** Liz

**Date Submitted:** 03/27/2020 03:34 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The Department of Education has allowed those with student loans to place them on forbearance for the rest of this health emergency. Most people's student loan payments are much smaller than their rent payments. Why aren't we helping people with their largest monthly payment in a time of great economic crisis? We need to suspend rent now.

## Communication from Public

**Name:** Annie Hovsepian

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

**Council File No:** 20-0147-S19

**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 recovery period. -100% Rent and Mortgage moratorium for all collection in the City of LA. -FORGIVENESS if Rent and Mortgage accrued during this time and a MORATORIUM on utility bill collection and shut off. -This is the biggest economic and healthcare crisis Los Angeles has faced in centuries and our city council needs must lead where our federal and state governments have not made! 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 to delay or 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:** Gene Aversa

**Date Submitted:** 03/27/2020 03:37 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello my name is Gene Aversa and I live in Los Angeles, Ramona Gardens to be exact and I am urging you to demand that the city issues an implement a comprehensive rent freeze during this state of emergency. There have been statewide cancellations and closures causing widespread unemployment. Because of this many are losing massive amounts of income and unable to make rent payments in addition to covering food, medicine, or unforeseen emergencies. Stable housing is crucial to maintaining the need for social distancing used to address this 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 and my fellow residents of Los Angeles are an immediate rent freeze. No one should have to struggle for the financial benefit of the top in this global crisis. Thank you, Gene Aversa,

## Communication from Public

**Name:** Kevin Varzandeh

**Date Submitted:** 03/27/2020 03:37 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Los Angeles needs a rent and mortgage moratorium/suspension immediately and for the duration of this crisis. Unemployment could get to 30%, higher than the Great Depression. Expecting tenants to repay the rent down the line is unreasonable. Are people supposed to get jobs that magically pay them double? In this economy? I also sympathize with well-meaning business owners, like bars and restaurants, who will not make it through this crisis if rent is due. The city should fight the banks, not the people. Furthermore, I have no sympathy for landlords who rely entirely on other people's paychecks for their own income. That's not a job, that's not a mom-and-pop business, that's called being a parasite. Landlords often require that a tenant's annual income is at least 40 times the monthly rent and that you have first and last month upfront. Why are landlords not held to the same expectations of fiscal responsibility? We also need to create a moratorium on ALL rental evictions during the shelter-at-home period, with no "prove it" stipulations. Requiring tenants to go to court to prove they've been harmed by COVID19 is a cartoonishly evil suggestion. Landlords use all kinds of excuses to evict people under normal circumstances. Now is not the time to force tenants through onerous bureaucracy to stay in their home. Anything short of this will make Los Angeles death tolls make Italy and NYC seem tame. A blanket eviction moratorium should be applied across this city for the duration of the shelter-in-place orders, plus at least two additional months.

## Communication from Public

**Name:** Sean Angst

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I support the Health L.A. policy platform as a renter and Angeleno. We need a full eviction moratorium, rent forgiveness and freeze, mortgage payment suspension, paid sick leave for all workers, end all sweeps of the unhoused and increase funding to services, and emergency basic income for street vendors. Please use the power of the council to help L.A.'s most vulnerable.

## Communication from Public

**Name:** Erick Lopez

**Date Submitted:** 03/27/2020 02:30 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** A complete suspension of rent needs to be put in action now to prevent more homelessness, you need to figure out how to completely suspend all rent. No one can or should be expected to pay back rent, that would only put the city residents in more debt than they probably already are. I urge you to act further to protect renters.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 02:31 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** ?Many Angelenos are living pay check to pay check (many who are renters across all demographics) and are risking their health and future during this pandemic crisis. The COVID-19 epidemic has greatly impacted our abilities to continue work and to currently seek work opportunities as everything has come to a halt. It is unjust that renters are still expected to pay for rent and make up lost time and money when their sources of income have been affected while they are trying to stay safe, support/care for their families, and focus on essential priorities (food and health). The magnitude of this crisis requires more of the council members efforts to immediately support our vulnerable communities by coming to a solution which includes rent forgiveness without tax and credit consequences, homeowner protections and strategies to ensure stronger housing stability in the long term.

## Communication from Public

**Name:** Natalie Hatcher

**Date Submitted:** 03/27/2020 02:33 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** "All of Los Angeles is impacted by COVID19 but Black Americans are particularly vulnerable. Our community has suffered from historic and systemic lack of inclusive economic investment. Indeed, Black Los Angeles is still 'recovering' from the 2008 financial crisis and Great Recession. During that crisis, Black Americans saw what little wealth we had decline by 50%. Now according to economic experts, the U.S. economy is in yet another recession due to COVID19. This means Los Angeles' Black American population is dangerously close to yet another economic collapse. To prevent this, Los Angeles' Black American population MUST be prioritized and specifically targeted for health and economic relief as soon as possible. If this does not occur, we will again suffer irreparable harm from this pandemic. On behalf of our community, Black Angelenos who are the descendants of persons enslaved in the U.S.: [1] Immediately increase COVID-19 Testing Centers in areas heavily populated by Black Angelenos, [2] Immediately modify eligibility criteria for business economic relief for Black Angelenos descended from persons enslaved in the U.S., including but not limited to: [3] Expand eligibility to relief to businesses based in Los Angeles but who do NOT own a physical establishment, [4] Expand eligibility for relief to businesses of all types, including home-based businesses, [5] Waive the requirement that eligible businesses have written sick leave policies, [6] Waive the requirement that businesses be in 'good standing' or current on bills, [7] Issue business grants NOT loans, targeting LA's small/micro-businesses, [8] Issue business grants NOT loans, targeting LA's small/micro-businesses, [9] Increase funds earmarked for business relief to at least \$500,000 of the total \$1 million for micro-businesses with 5 employees or less, as opposed to the \$250,000 earmark, [10] Immediately implement emergency outreach, shelter, testing and treatment targeting un-housed, unsheltered Black Angelenos descended from persons enslaved in the U.S., [11] Direct monthly financial assistance to Black Americans in Los Angeles each month for at least the next 6 months. Additional supportive measures may be needed. But without targeted action to support Black Americans in Los Angeles such as the above, Black Los Angeles may NEVER fully recover. Time is of the essence."



**FOR IMMEDIATE RELEASE**

**Contact:** KJ Clark

**Phone:** 323.305.4552

**Email:** [kj@adosla.org](mailto:kj@adosla.org)

## **COVID-19 EMERGENCY RESPONSE & RECOVERY**

The City of Los Angeles is taking bold action to address the health and economic fallout from COVID-19 and we applaud these actions. However, hundreds of Los Angeles businesses owned and operated by Black Americans who are descendants of persons enslaved in the U.S (ADOS) are at an extremely high risk of imminent closure despite these efforts. Thousands of Black American Angelenos face job and income loss, as well as food, gas, and childcare shortages. According to the report COLOR OF WEALTH IN LOS ANGELES, prior to COVID19, [The Average Black American in Los Angeles who descends from American slavery has only \\$200.00 liquid assets available.](#)

All of Los Angeles is impacted by COVID19 but Black Americans are particularly vulnerable. Our community has suffered from historic and systemic lack of inclusive economic investment. Indeed, Black Los Angeles is still 'recovering' from the 2008 financial crisis and Great Recession. During that crisis, Black Americans saw what little wealth we had decline by 50%. Now, according to economic experts, the U.S. economy is in yet another recession due to COVID19. This means Los Angeles's Black American population is dangerously close to yet another economic collapse. **To prevent this, Los Angeles's Black American population must be prioritized and specifically targeted for health and economic relief as soon as possible.** If this does not occur, we will again suffer irreparable harm from this pandemic.

**On behalf of our community, we urge the following City government actions specifically targeted to Black Angelenos who are the descendants of persons enslaved in the U.S:**

- Immediately increase Covid-19 Testing Centers in areas heavily populated by Black Angelenos
- Immediately modify eligibility criteria for business economic relief for Black Angelenos descended from persons enslaved in the U.S, including but not limited to:
- Expand eligibility for relief to businesses based in Los Angeles but who do not own a physical establishment.
- Expand eligibility for relief to businesses of all types, including home-based businesses.
- Waive the requirement that eligible businesses have written sick leave policies.
- Waive the requirement that businesses be in 'good standing' or current on bills.
- Issue business grants not loans, targeting LA's small/micro-businesses.
- Increase funds earmarked for business relief to at least \$500,000 of the total \$1 million for micro-businesses with 5 employees or less, as opposed to the current \$250,000 earmark.
- Immediately implement emergency outreach, shelter, testing and treatment targeting un-housed, un-sheltered Black Angelenos descended from persons enslaved in the U.S.
- Direct monthly financial assistance to Black Americans in Los Angeles each month for at least the next 6 months.

Additional supportive measures may be needed. But without targeted action to support Black Americans in Los Angeles such as those above, Black Los Angeles may never fully recover. Time is of the essence.

## Communication from Public

**Name:** Zoe McAfee  
**Date Submitted:** 03/27/2020 02:33 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** Being a minimum wage worker and student, this would help so much. I was just laid off from my restaurant job and am unsure of the future/expenses. Thank you

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 02:19 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Some kind of rent freeze or assistance until this situation with Covid-19 begins to stabilize. Economically, it's a life or death matter for many. Thank you.

## Communication from Public

**Name:** Abdulali Mithani

**Date Submitted:** 03/27/2020 02:19 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Item 1. File No. 20-0147-S19 Strongly agree to issue an ordinance to put moratorium on rent for small businesses. As a small restaurant owner, only doing take out orders. The business is so slow that the payroll, food cost and utilities are higher than the Gross income, i.e. running the business in a loss. Do not have the funds to pay April rent. If the loss is not turned into profit in a week or so, we'll end up closing the business. Item 4. File No. 20-0143-S39 As a small restaurant business owner, we are paying 24 hours of sick leave to our employees. If we cannot afford to pay the employees for their work hours and rent now, how can we pay the 10 days sick leave? How will the business owner be compensated? You are forcing businesses to close resulting in more unemployment.

## Communication from Public

**Name:** Jackie Carroll

**Date Submitted:** 03/27/2020 02:14 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** COVID-19 has affected the LA community exponentially more than just those suffering from the illness. Calling for a rent freeze, mortgage suspension, and a strong moratorium on evictions would relieve the sudden, immense financial destruction that has been thrust onto every American citizen. Freezing any residential/commercial rent and putting utility bill increases to a stop are real, palpable, quotidian solutions that would take the pressure of a swift economic collapse off the individual person while gaining the trust of the citizens that elected you to serve the interest of the city. Simply put, people will not be able to pay rent. Please act now, if we ignore this until next month it will only lead to more uncertainty, frustration, and chaos.

## Communication from Public

**Name:** C. Zimmer

**Date Submitted:** 03/27/2020 02:14 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Dear Councilmembers, We are in the middle of a horrific pandemic due to the Coronavirus. Currently several millions of US citizens and California residents are affected and suffering financially. Many including myself have been laid off due to work and events being cancelled. Unfortunately many of us are unable to pay bills and rent. We need a bill to pass that will allow a rent and bill freeze, where we do not have to pay rent and bills during the duration of the mandatory stay at home, and self isolation enforcements. We hope that you will expedite our request. Thank you.

## Communication from Public

**Name:** Kelli Jo Claxton  
**Date Submitted:** 03/27/2020 02:08 PM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** As a longtime LA resident and renter, I am contacting you to support the urgent need for LA County to enact immediate Rent Moratorium Relief for the already burdened renters of this county. This should be a top priority for policy makers and city officials during this time when so many workers are laid off or unable to work from home while abiding by mandatory Shelter in Place orders and are bringing home zero income. The proposed legislation of a Rent Freeze, only freezing rental increases, does not go far enough in alleviating the increasingly unsustainable financial situation of LA residents. Until our community is safe from the pandemic, and the Shelter in Place orders have been lifted, a Rent Moratorium will bring needed stability to workers and families in an already difficult rental market. Thank you,  
Kelli Jo Claxton

## Communication from Public

**Name:** Andrew

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The city needs to institute a rent moratorium immediately. Our city is uniquely gig oriented because of the way the entertainment industry works. My jobs were all canceled and 90% of my friend's jobs were canceled or postponed. While I am happy the city did the responsible things to control the spread of the virus, you must realize that stopping my ability to earn money makes paying rent nearly impossible in the coming months. Please continue to act responsibly and pass a rent moratorium until this pandemic is controlled and our city is back up and running again.

## Communication from Public

**Name:**

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I want to lend my voice and support in providing assistance to small businesses, specifically in the hospitality and events space. Being a freelance event producer, I need these venues / event spaces to stay flow positive and not close. I am already out of work / have no income however, I will need these spaces open as soon as the industry picks up again. In Hollywood alone, I work with Goya Studios, The Bourbon Room, 3rd Base, among others. If their landlords do not give them a break on their leases while they are not making any revenue, they are being setup to fail and potentially close doors. It will be a chain reaction and affect many individuals. We must come together during this unprecedented time and help one another.

## Communication from Public

**Name:** Ben Deeb

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** As a longtime LA resident and renter, I am contacting you to support the urgent need for LA County to enact immediate Rent Moratorium relief for the already burdened renters of this county

## Communication from Public

**Name:** Lauren Borchard

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We must immediately act to suspend rent payments for all tenants and businesses for April. We must immediately act to suspend rent payments for all tenants and businesses for the duration of the quarantine. Please lead our city, state and nation by doing this today. It is such a terrifying time and this action will provide some relief in a time that seems unbearable.

## Communication from Public

**Name:** Sheena Marrero

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Not too thrilled I didn't get to speak. When I have been muted since 10:50 AM Like most of Los Angeles I have 3 jobs. I am a commercial and residential tenant, small business owner, a commercial landlord (subleasing offering creative spaces that I spent 3 years building for those in music and film industry), a freelancer in music and film. This 6 month option to pay back months and months of rent does NOT work for the majority of those who live in the City of Los Angeles when the majority of Angelenos are renters. In my situation, with my commercial and residential rent my monthly note is over \$10,000.00. With my clientele and tenants being musicians and filmmakers that have all been affected by this Pandemic, they will not be able to pay their commercial rent on top of their residential rent. my clients creative projects have been cancel so they have no use of my production services. It will be difficult for my small business and may have to close the space that many local creators have come to rely on. Especially if my tenants want to break their lease because they know they may not be able to catch up due to their loss of business in the entertainment industry. As you see it is a vicious cycle for everyone! There need to be more assistance to small business because small business are a HUGE part of LA's community. This Pandemic affects everyone. Everyone will need help, a break, a do over or just to permanently close shop. Rent needs to be forgiven, again this affects everyone not just the tenants but the landlords. Forgiveness will set everyone at ease and ready for work when this Pandemic is over. This will also help with the health state (mentally and physically) to your Angelenos. I agree with what the Attorney mentioned on the call as well as Sabrina Johnson that renters should have the right to council There should be 100% forgiveness across the board! Renters, Landlord, and the banks for those who have Mortgage. You have the power to take of the Angelenos please do so. Thank you for your time.

## Communication from Public

**Name:** Patrick Baker

**Date Submitted:** 03/27/2020 01:55 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am lucky. I am able to work from home during the Coronavirus crisis. As a result, I will be paying my rent to my landlord on April 1. Among the Angelenos I know, I am one of the few people who is able to do this. Those that cannot should not be punished for following the shelter-in-place order. As a longtime LA resident and renter, I am contacting you to support the urgent need for LA County to enact immediate Rent Moratorium relief for the already burdened renters of this county. This should be a top priority for policy makers and city officials during this time when so many workers are laid off or unable to work from home while abiding by mandatory Shelter in Place orders. The proposed legislation of a Rent Freeze, only freezing rental increases does not go far enough in alleviating the increasingly unsustainable financial situation of LA residents. Until our community is safe from the pandemic, and the Shelter in Place orders have been lifted a Rent Moratorium will bring needed stability to workers and families in an already difficult rental market.

## Communication from Public

**Name:** BJ

**Date Submitted:** 03/27/2020 01:57 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Cancel rent for tenants leasing in Los Angeles. There is no way for a regular working person to be out of work and pay rent. There is no way I can pay back months of rent when work is slow or non-existent. I like most people needing rent cancellation don't have a savings account with any significant amount of money to hold me over. I can't afford to pay rent now that there is little to no work. We need help! Cancel rent during this pandemic!

communities. That means keeping people housed, even when this crisis is over or has somewhat abated. When COVID-19 is no longer a threat to the public, people will still need homes. There will still be a homelessness crisis. Waiving rent payments will allow people to transition back into stability more quickly. Thank you for your consideration of the above points.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 06:01 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** This is a must!

## Communication from Public

**Name:** Lily Blau

**Date Submitted:** 03/27/2020 06:11 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Council members, 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:**

**Date Submitted:** 03/27/2020 06:17 PM

**Council File No:** 20-0147-S19

**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:** Summre Garber  
**Date Submitted:** 03/27/2020 06:18 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** A rent moratorium or suspension of rent needs to be enacted now to prevent further homelessness. Rent must be completely suspended now. Renters cannot be expected to pay it back later when job loss and hours reductions are so prevalent right now. Please protect renters now.

## Communication from Public

**Name:** Michele Hill

**Date Submitted:** 03/27/2020 06:19 PM

**Council File No:** 20-0147-S19

**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:** Mark S Demarais

**Date Submitted:** 03/27/2020 06:28 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** People can't go to work for the safety of everyone. If people can't work they can't earn money. If they don't have money, they can't pay rent. Rent should be paused during this global pandemic.

## Communication from Public

**Name:** Laurence Thrush  
**Date Submitted:** 03/27/2020 06:28 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery  
FORGIVENESS of rent and mortgages accrued during this time  
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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners.

## Communication from Public

**Name:** Evan Kilgore

**Date Submitted:** 03/27/2020 05:49 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** In this unprecedented extreme financial strain we desperately need a complete moratorium on collection of rent and mortgage payments in Los Angeles in addition to forgiveness on all rent debts and utility bills during the length of the time the vital social distancing measures remain in place. Without regular incomes, able working citizens are unable to support themselves. This is essential.

## Communication from Public

**Name:** Xanthe Scheps

**Date Submitted:** 03/27/2020 05:47 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** With all due respect to the City Attorney's office, rent is due for most of LA on Wednesday and it is of the UTMOST importance that all changes be made to protect tenants before the first of the month. Renters are unprotected. I don't care if the current laws are not protecting tenants, it is your job to protect your citizens by whatever means necessary. And in response to Buscaino, there are mortgage moratoriums so the property owners DO NOT need our rent to stay afloat.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 05:16 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** What we need RIGHT NOW: - 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!

## Communication from Public

**Name:** Katherine Domantay

**Date Submitted:** 03/27/2020 05:31 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Due to the widespread loss of jobs from the COVID-19 outbreak, many people cannot pay their rents on April 1st. We need rent suspension. The eviction moratorium, established by Governor Newsom is not enough. It requires tenants to pay back missed 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 over. The people in this community will need time to recover emotionally, physically and fiscally even after they are able to return to work. The stimulus checks will not come soon enough and can barely cover rent in Los Angeles. How will this help the people if that money just goes straight to the landlords? What about food and utilities? The economy will not be stimulated if the money will only be going to housing.

## Communication from Public

**Name:** Matthew Keadle  
**Date Submitted:** 03/27/2020 04:56 PM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am Rev. Matt Keadle with St. Mark's Lutheran Church, 3651 South Vermont Avenue, Los Angeles, California. The Healthy LA coalition submitted a letter to you this morning, which can be found here: [http://healthyla.org/wp-content/uploads/2020/03/HealthyLA\\_Letter\\_to\\_City\\_Council\\_re\\_eviction\\_moratorium\\_3-26-2020.pdf](http://healthyla.org/wp-content/uploads/2020/03/HealthyLA_Letter_to_City_Council_re_eviction_moratorium_3-26-2020.pdf)  
We need City Council to stand with our most vulnerable residents who will likely feel the severest impacts of this crisis. We need you 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. So, we urge you support motions that will do the following: 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, Rev. Matt Keadle St. Mark's Lutheran Church, Los Angeles

## Communication from Public

**Name:** Ella Poletti

**Date Submitted:** 03/27/2020 04:20 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am a young person in her early 20's trying to survive on my own in LA. Since the pandemic, both of my restaurant jobs no longer have any shifts available for employees, so we are currently all out of work. I work very hard, and am responsible with my usual bills. due to being out of work I have become very financially strapped. A rent freeze would be very helpful in this binding situation we are all in. Thank you for your consideration.

## Communication from Public

**Name:** Elizabeth

**Date Submitted:** 03/27/2020 04:35 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I support the HealthyLA coalition's demands for rent forgiveness. If council members understand the need for mortgage relief it's only reasonable that renters get the same consideration. I am lucky enough to be able to work from home and make rent, so this isn't about self-interest. It doesn't do anyone any good to have a mass exodus of renters to the streets of LA.

## Communication from Public

**Name:** Thomas Guffey

**Date Submitted:** 03/27/2020 04:38 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello, I am a contractor living in Los Angeles. I make a good living but do not have the kind of savings needed to take a month (or more) off from work and still pay monthly expenses. If I have to keep paying rent, I will have to continue working, which means I will not be social distancing as per CDC and other govt recommendations. We need a temporary moratorium on all rent payments in order to ensure that we can prevent the spread of COVID-19 throughout our city.

## Communication from Public

**Name:** Gap Mindthe

**Date Submitted:** 03/27/2020 04:39 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Why did a 20 minute recess turn into a 60 minute one. WHERE ARE THEY?

## Communication from Public

**Name:** Chris Chandler

**Date Submitted:** 03/27/2020 04:07 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** LA needs a residential and commercial rent and mortgage suspension. Not forbearance, not “pay back missed rent in the future.” Everyone is experiencing the economic squeeze from the pandemic. If we don’t hit pause on rents and mortgages, then the only people who carry on with business as usual are property owners (be they landlords or banks) when our federal stimulus channels straight through citizens and directly to rent and mortgage payments. Want to prevent small businesses from closing? Pause rent. Want to stop evictions? Pause rent. Want people to have money for food and medicine while they are unemployed? Pause rent. If people have to back pay rent after the economy reboots, that would still lead to evictions and business closures. You’d just be postponing them.

## Communication from Public

**Name:** GINA RODRIGUEZ

**Date Submitted:** 03/27/2020 04:12 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Our family is one of the original merchants on Olvera St. , El Pueblo de Los Angeles Historical Monument dating back over 100 years. We are considered the jewel and birthplace of Los Angeles. Our mom and pop businesses are primarily dependent on tourism from around the world in addition to local and LAUSD visitors under Gov. Newsome's Stay at Home directive we have closed our doors indefinitely. We would like to have our rent waived and lower our rent until which time the Gov. withdraws the directive. Unfortunately, there will not be any discretionary income left making it virtually impossible to exist without the assistance of our landlord, the City of Los Angeles. Thank you for your consideration!

## Communication from Public

**Name:** Jamie Ngoy  
**Date Submitted:** 03/27/2020 04:16 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** Please freeze or forgive rents and mortgages during the safer-at-home order. No money is being made by anyone. We can not afford our shelters without work. This is affecting everyone worldwide. Everything financial for the people must freeze.

## Communication from Public

**Name:** Laura Gracia

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I'd like to speak on agenda item 1, 15, and general comment My name is Laura G and I live in District 1. I work with Communities for a Better Environment, we organize and build leadership with community members in Wilmington and the South East Los Angeles cities. I support the Healthy LA Coalition demands and encourage the City to show their support by approving the demands and extending them to include rent freeze, rent forgiveness, rent suspension, rent moratorium not a rent extension. People continue to put their lives and health at risk because they're trying to sustain themselves. My mother is one of those people, she has still not fully recovered from bronchitis last summer and is still going to work, putting herself at risk. It doesn't make sense to allow people to get sick to take action, we need to be precautionary and take steps that allow people to stay at home and practice social distancing because not everyone has the privilege to work from home. A rent moratorium will help alleviate the stress and encourage her to stay home. Let me make it clear: if you don't include and support a rent moratorium, there will more than likely be a rent strike and this will be composed of those who literally didn't have funds to pay their rent or had to choose between rent and food and chose food, or those that are withholding rent out of solidarity. Maybe they won't be evicted this month, maybe the next but if the city council doesn't act now to protect tenants, landlords will go after tenants and that outcome is due to the council's lack of action and protection. I called council members yesterday, left messages, and spoke directly with staff from council members Harris-Dawson, Lee, Koretz, and Bonin's office. The staffers agreed that a rent moratorium was important, therefore, I ask Lee, Koretz, or Bonin to include an amendment in support of a rent moratorium. There's no need to have a second meeting in this type of emergency, pass the Healthy LA ordinance with an amendment including rent moratorium. Also, any comment or hesitancy around whether or not the City of LA has jurisdiction to pass a rent moratorium and leave that responsibility on to state or federal level is ridiculous, and a waste of time. The City of LA has an opportunity to set precedent. It's time for accountability and leadership, and the City Council should not back down but truly support those they are representing by supporting a rent moratorium. Lastly, I'd urge the

council to protect the Hillside Villa tenants and enact the cities  
power to use eminent domain to protect the Hillside Villa tenants  
from displacement. Thank you

## Communication from Public

**Name:** Bernardo A Attias  
**Date Submitted:** 03/27/2020 04:02 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** I support a 100% Rent and Mortgage moratorium for all collection in the city throughout the COVID-19 crisis and recovery.

## Communication from Public

**Name:** Ree Whitford

**Date Submitted:** 03/27/2020 07:10 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I support a 100% rent and mortgage moratorium in Los Angeles for the duration of this crisis. 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery FORGIVENESS of rent and mortgages accrued during this time 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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We are truly in this together. Thanks everyone.

## Communication from Public

**Name:** Kait G  
**Date Submitted:** 03/27/2020 07:10 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** As a freelancer who will not be able to find new work for months, and knows many in the industry in dire financial positions, I support this rent moratorium.

## Communication from Public

**Name:** airam cordido

**Date Submitted:** 03/27/2020 07:19 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The demands we need: 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery FORGIVENESS of rent and mortgages accrued during this time 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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We are truly in this together. Thanks everyone.

## Communication from Public

**Name:** Caitlin Leahy

**Date Submitted:** 03/27/2020 07:35 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The demands we need: 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery FORGIVENESS of rent and mortgages accrued during this time 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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We are truly in this together. Thanks everyone.

## Communication from Public

**Name:** Benjamin Murphy

**Date Submitted:** 03/27/2020 07:37 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery. FORGIVENESS of rent and mortgages accrued during this time. 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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We are truly in this together

## Communication from Public

**Name:** Brian

**Date Submitted:** 03/27/2020 06:31 PM

**Council File No:** 20-0147-S19

**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:** Jorge Ravelo

**Date Submitted:** 03/27/2020 06:33 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery  
FORGIVENESS of rent and mortgages accrued during this time  
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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We are truly in this together. Thanks everyone.

## Communication from Public

**Name:** M Cho

**Date Submitted:** 03/27/2020 06:40 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The demands we need: 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery FORGIVENESS of rent and mortgages accrued during this time 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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners.

## Communication from Public

**Name:** Travis Matott

**Date Submitted:** 03/27/2020 06:46 PM

**Council File No:** 20-0147-S19

**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:** Danielle

**Date Submitted:** 03/27/2020 06:48 PM

**Council File No:** 20-0147-S19

**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:**

**Date Submitted:** 03/27/2020 06:50 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Please consider: 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery. 1. FORGIVENESS of rent and mortgages accrued during this time 2. MORATORIUM on utility bill collection and shutoffs Thank you.

## Communication from Public

**Name:** Noel  
**Date Submitted:** 03/27/2020 06:51 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** In favor of moratorium and rent forgiveness for duration of crisis.

## Communication from Public

**Name:** Xanthe Scheps

**Date Submitted:** 03/27/2020 06:52 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I urge you to think of the gig workers, the nannies, the people who rely on work for which they do not receive a W2 who are already excluded from applying for unemployment and how they will provide the "necessary documentation" to their landlords or a court of law. Either you care more about working people or you care more about property owners (be them "mom & pop" or corporate). I would hope that during these unprecedented times the city that I was born in, raised in, and hope never to leave, will stand by those who need the most protection and help and who have been pushed aside and trodden upon time and again throughout US history.

## Communication from Public

**Name:** Delannoy  
**Date Submitted:** 03/27/2020 06:55 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery  
FORGIVENESS of rent and mortgages accrued during this time  
MORATORIUM on utility bill collection and shutoffs

## Communication from Public

**Name:** D. Hammond

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** In light of the State of Emergency throughout the City of Los Angeles and the United States as a whole, I urge the City Council to support and adopt a rent moratorium for a minimum of three months to ensure that vast numbers of Angelenos are not left financially devastated by the COVID-19 crisis. Studies have repeatedly shown that nearly 80% of Americans live paycheck-to-paycheck. It is not even remotely sustainable to expect that the majority of us who fall into this category can go into (sometimes even further) debt in order to survive this unprecedented situation. We may be facing a situation where people are going to be willing to put their own health, as well as the health of the general public, in danger in order to make ends meet. This is a catastrophe in the making, and nothing less than swift and appropriate remedies are called for. Thank you for your time and consideration.

## Communication from Public

**Name:** Samantha S Robinson

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We are truly in this together and need the aid of our city!!

## Communication from Public

**Name:** Hope Arnold

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** An Idea for an amendment to item one; Rent for April must be forgiven for all. The COVID 19 virus and layoffs due to mandated closures came too fast. If in May a landlord has not received forgiveness for the April mortgage bill then they (the landlord) can submit this bill to the city which can then order forgiveness or allocate funds. As a measure to make sure the months ahead are handled fairly and similarly, this same item should be automatically on the meeting agenda monthly and rent forgiveness offered with landlords asking for mortgage forgiveness or help on a case by case basis. I am a landlord yet to receive forgiveness or forbearance but i do have a dialog with my servicing provider (not a bank) and they have at least assured no late fees or foreclosure. If the city agrees to help landlords, then rent forgiveness is affordable to all. April is in 4 days. Enact a one month rent forbearance now.

## Communication from Public

**Name:** gene vazquez

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery  
FORGIVENESS of rent and mortgages accrued during this time  
MORATORIUM on utility bill collection and shutoffs

## Communication from Public

**Name:** Cristie N Ayers  
**Date Submitted:** 03/27/2020 08:31 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** FORGIVENESS of rent and mortgages accrued during this time  
MORATORIUM on utility bill collection and shutoffs

## Communication from Public

**Name:** M Porche

**Date Submitted:** 03/27/2020 09:00 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I'm a producer in the film industry and currently out of work. Please consider the fact that we aren't working and can't work if we want to and don't know when/if work will return when this ends.

## Communication from Public

**Name:** Arielle Zadok

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We, the citizens of Los Angeles are requesting 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery. FORGIVENESS of rent and mortgages accrued during this time, and 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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. I am one of thousand of freelancers in the entertainment industry who's work has completely vanished. We cannot recover without this help. Thank you.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 09:22 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Now is the time to act to protect the people who actually keep this city going. If you don't pass something to help renters, you will be complicit in the downfall of our city.

## Communication from Public

**Name:** Elizabeth Vacovec  
**Date Submitted:** 03/27/2020 09:30 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** Please forgive rent during this time for independent contractors who have lost their jobs.

## Communication from Public

**Name:** Andy

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We need 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery FORGIVENESS of rent and mortgages accrued during this time MORATORIUM on utility bill collection and shutoffs

## Communication from Public

**Name:** mir meadows

**Date Submitted:** 03/27/2020 09:59 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am 100% in favor of Rent and Mortgage forgiveness in Los Angeles for the entire duration of this coronavirus PANDEMIC!!!!

## Communication from Public

**Name:** Araceli Navarrete

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The demands we need: 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery FORGIVENESS of rent and mortgages accrued during this time 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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 10:13 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The demands we need: 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery FORGIVENESS of rent and mortgages accrued during this time 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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We are truly in this together. Thanks everyone.

## Communication from Public

**Name:** Bashir Naim

**Date Submitted:** 03/27/2020 10:14 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello - my name is Bashir Naim . I have been a resident of California for nearly 11 years . This crisis is unprecedented-leaving millions out of work . It is imperative that a 100% Rent and Mortgage moratorium for all collection is pursued in the city of LA during the coronavirus crisis and ensuing recovery. This should extend to a 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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 10:24 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I support #HealthyLA's agenda. We need minimum 24 months to repay rent with zero threat of eviction and no burden of proof.

## Communication from Public

**Name:**

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I support #HealthyLA's agenda. We need minimum 24 months to repay rent with zero threat of eviction and no burden of proof.

## Communication from Public

**Name:**

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I support #HealthyLA's agenda. We need minimum 24 months to repay rent with zero threat of eviction and no burden of proof.

## Communication from Public

**Name:**

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I support #HealthyLA's agenda. We need minimum 24 months to repay rent with zero threat of eviction and no burden of proof.

## Communication from Public

**Name:** Justin Reissman  
**Date Submitted:** 03/27/2020 10:42 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery  
FORGIVENESS of rent and mortgages accrued during this time  
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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We are truly in this together. Thanks everyone.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 10:42 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** As a resident of Los Angeles, In order to be able to continue to work and live following this crisis, My Community and I will require a rent (and therefore mortgage) freeze for all collection in the city of LA during the coronavirus crisis and ensuing recovery And a free 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.

## Communication from Public

**Name:** Kevin

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am a small housing provider who tries to offer safe, clean and legal housing to those who need it. The property offers little in the way of cash flow. I am one of many many landlords of this type. A moratorium on rent without relief on our expenses such as mortgage, insurance, water, power, tax, trash collection, maintainance, etc will destroy me and those like myself. There is no doubt that people need help, but free rent is not the answer. The government should support all of its population in need by offering assistance directly to those who can show a need. Looking to people like me to subsidize this need is not the solution, simply because I can't afford to. All that will happen is properties like mine that are run the right way, by smalltime housing providers will get hurt. Properties will be foreclosed on and then bank or corporate run. Long-term, this will only exacerbate the housing crisis.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 07:59 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Please show mercy on the citizens of Los Angeles, and grant us forgiveness on our rents and mortgages throughout this horrific viral attack on our beloved United States.

## Communication from Public

**Name:** Courtney P Blomquist

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello. My name is Courtney Blomquist. I am a Los Angeles resident. In many ways, I am proud of our mayor and the way he has helped guide our city through this crisis. I offer thanks for what he has done so far in the face of serious hurdles on the federal level. However, not enough has been done to protect our city at this time. I am a restaurant manager on hourly pay and I have now been out of work for two weeks. I don't know if I'll be able to go back. Our city is any expensive city, as I'm sure you're aware. People like myself are out of work through no fault of their own. Much of my income goes to my rent and my bills every month. I am always current and on time with my payments, but I can't be if my income is stopped indefinitely. Many people are worse off than I am in this situation with children and elders who depend on the money their job brings in. Without intervention from our city, we are all in danger. And if we are forced into the streets the disease will only spread more. Be better than our president and do something. We desperately need the following, and we need you to make it happen: 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery FORGIVENESS of rent and mortgages accrued during this time MORATORIUM on utility bill collection and shutoffs This is the biggest economic and health care crisis Los Angeles has faced in centuries. Our city council must lead where our federal and state governments have not. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We've seen too much damage to the housing situation without a pandemic. Enough said. Act now.

## Communication from Public

**Name:**

**Date Submitted:** 03/26/2020 11:10 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** 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. Have 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:** Jessica Ceballos y Campbell

**Date Submitted:** 03/26/2020 11:16 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello, my name is Jessica Ceballos y Campbell and I am a mother, a tenant, an artist and arts administrator, and community organizer from and currently residing in Highland Park. I am writing to ask my city 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. I urge my Councilmember Gil Cedillo and my entire LA City Council board 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 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.
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 in advance, as I trust that you will consider the best and safest interest of your constituents. Jessica Ceballos y Campbell

## Communication from Public

**Name:**

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** 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. Have 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 • 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:** Jake  
**Date Submitted:** 03/27/2020 01:05 AM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am another concerned resident of Los Angeles who rents. Roughly 60 percent of this city is like me. I have been self quarantined for two weeks now and will do so for as long as it takes to ensure that our most vulnerable and immunocompromised are safe. Because of this, I do not have any income. I am a freelancer who cannot work. If you do not enact a rent moratorium in this city, you will be creating a homelessness crisis in the middle of a pandemic which will put the entire city at risk. If you enact an eviction moratorium instead, you will only be delaying a series of mass evictions around this city during what is going to be an economic downturn. I don't know what the next couple years will bring, but you have the ability to suspend rent collection and forgive our debts. Do whatever you need to to make sure landlords can pay their mortgage, but do not put this burden on working people in this city whose only sin is not having enough money to own property. You can make sure that this city weathers this catastrophe together and comes out the other side with a sense of community and solidarity. To that effect, we need to extend this to our homeless neighbors who need cleaning stations. They have no ability to self quarantine inside of their homes, and we need to make sure they are staying healthy. If we have learned anything about this crisis, it is that every time we try to hide an injustice or inequity, we see how it comes to make us all less safe. A virus like this has the ability to lay bare the ways in which order our society makes us more vulnerable. Please do the right thing and remove the burden of rent for the duration of this emergency during a time when many people are focused on keeping all of us safe by keeping their distance to stop the spread of COVID-19. The contradiction of taking this public health crisis seriously means you must do what is right for all of us at your own expense. Many of us have chosen to do so while others have had their industries furloughed indefinitely. Whatever the reasoning, if you do not protect renters you are putting all of us at risk and will force many people to break quarantine and create more vectors for infection. If you do not protect the unhoused then you put every person in this city at risk.

## Communication from Public

**Name:** Josh

**Date Submitted:** 03/27/2020 07:31 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** You MUST afford tenant protections. What do you want, MORE people on the streets. Stop being greedy, otherwise we'll make sure your job is short lived. Because your job is to protect people, not line the pockets of already rich CEOs!

## Communication from Public

**Name:**

**Date Submitted:** 03/26/2020 11:40 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Failing to implement a rent moratorium will only force people to remain active at a time when every health expert is urging us to remain at home, so that our already over-strained hospitals are not burdened even further. Also, the money saved from not paying rent will act as an economic stimulus, when quarantine is lifted, that will go a long way in helping to avert economic depression. Thank you for reading.

## Communication from Public

**Name:** Ian

**Date Submitted:** 03/27/2020 01:21 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Just, just figure it out just once. Just once get this right. 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:** M Lawrence

**Date Submitted:** 03/27/2020 06:23 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** You now have an opportunity to instill people, young and old, landlords and tenants, with a sense of responsibility, integrity, and fairness. To enable our youth to understand the value of complying with obligations that have agreed to and to become good citizens of society for years to come, to teach our youth to think of the consequences of their actions and to teach them that, by putting others first, they will gain in the long run. Teach them to act with maturity. They will be signing many contracts in the years to come. Teach them to understand what agreements mean and that they are responsible to comply with all the terms they agree to, and explain why it is really in their best interests to do so. Picture the act of leasing as a closed chain circle: (1) The landlord provides a habitable home by spending money for its maintenance; (2) Landlord leases home to tenant who is predicted to play by the agreed upon rules; (3) Tenant pays rent to landlord; (4) Landlord continues to provide a habitable home for the length of the lease term. When we have a breakdown of the chain at any point, we ultimately have a breakdown of our society. If we do this now, we may have a breakdown of our system that we may not recover from! Please find a way to keep this chain from breaking. Through your rulings, you can: (i) teach tenants to think of the future, when they may be sitting across the table, hoping that their “adversary” will understand their concerns; (ii) teach tenants that their behavior now will impact their own future tenancies and that of new tenants entering a lease with any landlord; (iii) instill in tenants a sense of responsibility and explain why it is in their best interests to consider someone else’s needs just as important as their own; (iv) explain to tenants that, life brings us many choices, and as a society, in order to maintain good societal relations, we must comply with obligations that we have agreed to, that we must think of all possibilities that may befall us, and to prepare for both positive and negative consequences of our actions. Please do not encourage tenants to delay or stop paying their rent. Encourage landlords to think reasonably/ creatively to address valid tenant concerns. Consider the impact that your plan will have on the tenant’s ability to find new housing, and the impact on our city’s future tenants who apply to rent an apartment. Will a tenant from another state/ country be rejected by a landlord fearing that the landlord can’t

collect rent in cases like this? Will a tenant who chose to delay/stop rent payments be given a future reference that includes the tenant's payment choice? Remember that a tenant is chosen by a landlord because the tenant has convinced the landlord that the tenant will comply with its obligations under the lease, including payment of rent.

## Communication from Public

**Name:** H Kasher

**Date Submitted:** 03/27/2020 06:26 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** My wife and I are senior citizens. We are retired, and this is the only income we have!! We do not take luxury trip or buy luxury items. Please take a holistic and balanced approach in recognition of the detrimental impact of COVID-19 on the City's renters and rental housing providers, and related service providers (electricians, plumbers, gardeners, painters, handymen, managers, administrative personnel. Please find a way to compromise!!! I love my tenants and treat them like family. I rush to make any needed repairs. And make sure that all my service providers are paid on time. There are so many mom and pop buildings, with young and old owners.. PLEASE.... We want to help tenants who want a nice place to live --- most landlords do. I will likely lose half the value of my property!! Please help all of us in Los Angeles!! Can I suggest that tenants must pay April rent as agreed, then 50% of the rent for the following two months, with the balance amortized over the balance of the lease. I don't want to evict my tenants but I want to make sure that I do get the money that they promised to pay. I chose these tenants because they convinced me they had the income and assets to pay. Even if they lost a job. Most tenants do not understand the costs involved in owning and managing a rental building. Please help to explain to tenants how their rent payment enables a landlord to pay for: (i) a mortgage (to buy the building), property taxes, insurance, registration and licensing fees; (ii) cost for gas, electric, water, trash, gardening; (iii) Repairs to toilets, doors, windows, flooring, cabinets, refrigerators, ovens, stoves, dishwashers, washing machines, dryers, gates, painting interiors/exterior, general maintenance, painters, plumbers, electricians, handymen, construction (e.g., seismic retrofit); and (iv) managers, administration fees.

## Communication from Public

**Name:** Jane Demian

**Date Submitted:** 03/27/2020 07:12 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am writing regarding the INSUFFICIENT tenant protections that have been proposed by the Mayor's directives, the last one on March 24, 2020. As a result of the COVID-19 pandemic, businesses are closing, tenants are losing their jobs, have their hours cut, have become ill or have a family member who is ill, or have small children who are home from school. Hundreds of tenants do not have the money to pay their rent on April 1st, nor will they have money to pay on May 1st. Rather than put these tenants into debt requiring them to pay back their rent after only 6 months, I urge you to enact an emergency ordinance allowing a moratorium on ALL evictions, no late fees, no interest, and that rent is forgiven during the crisis. As I write this, landlords and their attorneys are drawing up eviction notices, unlawful detainers, forcing tenants to find an attorney during the time when they should be sheltering at home, and forcing them to move. The Mayor's directive is confusing as it says a tenant who is ill, in self isolation or under quarantine may not be evicted and tenants may not be evicted if the eviction is a "no-fault" eviction. Non-payment of rent is an "at fault" eviction. Therefore, under this directive landlords may still file eviction proceedings against a tenant during this emergency. The Mayor's directive is unacceptable and must be amended to declare a moratorium on ALL evictions during the crisis period. Mortgages have been deferred by the governor.... why not stop ALL evictions? It is the right and just thing to do. Otherwise thousands will become homeless.

## Communication from Public

**Name:**

**Date Submitted:** 03/26/2020 10:39 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Eight out of fifteen council members are landlords. It is a conflict of interest for them to vote on tenant/landlord legislation.

## Communication from Public

**Name:** Alexander Ferrer

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** My name is Alexander Ferrer and, I am with Strategic Actions for a Just Economy (SAJE) calling to urge Council to strengthen the proposed eviction moratorium in Los Angeles Council must 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. Nobody should be evicted during an emergency that requires people to shelter in place. The moratorium must not require tenants facing eviction to provide proof that failure to pay is related to coronavirus. All loss of income in this time is because of COVID-19 related impacts and the ordinance should assume that. The City should create a rent forgiveness and mortgage suspension program which includes options to forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. Lastly, Council must implement an immediate freeze on all residential and commercial rent increases and LADWP utility bill increases in Los Angeles, and prohibit landlords from charging late fees. It is critical that our city leaders continue to take bold action during a global pandemic.

## Communication from Public

**Name:** Andrew Kennedy-derkay

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Support Healthy LA's agenda for rent forgiveness, mortgage suspension, a freeze on all utility bills, and no means testing on access to relief We need dumpsters, showers and hand washing stations for our unhoused neighbors ASAP. Their lives are in your hands. Legitimize ReclaimLA and open up the caltrans El Serreno properties to the unhoused

## Communication from Public

**Name:** Scott Frazier

**Date Submitted:** 03/27/2020 10:28 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Please use your authority to address the widespread inability of tenants in your city to pay rent during this crisis. Landlords in the city of Los Angeles are receiving a break on mortgage payments thanks to the deal worked out by Governor Gavin Newsom. Tenants have not been so lucky. Under the terms of the draft ordinance, no rent forgiveness would be offered to tenants in Los Angeles and most households would be held to a debt repayment plan in which they stand to be evicted into homelessness if they are unable to manifestly change their economic fortunes within 6 months. This is unforgivably cruel to your constituents. Please adopt the HealthyLA coalitions language for the management of this crisis.

## Communication from Public

**Name:** Megan Friend

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

**Council File No:** 20-0147-S19

**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:** Manuel Chavarria

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Absolutely absurd that you would consider kicking the can down the road and allowing renters to struggle AGAIN once the crisis is over and the media pressure is off. There needs to blanket forgiveness of rent and suspension of mortgages and a full moratorium on evictions during this period of crisis. People are sick and dying, they are terrified of what the future holds, and now is NOT the time to allow "market considerations" to dominate your thinking. This is an opportunity for the Coty Council of Los Angeles to show it has the best interests of it's people in mind, not a time for you to be engaging in the sort of "amoral pragmatism" that only ever flows one way. People are hurting and they need your help.

## Communication from Public

**Name:** Justin Cousson

**Date Submitted:** 03/27/2020 10:32 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We need rent forgiveness in this time, and people are wary of trusting our city council considering how many of them are landlords. We need them to show us that they're public servants first and above all, and here for the City of LA.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 10:32 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Needed: relief for renters who have lost their jobs, been furloughed or laid off. Suspension of rent payments for 90 days with a 24 month repayment period.

## Communication from Public

**Name:** Noel Weiss

**Date Submitted:** 03/27/2020 10:20 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Tenants (commercial and residential) need a forbearance period since the shut-down of their business was imposed by government edict. The City Council needs to take a broader view of the situation so that everyone gets back on their feet ASAP. . . . . Think of the millions of dollars that could have been spent on rent assistance, but have been pissed away. . . The \$7 Million bridge shelter in Griffith Park, over-budget by 50% (from \$4.6 Million to now \$7 Million) which is supposed to serve 100 beds (in closely confined quarters - contrary to the Mayor's order) has zero money for operations and police protections, and was unlawfully financed by "loans" from the Reserve Fund. . . . Section 341 of the Charter does not allow the Council to "borrow" money from the Reserve Fund. . . This "borrowing" gimmick was tried with the SDRF Fund and has failed to the tune of \$5.4 Million (See page 11 of CAO Report dated March 5, 2020 (CF-19-0600). The HHAP (grant) funds have already been reprogrammed by the Council. . . to the ability to repay these "borrowed" monies in full does not exist. People need rent relief. . . . That Bridge Shelter is supposed to serve 100 beds. If that \$7 Million in HHAP money was applied to a \$300 rent relief fund (allowed for under HHAP) then 3,800 beds would be served assuming a one-bedroom apartment has two beds. . . (\$300 per month x 12 months = \$3,600. . per year for two beds. . . . So for \$7,000,000, serves 3,888 beds (7,000,000/3,600) (Units) x 2 beds per unit = 3,888 beds. Now add a tax credit of \$300 per unit against the gross receipts tax and that figure is doubled to 7,776 beds, , , But instead, we have a "tent" in Griffith Park which serves only 100 beds. . . 100 beds versus 3,888 beds or 7,776 beds (assuming a City match). Which is better? Why can't we have a debate on this? Everything is done behind closed doors. . . . . The Council needs to have a series of focused meetings, stretching over days, if necessary, on one particular topic. . In this case the housing crisis. . . . . But the Council fails and the Mayor fails. . and the City Attorney fails and the Controller fails. . . . . The system is set up to enable success. . . . . Can we please do better Council, Mayor, City Attorney, and Controller. This measure is obviously needed. . . But it is a band-aid on a crisis building now since at least the last housing crisis in 2007. . . . Can we please start governing competently?

## Communication from Public

**Name:** Gabriel Fabricant

**Date Submitted:** 03/27/2020 10:20 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** If the city council insists on watering down the rent repayment window, from 24 months to 6 months, all council members who are landlords should be required to disclose how much income they earn from those properties. Failing that, the council members would have to openly admit that they are failing their renting constituents and resign immediately

## Communication from Public

**Name:** Megan Adams

**Date Submitted:** 03/27/2020 10:22 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The citizens of Los Angeles need rent forgiveness NOW. If people can't work, they can't pay rent. The demands of the people are: Rent forgiveness and mortgage suspension. A STRONG moratorium on evictions for at least 18 months following the end of this crisis. 14 days of paid sick leave for every worker, without any option for retaliation against those who need to use it. We also need dumpsters, showers, handwashing stations, bathrooms, and other services at every single informal establishment. They must be well maintained. Do not let down your constituents in our time of need.

## Communication from Public

**Name:** Elizabeth Opholt

**Date Submitted:** 03/27/2020 10:12 AM

**Council File No:** 20-0147-S19

**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:** Kaitlyn Adams

**Date Submitted:** 03/27/2020 10:14 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** In response to the COVID-19 outbreak, LA Coty Council should enact an immediate rent suspension for commercial and residential spaces and a rent forgiveness program. Debt collection on city utilities should be suspended until this crisis is over. We should be providing cleaning/hygiene/sanitation spaces for our city's unhomed residents, and instituting a 2-week (minimum) paid sick leave policy that protects workers from retaliation. There should also be a moratorium on evictions until this crisis is over.

## Communication from Public

**Name:** Norma Ibarra

**Date Submitted:** 03/27/2020 10:16 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** My name is Norma Ibarra and, I am with Strategic Actions for a Just Economy (SAJE) calling to urge my Councilmember to strengthen the proposed eviction moratorium in Los Angeles Council must 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. Nobody should be evicted during an emergency that requires people to shelter in place. The moratorium must not require tenants facing eviction to provide proof that failure to pay is related to coronavirus. All loss of income in this time is because of COVID-19 related impacts and the ordinance should assume that. The City should create a rent forgiveness and mortgage suspension program which includes options to forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. Lastly, Council must implement an immediate freeze on all residential and commercial rent increases and LADWP utility bill increases in Los Angeles, and prohibit landlords from charging late fees. It is critical that our city leaders continue to take bold action during a global pandemic. Thank you.

## Communication from Public

**Name:** Shelly Rose  
**Date Submitted:** 03/27/2020 10:19 AM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** I am calling for: -Strong eviction moratoriums -Rent forgiveness for all LA residents, with up to 24 months to repay back due rent -14 days paid sick leave for all employees with retaliation prohibition -Accessible public hand washing stations

## Communication from Public

**Name:** Brandon Hauer

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** As the unemployment numbers show we're barreling toward a great depression and we need bold action to be taken by this council. The time for excuses on why things can't be down is over. In addition to a rent freeze we need complete rent forgiveness for the duration of this crisis as well as a full eviction moratorium. We also need strong protections and services for our unhoused neighbors. In the Hollywood area alone we have multiple buildings that sit empty that should be expropriated. This council has shown a lack of political will and vision and now is the time for you to do your job and take care of the people of this city that you represent.

## Communication from Public

**Name:** Ariana Lenarsky

**Date Submitted:** 03/27/2020 10:01 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello! We are experiencing a global pandemic. My roommate and I live in Los Angeles, a town of freelancers who come here already expecting to live hard. We have lost the ability to meet our already sacrilegiously high rent because we can no longer leave the house. The city no longer provides the economic opportunity freelancers need. We cannot go anywhere. We cannot earn money. People are sick, dying, and scared. This is not business as usual. If you make a decision that puts a financial burden on the shoulders of the most vulnerable, renters and the unhoused, you are making one that is immoral, dangerous, and inhumane. I call for a strong moratorium on evictions, rent forgiveness and mortgage suspension, an *\*immediate\** residential rent freeze before the 1st, 14 days paid sick leave to all workers, dumpsters, showers, hand-washing stations, bathrooms and other services at every informal settlement, and minimum 24 months to repay rent with zero threat of eviction and no burden of proof of COVID-19. Do what is right.

## Communication from Public

**Name:** Allegra Ringo

**Date Submitted:** 03/27/2020 10:01 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I support Healthy LA's agenda. We should have rent forgiveness, or at the very least, a minimum of 24 months to repay rent with zero threat of eviction and no burden of proof. I support everything that Healthy LA calls for. Please do the right thing.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 10:01 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** In regards to the ongoing worldwide pandemic and related financial crisis, I call upon the City Council of Los Angeles to take swift and decisive action to protect its citizens, especially those of lower-income, those currently unemployed, and those who are directly affected by Covid19 related loss, be it economic, personal, or physical. The City Council MUST consider a motion that would ensure: A moratorium on rent evictions for at least 12 months; Rent and mortgage forgiveness for anyone unable to pay during the midst of this crisis; An immediate freeze on residential and commercial rent increases; No utility bill increases; Protection for the homeless; Paid sick leave and prohibition of any employer retaliation. This is the MINIMUM that the city could do, though I believe it should do much, much more, up to and including a freeze on rent and mortgage payments, ensuring testing for all citizens of Los Angeles, protection of all civil service and healthcare workers, and a full and official condemnation of the Federal government's failed response to the crisis. Thank you for your service. Please get this done.

## Communication from Public

**Name:** Jessica Ellis

**Date Submitted:** 03/27/2020 10:01 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** To the Council- In the city of Los Angeles, 62% of residents rent their homes. Rent relief must be provided for the duration of the lockdown and potentially longer, until our businesses can fully reopen and our industries get back to work. My husband and I own a small business in the film industry. He works 80-100 hours a week, providing cameras and equipment and set support that keeps our film industry running. We are entirely without income as a result of the covid-19 shutdown, and because we own a business, are without unemployment protection, sick leave, or aid of any kind. In a city that is driven by creativity and the entrepreneurial spirit, we cannot allow the self-employed and small business owners to go without the same protection as workers. Rent protection, mortgage relief, and unemployment insurance must be extended to all citizens who work, not merely those who work for others. Furthermore, I beg you to extend all possible resources to helping our unhoused citizens, where Covid outbreaks could cause unimaginable fatalities for people committing no crime but poverty. The heroes of this terrible age are the people who are acting now, who are doing more than any city or any country has done before, and who will never put the financial bottom line above the cost of human life. You can choose to be heroes by doing more than any city anywhere in the world is doing to protect its citizens. Never forget that it is a choice to do less. It is a choice in your hands, and a choice you will have to live with. Be heroes. Do more. Protect Los Angeles.

## Communication from Public

**Name:** Jon Tando

**Date Submitted:** 03/27/2020 10:02 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We need our leaders to actually lead. We need a freeze on rent and mortgages. We need no strings attached emergency funding for ALL - sick leave and UI guaranteed. We need water and power available to all. We need internet, cable, telephone, and cell service available to all. We need to be informed, resolute, and steadfast.

## Communication from Public

**Name:** Greg Nix  
**Date Submitted:** 03/27/2020 10:09 AM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** Los Angeles needs rent forgiveness and mortgage suspension during the coronavirus crisis! Suspend evictions! And provide services such as showers and bathrooms for our homeless population. #HealthyLA

## Communication from Public

**Name:** Nick Ciarelli

**Date Submitted:** 03/27/2020 10:09 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** City Council should immediately and unequivocally support the Healthy LA coalitions demands to bring immediate relief to the working people of Los Angeles during the COVID-19 crisis. City County is failing to adequately protect its constituents and they need to follow everything that Healthy LA has laid out. We need a rent stoppage, freeze on utility bills and services for our unhoused residents.

## Communication from Public

**Name:**

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** It is unconscionable not to issue an immediate suspension of rent during this crisis. Please suspend and freeze rent and allow for rent forgiveness. The pandemic is bad enough - do not make it worse.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 10:48 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The City Council must consider a strong moratorium on evictions, rent forgiveness and mortgage suspension, a freeze on all rent and utility increases, 14 days paid sick leave to all workers and prevent retaliation, and dumpsters, showers, hand-washing stations and other services at informal settlements. Los Angeles is one of the most-rent burdened cities in the United States, and the median Angeleno pays nearly half of their income in rent. Requiring folks to pay back 2-3 months of rent within 6 months is punishing the vulnerable for being vulnerable, in the middle of a pandemic when unemployment has risen to Depression-era levels and homelessness in Los Angeles is at an all-time high. Given, also, how difficult it is to obtain testing or obtain proof that income was lost as a result of the pandemic given that these are already vulnerable people who are asking this of their landlords is villainously cruel. These protections must be blanket, easy to understand and vigorously enforced to prevent a boom in homelessness amongst the most at-risk folks in our city. Meanwhile, small businesses like independent restaurants are complying with the law by closing and forced to lay off their entire staffs. Margins at small businesses are extremely thin, but they are vital to the fabric of our city. These protections need to extend to small businesses , or we face a city on the other side of this that has been stripped of its soul.

## Communication from Public

**Name:** Bryant

**Date Submitted:** 03/27/2020 10:48 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Due to the widespread loss of jobs because of the COVID-19 outbreak, many people cannot pay their rents on April 1. We need the City Council to address these pressing concerns ASAP, specifically with a rent suspension. The eviction moratorium and mortgage forbearance 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. Please, we are now in a time of humanitarian action; we are past the point of worrying solely about the economy. It will take a big hit regardless, but what's an economy when you don't have people. What does it matter when you don't have a functioning society anymore. We help each other now so that once this crisis passes we can be ready to rebuild what we must.

## Communication from Public

**Name:** Ben J Klibaner

**Date Submitted:** 03/27/2020 10:52 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I support HealthyLA's agenda. The idea that we could be creating situations where thousands upon thousands of people forced out of work owe immense amounts of back rent is offensive and absurd.

## Communication from Public

**Name:** Benina Stern  
**Date Submitted:** 03/27/2020 10:53 AM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** I support a strong moratorium on evictions.

## Communication from Public

**Name:** Taylor Holland  
**Date Submitted:** 03/27/2020 10:53 AM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am calling as part of the Healthy LA coalition to ask for 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: 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. 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. Implement an immediate Freeze on all residential and commercial Rent Increases and prohibit landlords from charging late fees. Immediately Supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. 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. 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. 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.

## Communication from Public

**Name:** Nitzan Bluvstein

**Date Submitted:** 03/27/2020 10:52 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hi there. I know I don't have to explain the gravity of the situation to you. We are living in the middle of something unprecedented that is effecting the entire world. Los Angeles is a city full of artists and freelancers, restaurant owners, etc -- people who work so hard and make this city beautiful and live pay check to pay check because that's the demand of living in this city. Not being able to leave the house has practically eliminated forms of income for so many people in this city and you must make a decision that relieves some of these burdens caused by the pandemic. Los Angeles has the opportunity to set an example as a city that cares about its residents through thick and thin. We love this city. We need to be able to keep living here while the world is doing the best it can to deal with a global pandemic. I call for a strong moratorium on evictions, rent forgiveness and mortgage suspension, an *\*immediate\** residential rent freeze before the 1st, 14 days paid sick leave to all workers, dumpsters, showers, hand-washing stations, bathrooms and other services at every informal settlement, and minimum 24 months to repay rent with zero threat of eviction and no burden of proof of COVID-19.

## Communication from Public

**Name:** Micah Gordon  
**Date Submitted:** 03/27/2020 10:44 AM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** I support Healthy LA's RENT and MORTGAGE freeze proposal. Help our citizens get through this unprecedented time without threat of eviction and homelessness.

## Communication from Public

**Name:** Aryeh Cohen

**Date Submitted:** 03/27/2020 10:44 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We need this council to step up and show leadership and moral integrity, providing necessary protections for renters, unhoused individuals, and workers in this crisis. The council should immediately adopt the platform put forth by the HealthyLA coalition, including a strong moratorium on evictions, rent forgiveness, mortgage suspensions, a residential and commercial rent freeze, paid sick leave, and regularly-maintained hand-washing stations, showers, and other hygiene support at every informal settlement of unhoused people. Councilmembers: You have the power to save lives by keeping your constituents housed and healthy - use it!

## Communication from Public

**Name:** Fatima Iqbal-Zubair  
**Date Submitted:** 03/27/2020 10:46 AM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** Affordability, water access, and housing justice are unfortunately not new issues. In lower income communities and communities of color across LA such as my own in Assembly District 64, living paycheck to paycheck is a common experience. Unjust evictions and an inability to access clean water are shockingly common. Across our district, the median household income is \$45,400/year, compared to other parts of LA where the median household income reaches \$62,200/year. Many of us are renters working in industries that have shut down and that do not allow us to work from home. Studies suggest that only 16.2% of Hispanic workers and 19.7% of Black workers have the option to work from home. Our district - which is 64% Hispanic and 24% Black - is hard hit by this reality, and many people are missing their paychecks. Further, 40% of Americans do not have \$400 in the bank in case of an emergency. With average rent costs for even just a 1-bedroom apartment well over \$1000, people simply cannot afford to pay rent - or pay back rent - on our salaries. While these issues of housing inequity, income inequality, and environmental justice are not new, COVID-19 has thrown them into sharp relief. We need bold leadership and dramatic action now. City Council needs to stand in solidarity with the entire community and pursue the bold measures that we need to save lives and livelihoods. City Councilmembers must restore utility service to anyone who previously had it shut off, as well as guarantee that no shut offs will happen right now. Access to clean water is critical right now. All of the most basic reports for how to protect ourselves during a pandemic stress washing our hands as an act of social solidarity: how can we show up for our community when we do not have the water to wash our hands? We need to further extend these services for public health, sanitation, and water access to our unhoused neighbors. The City spends hundreds of thousands of dollars every year on clean up costs associated with CARE and CARE+ projects in the name of public health. The City must be willing to make a stand right now to increase access to resources we know can share lives. City Councilmembers must also put moratorium on rental evictions during shelter-in-place and guarantee rent forgiveness during this time. This is a public health necessity given the realities of COVID-19. City Councilmembers must be working to create a

job stimulus plan that will ensure living wages and dignified work for people to come. In the long-run, we must use COVID-19 as an opportunity to transform our existing job, housing, and environmental policy. While I understand the challenges associated with making these policies, we must act not out of fear, but out of hope and with a good conscience. Not putting these actions into effect will have a deadly, inequitable effect on our society. I urge our City Councilmembers to consider all Angelenos when making their decision and to demonstrate the bold leadership that we need during this time. In solidarity,  
Fatima Iqbal-Zubair Candidate for California State Assembly,  
District 64

## Communication from Public

**Name:** Ian Campbell

**Date Submitted:** 03/27/2020 10:43 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I, Ian Campbell, a resident of Councilmember Mitch O'Farrell's District support the proposals of the Healthy LA coalition, in particular the call for a broader eviction moratorium removing the causal requirements (being directly impacted by COVID-19 and being able to prove it) and rent forgiveness for the duration of this crisis. If landowner's no longer need to make mortgage payments than it is not an unreasonable request to stall the raising and collection of rent during this crisis. Doing so will allow residents and LA neighbors to stay inside and stay safe, slowing the spread of the virus and lessening the burden on our already overburdened healthcare system. In addition, I can think of nothing greater to engender community solidarity and tolerance and support of the landlord-tenant relationship than providing relief to both parties when they need it most. California is a state of renters and Los Angeles is a city largely composed of them. Taking our concerns into consideration with equal weight to landowners and homeowners is the only way to make sure that everyone is taken care of, not just the wealthy who support your re-election campaigns.

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:** Valerie Garcia Hanley

**Date Submitted:** 03/27/2020 10:43 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Good Morning City Council Members, I am Valerie Garcia Hanley. I am a third generation Olvera Street Merchant. My father started on Olvera Street when it opened in 1930 as a shoe shine boy. Although he is no longer with us my mother (82 years old), my husband and myself run our business that we have had for over 55 years. Due to higher rents, an increasing homeless population and steady drop in tourism, all of the merchants of Olvera Street have been suffering with a very lean margin of sales. We are asking for our city family to help us. If, as everyone says, that Olvera Steet (El Pueblo) is the Jewel of the City, please help us maintain it. We will need to have our rents waived until this crisis is over and we can resume normal operations and then a 50 % reduction in our rents for 12 months after we can resume normal operations. If we get a second wave of this virus, as the CDC anticipates, then we will need our rents waived again, and so on. This means that the El Pueblo Department will need to be subsidized since their revenue relies largely on our rents and parking. Why do we need such a long recovery period. We are small business owners that are trying to retain our long time employees and 50-60% of our business relies on tourism. It will take a long while for people to feel comfortable to return to visit us. It will also take time for our regular customers to have disposable capital to use again and visit us. We ask this of our City family so that we are able to survive this crisis. Valerie G. Hanley Casa California W-10 Olvera Street Los Angeles, CA 90012 (C) 213-716-1373

## Communication from Public

**Name:** Tess McGeer

**Date Submitted:** 03/27/2020 10:38 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** In order to weather this crisis, the people of Los Angeles need a strong moratorium on evictions, rent forgiveness and mortgage suspensions, an immediate freeze on all residential & commercial rent and utility prices, 14 days of paid sick leave to all workers, dumpsters, showers, handwashing stations, and bathrooms at every informal settlement of unhoused Angelenos. Many people in the city have lost their jobs this month due to necessary business closings, myself included, and are now left vulnerable and afraid in the middle of a pandemic. We need your support. Anything less is cruel and inhumane.

## Communication from Public

**Name:** Oscar Zarate

**Date Submitted:** 03/27/2020 10:38 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Moments of crisis necessitate bold leadership. I urge city council to adopt the strongest tenant protections possible. We especially need a full rent forgiveness now. Deferred rent is just more debt on the back of struggling Angelenos. We can do better and we must do better for our communities.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 10:36 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I'm lucky enough to still have fulltime employment and the ability to work from home, but so many Angelenos are not so lucky. We need a rent freeze so that people can still afford to eat, take care of the children, and remain housed. Even after the statewide eviction moratorium ends, so many people will be left owing months of rent they can't possibly pay when for so many people rent makes up about 1/3 of their paycheck. Let's look out for our neighbors right now. This also means making sure dumpsters, handwashing stations, and bathrooms are available for unhoused Angelenos.

## Communication from Public

**Name:** Meghan

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We need complete rent forgiveness for the duration of this pandemic. Most Angelenos are finding themselves unable to make ends meet. We were already in a housing crisis and now with COVID-19, not stepping up to keep people housed and safe at this time will have devastating effects. People's lives are on the line. We need to house our unsheltered Angelenos immediately in current vacant housing. They are extremely at risk and no one is safe until everyone is safe. As a homeowner, I want to see our council do the right thing for the majority of residents in our city - complete rent forgiveness and housing our people facing homelessness now.

## Communication from Public

**Name:** Sabrina Johnson  
**Date Submitted:** 03/27/2020 10:37 AM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** This moratorium does not go far enough. Renters have no way to recoup lost wages from the shutdown and therefore should not have to pay back the missed rent for April and May. People WANT to work and pay their rent, but CAN'T, because there's a global pandemic causing workplace closures. How am I supposed to make up for 2 months of lost income? My landlord can call their bank and skip a mortgage payment. How am I supposed to pay an extra \$440/month for the next six months? Huh? Especially now that the Mayor COMPLETELY SHUT DOWN MY BUSINESS and I'll be starting from scratch when the quarantine ends. Allow me to make this threat again, because you apparently didn't hear me the first two times: If you do not start voting in favor of the renters instead of the landlords, I will personally organize every single one of you out of office. We're starting with Ryu and Wesson...The rest of you had better fall in line, or you'll be losing your jobs very soon. Enact a RENT HOLIDAY. Now.

## Communication from Public

**Name:** Dan Sutter

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Good morning, Further protections are needed for tenants, not just those that can prove they lost hours due to COVID-19. Contract workers, seasonal workers, etc, may not have lost their wages from the pandemic, but they now cannot find any work--which is impossible to prove. Please consider all measure, even those that might seem extreme. I suggest a Rent Freeze, not just for residential tenants, but additionally for small business owners. Many of us no longer have jobs to go back to because our bosses had to close up shop already. The majority of those most affected are also those who are without insurance. Please do not make us decide between paying rent and paying groceries. What savings we have we're holding onto for fear of contracting the disease. Thank you for taking the time to read these comments. Dan

## Communication from Public

**Name:** Nicole Joelle Levin

**Date Submitted:** 03/27/2020 08:38 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** 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:** Becca

**Date Submitted:** 03/27/2020 09:00 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:**

- 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:** Moira

**Date Submitted:** 03/27/2020 09:00 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** 1 - I urge City Councilmembers to ensure that those who had utilities cut off prior to the pandemic have services restored during this novel emergency as everyone braces for what the future holds and simply tries to survive during this global public health crisis. 2 - I urge City Councilmembers to ensure housing for all individuals who are currently unhoused, or at the very least, ensure all encampments occupied by unhoused individuals are provided with sanitary stations, including hand-washing stations, showers, and trash removal services. 3 - I urge City City Councilmembers to create a moratorium on all rental evictions during the shelter-at-home period and for at least a one month window from the day shelter-at-home ends. 4 - I urge City City Councilmembers to begin developing a job stimulus plan so that once people begin returning to public spaces and the worst of the pandemic is behind us, our leaders have already thought of a plan to get people back to work. The mayor has already pushed for a Green New Deal and this is the perfect transition into putting that plan into place. It will ensure we take a proactive approach to getting people employed and it will also support our city in the event of any other future environmental and public health crises (e.g., wildfires and earthquakes) so we have a plan in place to ensure stability.

## Communication from Public

**Name:** Sarah

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:**

- 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:** Dana Goldberg

**Date Submitted:** 03/27/2020 08:57 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I live in Sherman Oaks and am involved with a few organizations supporting efforts to combat homelessness. At this time, when business are mandated to be closed and people are forced to stay home and maintain social distancing, I hope the city council will approve measures that allow people to stay in their homes and keep their businesses by deferring and, in some cases, forgiving/freezing mortgage and rent payments during this public health crisis. Suspend evictions for any reason, with the exception of serious criminal offenses. We want people to be able to stay in their homes and off the street. We want folks to be able to maintain their businesses and not loose their lease or default on their mortgage. We want people to have jobs to return to when all this is over. Some people and businesses may be able to make up deferred payments with a payment plans but others, in low earning jobs or very low margin businesses, likely will not. In order to prevent these folks from being evicted or loosing their businesses as soon as the crisis is over, there must be a provision allowing for rent freezing or mortgage forgiveness for those whose incomes have been severely impacted by the Safer as Home Orders and who cannot recover in a timely enough manner to repay what they will owe since we have no idea at this point how long these orders will stay in place. Thank you for your consideration.

## Communication from Public

**Name:** Erik Meier  
**Date Submitted:** 03/27/2020 09:39 AM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello, my name is [your name] and I am your constituent from [your neighborhood]. I am calling on City Council 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 the City to support motions to: 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. Have 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. Immediately supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. 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. 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. 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.

## Communication from Public

**Name:** Samantha Lowy  
**Date Submitted:** 03/27/2020 09:39 AM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello, my name is [your name] and I am your constituent from [your neighborhood]. I am calling on City Council 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 the City to support motions to: 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. Have 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. Immediately supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. 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. 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. 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.

## Communication from Public

**Name:** Catherine Fogarty Galie

**Date Submitted:** 03/27/2020 09:56 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I strongly support Healthy L.A.'s agenda of a moratorium on evictions, rent forgiveness, a freeze on utility bill increases, and hygiene stations for our homeless population especially hand washing stations. We are in the middle of a crisis that is about to get exponentially worse and we must act now before it's too late.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 09:57 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello, my name is Dionne Fuentes and I am your constituent from Chinatown. I am calling as part of the Healthy LA coalition to ask Jose Huizar 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 today's Emergency Council meeting, I urge Jose Huizar 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.

Regards, Dionne Fuentes

## Communication from Public

**Name:** Hari  
**Date Submitted:** 03/27/2020 09:57 AM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** Support Healthy LA's agenda! Eviction moratorium, rent forgiveness and mortgage suspension, immediate freeze on all rent, 14 days of paid sick leave for all, sanitary services and supplies at all informal settlements.

## Communication from Public

**Name:** Ethan Senser

**Date Submitted:** 03/27/2020 09:58 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** In the midst of this crisis, I urge City Councilmembers to begin developing a job stimulus plan so that once people begin returning to public spaces and the worst of the pandemic is behind us, our leaders have already thought of a plan to get people back to work. The mayor has already pushed for a Green New Deal and this is the perfect transition into putting that plan into place. It will ensure we take a proactive approach to getting people employed and it will also support our city in the event of any other future environmental and public health crises (e.g., wildfires and earthquakes) so we have a plan in place to ensure stability. We have seen what happens when we do not take a proactive approach to this sort of crisis. The climate crisis is no different. Additionally, I urge City Councilmembers to ensure that those who had utilities cut off prior to the pandemic have services restored during this novel emergency as everyone braces for what the future holds and simply tries to survive during this global public health crisis. We urge City Councilmembers to ensure that no utility customer receives an increase on their utility bill so as to ensure individuals need not worry about a spike in bills. We urge City Councilmembers to ensure housing for all individuals who are currently unhoused, or at the very least, ensure all encampments occupied by unhoused individuals are provided with sanitary stations, including hand-washing stations, showers, and trash removal services. We urge City City Councilmembers to create a moratorium on all rental evictions during the shelter-at-home period and for at least a one month window from the day shelter-at-home ends.

## Communication from Public

**Name:** Spike Friedman  
**Date Submitted:** 03/27/2020 09:47 AM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** The proposed eviction moratorium fails to do enough to protect renters in this unprecedented emergency. The need to prove COVID impact is too onerous, the repayment period is too short, and the lack of relief options for those who cannot realistically be expected to repay will force too many into eviction and or homelessness in the wake of this emergency. Especially considering the relief homeowners have been given by the state on their mortgages, the city should amend this order to make it stronger before passing it.

## Communication from Public

**Name:** Park La Brea Residents Association

**Date Submitted:** 03/27/2020 09:48 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The leadership of Park La Brea Residents Association (PBLRA), in addition to supporting all of the amendments called for by the Healthy LA Coalition to include, among other things, a waiver on rent late fees during the emergency and recovery period, also urges the City Council to include the following additional provision to the proposed Ordinance: —Waive all penalties for tenant breaking lease to move to cheaper housing / free housing related to pandemic-related loss of income. Park La Brea is a vast gated apartment community encompassing 4,100+ units sheltering 12,000+ residents, bounded by Sixth St. / Fairfax / Third St. / Cochran, in 90036. The Landlord imposes a penalty for breaking the lease before the annual renewal. The penalty equals a full month's rent over and above the required 30 day notice to break the lease. As many residents consider moving home to stay with family or moving to cheaper housing due to the devastating loss of income, the Landlord has not responded to tenants asking to waive the steep penalty for breaking the lease before the annual renewal, even to move to a smaller unit in the same complex. Tenants throughout the City are likely facing the same scenario. Susan Ferris, President Barbara Gallen, Secretary and Chair, Land Use and Transportation Committee Park La Brea Residents Association (PLBRA)

## Communication from Public

**Name:** Amara Ononiwu

**Date Submitted:** 03/27/2020 09:49 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Thank you for taking decisive action in these unprecedented times to protect Angelenos who are rental tenants of this great city. Even before this pandemic, there was growing need to protect those who are renting from extraordinary rents not aligned with wage growth and gauging based on speculation. I commend this effort and fully support it but I also have the concern that many have expressed and that is - with many unable to work during this time, the six month window post the lift of emergency declaration will indeed be a scramble for most to either find a job or rebuild their book of business. Having worked in the homelessness prevention space for over a year now providing rental assistance, I can assure you the rebuilding process is often more difficult than those who have not had to endure it in a while may recall or imagine. In addition, please keep in mind how much of a gig and entrepreneurial economy exists in Los Angeles. Many will not be eligible for federal stimulus though their contributions are vital to this city in its influence and economy - like the events and local arts and entertainment industry. I would like to see an addendum with further protection against eviction during the repayment period and a protection against a rent increase through the end of 2020. I think these additional measures will allow some of our hardest working and contributing members to more fully recover as this motion and the spirit behind it has intended.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 09:50 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We need a strong moratorium of evictions. We need simultaneous rent forgiveness and mortgage suspensions. At minimum, 14 days paid sick leave for all workers and protections against retaliation  
Dumpsters, showers, hand washing stations, bathroom, and any other necessary services at informal settlements.

## Communication from Public

**Name:** Cullen Crawford

**Date Submitted:** 03/27/2020 09:50 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** There has been a lot of anger towards the council this week. This is not only a chance to abate that anger but to win an immense amount of good will and credibility with the people you represent. We are scared. We don't need half measures. We need a no questions asked rent moratorium for AT LEAST April. Our federal government will not help us. Neither will our state. It falls to you. Without this measure our already staggering homelessness crisis will become a full on disaster. Maybe not right away but it will. Help us and gain our support, leave us out in the cold and I promise we won't ever let you forget about it.

## Communication from Public

**Name:** Sarah watlington

**Date Submitted:** 03/27/2020 09:29 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello, my name is Sarah watlington and I am your constituent from Silverlake. I am calling on City Council 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 the City to support motions to: 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. Have 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. Immediately supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. 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. 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. 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.

## Communication from Public

**Name:** Lillian Ware  
**Date Submitted:** 03/27/2020 09:30 AM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello, my name is Lillian Ware and I am your constituent from downtown LA. I am calling as part of the Healthy LA coalition to ask Jose Huizar 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 Jose Huizar 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.

## Communication from Public

**Name:** Amy Wang

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** With a population of over 60% renters, L.A. needs strong tenant protections to avoid a massive increase in houselessness. It's misleading to call the mayor's order an "eviction moratorium," since people can still be evicted for the presence of unauthorized occupants/pets, or if they can't prove direct impact from COVID-19. Additionally, if you allow the 6-month repayment deadline to stand, you're simply asking that people be evicted 6 months from now, when we will still be dealing with coronavirus in our communities. You need to protect ALL people from eviction and forgive rent obligations for the duration of this crisis. Now is also the time to do what you should have done long ago: freeze all residential and commercial rent increases, and open up vacant housing to people who have been shut out of the rental market.

## Communication from Public

**Name:** josh

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** According to Curbed, LA has the third-most rent burdened populace in the country. The median Angeleno pays nearly half of their income in rent. That means if the Krekorian/Lee amendment passes, and we only have 6 months to repay an estimated two months of rent, the median Angeleno will have to sacrifice something they cannot afford because of something that is no fault of their own. Maybe it's feeding their family, maybe it's a vital utility, maybe it's medicine or medical care. If you pass this amendment, you are effectively blaming and punishing innocent, vulnerable members of our community for surviving a pandemic. The initial timeframe provided by Bonin's motion of 24 months, frankly, isn't just or fair, either-- but it's much more practical if the goal here is to not add an astronomical chunk of people to our already staggering number of homeless Angelenos. Any debt will cause a significant leap in our unhoused population. According to a study quoted by the LA Times, a rent increase of 5% leads to 2,000 more of our neighbors losing their homes. This amendment will directly lead to thousands on our streets. That is a choice you all are making, and you must know that if you do this, you'll only have yourselves to blame. Furthermore, forcing a traumatized city to PROVE IN COURT that a generation-defining pandemic personally affected them is almost cartoonishly cruel. You all know that most people in our city cannot get tested. Six people I know have been turned away from getting tests on phone calls with healthcare workers, and told to just "treat the symptoms." Does that count as proof? Can they show their call logs in court? And what if I still pay my rent, but violate my lease by taking in and caring for a family member or friend who needs help during this calamitous time? What if your college-aged child is forced off campus and back to your apartment, violating your lease? The way the motion is written, we'd all be kicked out of our "shelter in place" and left to fend for ourselves, violating CDC guidelines and potentially causing life-threatening danger to the community. Any eviction moratorium that is to be even considered a basic protection must be a blanket ban that requires no proof nor court appearances, and allow people to pay back their rents in a timeline that is actually possible. But truly, if you care at all about the lives of hardworking Angelenos, you will do literally everything in your power to forgive rents for the duration of this crisis. This is

Force Majeure in a way that none of us have ever experienced before in our lives. I cannot stress enough that this is the only way to not make someone homeless as a result of this pandemic.

## Communication from Public

**Name:** Brandon

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Our local government should be acting to protect and provide relief to its citizens who are all struggling as a result of this pandemic. • Enact a Strong Moratorium on all 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 all rent obligations for the duration of the crisis, and 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:** Jack Bangerter  
**Date Submitted:** 03/27/2020 09:21 AM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** City council and landlords don't mix! Recuse yourself from matters dealing with your personal interests!

## Communication from Public

**Name:** Liam Fitzpatrick

**Date Submitted:** 03/27/2020 09:24 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** If the Council doesn't act quickly and decisively during this crisis, people are going to fall into homelessness, and people are going to die. While the Council has maintained the State is the only body with the appropriate authority to enact meaningful changes for renters, the State has said the same thing about local municipalities. Please, this isn't about blame or passing the buck. You have the chance to do something incredible here, and set an example for other major cities across the country. We already have protections in place for homeowners, the Council needs to provide the following protections for everyone else: - 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. Thank you so much, everyone in the city is looking to this body's leadership and counting on you to do the right thing. Because, and I cannot stress this enough, people will die if you don't.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 09:25 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** A rent freeze should be implemented. This is uncharted territory, we don't know when it will be over, and what financial situation renters will be in when it is over. Timelines for repayment cannot be imposed yet. Council members who are landlords should be recused from voting on issues where there is a conflict of interest.

## Communication from Public

**Name:** Danielle Leidner-Peretz  
**Date Submitted:** 03/27/2020 09:25 AM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** Public comment for 20-0147-S19.



*"Great Apartments Start Here!"*

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

March 26, 2020

**Via Electronic Mail**

Members of the Los Angeles City Council  
City Hall  
200 North Spring Street  
Los Angeles, California 90012

Re: 20-0147-S19 -Temporary Eviction Moratorium Due to Coronavirus (COVID-19)  
Emergency Declaration (Agenda Item 1)

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Dear Members of the Los Angeles City Council:

The global Coronavirus (COVID-19) pandemic has in an instant fundamentally changed all our lives. Los Angeles, among many other jurisdictions are implementing health and safety protocols, including sheltering in place, social distancing, and mandated closures of schools and non-essential businesses in the hopes that it will impede further spread of the virus. The world we live in today looks very different from the one we lived in just a month ago, or even a week ago. Businesses have been closed or where possible have directed their employees to work remotely. Many individuals and families have been impacted by reductions in work hours or layoffs. The effects of sudden business closures coupled with dramatic increases in unemployment has caught everyone off guard, in duress, and has many of us questioning how we will meet our ongoing financial obligations.

The multifamily rental housing business, much like a multitude of industries, small businesses and the individuals whose livelihood are dependent upon those industries have, through no fault of their own, been detrimentally impacted by COVID-19. The Apartment Association of Greater Los Angeles (AAGLA) continues to urge the City Council to take a holistic and balanced approach in recognition of the detrimental impacts of COVID-19 on **both** the City's residents and businesses, all of whom need support during this most difficult time.

On March 15, 2020, Mayor Garcetti issued a public order which, among other matters, prohibits rental housing providers from evicting residential renters if the renter is able to "show an inability to pay rent due to circumstances related to the COVID-19 pandemic". The order also sets forth the applicable circumstances such as loss of income due to COVID-19 related workplace

closure or medical expenses due to COVID-19 illness. Additionally, it explicitly states that renters are not relieved of their obligation to pay the rent and have six months following the expiration of the local emergency to make-up rent payments. Following the initial order, Mayor Garcetti issued additional emergency orders expanding the scope of the temporary eviction moratorium to commercial renters and prohibiting “no-fault” evictions where any member of the household is ill, in isolation, or under quarantine. The Mayor’s Order also prohibits removing occupied residential units from the market pursuant to the Ellis Act and prohibits Ellis Act evictions until 60 days after the expiration of the Order. We do not believe that the City has the authority to institute these Ellis Act prohibitions and that the City is preempted by State law.

At tomorrow’s Special City Council meeting, the City Council will discuss and consider adoption of the proposed ordinance, and we urge the City Council to consider the concerns and recommendations set forth herein:

- Of paramount importance, during these uncertain and difficult times is a balanced approach that assists all individuals and businesses that are severely impacted by the COVID-19 pandemic.
- Renters and rental housing providers should be encouraged to make best efforts to find workable solutions related to rental payments. Many of AAGLA’s members are small owners and retirees who are dependent on their modest rental income to support themselves, their families, and maintain the building for their renters. Accordingly, rental housing providers should 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.
- Require that renters provide written notice to rental housing providers of their inability to pay rent prior to the date rent is due, but in any event as soon as the circumstances related to COVID-19 arise. Los Angeles County’s Emergency Order provides for a reasonable notice period, specifying that a renter provide written notice to the rental housing provider 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 arises, rental housing providers and renters can avoid unnecessary court filings, as well as allowing owners to make financial adjustments, if and where possible.
- Of equal importance, renters should be required to provide specific, verifiable supporting employment or medical documentation reflecting that their loss of income is directly related to COVID-19. To minimize the likelihood of fraud and disputes related to the basis for the non-payment of rent, it is essential that reasonable, verifiable supporting documentation be provided to the rental housing provider. 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.

- Deferred payment of rent has sweeping financial implications on rental housing as well as the small businesses that rental housing providers support such as suppliers, vendors and trades. Without rent revenue, housing providers will have no other option but to significantly reduce all non-essential building services and will have difficulty paying their property taxes, mortgages and other financial obligations. These reductions will have a domino effect, as the small businesses that are supported through the rental housing industry will also see a reduction in revenue, increasing the likelihood of further layoffs and reductions in work hours.
- It is important to emphasize that eviction moratoriums will not replace a renter’s lost wages or cover the cost of food, medical prescriptions and related essentials. It is critical that the City Council establish an emergency assistance fund to provide essential financial support to all impacted residents and businesses struggling during these uncertain and turbulent times.
- We urge the City Council to provide interim relief to housing providers by establishing interim prohibitions on foreclosures and direct financial institutions and lenders to extend grace periods and offer deferred payment plans to rental housing providers who have reduced rental income resulting from local emergencies. In addition, that the City 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.
- As the pandemic and related government interventions are continuously evolving and the duration of these extenuating circumstances is uncertain, we urge the City Council’s to set a maximum emergency moratorium period of 30 days with the option to extend the moratorium as necessary and appropriate.
- Community outreach and education also plays a vital role in keeping residents informed regarding issuance of public orders and ordinances and related renter and housing providers rights and responsibilities, and availability of local resources and services for individuals experiencing hardships resulting from COVID-19.

In addition to the above recommendations, we would also like to express the Association’s support for the suggestion set forth in the City Attorney’s letter to the City Council relative to having the Los Angeles Housing and Community Development Investment Department (HCIDLA) mail notices to all city renters regarding the temporary eviction moratorium. In addition, we are also supportive of the lease extension as referenced in the City Attorney’s letter.



*"Great Apartments Start Here!"*

During the continuation of the pandemic, it is essential that we all work together to develop effective and balanced solutions that serve to assist all those impacted and prevent further economic instability. Thank you for your time and consideration of these matters. If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at [danielle@aagla.org](mailto:danielle@aagla.org).

Very truly yours,

Danielle Leidner-Peretz

## Communication from Public

**Name:** Lucie Baker

**Date Submitted:** 03/27/2020 10:59 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** This falls far short of what renters need. It places the burden of proof on the tenant getting evicted, and in order to fight the eviction, the tenant must navigate a complex administrative and legal process and prove that they were unable to pay rent because they were impacted by COVID-19. This is an unreasonable burden to ask of a tenant facing economic hardship or illness. A strong eviction moratorium would not require proof of coronavirus impact. Additionally, asking renters to pay back their rent in full within 6 months is completely unreasonable. How do you expect those who have lost their jobs during this crisis to meet that requirement? Trying to find a new job at this time will be close to impossible for many people. To truly meet the needs of struggling renters, we need a cancellation of rent and mortgage payments during the COVID-19 emergency along with an eviction and foreclosure moratorium. We were facing a housing crisis in our city before COVID-19, if a pandemic doesn't force us to address it what will it take? Though some of our city council members are landlords themselves, we are asking them to put tenants first today.

## Communication from Public

**Name:** Ariel Pittman

**Date Submitted:** 03/27/2020 10:56 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** To whom it may concern: During this unprecedented time increased protections and support for Los Angeles' many renters are critical to keep our city healthy and thriving throughout and after the Coronavirus pandemic. Critical public health initiatives like "Safer at Home" have led to an enormous loss of jobs and income over a very short amount of time. It is imperative that in addition to putting a stop to evictions, the city of Los Angeles also offer a moratorium on rent due for at least a 90 day period. Renters should be able to push "pause" on their rental payments and not owe back rent after this time. This is the best way to ensure that Angelenos are able to stay in their homes, healthy, safe, and secure so that they are able to return to work when it is safe to do so. Not freezing the rent in this way will result in an explosion of homelessness and legislators in the city of Los Angeles will be directly responsible. As homeowners (and property owners) are being offered a 90-day moratorium on mortgage payments, there should be no ripple effect from this action - instead we will protect our citizens and small businesses who desperately need financial relief. Thank you for your consideration.

## Communication from Public

**Name:** Brooke Adams

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I'm commenting to express my support for Healthy LA's agenda. As a response to the COVID-19 pandemic, LA needs to protect its residents by enacting a strong moratorium on evictions, rent forgiveness, mortgage suspension, an immediate freeze on all residential and commercial rent and utility bill increases. To protect our workers , we also need 14 days of paid sick leave to all workers and prohibit retaliation by employers. At every informal settlements, we also need dumpsters, showers, hand washing stations, bathrooms, and other services to protect our most vulnerable in the city. This is a global pandemic and anything less than the Healthy LA's agenda would be a cruel response in this impossible-to-understate time of panic, stress, and need.

## Communication from Public

**Name:** Lucas Morin

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I would like the City Council to consider expanding tenant protections to include a moratorium on rent payments for those whose employment is affected by the COVID19 outbreak and Safer at Home measures, and who can demonstrate financial need. Delaying rent payments will not be much help for those of us who don't have any income as long as our employers are closed, and unemployment benefits won't be enough to cover backpayment of rent. I worry that these measures as well as loans to property owners will only drive up rent prices (in order to recoup any losses during this time) and put renters into debt or out on the streets. I worry that a delay on rent payments puts the responsibility on renters to find ways to make money during this time when we've been advised to stay home in order to prevent the spread of this virus. At the very least, the moratorium on evictions needs to be extended through April, and renters need to be provided income-based rent subsidies in order to afford to remain in our homes.

## Communication from Public

**Name:** Andrew P  
**Date Submitted:** 03/27/2020 11:01 AM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** Y'all need more than just to throw us under the bus as tenants. Freeze our rent. Stop collections. People cant pay and just saying you wont ve evicted won't erase the debt.

## Communication from Public

**Name:** Michael Lopez

**Date Submitted:** 03/27/2020 10:58 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello City Council, I'm sending in this message in the event that I'm unable to comment via the phone, I'm anticipating a lot of citizens weighing in on this issue. My question is if there is currently a moratorium on mortgages, why is there not a moratorium on rent? Please act further than a moratorium on evictions with proof of COVID-related losses. Please consider the following: A minimum a 24-month rent repayment period, significant access to emergency rental assistance, and a moratorium on evictions without having to show proof of COVID-related income losses. I know an alarming number of people have lost their jobs. If the city, the state and the federal government refuse to act, the people will. Rent strikes will occur if no one can pay rent. Los Angeles has a large population of freelancers, such as artists, musician's and gig economy workers like ride share drivers. Some folks are all three of those things in order to make ends meet in our expensive city. As a longtime resident of CD 13, I have done this myself several years, and it's a harrowing experience knowing you can't afford both rent and food. I often found myself lacking in both of those things. I am currently fortunate enough to have a full-time job that allows me to work from home. I know neighbors in my complex who rely solely on freelance work that are going to have a tough time paying rent. Additionally, the business I work for relies heavily on in-store retail. How long before I am laid off from my company and am no longer able to pay rent? This appears to be an instance where both the city and the state lagged in their response to address it. A moratorium on a evictions will not cut it. Mayor Garcetti's plea to commercial land lords was along the lines of "Have a heart. Be nice to your tenants." We have to protect tenants from the worst landlords, who will skirt the law by harassing tenants. Just because it's not illegal doesn't mean it's not unethical. If the city or the state or the federal government refuse to act, tenants will organize to protect their vulnerable neighbors. Thank you for your time, -Michael Lopez

## Communication from Public

**Name:** Nico  
**Date Submitted:** 03/27/2020 10:55 AM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** This draft ordinance falls far short of what people need. It places the burden of proof on the tenant getting evicted, requiring the tenant to navigate a complex administrative and legal process to prove that they were unable to pay rent because they were impacted by COVID-19. This is an unreasonable burden to ask of a tenant facing economic hardship or illness. At the very minimum, a strong eviction moratorium should NOT require proof of coronavirus impact. To truly meet the needs of struggling renters, the City Council must approve a cancellation of rent and mortgage during the COVID-19 emergency. This is the only way to fully guarantee that people will not lose their housing during a pandemic. This week, my girlfriend lost her job and we've been scrambling to figure out how we will pay our rent for April. I'm lucky to have kept my job thus far, but I simply cannot know if my hours will be cut, or if my employer will be able to keep me on long term. Even if our rent is deferred, trying to find a new job during a pandemic seems nearly impossible, and in 6 months our meager savings will be decimated. How we will pay our back-rent in 6 months? It's clear that the virus will still be a very real threat in 6 months' time. If mortgage and rent is cancelled, this will not only protect our housing, but lighten the burden on employers and ensure people can keep their jobs. I know there are multiple landlords on city council. I ask that they vote in the best interests of their tenants, not themselves, and approve a strong eviction moratorium and cancellation of rent and mortgage.

## Communication from Public

**Name:** Grace Hadland

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I'm in support HealthyLA coalition which requests that the city council protect our community by enacting strong moratorium on evictions, 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, Implement an immediate Freeze on all residential and commercial Rent Increases, Supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles, 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, Provide 14 days of Paid Sick Leave to all workers and prohibit retaliation against those who take it, 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

## Communication from Public

**Name:** Heather Booth

**Date Submitted:** 03/27/2020 11:07 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The eviction moratorium must be TOTAL and residents absolutely MUST NOT be required to prove hardship based on COVID-19. Every resident of Los Angeles faces hardship because of COVID-19 and forcing people to somehow demonstrate it is needless bureaucracy that can only harm vulnerable people. We also demand a rent and mortgage payment moratorium until the end of this crisis. Stop kicking the can and suggesting that it must be done at the state level - you are some of the most powerful politicians in the country and we see your failure to lead.

## Communication from Public

**Name:** Nicholas Bottomley

**Date Submitted:** 03/27/2020 11:07 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I hope the Council will adopt the agenda put forth by the Healthy LA coalition, as the economic burden of this crisis cannot fall hardest on renters in LA. Californians with mortgages have gotten a waiver from the major banks on payments, and it is incredibly irresponsible to not extend the same essential assistance to renters. We need a full eviction moratorium WITHOUT the burden of proof of COVID-19 falling on the renters, and we need a halt to rent payments immediately. My friends and family are out of work, please do not make them homeless as well.

## Communication from Public

**Name:** Roger Carnow

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I'm a lifelong Los Angeles resident and I request citywide rent forgiveness, or at the very least have 24 months to pay it back WITHOUT PROOF OF COVID-19 RELATED LOSS OF JOB. 6 is not enough. Councilmembers Krekorian, Wesson, Koretz, Price, Martinez, Ryu, and Huizar: what is the average rent at the properties you own? Please explain how a tenant who, say, was laid off from a restaurant job, can afford to catch up in 6 months. What if they get sick? What if their termination didn't include the word "covid-19" in writing? I advocate for full rent forgiveness, but anything less than a 24 month grace period is cruel and inhumane. Also, unhoused people should get access to motel and hotel rooms. They need separation from one another - individual tents are probably safer than . Gavin Newsom even advocated for this. You have the power to enact this, you're a 15 person body representing 4 million people. As of 3 days ago San Fransisco has gotten 8500 hotel/motel rooms and counting for the homeless - why do we choose to make our city worse? Further, there have been reports of handwashing stations for the homeless to not have Water or Soap. Please fix this. Keep public restrooms open 24 hours for the unhoused. Thank you.

## Communication from Public

**Name:** Aaron Taxy

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I write on behalf of BOMA Greater Los Angeles, which represents over 135 million square feet of commercial office space in Los Angeles County and whose members contribute over \$3.5 billion to the statewide economy. We would be supportive of the ordinance as it is currently written since it: -Provides much-needed relief to commercial tenants impacted by the COVID-19 crisis. -Provides clear and fair structure including: -Keeps this moratorium focused on the issue of inability to meet rent rather than other lease violations not impacted by the COVID-19 crisis. -Makes it clear that rent is still due, and this moratorium is a rent deferral rather than waiver. -Incorporates a fair six month payback period for rent missed during this Local Emergency Period, in alignment with Governor Newsom's Executive Order. -Requiring that tenants provide some form of documentation showing that their inability to meet rent was tied to the COVID-19 crisis. Ultimately, commercial building owners around LA are working with their tenants to reach a reasonable accommodation to defer rent, establish a fair payback period, and be a part of the solution. The guidelines in the ordinance presented by the City Attorney's office enables this to occur effectively while giving building owners the latitude they need to meet essential obligations -- such as mortgages, property tax payments, and meeting payroll for the many workers they continue to employ through this crisis. Thank you for your consideration.

## Communication from Public

**Name:** María Lopez

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello, my name is Maria Lopez and I am your constituent from the Miracle Mile Wilshire area of Los Angeles. I am calling on City Council to enact stronger protections for our community in response to COVID-19. Our families are vulnerable and community members need immediate action to protect our health and our livelihoods. At tomorrow's Emergency Council meeting, I urge the City to support motions to: 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. Immediately supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. 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. 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. 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.

## Communication from Public

**Name:** María Lopez

**Date Submitted:** 03/27/2020 11:04 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello, my name is Maria Lopez and I am your constituent from the Miracle Mile Wilshire area of Los Angeles. I am calling on City Council to enact stronger protections for our community in response to COVID-19. Our families are vulnerable and community members need immediate action to protect our health and our livelihoods. At tomorrow's Emergency Council meeting, I urge the City to support motions to: 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. Immediately supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. 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. 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. 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.

## Communication from Public

**Name:** Don Garza  
**Date Submitted:** 03/27/2020 11:02 AM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** Please . We need a rental freeze and relief for those with tenants who have a mortgage. We can not allow people to be evicted or lose their homes and property during this pandemic COVID-19. Please do what's best for this city . The City of Los Angeles.

## Communication from Public

**Name:** Brian Robles

**Date Submitted:** 03/27/2020 11:02 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** My name is Brian Robles. I am a resident and renter in District 13 of Los Angeles. It is with the utmost of urgency that I ask my Council Member Mitch O'Farrell along with the rest of City Council to consider the following issues that are hard pressing myself and members of my community during the mandated shelter in place orders: 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.

## Communication from Public

**Name:** Oscar Peña

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** My name is Oscar and I'm a resident of East Hollywood in district 13. I am writing to ask that the council vote in favor of a rent moratorium for the duration of this crisis. Homeowners have mortgage relief through the state, but the proposed eviction protections are not enough. Like other cities are discussing or have enacted, we desperately need the nonpayment of rent during this crisis that does not add up into an unpayable debt at the end of it. Over half of the city are renters and not instituting this would throw them all into crisis and potential homelessness. This is not a way to rebuild the local economy. We need to get through this together.

## Communication from Public

**Name:** Chris Tyler

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** My name is Chris Tyler, and I am a member of the LA Tenants Union, VyBe Chapter. Any council member who is a landlord needs to recuse themselves from this vote.

## Communication from Public

**Name:** Tara Shoe  
**Date Submitted:** 03/27/2020 11:21 AM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** I support LA's Healthy Agenda! LA has one of the most rent-burdened populations in the US, with the average person living here paying almost half of their income on rent. So many people are already in this vulnerable position, and now, so many have lost their source of income suddenly. If this shortened deadline amendment passes, it would leave many vulnerable and recently unemployed members of the community to have to choose between paying rent or affording basic needs. 6 months is not enough time to recuperate from this sudden depression. 24 months is not enough time, but here we are. Asking members of the community to somehow prove that the pandemic is affecting them is outrageous. Businesses are closing internationally, employment is dropping rapidly internationally, people are sick and people are dying internationally. Tests are not available. Medical facilities are at capacity. Sick people are told not to seek professional medical treatment. What more proof could someone possibly provide, without going against state- and nationally-mandated health and safety protocols? You're well aware that it's affecting everyone, and that an order to provide proof is deepening the harm already done in a few short weeks. A blanket eviction moratorium with a realistic timeline for rent payback is the bare minimum you can support. A stronger moratorium on evictions, real rent forgiveness and rent freezes and freezes on utility increases, 14 days of paid sick leaves, and city-wide sanitation resources for the unsheltered are the bare minimum that you can do. The bare minimum before the real consequences of increased homelessness and deaths in our city are on your hands.

## Communication from Public

**Name:** Janel Bailey

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** As an Angeleno and leader of the LA Black Worker Center, an organization charged with organizing and advocating for the welfare of Black workers in Los Angeles, I urge the council to pass this moratorium on evictions as the bare minimum in housing protections for hard working people in our city. It is cruel to expose workers, the very people who support and fuel LA's economy, to deadly circumstances via houselessness. Again, this is a bare minimum act to protect the people of LA, who need and deserve stronger housing security. I commend the leaders of city council who've worked to bring this measure this far, and urge you all to pass it immediately before rent is due on April 1.

## Communication from Public

**Name:** Andrew Lewis

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I Strogly Support a Renter Moratorium in Los Angeles during this Time of Crisis to support our most Vulnerable Residents from further Economic Strain and Distress during 'Safer at Home' Orders. The Community Members in my Neighborhood of Westwood Village (where I sit on the Neighborhood Council), are some of the hardest hit in the City and will face eviction come next week.

## Communication from Public

**Name:** Jacob Shepard

**Date Submitted:** 03/27/2020 11:18 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Support full RENT FORGIVENESS for a minimum two months, and the 14 day paid sick leave plan put forward by Healthy LA. An eviction moratorium that gives the people of this city six months to pay back rent with money that we don't have is not even close to enough. The mayor has already made that declaration... what are you all meeting here for today if you cannot even do better than he already has? This is a crisis, and people - myself included - are choosing food over rent on the first of this month. We don't have a choice, people are sick, people are out of work - or, if you're like me you're still at work but cut down to so few hours that at times you don't even make an unemployment check's worth of salary! STOP PLAYING GAMES WITH PEOPLES LIVES!! We can get put out on the street in a month or 6, but if you all fail to act on behalf of the tenants of this city today IT WILL BE REMEMBERED!! Who's side are you all on, after all?

## Communication from Public

**Name:** John Motter  
**Date Submitted:** 03/27/2020 11:14 AM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** If I can't afford food because I have to pay rent I am going to eat my landlord.

## Communication from Public

**Name:** Rabeya Sen  
**Date Submitted:** 03/27/2020 11:35 AM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am Rabeya Sen with Esperanza Community Housing Corporation and we are proud members of the 200+ strong Healthy LA Coalition. The coalition submitted a letter to you this morning, which can be found here: [http://healthyla.org/wp-content/uploads/2020/03/HealthyLA\\_Letter\\_to\\_City\\_Council\\_re\\_eviction\\_moratorium\\_3-26-2020.pdf](http://healthyla.org/wp-content/uploads/2020/03/HealthyLA_Letter_to_City_Council_re_eviction_moratorium_3-26-2020.pdf)  
We need City Council to stand with our most vulnerable residents who will likely feel the severest impacts of this crisis. We need you 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. So, we urge you support motions that will do the following: 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:** Celene Rivera

**Date Submitted:** 03/27/2020 11:35 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Eviction Moratorium, I am urging you to move forward for a cancellation of rent and mortgage during the COVID-19 emergency. The COVID-19 has affected many of us, we are losing our jobs, being laid off from work, and not being able to pay our rent and mortgage on time. We need an immediate freeze on all residential and commercial rent and utility bill increases.

## Communication from Public

**Name:** Margaret Moser  
**Date Submitted:** 03/27/2020 11:29 AM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** To the Council: I am a constituent of Herb Wesson in West Adams. I am writing to urge the council to follow the recommendations of the Healthy LA Coalition to protect our families, workers, seniors and unhoused neighbors in this time of historic crisis. Specifically: 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. Everyone is impacted by the current crisis; no one should have to go to court to prove the impact of coronavirus on them to counter an eviction filing. 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/ commercial rent increases and prohibit landlords from charging late fees. 4. Immediately supply cleaning and sanitation services, including water, soap and bathrooms to every informal settlement in Los Angeles. In addition, I urge the Council in the strongest terms to: 1. Continue their efforts to remove Sheriff Villanueva from the chain of crisis response. 2. Work with LAPD to expeditiously release anyone in our jails who is at high risk for COVID-19, anyone who is being held on cash bail, and anyone who is near to completing their sentence, as well as curtailing additional arrests as long as our jails cannot safely accommodate new detainees. 3. Work with your counterparts at the county and state level to release incarcerated people in their correctional systems on the same terms. 4. Provide additional support for performing arts organizations at risk of closing permanently or laying off workers due to social isolation measures. I appreciate your consideration. Margaret Moser West Adams

## Communication from Public

**Name:** Ev Boyle

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am commenting to support all of the policies and principles in the #HealthyLA platform — which is supported by over 200 Los Angeles community organizations and service providers — and urge the City Council to do the same. You can find the Healthy LA platform here:  
<https://twitter.com/LosAngelesFwd/status/1242137697868599298>  
I'm disappointed that a number of the provisions of Healthy LA are not being considered by the City Council today. Emergency rental assistance, rent and mortgage payment forgiveness, providing bathrooms and hygiene stations at encampments and making public bathrooms accessible 24/7, and more. These are urgent and essential actions, and if the city council does not have the authority (for example, to suspend and forgive rent and mortgage payments), then they should be making a strong and comprehensive recommendation to state and federal governments that demands we receive that here in LA. Also, the current eviction moratorium being considered by council falls far short of what is necessary to protect the most vulnerable Angelenos by placing the burden of proof on the tenant getting evicted. To fight the eviction, the tenant must navigate a complex administrative and legal process and prove that they were unable to pay rent because they were impacted by COVID-19. This is an unreasonable burden to ask of a tenant facing economic hardship or illness. \*At the very minimum, a strong eviction moratorium should not require proof of coronavirus impact and would allow at least 24 months to repay rent owed.\* Thank you.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 11:23 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Dear Council, Try something different - support the moratorium on evictions to help your voters, constituents, tax payers and residents. What could you possibly have against this.

## Communication from Public

**Name:** Ev Boyle

**Date Submitted:** 03/27/2020 11:26 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am commenting to support all of the policies and principles in the #HealthyLA platform, which is supported by over 200 Los Angeles community organizers and service providers, and urge the City Council to do the same. You can find the Healthy LA platform here:  
<https://twitter.com/LosAngelesFwd/status/1242137697868599298>  
I'm disappointed that a number of the provisions of Healthy LA are not being considered by the City Council today. Emergency rental assistance, rent and mortgage payment forgiveness, providing bathrooms and hygiene stations at encampments and make public bathrooms accessible 24/7, and more. These are urgent and essential actions, and if the city council does not have the authority (for example, to suspend and forgive rent and mortgage payments), then they should be making a strong and comprehensive recommendation to state and federal authorities that demands we receive that here in LA. Also, the current eviction moratorium being considered by council falls far short of what is necessary to protect the most vulnerable Angelenos by placing the burden of proof on the tenant getting evicted. To fight the eviction, the tenant must navigate a complex administrative and legal process and prove that they were unable to pay rent because they were impacted by COVID-19. This is an unreasonable burden to ask of a tenant facing economic hardship or illness. At the very minimum, a strong eviction moratorium should not require proof of coronavirus impact and would allow at least 24 months to repay rent owed. Thank you.

## Communication from Public

**Name:** Pamela Cohen

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** TENANTS NEED A MORATORIUM ON ALL EVICTIONS WITH RENT FORGIVENESS. TENANTS WILL NOT HAVE THE RESOURCES TO PAY BACK THAT MONEY AFTER THIS CRISIS IS OVER. THIS IS THE RIGHT THING TO DO FOR OUR COMMUNITY. WE WOULD NOT HAVE THIS PROBLEM IF THE CITY HAD BEEN PROACTIVE IN PROTECTING, PRESERVING AND CREATING TRUE AFFORDABLE HOUSING IN THE CITY. GOING FORWARD THE CITY AND STATE NEED TO PLAN FOR TRUE AFFORDABLE HOUSING THAT REFLECTS RENTS THAT ARE ONLY 30% OF A RESIDENT'S INCOME. ELIMINATE ELLIS ACT.

## Communication from Public

**Name:**

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Dear Council Members I am sensitive to the negative economic impact the Coronavirus pandemic is having on large swaths of Los Angelenos. I believe relief is necessary to prevent many from slipping into economic decline from which they might not recover otherwise. That said, I am a landlord in Los Angeles and, while I support the temporary eviction moratorium, I strongly believe that a commensurate support must be afforded to the landlords (in particular, “mom and pop” landlords) paying mortgages on those properties. I implore you to make the following assurances in connection with any rent moratorium: -mortgage relief for rental property owners who are negatively impacted due to the loss of rent revenue because of the moratorium, and to temporarily suspend or institute a grace period for payments of City’s trash and sewage; -rental housing providers 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. -renters required to provide written notice of their inability to pay due to the moratorium prior to rent due dates, absent extenuating circumstances. -renters provide verifiable, supporting documentation related to the basis for the non-payment of rent — letter from an employer or medical doctor, pay stubs or bank statements depending on the individual’s circumstances; and -mortgage lenders defer mortgage payments without penalties (including without hits to credit reports) if rental income is lost due to the moratorium. Sincerely,  
Homeowner/Landlord Leimert Park/South Los Angeles

## Communication from Public

**Name:** Jonathan Matz

**Date Submitted:** 03/27/2020 11:31 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The Council must enact the full list of demands of the Healthy LA Coalition: 1. Rent forgiveness and mortgage suspension - not just delayed payment, and no strings attached, and for a full 24 months. The moratorium must address both the filing of cases, and create legal defenses. 2. Rent Freeze and Ban on Late fees: 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. 3. Foreclosure protections for tenants. 4. Immediately open vacant city, state, and county-owned buildings, vacant lots, and other public properties and provide items needed to slow/stop the spread. 5. Supply dumpsters, showers, hand washing stations, vermin abatement, laundry vouchers, soap, and water to every informal settlement in Los Angeles. 6. Stop dismantling informal settlements and pushing residents into the shadows and away from assistance. 7. Immediately suspend enforcement of LAMC 56.11 "60 gallon" rule. 8. Increase GR and SNAP benefits. 9. Immediately implement 24/7 restroom access in parks, beaches, and government properties with UNARMED attendants (emphasis on the unarmed). 10. STOP towing RVs and other vehicles that people are using for shelter 11. Protect workers with fair layoff and recall by seniority rights, so laid off workers are ensured a job when the crisis subsides. 12. Adopt a "just cause" provision to prevent unscrupulous managers from trumping up reasons to fire workers. 13. Adopt worker retention to protect workers through bankruptcy and subcontracting. At least half the Councilmembers are landlords (and yes, that includes you, Councilmember Ryu: you can't hide behind your brother's LLC). Adopting a stance of "first do no harm to landlords" as expressed by CM Krekorian, himself a landlord, is an assault on the the millions of Angelenos who are not wealthy enough to own property. Being an "advocate for the working poor", Ms. Council President, does not mean requiring them to fill out paperwork to "prove" that their loss of a job and income is related to COVID-19. It does not mean throwing away their belongings if they don't fit in a 60 gallon bag, as our unhoused neighbors are also among the working poor.

## Communication from Public

**Name:** Greg Spiegel

**Date Submitted:** 03/27/2020 11:40 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** First, I was unable to get on the line to submit live public comment so submitting in written form. On behalf of Inner City Law Center and as part of the Healthy LA Coalition, we are concerned that the current City proposals regarding evictions don't go far enough to ensure people can stay in their homes during the crisis. What's needed is an appropriate public health response to keep people in their homes during the course of the crisis. The way to do that is a comprehensive eviction moratorium (no eviction filings) during the crisis. What the City has currently proposed is two narrow affirmative defenses to two specific causes of action in an eviction. It still allows the landlords to file and still requires a tenant to defend the eviction in court, and would likely need a defense attorney to successfully assert the defense. This is not an eviction moratorium. It is under inclusive, unwieldy, resource heavy and continues to expose people to others and may not prevent evictions. Instead, eviction filings should be suspended, all of them. Rather trying to deal with everything at once, the City Council should first address the immediate public health crisis need which is to keep people in their homes. This is accomplished by a comprehensive moratorium on eviction filings. Second, after this emergency public health action is taken, take a breathe and then figure out how to deal with the economic fall out of all this lost income, the scope of which, we still don't even know. Attached is a proposal from the Healthy LA coalition for how to accomplish the comprehensive eviction moratorium and the shortcomings of the current proposal. Thank you for your service to the City as this difficult time.

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:**

**Date Submitted:** 03/27/2020 11:42 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I have seen firsthand from a myriad of examples that these measures are necessary to prevent a great deal of suffering caused by the virus.

## Communication from Public

**Name:** Eric Romann

**Date Submitted:** 03/27/2020 11:56 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** On behalf of the STAND-LA Coalition, and also as a City resident, a renter and a parent of an LAUSD student, I urge the Council to adopt in full the policy platform of the Healthy LA Coalition as outlined in the letter submitted this morning. STAND-LA is a proud member of that coalition. We need City Council to stand with our most vulnerable residents who will likely feel the severest impacts of this crisis. We need you 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. So, we urge you support motions that will do the following: 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:** Alexander Fierro-Clarke

**Date Submitted:** 03/27/2020 11:57 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** My name is Alex and I am your constituent from Echo Park. I am reaching out as part of the Healthy LA coalition to ask the City 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 Councilmembers 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. 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 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. Implement an immediate freeze on all residential and commercial rent increases and LADWP utility bill increases in Los Angeles. Prohibit landlords from charging late fees. 3) 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. Immediately supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. Thank you for your assistance in this time of great need. We will all get through this together.

## Communication from Public

**Name:** Roy Lehrer

**Date Submitted:** 03/27/2020 11:48 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello Councilmember. 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, insurance and utilities 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 3 rental units, 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 very brief 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, Roy Lehrer.

## Communication from Public

**Name:** Kendall Mayhew

**Date Submitted:** 03/27/2020 11:52 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The City Council owes it to their constituents to meet the demands of the Healthy LA coalition of nearly 200 community organizations. 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:** David Jette

**Date Submitted:** 03/27/2020 11:59 AM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello, The state of California has struck a deal with major lenders to offer forbearance and protections to the owners of residential real estate during the crisis. All residential mortgages in the state should receive the same protections, and if the state won't offer that protection then LA city council must. The consequence of inaction on the rent due on April 1 will lead to a homelessness spike at the worst possible moment for the city, likewise for the debt incurred to cover this rent when no businesses are open and no one can work. Rent during this period must be forgiven. It is up to you to figure out how. We also need a full suspension of utility and trash services billing during this time, and a forgiveness of late fees, parking fees, and other forms of burden on working people during a time when they are mandated to stay at home. Beyond that, we need to be sure that those without homes are placed into safe, healthy environments as soon as possible. I urge you to use eminent domain to put empty hotels and other commercial buildings under use for Covid quarantining and for general housing during the crisis. What encampments remain must be provided with extensive health resources including bathrooms, dumpsters and medical services. Lastly, people must earn money to pay expenses beyond rent. You must mandate sick leave for anyone with the virus in their family, and whatever wages the city controls must continue to be paid throughout the event. Thank you for finally meeting again, we need you very desperately. Dave Jette

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 12:09 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hi, I'm a resident of Northeast Los Angeles writing in support of the Hillside Villa tenants in Chinatown. If their landlord is able to raise rents to market-rate for their expiring "affordable housing" development, many people will face mass evictions and even homelessness. The city needs to stop this from happening -- we need to keep families in their homes. Furthermore, it is more financially practical to purchase and protect current "affordable housing" than to start construction from the ground up. Gil Cedillo has introduced a motion for the city to purchase the building with eminent domain. At this Emergency Council meeting, I urge councilmembers 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 for your time.

## Communication from Public

**Name:** Gilberto Enrique Velasquez

**Date Submitted:** 03/27/2020 12:11 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** TENANTS NEED A MORATORIUM ON ALL EVICTIONS WITH RENT FORGIVENESS. TENANTS WILL NOT HAVE THE RESOURCES TO PAY BACK THAT MONEY AFTER THIS CRISIS IS OVER. THIS IS THE RIGHT THING TO DO FOR OUR COMMUNITY. WE WOULD NOT HAVE THIS PROBLEM IF THE CITY HAD BEEN PROACTIVE IN PROTECTING, PRESERVING AND CREATING TRUE AFFORDABLE HOUSING IN THE CITY. GOING FORWARD THE CITY AND STATE NEED TO PLAN FOR TRUE AFFORDABLE HOUSING THAT REFLECTS RENTS THAT ARE ONLY 30% OF A RESIDENT'S INCOME. ELIMINATE ELLIS ACT.

## Communication from Public

**Name:** Leah C

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We live in a building that has multiple empty units currently being upgraded so that the new landlord can raise the rent. The landlord has continued construction six days a week, while we have been under self-quarantine due to illness for two weeks. After we informed him of this, he still turned off the water in all units, including ours for two hours in order to work on the empty units. The landlord has been ignoring our requests for repairs and maintenance to our unit for months. No "essential" work is happening in our building, no maintenance or repairs, only investment/developer related construction. We ask that LA City follow the lead of the Governor of NY and Mayor of Boston and declare stoppage of all "non-essential" construction. This includes all non-repair/maintenance construction. All "improvements" and "upgrades". All work that requires utilities to be stopped. All luxury, investment, demolition and upgrading of sites without tenants in neighborhoods where Angelenos are following the "Safer At Home" order.

## Communication from Public

**Name:** Sophie

**Date Submitted:** 03/27/2020 12:11 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** LA has one of the fastest-growing homeless populations in the country and that was BEFORE the crisis. The council must do everything in its power to protect people who are working class or housing-insecure not just during this pandemic but across the board. An eviction moratorium is not enough -- at best it just means thousands of vulnerable Angelenos will have to spend time defending themselves in court to somehow prove they were impacted by this crisis, as if it's humane to even ask people if they were impacted in a GLOBAL PANDEMIC. We need a RENT moratorium with an actually achievable timeline for paying rent back. How are people expected to be able to pay months' worth of rent back on a short timeline when they are losing business, losing working hours, getting laid off, losing their health insurance, and facing price gouging on necessary supplies during this time? And think of our undocumented Angelenos who don't even qualify for the proposed Congressional relief bill's measly offering of a one-time payment of \$1200? These are the same workers who have been on the frontlines during this crisis, the same workers who are so often exploited for cheap and unsafe labor even when we are not in a pandemic. Anything short of aggressive protections for vulnerable Angelenos will lead to an even more staggering homelessness crisis than what we've been facing, and the fault will be yours.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 12:25 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** It is unreasonable that while half the economy crumbles the other half is asked to make rent or mortgage payments. The burden of the crisis has shifted to those who are already struggling to stay afloat in a city with one of the highest costs of living. With an uncertain future for workers, we cannot be expected to make rent payments on April 1st.

## Communication from Public

**Name:** Tim Keen

**Date Submitted:** 03/27/2020 12:24 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** A large proportion of workers in this city are paycheck to paycheck. Suspending rent is a necessary step to ensure that communities are able to safely remain in housing through the pandemic. If workers are simply required to pay double or triple rent when the freeze is over, it will result in more missed payments. It is in everybody's interests - even landlords - to suspend rent until the crisis is mitigated.

## Communication from Public

**Name:** Sam Wiles

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Los Angeles needs, at a bare minimum, an eviction moratorium and a rent suspension for April. With such a huge chunk of renters out of work, FOR THE PUBLIC GOOD, there is no reasonable way this huge constituency can pay rent. Those who can't pay rent won't be able to anyway, so please do the right and compassionate thing and spare renters the parade of indignity that WILL come with evictions and the burden of rent.

## Communication from Public

**Name:** Tiffany R.

**Date Submitted:** 03/27/2020 12:32 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Item #1 and General Public Comment My name is Tiffany and I am representing my father who is a 67 year old immigrant. He owns 3 small apartment buildings in Los Angeles County. All buildings are under 10 units and we pride ourselves in providing a family-like and loving care for our tenants and buildings themselves. We depend on the rental income of these buildings to keep up the maintenance and bills, as well as provide income for my family to survive on. While we understand the financial pressure that our residents are under during this difficult and historic time, this moratorium will deeply affect my family. Even with temporary mortgage forgiveness, there are still utility bills and building maintenance we must keep up with. Without the help of rents, the buildings and my family will most definitely struggle. My father does not qualify for unemployment. If there is an emergency maintenance issue that arises at the building, how are we expected to pay for that? With no money coming in, everything will come to a complete standstill. Please consider this plea for the small mom & pop landlords that rely on the income of the buildings to survive. Thank you for your time.

## Communication from Public

**Name:** Harry Gilbert  
**Date Submitted:** 03/27/2020 12:19 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** Please vote in a rent suspension for as long as the pandemic affects the city of LA!

## Communication from Public

**Name:** Harrison Lees

**Date Submitted:** 03/27/2020 12:19 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We need a suspension of rent and a holiday on debt immediately! Los Angeles is already experiencing rampant gentrification. Now with the pandemic in full swing and millions of Californians out of work, the freeze on rent increases or the proposal to simply delay payment of rent until later will only exacerbate the issue. I am out of work; how am I supposed to pay my rent without an income and how am I supposed to keep up with payments on back rent as proposed presuming I find work after the all-clear is given? Simply put, anything short of a rent suspension will at best delay the further gentrification of our communities and at worst will lead to an explosion of homelessness and the collapse of the housing market in Los Angeles.

## Communication from Public

**Name:** E Goodfellow

**Date Submitted:** 03/27/2020 01:15 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Dear LA City Council, Please pass a rent relief package for your residents of Los Angeles - renters and landlords alike. Please pass article 14.6, we need the protections outlined in it. Thank you.

## Communication from Public

**Name:** Brady Collins

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The ordinances the city are currently considering do not go nearly far enough to protect this city and its residents from entering a great depression. It is vital that you enact: - rent forgiveness and mortgage suspension - 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. In addition to the suspension of mortgage payments, the impacts of rent forgiveness may also be offset in some cases by emergency financial assistance predicated on the landlord's compliance with all health, safety, and habitability laws - a moratorium on evictions - 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. 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. - a complete and immediate rent freeze - 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. - emergency rental assistance - To the extent that unpaid rent is not forgiven, ensure that rental assistance is available after the eviction moratorium expires. An emergency rental assistance program should be created to minimize the burden on low-income tenants and is predicated on the landlord's compliance with all health, safety, and habitability laws. - foreclosure protections for tenants - The City should strengthen the protections in LAMC § 49.42 to ensure that the City is doing everything in its power to protect tenants in properties subject to foreclosure. - homeowners assistance - Work with the State and financial institutions 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. For a full list of recommended proposals addressing tenants' and workers' rights, see here:  
<http://healthyla.org/emergency-action-proposal-for-the-city-of-la/>



## Communication from Public

**Name:** Claudia Calderon

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Items 1-5 and General Comment My name is Claudia Calderon and am a constituent in Cedillo's district in support of the Healthy LA Coalition and their demands of Strong Moratorium on Evictions related to both nonpayment of rent as well as all "no cause" evictions & Suspend Mortgage payments for homeowners and landlords, and Forgive Rent obligations -- i want to iterate we were paycheck to paycheck employees living in apartments owned by paycheck to paycheck landlords, and we're working for paycheck to paycheck organizations .. there is no way we will have the money to pay. It's just a literal outcome of this situation. & freeze on all residential and commercial Rent Increases & Supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. & 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 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

## Communication from Public

**Name:** Sharon Goe

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** \*PLEASE SUPPORT THE DEMANDS OF THE HEALTHY LA COALITION LETTER. \*PLEASE WORK TO FURTHER INCLUDE AND IMPLEMENT PARTICULAR PROTECTIONS FOR ELDERLY AND ADA DISABLED TENANTS/RENTERS, (WHO ARE THE MOST VULNERABLE AND ADDITIONALLY IMPACTED IN THIS CURRENT CRISIS,) SO THAT WE TOO CAN BE INCLUDED/PROTECTED/CONSIDERED IN HAVING RENT SUSPENSIONS, WHILE WE ARE CURRENTLY ALREADY DEALING WITH LIMITED FINANCIAL CONSTRAINTS, AND INADEQUATE LIVING MONTHLY BUDGETS TO ACQUIRE EVEN BASIC SURVIVAL ITEMS SUCH AS FOOD, SUPPLIES, MEDICAL/HEALTH RELATED NEEDS, GOODS AND SERVICES. THIS SHOULD ALSO EXTEND TO YOUR LOW INCOME AND ADA DISABLED CONSTITUENTS WHO MAY BE RENTERS IN GOVERNMENT/SUBSIDIZED HOUSING. WE ARE ALREADY EXPERIENCING A LOSS AND LACK OF ACCESS, TO PRIMARY AND ESSENTIAL SERVICE/SUPPLIES AND GOODS, (OF PARTICULAR NECESSITY TO ELDERLY AND DISABLED COMMUNITIES, NOT JUST EVERYONE ELSE-) DUE TO IMPACTS TO ACCESS, TRANSPORTATION, OR LACK OF RESOURCES TO AFFORD OR UTILIZE COMPARABLE OR ALTERNATIVE OPTIONS TO GAIN ACCESS OR PROCURE BASIC SURVIVAL NEEDS, (SUCH AS USING DELIVERY SERVICES AS ONE WAY TO TRY TO STILL BE ABLE TO GET BASIC FOOD/ MEDICINES, SUPPLIES, ETC.). AND ARE FURTHER HINDERED WITH NO MONETARY/FINANCIAL AID OR RELIEF, (WHICH RENT SUSPENSIONS WOULD FURTHER HELP IN ALLEVIATING) IN MEETING DAILY LIVING NEEDS. \*ANY POLICIES, FUNDING OR LAWS SHOULD BE FAIR, EQUITABLE AND NON-DISCRIMINATORY TOWARDS YOUR LOW INCOME, ELDERLY AND ADA DISABLED POPULATION AND CONSTITUENTS, AND EXCLUSION IN PROTECTIONS OR AIDS TO THIS COMMUNITY IN PARTICULAR, WOULD BE DISCRIMINATORY AND AN UNFAIR OVERLOOKING OF THOSE IN MOST NEED.

## Communication from Public

**Name:** Raoul Duke

**Date Submitted:** 03/27/2020 01:21 PM

**Council File No:** 20-0147-S19

**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:**

**Date Submitted:** 03/27/2020 01:20 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Rent and Mortgages forgiveness for the month of April is a NEED. Moratoriums only help landlords. If we are in this together let's make a choice that helps EVERYONE.

## Communication from Public

**Name:** Mary Kenny

**Date Submitted:** 03/27/2020 01:20 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I'm a freelance event producer who works as an independent contractor. I typically make 50% of my annual salary during the next 3-4 months working on live events and conventions in Los Angeles... Between March 6 and March 9, I lost all of my contracts, approximately \$32000 in anticipated income of my ~\$65k annual salary. I can make rent in April, but not in May. I'm scared. And I know I'm not alone. We KNOW Angelenos are cost-burdened by housing. If you can't find it in your hearts for rent cancellation for April and/or May, PLEASE strengthen the rent moratorium payback period to a MINIMUM of 24 months. It will not be possible for Angelenos to pay back rent in just 6 months when we do not know how long it will be until we can return to work. We cannot afford more homeless folks in Los Angeles. Do not fail us.

## Communication from Public

**Name:** Tabatha Yelos

**Date Submitted:** 03/27/2020 01:20 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hi my name is Tabatha. I am a resident of Hollywood and a committee member of the Hollywood Studio District Neighborhood Council. I think that it is evident that this moratorium is not enough. We need a total suspension of rents. A lot of people will not be able to pay their rents come April 1st. A lot of people in this city live paycheck to paycheck and will not have enough money to essentially pay double rent within 6 months or more. That is why we need to zero out rents. This is imperative. I would also like to mention that Paul Krekorian, Paul Koretz, Herb Wesson, Jose Huizar, Nury Martinez, Curren Price, and David Ryu are all landlords as reported on their Form 700s. This is a conflict of interest and they should absolutely recuse themselves from discussing or voting on any item that would benefit them as landlords. This is a violation of city ethics. I know this having been a board member of the NC. It is a violation of city ethics. I would also like to point out that the neighborhood council system has been completely frozen. We cannot meet or allocate funds. Our constituents are in desperate situations and need our help. I understand that we have received an additional \$1k but what is the point if we cannot meet to allocate it. Please do something to re-institute the NC system. And lastly, I completely support item 15. We absolutely need to eminent domain Hillside Villa. These tenants need homes. We are in a housing crisis. This city cannot keep making decisions that perpetuate the housing crisis. Please help us. We are looking to you for your leadership.

## Communication from Public

**Name:**

**Date Submitted:** 03/27/2020 01:20 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We need a rent moratorium in the City of Los Angeles immediately. Time is running out the people need your help please do not let them down. It is hard to hear, see how this virus is affecting so many. People are scarred and hoping this will get back to normal as soon as it can.

## Communication from Public

**Name:** Patricia Bergougnoux

**Date Submitted:** 03/27/2020 01:21 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am both a renter, leasehold small business owner and a landlord with a mortgage as well as a homeowner. I have lost ALL income revenues due to my non-essential businesses being shut down by the Government. I stand to lose not just my businesses but my home as do many during these horrific times. Our Governments and Banks are not doing enough to mitigate the mass economic issues that are yet to come. Suspensions on Rents & Mortgages payments, moratoriums on foreclosures and evictions need to be made mandatory. As well, so to not simply push current economic crisis down the road there should be no 'pay back of mortgages or rents upon the end of a suspension or furlough, however, extending mortgage terms to the back end, utilizing security deposits and discounted rents are considerations that should be headed. In addition, a freeze on an individual's credit worthiness as of March 1st is essential to protect one from defaults that are of no fault of their own. No one will recover the total loss of income that has been sustained and continues indefinitely, to be able to 'pay back' past rents/mortgages since this pandemic started. WE ALL NEED TO MOVE FORWARD TOGETHER as if these months or potentially years disappeared for everyone from the renter to the banker. NO one should come out ahead, no one should get their money over another in this horrific time for our entire world!

## Communication from Public

**Name:** Alejandra Ponce de Leon

**Date Submitted:** 03/27/2020 01:21 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We need stronger protections for renters and landlords at this time (both residential and commercial). The fundamental goal right now is to save lives and then our economy. This doesn't do enough to ensure that. We need 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. 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. And these safeguards should be enacted for MUCH longer than 6 months. Back in the recession, I lost work for 9 months and ate through all my savings, only avoiding eviction because I had MANY people helping me. Right now, as a literal pandemic take hold of our world, NONE of us are sure what our bodily and financial health have in store. You must do everything you can to enable everyone to stay home, stay healthy, and keep a roof over their heads. History is in the making and you have the opportunity to be on the right side. Do not let personal wealth and power blind you from your duty.

## Communication from Public

**Name:** Adrian Chen

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The eviction moratorium proposed is a start but it is far from enough to help tenants in the city confront this crisis. We need a true rent moratorium for the duration. How can we expect people who have lost jobs and work to repay hundreds or thousands of dollars in back rent, given what looks to be an incredibly uncertain economic future? By requiring tenants to repay the rent they can't pay today due to the lockdown, we are simply kicking this crisis down the road. We are setting ourselves up for a second crisis once this pandemic ends: More debt for those who can least afford it, a wave of evictions, even greater housing insecurity. We must act now to make sure that is not the legacy of the coronavirus pandemic. Cancel rent now!

## Communication from Public

**Name:** Sabrina Schloss

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Please consider how many of our Los Angeles community has been affected by the closure of the entertainment industry and the restaurant industries as a whole. I am seeing my friends and community struggle between the decision of paying rent or buying food. No one should be forced to make that choice. Please enact a strong moratorium on evictions at the VERY least. I believe if we really want to prevent an economic catastrophe, mortgage payments for homeowners/landlords should be suspended AS WELL as rents for renters.

## Communication from Public

**Name:** Jason

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Strongly support. In order to survive this unprecedented period, tenants need a full rent holiday for the duration of this crisis, with no back-payments due. Thank you

## Communication from Public

**Name:** Michael O'Neill Burns

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am writing to both encourage you to put a hold on any upcoming rent evictions, but also, to seriously consider pausing rent payments at all in the coming months. Unemployment is rising nationally, and especially in Los Angeles, a city where many people work in both the service and entertainment industries, joblessness is going to continue to become a devastating issue. The one-time \$1,200 payment at the federal level does not even cover rent for most Angelenos, and we need help now. Please consider doing this as it would help the city, and also enable people to put the money they do have into local businesses that are struggling to stay afloat. Rent can wait.

## Communication from Public

**Name:** Seth Pierson

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

**Council File No:** 20-0147-S19

**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. Complete moratorium. 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:** Sabrina Cognata  
**Date Submitted:** 03/27/2020 01:26 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery  
FORGIVENESS of rent and mortgages accrued during this time  
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. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We are truly in this together. Thanks everyone.

## Communication from Public

**Name:** Ari Kolender

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I strongly appose items 2 and 4. They will be devastating to the restaurant industry. I have been working in hospitality for almost 2 decades and own a small business in Hollywood, Found Oyster. Item 2: If we have to hire people back by seniority rather than role, restaurants will be in big trouble. First, we will not be busy enough to rehire our entire staff right away. So if my dishwashers is the oldest employee and general manager was my last... we have a big problem. This will put pressure on the employees we can hire back to need to do more than they my be qualified or want to do. In turn, they will not do a good job and potentially be fired. We need to be able to rehire as we see fit! Item 4: We are a small restaurant and if we have to pay 2 weeks sick pay to everyone we will go bankrupt. We have started a go fund me for our staff and are selling t shirts and sweaters, which all proceeds go to our staff. I also don't understand how this differs from the Families First bill on the Federal level. This is a system wide problem and you can't start with the small guys. We need funding from above and can then distribute down!

## Communication from Public

**Name:**

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** It is shameful and cowardly that the Council has considered such weak eviction protections for those whose income has been affected by Coronavirus. This crisis is not going away anytime soon, and to assume it is would be disastrous. At the very least, protect those who are unable to work due to this crisis. Landlords have gotten relief on mortgages during this time. It's time tenants got the same.

## Communication from Public

**Name:** Kelly Bergougnoux

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am business owner-leasehold tenant and a landlord with a huge mortgage as well as a homeowner with a mortgage. We are all effected by this pandemic on every side of the spectrum. Our Governments and Banks are not doing enough to mitigate the mass economic issues yet to come. Suspensions on Rents & Mortgages payments, moratoriums on foreclosures and evictions need to be made mandatory. As well, so not to simply push current economic crisis down the road, there should be not 'pay back' of mortgages or rents upon the end of a suspension or furlough, however, extending mortgage terms to the backend, utilizing security deposits and discounted rents are considerations that should be implemented. In addition, the people credit worthiness should be frozen as of March 1st, 2020 from defaults caused by no fault of their own. WE ALL NEED TO MOVE FORWARD TOGETHER, as its in the best interest of all as renters, business owners, landlords and banks. NO One should come out ahead, no one should get their money over another in this horrific time for our entire world!

## Communication from Public

**Name:** Jason Wright

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** As you know, renters and landlords are in a precarious situation. That said, there are landlords who are currently issuing no-fault evictions, forcing tenants to move from their homes so properties can be rented at higher prices. Tenants (such as myself) who have lived in their units for several years are not only facing paying higher rents when moving to new homes, but are now forced to go out in public to find other places to live. I am asking the council to please put a moratorium on ALL no-fault evictions, regardless if an individual “is ill, in isolation, or under quarantine”. This Pandemic not only affects the health of all people in LA, but is destroying our economy, and if we can’t even afford to pay our regular rents, how can we afford to search for new housing at higher costs?? Please put a full moratorium on all no-fault evictions for at least 12 months. Thank you for your time and consideration.

## Communication from Public

**Name:** Aimee Williams  
**Date Submitted:** 03/27/2020 01:24 PM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** My name is Aimee Williams, I'm a tenant attorney. Firstly thank you the council members and staffers for their work and leadership during the crisis, we appreciate you. Unfortunately on the proposed ordinance to protect tenants you've got this wrong. The Council proposed a moratorium. The Mayor just said it again this morning, but this is a lie. Tenants we've been speaking to across LA right now believe they cannot be evicted, which is untrue. The proposed ordinance does not stop evictions from happening, it only gives tenants a defense for when their landlord evicts them. You are setting Angelenos up for disaster with mixed messages. Please pass actual moratorium – no eviction notices and no eviction filings during the emergency period. Also what happened to no late fees? Its patently unfair to charge tenants late fees. The Healthy LA coalition proposes that all rent owed from the emergency period and the recovery period thereafter be consumer debt, rather than the basis for an eviction. This is crucial to prevent a wave of evictions of tenants as the economy recovers, but doesn't relieve the tenants obligation to pay the rent. Also please recognize that when you predicate protections on having 'proof' of lack of income, or lack of childcare, you are creating more burdens during a time of crisis. It is much easier and easier from an administrative standpoint to put the burden on landlords to prove loss of revenue or income to apply for any relief, that they pass on to tenants as rent forgiveness. The provisions of the governor's emergency ordinance from today about 'proof' will leave too many tenants open to eviction because their proof to save their homes relies on the generosity and goodwill of their employer (if they have formal employment and are not self-employed) to provide them something signed, or in writing. My general comment: I thank the council members and staffers for their work and leadership during the crisis. It is so necessary and you will be remembered for it. I attended a tenant meeting last night where tenants are deciding about whether to pay rent for April or have money for food in April, because of the loss of jobs and reduction of hours. When I told them that they have an obligation to continue to pay rent under the present laws, they said they could but then didn't know if they had rent for food, and what should they do. That was the actual conversation I was asked to give legal advice on. This is not promoting public

health. LA has the greater gap between income and rent than other cities in California and the USA – what's good for the rest of California is not going to work here. We need you to go further, the tenants of LA need you to go further. 6 months to pay back rent is not good enough for LA. This will hamstring the local economy and slow down the recovery, because tenants will be forced to give extra rent to their landlord rather than put it back in the local economy and to small businesses. I am part of the Healthy LA coalition and urge the council to pass a stronger eviction moratorium TODAY than what is proposed. And I urge City Council to meet with coalition members to consider the provisions in the Healthy LA model moratorium to pass in the near future.

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.

\*\*\*

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:** Anthea M Raymond

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I have been listening to the public comment today on this item today in City Council and find it deeply disturbing. I keep hearing speakers who are renters refer to a "mortgage deferral" that landlords are getting. I am not sure where this language is coming from as mortgage companies -- with the exception of federal lenders -- are unlikely to cut anyone any slack, especially mom and pop owners most likely to default on their mortgages. (The City Attorney's report on this motion to mentions this.) We are all in this together. Please don't demonize those who have invested in our communities and rely on their investments to stay safe and in the city they love through retirement.

## Communication from Public

**Name:** Daniela

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hi my name is Daniela and I'm from District 13. I'm stating my support for the Healthy LA Proposals, emphasizing the call for cancelling rent and mortgage payments and rent forgiveness. The current eviction moratorium that's been drafted doesn't do anything but delay the eviction process to 6 months from after the emergency is declared over. It puts the burden of proof on the tenant getting evicted, and then they're left to fend for themselves in a complex legal system where the odds are generally stacked against them. Amid this unprecedented crisis, people are losing jobs, their family members are falling ill or dying, and their financial obligations are only increasing. Housing insecurity is NOT what we need to face right now. Your job should be to protect poor, working class communities. We have the most to lose at a time like this. I urge this council to think of your neighbors, your family's friends, the low-wage workers who don't have an option to stay home right now. My mom is a housekeeper. Her boss is still sending her to the grocery store 3x a week regardless of the stay at home order. She can't say no to him because she has rent and bills to pay. If you're serious about stopping the spread of coronavirus, you won't give us a repayment plan. You will give us a rent and mortgage freeze AND rent forgiveness. There are thousands of people calling for you to take action to protect tenants. Blood will be on you don't meet our demands. Thank you.

## Communication from Public

**Name:**

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** The city of Los Angeles and all of it's hardworking residents so desperately need a rent freeze for tenants and owners. This city has been sinking so rapidly in the middle of a massive homelessness crisis and we're only exacerbating the problem. Thousands of our citizens will be left without a home, including our children. Please fight for your Angelenos so that they don't find themselves in an encampment in the cold, catching diseases, like so many others. Now is the time to step up and this matter is urgent and will save lives.

## Communication from Public

**Name:** Courtney Kimball

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** You cannot play this soft for your own benefits. This was already a city on the brink of economic collapse and you just got hit by a pandemic that's going to assure that. Consider the homeless and housing crisis pre-covid. Now imagine how that evolves with more than half the city out of work. For those of the council who are landlords, why wouldn't you pass stronger legislation to protect yourself? Who's moving in after you evict your renters affected by Covid? Who's moving to LA after it became one of the epicenters of infection AT ALL?

## Communication from Public

**Name:** Neva Huddleston

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** We have gone from a city filled with citizens living paycheck to paycheck to citizens living in quarantine and limited earning income to non-existent paycheck. As the elected officials chosen by the people to represent the people, you have a duty to put them first. Nothing less than a complete moratorium on evictions at this time will do.

## Communication from Public

**Name:** Levi Phillips

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello, I'm writing as someone who's a southern california native, and a resident of los angeles. I have been in the service industry all of my adult life. I work hard to help my community and manage to get by living paycheck to paycheck with little to no support given back from our city officials and local governments. As rent increases every year and conditions become worse, this global pandemic has show us how weak our system truly is. I, along with many other in my community will not be able to pay backed rent when ass of this is over. With hours cut, and jobs lost, how are we expected to pay our bills, put food on the table, and still manage to save money to pay back what is owed to our landlords. I ask for you to freeze rent, utilities and mortgages for the remainder of this covid crisis, in order for our community to get back on track and be able to provide their families and themselves with the care they deserve. We all deserve to be healthy and for a fighting chance out here. We are scared for our futures. Many of us do not know what thats going to look like. With so many people already on the streets, why are we going to put more people at risk of losing their homes in our city.

## Communication from Public

**Name:** Hallie VanEssen

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** PLEASE add no fault evictions for 'owner move in' to this item. Many 'owner move in's' are bogus and fraudulent. The only way to contest them is by going through the court process and litigating the matter. If we cannot go to court because of COVID-19, what are we supposed to do? My family will be homeless if my landlord continues to proceed with what I believe is an illegal no fault eviction. I am fairly certain my attorney and I can prove this in court. However, if we are forced out of our home, we will effectively be deprived of due process. Further if we continue dipping into our savings to pay attorney fees, we will not be able to pay rent. This is a horrible mess for everyone. Please protect us from landlords who will do anything to get us out of our rent stabilized home so they can make more money. It's time to prove you have our backs. Stop ALL evictions. Give us more time to pay our rent back. Please move swiftly.

## Communication from Public

**Name:** Mel Raymond

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Like countless others, I am writing to ask that rent for the city of Los Angeles be forgiven until this COVID-19 crisis is over. This is a drastic proposal, but no more drastic than shutting down the entire city until further notice, shutting the city's residents out of work. The reason we're seeing such a public outcry is because of the uniqueness of the situation. We've all been out of work, but we've never been ordered by our governor and our mayor to lose 100% of our income indefinitely with no plans to help. Typically when one is out of work, unemployment helps while we look for new jobs. Today, many of us CANNOT look for new jobs. And when this is over, many of those jobs are not coming back. The small businesses that we own and/or work for are not going to survive owing months upon months of rent when we're generating zero income while the expenses continue. Tenants (residential and commercial) cannot bear the burden of owing thousands of dollars in back rent once shelter in place is lifted. I understand that half of the Council is landlords, but I implore you to do what's best for the typical Angeleno. Thank you.

## Communication from Public

**Name:** John Janavs

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Suspending ALL rent payments is unfair and a death blow to all property owners. Rent relief should be on a case by case basis. There are many tenants that are still employed, work from home, live on social security or disability. The costs to maintaining and running a rental property extend far beyond just the mortgage and include property taxes, insurance payments, maintenance, none of which will be suspended. Tenants given a free pass with no minimum payment required will just get so deep in debt that they will never repay what they owe, even though the expenses that landlords won't go away. The solution to this is that EVERYONE loses a little, not one group gets a free pass at the expense of other.

## Communication from Public

**Name:** Patricia Realini

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** When the median LA resident spends over 50% of their income on rent (Curbed) and every 5% increase of rent results in over 2000 more people joining the already overwhelmingly population of homeless LA residents (LA Times) we need to do everything we can to support the city's health and safety through the COVID-19 pandemic that is only just beginning. Without immediate rent moratorium and eviction moratorium we will all, each and every resident of LA, suffer beyond what most can conceive. We need people to be able to hold on to whatever small financial ability they have to feed themselves and prioritize their own health and safety. Without a rent moratorium and eviction moratorium while a mortgage moratorium is already in place the city council is grossly exacerbating the impact of the COVID-19 pandemic for the illusion of profit. As empowered representatives of our population it is the council's moral imperative and civic duty to use their power to stop the coming contagion from resulting in exponential growth of an already enormous homeless population, crippling economic burden of the most vital workers who are already under enormous pressure to do essential work, and ultimately unnecessary death. Without these bare minimum measures of relief many will pay for their lives, without these bare minimum measures of relief each city council member who does not work towards these goals has blood on their hands. Our families and vulnerable community members need immediate action to protect our health and our livelihoods. I urge LA City Council to support the HealthyLA policy recommendations and 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.

## Communication from Public

**Name:** Ruby Rivera

**Date Submitted:** 03/27/2020 01:09 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** My name is Ruby Rivera representing Legacy LA in District 14. I am speaking as a member of the Healthy LA coalition asking the council to adopt the recommendations outlined by the letter shared with you all by members of our coalition. Tenants need real protections NOW! In this crisis we need real responses that protect and support those most in need. Having the expectation that tenants who are struggling to pay monthly rents would have to repay additional money does not make sense. We believe stronger actions must be taken to protect tenants. We demand that city council adopt the recommendations highlighted in the attached letters. Thank you.

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:** J Rey

**Date Submitted:** 03/27/2020 01:10 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Hello. i want to start by saying this ordinance and the governor's order that you are calling an "eviction moratorium" is weak, insufficient and misleading. It does not prevent landlords from seeking to collect rent, harass tenants, noticing them with a notice to pay or quit and initiate an unlawful detainer action against them. It does NOT stop evictions, for city government to state that it is a moratorium on evictions is an opportunistic lie. It puts the onus and labor and stress on tenants in crisis to respond in court online to any eviction lawsuits or at a later date which you know is not accessible , because people do not know their rights. this is unacceptable that the buck is passed onto renters. if landlords care about collecting rent then they should be working for a rent and mortgage freeze. This is unacceptable. what has the government really done for us? you are ordering people to stay home under threat of legal action yet expecting to be able to extract rent from people or have them emerge from this crisis in severe public debt. this throws thousands of people into poverty and uncertainty, and you really dont care about us, this is why we need to cancel rent for the duration of this crisis. freeze rents and mortgages immediately, community, organize together and protect each other and rent strike. these people do not represent us they represent development and capitalist interests. as someone pointed out half of these folks are landlords. this is only further evidence of class war. as you notice the federal government moves to bail out banks and reconsolidate wealth for the ruling class. thank you.

## Communication from Public

**Name:** Lisanne Magdaleno Lee

**Date Submitted:** 03/27/2020 01:10 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Lisanne Magdaleno Lee - Rodolfo's E5 Olvera Street, LA. Ca. 90012. Merchants of Olvera Street are placed in a "special" category with this Pandemic Covid 19. Due to the Mayor's Homeless Bridge Housing Program at Olvera Street, tourism is non-existent with consistent homeless presence. Now, due to this Worldwide Pandemic, the economic aspect it is placing these Merchants in "extreme" difficult hardship. Yesterday, at the El Pueblo Commission Meeting, the Deputy City Attorney stated that a City Council Vote will be needed to amend the Olvera Street Concession Agreement 23.13 Force Majeure Clause. It is a Policy Decision to Waive Rent. I am asking the City Council to please adopt a policy decision to waive the Merchant rents as stated by the City Attorney at the El Pueblo Commission Meeting for the duration of the quarantine and up to a year for the Merchants to get back on their "economic" feet. An Illegal Unlawful Detainer Case was brought against E5 in 2017. The Appellate Division of the Superior Court case number BV032709 reversed the decision of the Trial Court case no. 17U0722, whereas there is no Unlawful Detainer action. Thus the City illegally terminated the Concession Agreement and placed the tenant in an illegal eviction. The City has displaced my business going on three years. All of the items have been removed or sold by the El Pueblo Department.

## Communication from Public

**Name:** Stanislaus Dyro  
**Date Submitted:** 03/27/2020 01:14 PM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** My name is Stan Dyro and I live in Highland Park, Los Angeles (90042). I want to thank the council members for being here for this emergency meeting, but I want to speak honestly and directly to all of you about what's going on in our city. These items don't do enough to protect our essential workers and their financial obligations. Governor Newsom and Mayor Garcetti and the people of California acted swiftly and boldly to attempt to defeat this Coronavirus outbreak. But it is our local civic leaders like you who **MUST** set the standard for the nation. If our civic leaders can use bold action to close businesses, we must use bold actions like a RENT FREEZE or a RENT MORATORIUM, and use federal, state, local dollars to support our most vulnerable populations **IMMEDIATELY**. Our essential workers and renters are in a desperate situation. Many are now unemployed or significantly underemployed. Let's talk honestly about who these essential workers are: grocery store workers, healthcare workers. The services we need everyday, especially in this crisis. Yet landlords and investors in this city will use this crisis to acquire more wealth, unless this council takes **BOLD ACTION**. Corporate restaurant chains like Cheesecake Factory have already told their landlords they won't be able to pay rent in April. Many landlords are working with mortgage companies to defer or delay their payments. The president of the Federal Reserve the next few months has defiantly said that 30% of our workforce will be unemployed. The cliché is: As California goes, so goes the nation. So on May 1st or April 1st, expect millions of workers to stop paying their rent. These urgent emergency items and motions must be passed immediately but, it won't do nearly enough. The Average American has about \$400 in savings. Although I've heard from many landlords who are going to be hard hit by this crisis, if landlords don't demand local, state, and the federal government to use their power to intervene in the economy, expect an escalating crisis to occur within the next two months. Thank you, Stan Dyro

## Communication from Public

**Name:** Natalie Raymond

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** My name is Natalie Raymond & I live in district 4. I want to strongly encourage city council to immediately pass further renter protections up to & including a freeze on all rent payments & forgiveness of missed payments. Like millions of Angelenos I am a 1099 contractor & have lost the majority of my income almost overnight due to this health crisis. It is unclear what assistance, if any, I will be eligible for to recover from this crisis & I am now looking at looming homelessness as April 1st quickly approaches. I have watched with disappointment as my city councilperson continues to pass the buck claiming renter protections are a state or federal issue. Half of Los Angeles residents are renters & city council, though largely landlords themselves, owe the security of not losing one's home during a global crisis to their constituents. We cannot rely on landlords like mine, who flaunts city law regularly, to do the right thing. City council must act or we face an immediate explosion in homelessness which will cost lives. Thank you.

## Communication from Public

**Name:**

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

**Council File No:** 20-0147-S19

**Comments for Public Posting:** To whom it may concern, As someone who lost their job because of the mandated business closures, I think this ordinance does not go far enough to protect renters. It is basically saying that the solution to this crisis is the accumulation of debt. People living pay check to pay check are already struggling to make rent and it will be next to impossible to pay off this debt. We need a rent and mortgage forgiveness or however you need to word it. This policy will further thrust people into poverty and will not stop eviction but simply postpone the evictions. In 6 months (or even if it is extended) the evictions will continue and grow. You are just kicking the can down the road not solving the problem. This is for the mom and pop mortgage holders as well. Debt should not accumulate for them either or put on the end of their mortgages. This crisis is no ones fault but it is being treated like we all collectively took out loans. It shouldn't be treated as such. This should be a rent and mortgage forgiveness not a debt accumulation. Debt is not the solution. This also does not prevent eviction proceedings from being started. It requires renters to still respond and appear in court. Many people don't know how to go about this and will just comply out of fear. Right now, we as a state, city and county are seeing a failure of Capitalism. We need to use this moment to find ways to move past capitalism to something that is sustainable for everyone. RENT AND MORTGAGE STRIKE!!!!

## Communication from Public

**Name:** Roy Lehrer

**Date Submitted:** 03/27/2020 12:53 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Follow-up based upon public comment suggesting I get job. I am 63 years old - essentially in a high-risk group...this is not a time for me to look for a job. When I was laid off from Cedars-Sinai, I did look for a job. I was basically told I was not very employable because I was too old (this was not said out loud, but was implicated). The person's suggestion was out of line. Hello Council-members. Thank you for you 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, insurance and utilities 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 3 rental units, 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 very brief 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:** Tina Crnko

**Date Submitted:** 03/27/2020 12:55 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** PLEASE implement an immediate moratorium on evictions and freeze all rent indefinitely, with indefinite rent forgiveness. My roommates and I have all been laid off and cannot pay rent, and we don't know when and how we will be employed when this is all over. Thank you!

## Communication from Public

**Name:** Xanthe Scheps

**Date Submitted:** 03/27/2020 12:52 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am extremely concerned about the tenuous situation renters are in due to this pandemic. A huge cross-section of people have reduced or simply halted income due to Covid-19, and it is not enough for the city to simply have an Eviction Moratorium to protect those people. People are losing work, health insurance, hours, childcare, and more- the last thing they need is to also lose their homes. I can tell you that the communications I have received from my apartment management have been, to put it mildly, unsympathetic, and I do not trust them (as well as many other landlords) not to move forward with evictions during this period. What we need is a rent moratorium across the board in the city with a clear and achievable timeline of when those payments may be caught up on. This is a long term issue and things will not be back to normal soon and that should be reflected in rent protection legislation. No one should fear losing their home because of this crisis, and the fact that there has been mortgage leniency but not rent leniency is shameful. The federal government's relief package is pitiful and not at all indicative of the serious need in the country right now, and I am relying on my city that I love to help bridge that gap. In addition to a rent moratorium, I am also very concerned about our neighbors who are experiencing homelessness. I hope that the city will be providing resources like dumpsters, hand washing stations, and showers at informal encampments.

## Communication from Public

**Name:** Olivia Gauthier  
**Date Submitted:** 03/27/2020 12:53 PM  
**Council File No:** 20-0147-S19  
**Comments for Public Posting:** A rent moratorium or complete suspension of rent needs to be put in action now to prevent more homelessness, you need to figure out how to completely suspend all rent. No one can or should be expected to pay back rent, that would only put the city residents in more debt than they probably already are. Do your job and act further to protect renters.

## Communication from Public

**Name:** Eric Sheehan

**Date Submitted:** 03/27/2020 12:32 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Please suspend rents and mortgages for the length of the "Safer At Home" order. We cannot leave our homes. We cannot work. We cannot pay rent.

## Communication from Public

**Name:** Elizabeth isralowitz

**Date Submitted:** 03/27/2020 12:48 PM

**Council File No:** 20-0147-S19

**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:** Lauren Ahkiam

**Date Submitted:** 03/27/2020 12:42 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Thank you to the Council for moving forward with this eviction moratorium. Please strengthen this motion per the recommendations by Public Counsel to be a true eviction moratorium by amending this motion to add a presumption that any tenant who can't pay rent is affected negatively by the COVID-19, allow for a longer repayment timeline such as 24 months, and to prevent evictions from being filed. We must protect our residents, especially undocumented residents who will end up on the streets because of unfair pressure from unscrupulous landlords.

## Communication from Public

**Name:** David Quattrocchi

**Date Submitted:** 03/27/2020 12:42 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** Protect tenants with an indefinite full rent moratorium with fundraising assistance available to those who cannot pay it back within 6 months; provide job assistance for those laid off or fired during the next few months; provide all safety assistance including gloves and N95 masks for workers of grocery, drug retail, and food delivery with complete medical coverage for infected workers; cover sick leave for any workers sick or tending to sick loved ones during the pandemic; require retail food stores to dedicate one hour of customer business exclusively to the elderly and the disabled. And do this all with compassion and complete forgiveness in the name of humanity and love for your constituents who rely on you to assist in timely and helpful ways during crises such as this one.

## Communication from Public

**Name:** Dariush Brizuela-Nothaft

**Date Submitted:** 03/27/2020 12:33 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am writing because I am very concerned that we as a city are not doing enough to take care of the most vulnerable people in our community. Because of that I am asking that we 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, because that makes no sense. Given the public health needs of the moment, 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. We should also implement an immediate freeze on all residential and commercial rent increases and prohibit landlords from charging late fees. We should enact an ongoing moratorium on sweeps of the homeless population effective until the crisis is over.

## Communication from Public

**Name:** Robert

**Date Submitted:** 03/27/2020 12:35 PM

**Council File No:** 20-0147-S19

**Comments for Public Posting:** I support this. But it does not go far enough. With The stay at home order so many people around me are losing their income base. We need a rent forgiveness or a stay on rent/mortgage ordinance while this virus runs it's course. This will help prevent the piling up of debt that will be financially crippling to the middle class/working class and those in economically challenging communities. Please go a bit further with supporting the citizens of LA.

## Communication from Public

**Name:** Yuki Kidokoro  
**Date Submitted:** 03/27/2020 12:37 PM  
**Council File No:** 20-0147-S19

**Comments for Public Posting:** I am Yuki Kidokoro, resident of Council District 13. The Healthy LA coalition submitted a letter to you this morning, which can be found here:  
[http://healthyla.org/wp-content/uploads/2020/03/HealthyLA\\_Letter\\_to\\_City\\_Council\\_re\\_eviction\\_moratorium\\_3-26-2020.pdf](http://healthyla.org/wp-content/uploads/2020/03/HealthyLA_Letter_to_City_Council_re_eviction_moratorium_3-26-2020.pdf)  
We need City Council to stand with our most vulnerable residents who will likely feel the severest impacts of this crisis. We need you 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. So, we urge you support motions that will do the following: 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.