

Communication from Public

Name: a landlord who is held hostage by tenant

Date Submitted: 09/12/2022 11:23 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please stop eviction moratorium already. I'm not against tenant protection but it's wrong to use that as a reason to steal my home. For more than 2 years, I can't collect rent, can't sell my house, can't let family member move in, basically can't do anything with my own property while tenant is allowed to game the system. City of LA take away my own home and in the mean time still asking me to pay for all the expenses without reimbursing me. City should figure out another way to protect tenant without destroying law-abiding small landlords.

Communication from Public

Name: Cheryl Taylor

Date Submitted: 09/12/2022 11:28 PM

Council File No: 21-0042-S3

Comments for Public Posting: Councilmembers: I am in total support to end the Los Angeles County Moratoriums. I am a Mom and Pop rental unit owners and these moratoriums has seriously affected my ability to maintain and improve my property. I have a tenant that has NOT paid rent since March of 2020. That is 2-1/2 years of no rent I say it again 2-1/2 years of not receiving rent. This is the only industry that is still operating under a COVID 19 moratoriums. All other industries and even government has transition back to a sense of normal.

Communication from Public

Name:

Date Submitted: 09/13/2022 12:09 AM

Council File No: 21-0042-S3

Comments for Public Posting: I agree that permanent protections must be made before taking away the old ones. This has made housing possible for tens of thousands of people. We must keep these in place we will be back in a housing crisis like before if not.

Communication from Public

Name: Roger Davis

Date Submitted: 09/13/2022 02:13 AM

Council File No: 21-0042-S3

Comments for Public Posting: We (she and I, life partners) own a small duplex apartment in San Pedro. Both units are occupied, one is not paying rent, and expenses continue to occur. We are NOT a big bucks corporation, and even one tenant not paying is a 50% income drop !!! This tenant, unpaid since the beginning of the program except for by public funds until this May, has been driving a high-end BMW, sporting expensive fingernail treatments, apparently leaves minor children home alone, and is employed. While we have received partial income from public funds, the "BMW lady" is currently in arrears for over 10,000.00 and climbing ! The complicated compensation program (it was better than nothing), is now defunct. trying to get all paperwork filed both from tenants and the management company (we are elderly with illnesses, and unable to fully manage the apartments, and the management company wouldn't do much of the extra work on the program) and action taken was another nightmare in itself. This form of income is unreliable, inconsistent, and far less than current at almost all times. Cash flow was always way behind. On our small budget for this apartment, it was just not up to the needs of properly maintaining the building. Now with the program dead, we have no path at all to reimbursement !!! Not only is this unprofitable, but this is putting large burdens on our finances, with no end in sight. In addition to withholding our funds, this tenant and others have taken large portions of public funds, which at least over the last year, was not justified ! Covid is at a low, unemployment is at all-time lows, business is roaring, jobs are going unfilled !!! Please END this program which seems to go on endlessly IMMEDIATELY, while other areas have sensibly ended this kind of thing long ago ! We get no moratorium on taxes, insurance, repairs, general upkeep, water, power, etc, so more "holes in our pockets" !!! Another problem - It has been said many times that housing is needed, but this unjust situation is driving housing funds away from the area ! Thank you for your QUICK attention in stopping this legalized robbery !!!

Communication from Public

Name: Molly Becker

Date Submitted: 09/12/2022 11:10 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Molly and I've lived in North Hollywood for 10 years. I'm commenting in solidarity with the Keep LA Housed Coalition. As a renter, I want to urge the City to implement strong permanent renter protections before phasing out emergency COVID-19 tenant assistance. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions. Existing tenant protections are the only thing that have kept many of us from becoming homeless. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights. Thank you for your time.

Communication from Public

Name: Liz R

Date Submitted: 09/12/2022 09:54 PM

Council File No: 21-0042-S3

Comments for Public Posting: For 2.5 years, the city council has been protecting tenants like ours without covid hardships to have "spa days," rent yachts for their birthdays, sail up in hot air balloons and go to Burning Man (all posted publicly on their instagram pages) while keeping our foster family out of our own home due to your overly broad policies. It's time to end the moratorium and rent freeze by 12/31/22 or earlier. In desperation, Liz City of LA resident for 16+ years. Our Story My family—my husband Danny and I, along with his brother/brother's wife (Tim/Hana) purchased our duplex together at the end of 2020 after looking for years and pooling all of our savings. We are not commercial landlords. We simply bought a place we wanted to live in and have the support of family right upstairs. Typically, the law agrees that this is our right. Tim and Hana and their two (now three) small children were able to move into their unit, but because the city's emergency declaration includes a blanket moratorium on no-fault evictions, Danny and I have still been unable to assert our rights as owners to occupy due to tenants. Our tenants, 3 men in their mid-thirties, in the bottom unit have not claimed (nor are experiencing) COVID hardship. In fact, one of our tenants has the means to purchase the place outright, and even offered to do so after we bought the property. He even owns two cars including a DeLorean. They "simply don't want to move," have declined any kind of cash-for-keys negotiation and we had a failed mediation despite us offering them several months of advanced rent. My speech goes into some of the details about our tenants that is public info on their instagram feeds (going to burning man, renting yachts for birthdays, etc. (We do not want to make any personal attacks on them, but are simply demonstrating they are not the tenants this moratorium is meant to protect). Most importantly, our situation is time-sensitive aside from the financial hardship. My husband and I are foster parents, we spent last year living in a one-bedroom apartment with three different foster babies because we haven't been able to move into the duplex. That experience led to many complications: we've had to sleep on the couch because of the trauma our foster daughter came to us with, which caused a severe disc herniation that left me on bedrest over Christmas. we've learned Evie may be with us longer than originally anticipated, which requires that we move into a 2

Bedroom or larger before she turns 2 or else we risk her being displaced. one of the main reasons we pursued fostering was so that we could give a home to siblings. We wanted to provide a home for foster siblings to stay together, especially because there is a shortage of parents willing to foster siblings in LA. We can not do that in a 1-br. To prevent any possible instability for Evie, heal my back and open up our home for siblings, we moved in January, but it's a temporary arrangement that costs even more than our mortgage which won't be sustainable for long. Our story illustrates how the broad nature of the current moratorium has netted serious unintended consequences, but the mayor and the majority of city council members keep voting to extend the emergency order, and therefore the moratorium. Few to no other cities in this country still have emergency orders in place for covid and considering LA just hosted the Superbowl, Oscars, etc., it seems like the city is hurting families with bad/lazy policy decisions. We advocated with the county first to share our situation and the facts around how mom & pop landlords are the ones that provide affordable housing, work with tenants who struggle, and often are trying to house their elderly relatives. Within a couple months, the county adjusted the moratorium to exclude situations like our because they realized it was unreasonable as is. It's time for the city to do the same.

Communication from Public

Name: Edward Shurla

Date Submitted: 09/12/2022 09:54 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please consider the harm ending election protection will cause to people who have no where to turn . There must be a plan so that the unhoused population does not get far worse ,

Communication from Public

Name:

Date Submitted: 09/12/2022 08:35 PM

Council File No: 21-0042-S3

Comments for Public Posting: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional ; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration, Single mother who saved retirement money to purchase a duplex in LA City only to have the government put a strain on and destroying the dream of owning a small business. Sheila

Communication from Public

Name: Ernest Moore

Date Submitted: 09/12/2022 08:43 PM

Council File No: 21-0042-S3

Comments for Public Posting: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration,

Communication from Public

Name:

Date Submitted: 09/12/2022 08:49 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Andrew Gastelum and I live in Boyle Heights/East LA. I've been living here for 32 years, and I am a member of InnerCity Struggle and am in solidarity with the Keep LA Housed Coalition. As a renter, I want to urge the County to vote "NO" on item #7. If protections were to lift, many of my neighbors will be forced out of their homes through violent evictions before we've truly had a chance to recover from the financial impact of the COVID-19 pandemic. Our community needs permanent protections like those proposed in the Keep LA Housed Tenant Bill of Rights.

Communication from Public

Name: HUI Y BAO

Date Submitted: 09/12/2022 09:10 PM

Council File No: 21-0042-S3

Comments for Public Posting: Opposing Eviction Moratorium and Rent Freeze Councilmembers and Board of Supervisors: It has been 921 days. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration, Mariposa Investment Co. 5271 N. Huntington Dr. Los Angeles, CA 90032 09/12/2022

Communication from Public

Name:

Date Submitted: 09/12/2022 09:20 PM

Council File No: 21-0042-S3

Comments for Public Posting: City Council, This moratorium has gone on long enough. I understand that during the pandemic individuals needed assistance; however, society has endured that pandemic long enough. I own a rental property in the city of Los Angeles. Year after year, I pay taxes, fees, and upkeep my rental properties. During the pandemic, as a landlord, I was more than understanding of my tenants' situation and provided support, at my own expense. Currently, I am going through a divorce and need a home for my two daughters and I. Given the current moratorium, I have to pay rent far from my rental properties and workplace because I cannot "owner occupy" my home. My daughters and I have to share a one bedroom apartment, while my tenants, two able bodied men, live in my unit. I am willing to pay the fees required by the housing authority and have offered that amount to my tenants, to no avail. When I asked my tenants for an offer, they asked me to pay them \$90,000! Ridiculous! They have taken advantage of this moratorium. When is enough, enough? I ask you to please to consider ending the moratorium, as it is adversely affecting landlords in my situation. Furthermore, at what extreme does the city go to to ensure that there is a fair balance between the landlord/homeowner relationships. Given the current situation, tenants have taken advantage of this moratorium to adversely affect landlords. Secondly, mom and pop owners are struggling to make ends meet because of the restrictions imposed on us by the city. I understand that people are struggling financially; however, why do mom and pop landlords have to burden society's inequities? Consider creating a livable pay increase or other method to offset financial constraints. In conclusion, I am a landlord with two daughters going through a divorce who wishes to file a no fault eviction. In my home, two able bodied men live in the home and sleep in the rooms my daughters could be sleeping in, but because of the moratorium, they cannot. We are going on three years of this injustice. Please end the moratorium so my children can have a home to stay in. Respectfully, Mom and Pop Landlord

Communication from Public

Name: Kelsey McRae

Date Submitted: 09/12/2022 09:34 PM

Council File No: 21-0042-S3

Comments for Public Posting: “Hi, my name is Kelsey and I live in Los Angeles, specifically Highland Park. I’ve been living here for 9 years, and I’m here with (respective organization - i.e. “SAJE”, “CPC”, etc.) and in solidarity with the Keep LA Housed Coalition. As a renter, I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that has kept many of us from becoming homeless. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights. Keep LA Housed is encouraging the following talking points to address the recommendations in the Housing Department report: COVID-19 tenant protections prevented more people from falling into homelessness during the pandemic. Now is not the time to end these protections. Now is the time to enact stronger protections to prevent even more people from falling into homelessness. The City must keep emergency protections in place until permanent protections are enacted, including universal just cause protections and a permanent minimum threshold for nonpayment evictions. No expiration without replacement protections. Just cause should cover all renters in LA, including single-family homes owned by “non-corporate” landlords. Other cities in LA County have enacted universal just cause protections. Why shouldn’t the City? The City’s proposed expansion is insufficient - it will still leave hundreds of thousands of tenants vulnerable to arbitrary no-cause evictions. -We need permanent protections for nonpayment of rent, with a reasonable minimum threshold that protects tenants from eviction when they suffer disruptions in their income and allows them time to get back on their feet. We know tenants will continue to suffer from illness, sudden job loss, and other disruptions which will temporarily get in the way of being able to pay rent. Temporary loss of income shouldn’t mean homelessness for those families. -The 7-day notice requirement for nonpayment in November and December 2022 is unnecessary and will harm

the most vulnerable tenants who may need to rely on the protections the most. -Pets and unauthorized occupants who moved in during the pandemic should stay protected. Landlords have the tools they need to address problems if they arise, but we should not hurt families' chances of staying housed by tearing them apart. -Relocation assistance should be required for non-rent stabilized tenants who are displaced by large rent increases, even if less than 10%. -The City must enact a codified right to counsel. With Measure ULA, the City has the chance to finally do this. -The City should also act to strengthen other tenant protections after replacement eviction protections are in place: the City should enforce Tenant Anti-Harassment protections, strengthen code enforcement to address all the habitability issues that have occurred in the pandemic, and remove discriminatory barriers to housing like credit history, eviction history, and criminal history which will get in the way of our recovery and worsen our housing crisis. Below are the 9 policy recommendations in the LA Tenant Bill of Rights developed by the Keep LA Housed Coalition . Think of which policies would be most impactful for you and your loved ones so that you can include that in your public comment. 1) Rent stabilization to the maximum extent allowed by state law 2) Universal just cause protections 3) Limitations on evictions for failure to pay rent 4) Relocation assistance for tenants displaced for no fault of their own 5) Effective tenant anti-harassment protections 6) Safeguards when landlords attempt to buyout tenants 7) Codified right to counsel for tenants facing eviction 8) Strong proactive code enforcement 9) Removal of discriminatory barriers to housing access, like credit history, eviction history, and criminal history Thank you for your time and attention.

Communication from Public

Name: Stephanie Smith

Date Submitted: 09/12/2022 07:44 PM

Council File No: 21-0042-S3

Comments for Public Posting: Council members: I urge you to keep the eviction moratorium in place and to focus the city's efforts on programs to help landlords work with their tenants and keep them in place. As you know, rents are much higher than they were pre-pandemic. How are tenants being evicted for not paying rent supposed to afford the higher rent of a new place? How are the supposed to afford the expense of moving? Ending the moratorium will force them into homelessness or to leave the city and maybe state altogether, uprooting parents from jobs and their children from schools. Please have compassion for renters. They need your support and help much more than their landlords do.

Communication from Public

Name: Matt Wait

Date Submitted: 09/12/2022 06:48 PM

Council File No: 21-0042-S3

Comments for Public Posting: This moratorium is the ONLY reason that homelessness didn't explode over the pandemic and grew slower than in previous years. No repeal without permanent protection!

Communication from Public

Name: Deana Ruggieri
Date Submitted: 09/13/2022 09:40 AM
Council File No: 21-0042-S3
Comments for Public Posting: Please consider keeping eviction protections in place because we are renting from an owner who bought our building just before the pandemic and has employed many unethical means to "push out" long term tenants. We need all the support from the city as possible. Thank you.

Communication from Public

Name:

Date Submitted: 09/13/2022 09:54 AM

Council File No: 21-0042-S3

Comments for Public Posting: As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss and existing tenant protections are the only thing that have kept many of us from becoming homeless. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights. The City must enact a codified right to counsel. With Measure ULA, the City has the chance to finally do this. The City must keep emergency protections in place until permanent protections are enacted, including universal just cause protections and a permanent minimum threshold for nonpayment evictions. No expiration without replacement protections. Just cause should cover all renters in LA, including single family homes owned by “non-corporate” landlords. Other cities in LA County have enacted universal just cause protections. Why shouldn’t the City? The City’s proposed expansion is insufficient - it will still leave hundreds of thousands of tenants vulnerable to arbitrary no-cause evictions. We need permanent protections for nonpayment of rent, with a reasonable minimum threshold that protects tenants from eviction when they suffer disruptions in their income and allows them time to get back on their feet. We know tenants will continue to suffer from illness, sudden job loss, and other disruptions which will temporarily get in the way of being able to pay rent. Temporary loss of income shouldn’t mean homelessness for those families. Pets and unauthorized occupants who moved in during the pandemic should stay protected. Landlords have the tools they need to address problems if they arise, but we should not hurt families’ chances of staying housed by tearing them apart. Relocation assistance should be required for non-rent stabilized tenants who are displaced by large rent increases, even if that amount is less than 10%.

Communication from Public

Name: Babette A Ory

Date Submitted: 09/13/2022 12:58 AM

Council File No: 21-0042-S3

Comments for Public Posting: Hello BOS I am a, disabled senior in RSO in Gil Cedillo's District1 My new Landlord Javier Anda as of 6/15/2022 Has attempted to double my rent.and charge \$100.00more as rent increase.Add to that my &my housemate are living in substandard 100 year old housing. Mr.Anda had not addressed any lack of:heat,smoke dectotors,Carbon monoxide,nor low flash toilet,no gas dhutiff for earthquake.bad windows.blkMold. And patched by me holes from Rats.,Now he wants us out for 3 day to fumigate.I have allergies,as such it would take 5 days yo fully air out for my breathing.My Anda on next to last Tuesday of Aug.,eithout Permits Noè Notice cut down CaBlk Ealnut.Elderberry and Elm.My neighbors came down ,stopped tree service from decimating more protected trees. This is only part of the harrasment.Anda said we did not pay rent.I paid as did my housemate. We have no right to garage or parking,8.5 years we have had parking and garage with remote opener. We have to move out funiture.plants .We can leave Cats when house is fumigated outside. And \$50 per day for motel. My housemate is not my boyfriend. So Anda will not remite \$22,350 for moving,nor do repairs.But intendo to build,remodel diwnstairs duplex common area.and all with Zero considerazioni for us.He intends to tear down wall next to my car,his workers dropped tree branche on car also.Anda does not call nor give notice.but neighbors hear hom staying he's taking down all trees.and sidewalk ,brick wall soon. 309 Museum Dr LA 90065 Babette Ory

Communication from Public

Name:

Date Submitted: 09/13/2022 09:06 AM

Council File No: 21-0042-S3

Comments for Public Posting: DO NOT END TENANT PROTECTIONS! i am one of tens or possibly hundreds of thousands of people who is housed at the moment ONLY because the COVID-19 protections are still in place. my landlord has already sought to illegally begin the eviction process against me, despite being in an RSO w/ what are supposed to be some of the strongest protections in the state. we already have nearly 70K people living Unhoused; we CANNOT lift protections unless or until we implement strong and permanent protections. Phase outs and landlord bailout programs continue to put tenants in danger and do NOTHING to address the housing crisis here that's existed long before (and only been exacerbated by) the pandemic.

Communication from Public

Name:

Date Submitted: 09/13/2022 08:24 AM

Council File No: 21-0042-S3

Comments for Public Posting: I am strongly encouraging the Los Angeles City Council to end the outdated Eviction Moratorium. We are no longer experiencing the same dangers we had at the beginning of the COVID-19 pandemic. As a family who owns a 2 unit mom & pop rental unit in the City of Los Angeles, we have been greatly affected by the inability to provide housing for our own children. In 2020, our mom succumbed to COVID-19 and left us a house with 2 units. The highest paying tenant pays substantially less rent for a house than our daughter pays for a 1 bedroom apartment. The house we inherited is a 3 bedroom house with 2 bathrooms, large living room, kitchen and laundry room. We do not have the ability to exercise the Ellis law to remove this tenant from this property as the tenant egregiously refuses to leave it. Our son, who has Autism, would also benefit from living there but without having the option to evict this tenant he too may soon become unhoused. This is extremely unfair! This is OUR property and the City has prevented us from housing our own children in the City of Los Angeles.

Communication from Public

Name: Robin Powell

Date Submitted: 09/13/2022 08:03 AM

Council File No: 21-0042-S3

Comments for Public Posting: We must protect and serve those that are most vulnerable. Ending eviction protections with having viable implementable plans to protect the community is harmful and will increase the homeless population. In the last month I know 2 people who have lost their housing both due to Covid in spite of the current moratorium. One because she has long Covid and can't work so she just gave up and is living in her car, the other a family of 4 who's landlord put the property up for sale to get rid of them. You guys should shadow the homeless to see what truly goes on with them. It would open your eyes and ears.

Communication from Public

Name:

Date Submitted: 09/13/2022 12:37 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Claire Mason

Date Submitted: 09/13/2022 12:40 PM

Council File No: 21-0042-S3

Comments for Public Posting: Needs to end, this is not fair to the honest people who have paid their rent the entire time.

Communication from Public

Name: Michael

Date Submitted: 09/13/2022 12:41 PM

Council File No: 21-0042-S3

Comments for Public Posting: Enough is enough. People are no longer affected by Covid to the extent they can't work for months on end.

Communication from Public

Name:

Date Submitted: 09/13/2022 12:42 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Brian Chuck

Date Submitted: 09/13/2022 12:42 PM

Council File No: 21-0042-S3

Comments for Public Posting: California Apartment Association: Call to Action On Wednesday, September 14, 2022 at 3 pm, the Los Angeles City Council Housing Committee will evaluate the Housing Department's report dated August 25, 2022. Significant recommendations from the report include: • Allowing tenants to self-certify their inability to pay rent due to COVID-19 from the period of November 1, 2022 to December 31, 2022 (with the COVID-19 eviction moratorium ending on Dec. 31, 2022) • Expanding just-cause eviction protections beyond RSO units to non-RSO multifamily units, corporate-owned single-family homes and condos • Mandate that landlords submit evidence of eviction notices served to tenants for both just-cause and no-fault evictions Enter Council File #21-0042-S3 and Copy/Paste the below text. Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city's housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today's reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name:

Date Submitted: 09/13/2022 12:43 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Tiffany Do

Date Submitted: 09/13/2022 12:45 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Tiffany Do in solidarity with the Keep LA Housed Coalition. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights.

Communication from Public

Name:

Date Submitted: 09/13/2022 12:46 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Chris Lievois

Date Submitted: 09/13/2022 12:46 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name:

Date Submitted: 09/13/2022 12:46 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Thomas Hirschauer

Date Submitted: 09/13/2022 12:47 PM

Council File No: 21-0042-S3

Comments for Public Posting: California Apartment Association: Call to Action Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: edward sabetfard

Date Submitted: 09/13/2022 12:48 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: ron mehta

Date Submitted: 09/13/2022 12:48 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, I am very sorry that Los Angeles is IGNORANT to the fact that Covid is over ; as other governments all over the world and nationally no longer have archaic covid relief. Los Angeles is lagging and Big Business is moving out of State. Congratulations to the Ignorants who continue to allow MOST tenants to take advantage of the system and skip out of paying rent. Wake UP - our City has gone to the dumps! It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you. R. Mehta

Communication from Public

Name: Jon Barach

Date Submitted: 09/13/2022 12:48 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name:

Date Submitted: 09/13/2022 12:51 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Joshua Blacker

Date Submitted: 09/13/2022 12:52 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please end the eviction moratorium and rent freeze. Everyone of my tenants who isn't paying is working and thus committing fraud. I see lots of boxes of new big screen TVs, new furniture, one told me he was going on vacation but still wouldn't pay rent saying "why should I, there's nothing you can do?" Enough !! The law wasn't put in place to encourage fraud. The City, County, utilities, trash companies and everyone else who requests money has raised their prices, but I'm frozen in time. This is so unfair. I'm a housing provider, not a bank or a charity.

Communication from Public

Name: ian jack

Date Submitted: 09/13/2022 12:59 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you. Ian Jack

Communication from Public

Name: Alexander Elyon

Date Submitted: 09/13/2022 01:02 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Nathan M Korman

Date Submitted: 09/13/2022 01:03 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Gabriel

Date Submitted: 09/13/2022 01:05 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: John Janavs

Date Submitted: 09/13/2022 01:10 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crisis is over. Good housing policy requires you to treat housing providers with fairness and as part of the solution to house LA, rather than an enemy. The Covid crisis has led to poorly thought out permanent regulations that are counterproductive to shared goals of making housing more affordable and accessible in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs are skyrocketing. Our costs are rising at a far higher rate than even the CPI. YOU have even guaranteed corporate giants like Waste Management and Athens Services over 6% annual increases while refusing to allow housing providers to adjust rents even meagerly. The freeze should not continue. It is ethically wrong to hold housing providers hostage and make us shoulder increasing costs out of our pocket, when 98% of tenants are not only back on their feet but doing better than pre-pandemic. I worked multiple jobs for decades to be able to buy my small buildings. This is now my living, my retirement. I have no 401k. Why should I be subsidizing fully employed tenants that are already paying well under market rents? If the city of LA wants to provide affordable housing as it should, you need to build and manage it rather than robbing property owners to subsidize housing for people that don't need help. Or fund a rental assistance program. You need to address your policies to those that genuinely need help rather than blanket legislation that is biased and unfair towards housing providers. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance for tenants. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – blatantly ignoring entirely both the changed circumstances and the outsized negative impact such policies have had on the city's housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects

today's reality. It's wrong to extend the rent freeze and it's time that you all have the courage to do the right thing rather than the politically popular. Leadership is about doing the right thing for everyone, not just for one group. The moratorium and rent freeze must end now. Thank you, John Janavs

Communication from Public

Name: CJ Savage

Date Submitted: 09/13/2022 01:11 PM

Council File No: 21-0042-S3

Comments for Public Posting: commit to protecting tenants in Los Angeles and slowing the homelessness crisis by keeping Angelenos in their homes! we need permanent protections for our tenants.

Communication from Public

Name: LaAsia Stith

Date Submitted: 09/13/2022 11:57 AM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is LaAsia Stith and I live in Los Angeles, CA. I've been living here for 4 years, and I'm here with SB Tenants Union and ACCE who are in solidarity with the Keep LA Housed Coalition. As a renter, I want to urge the County to vote "NO" on item #7. If protections were to lift my family and I would be homeless alongside thousands of other Los Angeles Residents. We need a recovery period that allows LA County and cities currently covered by the county protections to adopt strong permanent protections for tenants so that working class people can maintain housing! Our communities need permanent protections like those proposed in the Keep LA Housed Tenant Bill of Rights. The pandemic has significantly affected my living situation because ... • COVID-19 tenant protections prevented more people from falling into homelessness during the pandemic. Now is not the time to end these protections. Now is the time to enact stronger protections to prevent even more people from falling into homelessness. • The City must keep emergency protections in place until permanent protections are enacted, including universal just cause protections and a permanent minimum threshold for nonpayment evictions. No expiration without replacement protections. • Just cause should cover all renters in LA, including single family homes owned by "non-corporate" landlords. Other cities in LA County have enacted universal just cause protections. Why shouldn't the City? The City's proposed expansion is insufficient - it will still leave hundreds of thousands of tenants vulnerable to arbitrary no-cause evictions. • We need permanent protections for nonpayment of rent, with a reasonable minimum threshold that protects tenants from eviction when they suffer disruptions in their income and allows them time to get back on their feet. We know tenants will continue to suffer from illness, sudden job loss, and other disruptions which will temporarily get in the way of being able to pay rent. Temporary loss of income shouldn't mean homelessness for those families. • The 7-day notice requirement for nonpayment in November and December 2022 is unnecessary and will harm the most vulnerable tenants who may need to rely on the protections the most. Pets and unauthorized occupants who moved in during the pandemic should stay protected. • Landlords have the tools they need to address problems if they arise, but we

should not hurt families' chances of staying housed by tearing them apart. • Relocation assistance should be required for non-rent stabilized tenants who are displaced by large rent increases, even if less than 10%. The City must enact a codified right to counsel. With Measure ULA, the City has the chance to finally do this. • The City should also act to strengthen other tenant protections after replacement eviction protections are in place: the City should enforce Tenant Anti-Harassment protections, strenghtencode enforcement to address all the habitability issues that have occurred in the pandemic, and remove discriminatory barriers to housing like credit history, eviction history, and criminal history which will get in the way of our recovery and worsen our housing crisis. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please vote "NO" on Supervisor Barger's motion to initiate a formal phase-out of COVID-19 emergency tenant protections.

Communication from Public

Name: Michael in Del Rey

Date Submitted: 09/13/2022 11:37 AM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Michael and I live in Del Rey, which is in the City of Los Angeles. I've been living here for 17 years, and I'm here with the LA Tenants Union and in solidarity with the Keep LA Housed Coalition. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. I am afraid to ask my landlord for more than just essential or urgent fixes in our apartment, as I am concerned that if I do it could lead to rent increases and/or worse. And we have been hearing from tenants who come to our Westside local (of the LA Tenants Union) meetings who are receiving much worse: harassment, big rent increases, threats of eviction, and so on. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights. Thank you in advance for your helping renters in your jurisdiction.

Communication from Public

Name: Michael Lopez

Date Submitted: 09/13/2022 11:41 AM

Council File No: 21-0042-S3

Comments for Public Posting: Hello, My name is Michael Lopez and I live in Los Angeles, CD 4. I've been living here for nearly 10 years, and I'm here in solidarity with the Keep LA Housed Coalition. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. The pandemic has significantly affected my living situation because I was laid off in April 2020, shortly after lock downs. I was unemployed for 10 months, and did not have access to my unemployment funds for over two months. During this time, I could not afford to pay rent and I relied on mutual aid organizations to provide groceries for my family. Many people in my building were in the exact same boat. Without the city's protections, my family and I would have fallen into homelessness. I was recently laid off again, and while I have unemployment income to help pay my rent, I'm not sure for how long. Enacting a tenants bill of rights could help me and my family from falling into homelessness. If you truly care about eradicating homelessness, you can do something to make sure people don't get evicted because they lost their job. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights. Thank you, -Michael

Communication from Public

Name: Carolyn Klarecki

Date Submitted: 09/13/2022 10:08 AM

Council File No: 21-0042-S3

Comments for Public Posting: It is reckless to end Covid protections for renters while our city suffers from a dire housing crisis. Ending these protections will only guarantee further displacement of Angelenos from their homes, exacerbating our city's biggest struggle. We need permanent protection for renters now!

Communication from Public

Name: Heidi Gonzalez

Date Submitted: 09/13/2022 10:24 AM

Council File No: 21-0042-S3

Comments for Public Posting: Hi my name is Heidi Gonzalez. I am a single mother and a tenant in the City of LA along with my 2 year old daughter, Sarita. As a single mother, this pandemic has been really hard on me. I've gotten COVID three times from needing to go out to work, which negatively impacted my income. I also have been experiencing harassment since July 2021 because the landlord believes that I do not have a right to live in his unit. In the early months I was current with my rent, but I lost my job due to getting sick with covid for a second time and soon couldn't pay. My landlord has made it really difficult for me and my daughter to live in peace: He broke into my home and removed all the furniture and electronic devices. He took out the kitchen sink and broke in to strip the floor from the living room. He also removed the door from the unit, and exposed me and my daughter to danger. He also threw out into the street some of my personal items. He then shut off the water, gas, and electricity in the unit. The next day, a social worker came because the landlord had told them that I was living with my daughter in dangerous living conditions. Conditions that he created. This year he filed an eviction for non payment of rent despite my repeated attempts to get him to cooperate with the state program. In this process, he also threatened with microaggressions. All of these actions against my family took me close to giving up and moving to the streets. But I found support with Eastside LEADS. Now I am here today to let your team know that we need stronger permanent protections. We need you to stand up for your constituents and champion permanent rights beyond the pandemic. These emergency protections have kept us housed during the pandemic, but the Tenant Bill of Rights will keep us housed AND help recover sustainable housing in Los Angeles County. Tenants are human too and we deserve to feel safe in our homes! Just like the property owners! I am here today to ask LA City to adopt the Keep LA Housed Tenant Bill of Rights, because it's a great solution that will help other mothers like me be able to live safely and with dignity.

Communication from Public

Name:

Date Submitted: 09/13/2022 10:53 AM

Council File No: 21-0042-S3

Comments for Public Posting: It is time to end the freeze and moratorium. There is no longer any justification for its continuance. It is time to take the responsible steps and end the emergency orders.

Communication from Public

Name:

Date Submitted: 09/13/2022 11:03 AM

Council File No: 21-0042-S3

Comments for Public Posting: Rental protections has been essential for many families during the pandemic and saved them from homelessness and being on the streets. Landlords are already waiting for the protections to end so they can maximize their profits and take families out of their rental units. Landlords have received money from PPP and EIDL yet their greed has no end in sight. Please save people from homelessness and protect them from being in the streets. Thank you

Communication from Public

Name: Jacob Sedgh

Date Submitted: 09/13/2022 12:54 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Brandon Graham

Date Submitted: 09/13/2022 01:56 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider in Los Angeles, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures and I am considering doing so myself. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you for your consideration.

Communication from Public

Name: Christine

Date Submitted: 09/13/2022 01:47 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Jenny Kaczorowski

Date Submitted: 09/13/2022 01:48 PM

Council File No: 21-0042-S3

Comments for Public Posting: Members of the City of Los Angeles Housing Committee, As you consider the report from the Los Angeles Housing Department and the recommendations to amend the eviction moratorium, I want to share my impact statement. For 31 months, my tenant has not paid rent. He has received the maximum amount of rent relief available from the state ERAP and still owes more than \$40,000. During this time, he has posted pictures of vacations and lavish meals. He has boasted about performance gigs and signing contracts. He refuses to cooperate with our homeowners association requests or keep his home clean. Throughout these years and months, he has refused to communicate. He has refused offers for help with filing for unemployment or job seeking. He has refused offers to lower his rent, to forgive portions of his rental debt, anything to enable him to pay even a portion of the rent he owes each month. Nothing has changed. He continues to live in a luxury condo in Playa Vista, with seemingly no disruption to his life while my family carries the entire financial burden of two household's housing expenses. My husband and I bought our condo in 2008, confident that it would be a wise financial decision for the future of our family. Our children were born there and spent their toddler years in that home. In 2017, we felt we'd outgrown the space and rented a house with a backyard in Hawthorne while we saved to buy a house in the future. We decided to rent out our condo, using the small profit we earned after paying the mortgage, property taxes, homeowners dues, maintenance and repairs, to bridge the gap between the cost of the condo and rent on our home. When the pandemic struck, we prepared as best we could financially. We let our tenant know we understood having to delay paying rent. We took on extra work to cover the additional expenses, with my husband working as much as 80 hours a week. We assumed our tenant would appreciate the support and keep us informed of his situation. Instead, we've been met with silence, anger, and disbelief. Month after month, we have waited and hoped for some financial relief. Month after month, he ignores us and grows defensive when we ask for information. We are not wealthy. We are not looking for an excuse to evict our tenant. But we want someone to stand with us and say it is time for tenants to pay rent or provide some evidence of COVID impact. We have very real expenses. We have had very

real impacts on our mental, physical, and emotional health. Our condo has been taken from us and there is nothing we can do short of dragging our tenant into court to ask for proof. We don't want to take that action. We don't want to evict. But we do want our tenant to pay the rent he agreed to pay. For 31 months, no one has listened. I have sent dozens of letters with no response or form letters with incorrect or outdated information. No one has recognized the burden carried by small landlords. We know we're nowhere near the worst off. We have been able to work continuously. We haven't fallen behind on our rent or mortgage. But after 31 months, please listen to us now. Please give us an end date so that we can move forward with our family's financial future. So that we can sleep again. So that we can begin to recover from the pandemic like every other segment of the economy has. We will never be whole again. We will never recover from what this experience has inflicted on our hearts, minds, and the trust we had in our representatives. But let us begin to heal. Please, end the moratorium.

Communication from Public

Name: Jerard Wright

Date Submitted: 09/13/2022 12:28 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please see attached letter expressing our concerns about proposal and requesting ending the eviction moratorium without added policies.

Communication from Public

Name: Lois Kim

Date Submitted: 09/13/2022 01:20 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, I've been living in Hollywood for the past 5 years and in the last couple of years I have seen crime and homelessness rise dramatically. Please do not vote to rise homelessness! I gurantee you that the moment eviction protections end, landlords and management companies will file for evictions regardless people's needs or income. I personally have been threatened with eviction even though I am currently covered by the tenant protections since I havent had a single source of income for the past two years. I am single and live alone and I am a highly educated individual. I managed to get a work visa after college for management but in March 2020 I was temporarily unemployed due to the ppandemic. Before my company resumed business the President decided to not renew by type of Visa to reduce unemployment amongst US citizens. It took years and thousand of dollars to file for my work authorization, My company kept my position open for a year but eventually had to replace me. So I was immedietly impacted and still am 2.5 years later. For some people it is not as simple as to get another job. I know people who are permanently disabled or suffer from long Covid and therefore cannot worh the same jobs as before the pandemic. So I think you should consider those renters who are still severlyimpacted by the health crisis and inflation and who will for sure be homeless in January, in the middle of winter. Please vote to continue eviction protections for those who trully need it.

Communication from Public

Name:

Date Submitted: 09/13/2022 01:23 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those affected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city's housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today's reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: michael loboda

Date Submitted: 09/13/2022 01:23 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you. Michael Loboda

Communication from Public

Name: Ani

Date Submitted: 09/13/2022 01:25 PM

Council File No: 21-0042-S3

Comments for Public Posting: In the last couple of years I have seen my neighborhood change towards the worst. A family of 4 are currently living in a studio in my building. Two adults and two preteen kids and they do not even have a bedroom. It is families like this one that will be homeless if eviction protections end in the middle of an inflation crisis and when people still suffer the health and economic consequences of the pandemic. Our hardship in LA county community are not over yet so the eviction protections shouldn't be either!! Most landlords in LA county are rich hedgefund companies that don't even know the tenants names. Please make the protections more personable and leave them in effect for those who trully need them!!!

Communication from Public

Name: Sam Hakim

Date Submitted: 09/13/2022 01:29 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you. Sam Hakim

Communication from Public

Name: Ridaa Murad

Date Submitted: 09/13/2022 01:33 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Our mortgage payments are not being frozen, our operating expenses are not being frozen so the moratoriums on the only sources of funds that allow us to operate as housing providers are being stripped away. This needs to change IMMEDIATELY!!! Thank you. Ridaa Murad Managing Member Breakform Realty Ventures

Communication from Public

Name: Rene Christian Moya

Date Submitted: 09/13/2022 06:21 PM

Council File No: 21-0042-S3

Comments for Public Posting: My name is Rene Christian Moya and I'm urging the City NOT to phase out emergency COVID-19 tenant protections, or to implement strong permanent tenant protections before phasing out existing emergency protections. With rent prices and inflation skyrocketing, many tenants are struggling to make up for rent they missed due to illness or job loss, amidst harassment by landlords and slum living conditions. Existing tenant protections are the only thing that have kept many tenants from becoming homeless. COVID-19 tenant protections prevented more people from falling into homelessness during the pandemic. Now is not the time to end these protections. Now is the time to enact stronger protections to prevent even more people from falling into homelessness. The City must keep emergency protections in place until permanent protections are enacted, including universal just cause protections and a permanent minimum threshold for nonpayment evictions. No expiration without replacement protections. Just cause should cover all renters in LA, including single family homes owned by "non-corporate" landlords. Other cities in LA County have enacted universal just cause protections. Why shouldn't the City? The City's proposed expansion is insufficient - it will still leave hundreds of thousands of tenants vulnerable to arbitrary no-cause evictions. We need permanent protections for nonpayment of rent, with a reasonable minimum threshold that protects tenants from eviction when they suffer disruptions in their income and allows them time to get back on their feet. We know tenants will continue to suffer from illness, sudden job loss, and other disruptions which will temporarily get in the way of being able to pay rent. Temporary loss of income shouldn't mean homelessness for those families. The 7-day notice requirement for nonpayment in November and December 2022 is unnecessary and will harm the most vulnerable tenants who may need to rely on the protections the most. Pets and unauthorized occupants who moved in during the pandemic should stay protected. Landlords have the tools they need to address problems if they arise, but we should not hurt families' chances of staying housed by tearing them apart. Relocation assistance should be required for non-rent stabilized tenants who are displaced by large rent increases, even if less than 10%. The City must enact a codified right to counsel. With Measure ULA, the City has the

chance to finally do this. The City should also act to strengthen other tenant protections after replacement eviction protections are in place: the City should enforce Tenant Anti-Harassment protections, strengthen code enforcement to address all the habitability issues that have occurred in the pandemic, and remove discriminatory barriers to housing like credit history, eviction history, and criminal history which will get in the way of our recovery and worsen our housing crisis. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights.
Urgently, Rene C. Moya

Communication from Public

Name: Haley

Date Submitted: 09/13/2022 06:28 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Haley and I live in Westlake. I've been living in Los Angeles for 3 years. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. Eviction filings are already back at pre-pandemic levels, even with existing protections. Permitting rent increases and stripping away COVID-related protections will only exacerbate the housing crisis. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights.

Communication from Public

Name: Steve

Date Submitted: 09/13/2022 06:41 PM

Council File No: 21-0042-S3

Comments for Public Posting: My wife and I own a 7-unit low-income property that we purchased 15 years ago as an investment towards our retirement in 2-3 years. We've always done our best to keep the property in good condition and respond to our tenants needs promptly. Our last vacancy was in 2015 and rents range from \$675 a month (20-year tenant) to \$980 a month (7-year tenant). Like like many of the mom and pop owners who own investment property, we feel we can be good stewards and earn a reasonable profit. I'm imploring the city council to restart the annual rent increases on Jan 1, 2023, rather than waiting until Jan 2024 which will be 4 years since the last rent increase. Pre-Covid, the 3-4% annual rent increases barely kept up with the rise in annual expenses. However, since then, the recent rise in the cost of managing these units (taxes, utilities, repairs, LAHD fees, etc.) have been a financial hardship. I'm now mulling an offer to sell the property to a developer and place our hard-earned money into an investment that offers a return. I hate to do that to our tenants since it would mean they would eventually be evicted, but we really cannot afford (nor do we feel it's fair) to subsidize the City of LA's tenants long after the every other municipality have ended their coved restrictions. Lastly, I would also like to point out that requiring a tenant to be \$10,000 in the arrears before initiating an eviction is a poor idea. In our case, a tenant could be delinquent for nearly a year before we could file an unlawful detainer to remove them. Thank you for your consideration.

Communication from Public

Name: K.W. Jackson

Date Submitted: 09/13/2022 06:42 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Housing Committee Members, Please accept this correspondence as my official notice to you that I am in complete support of the Council ending the City's eviction and rent increase moratorium. I fall in the category of "mom and pop" operator who has devoted years just trying to provide decent housing for those who are in need in the City of Los Angeles while at the same time working a full time job. We've been pleading with you for years now and you've heard it all. You may try to argue or think that you have made available to us ways to recoup our losses through "Housing is key" but that is simply not true! In regard to the loss of rental increases, when it's all said and done will be four years without an increase, you've never allowed a remedy for that lost income. This is an extra burden for those who had made new rental property purchases just before the pandemic, who were relying on the allowable increases to offset the increase cost basis that comes with a new owner purchase of a rental property. When the dust settles, this unnecessary financial loss to thousands of property owners could expose the City to significant liability. It's time, at the very least, to set a date certain for this moratorium to end! Sincerely, K.W. Jackson

Communication from Public

Name: Robert Moore

Date Submitted: 09/13/2022 05:14 PM

Council File No: 21-0042-S3

Comments for Public Posting: Robert Moore Sept. 13,2022 To: Los Angeles City Council re: Opposing eviction moratorium and rent freeze. Council members: Please end this unconstitutional eviction moratorium immediately. I am a retired senior citizen (76 years old). My residential rental property is my retirement plan. Tens of thousands of dollars are being taken from my retirement income. I know of a tenant who has claimed financial hardship because of Covid 19 since the beginning of the pandemic. They qualified for the property by proving adequate income. They never lost their job and continue to work for the same company to this day. They have been able to avoid paying over \$60,000.00 in rent. Their landlord is not allowed to challenge their hardship claim because the L.A. City Council policy declares that it would be harassing them by even questioning their hardship. I am sure that thousands of landlords suffer from this same situation. This is so unfair. Tenants should have to renew their hardship claims every month or two with verifiable facts to prevent their fraudulently claiming Covid 19 hardship. Many tenants have accumulated seemingly insurmountable debts because of this policy. This is not fair to tenants. Are you, the Council members, going to create a rescue plan for all of the tenants and landlords in Los Angeles who are looking at major financial burdens created by this, your policy??? The first step must be to end this horrible eviction moratorium immediately to avoid compounding the financial nightmare. Secondly, you must create a plan for those who verifiable really have a hardship. Thirdly, you need to create a program to recompense all the landlords and tenants who have suffered financial losses and debts because of this poorly conceived plan. PLEASE PUT AN END TO THIS UNFAIR EVICTION MORATORIUM FOR THE SAKE OF THE CITIZENS OF LOS ANGELES !!! Thank you for your time and consideration Robert Moore

Communication from Public

Name: Josefina S. Rivero

Date Submitted: 09/13/2022 05:50 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you. Josefina S. Rivero

Communication from Public

Name: Sasha Kurz

Date Submitted: 09/13/2022 04:21 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hello, I'm writing in opposition to item #7, a suspension of Covid protections for tenants across the city. Now more than ever, the City must do everything within its power to keep Angelenos housed and prevent more of our neighbors from falling into homelessness. Thank you

Communication from Public

Name: Riley McGrath

Date Submitted: 09/13/2022 04:23 PM

Council File No: 21-0042-S3

Comments for Public Posting: The city should not end the eviction moratorium. If the city wants to address the problem of homelessness, increasing the number of people experiencing homelessness is counter-intuitive.

Communication from Public

Name: Dwight Jackson with The Jackson-Ricci Group

Date Submitted: 09/13/2022 04:29 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help with this issue as we conclude due diligence and feasibility studies for potentially new developments throughout the city, county and state but these current issues really need to be rectified in order for property owners, investors and developers such as ourselves to feel confident about moving forward with new economic development projects. Thank you, D. Jackson Managing Partner The Jackson-Ricci Group

Communication from Public

Name: Anthony Malko

Date Submitted: 09/13/2022 04:30 PM

Council File No: 21-0042-S3

Comments for Public Posting: “Hi, my name is Anthony and I live in Los Angeles. I’ve been living here for my whole life, and I’m here and in solidarity with the Keep LA Housed Coalition. As a renter, I want to urge the County to vote “NO” on item #7. If protections were to lift I might be at serious risk of eviction - my Housing is Key application is stuck in appeals and it has been for months, I've reached out to so many people for help but it remains in limbo and now the whole system is being blocked by the courts. No decision like this should be made until this lawsuit is worked out to make sure that Angelinos have gotten the assistance they need and were promised. We need a recovery period that allows LA County and cities currently covered by the county protections to adopt strong permanent protections for tenants so that working class people can maintain housing! Our communities need permanent protections like those proposed in the Keep LA Housed Tenant Bill of

Communication from Public

Name:

Date Submitted: 09/13/2022 04:35 PM

Council File No: 21-0042-S3

Comments for Public Posting: You want to help solve the homeless crisis or make it worse?! I am a renter. I have lived in my building for 9 years in the city of North Hollywood. Never missed, or made a late, payment for my rent. Until Covid. My story is like so many. My industry was “non-essential”, due to the state of emergency, lockdown, and state and local government orders. I was unable to pay rent. I got help from housingiskey and gratefully, I was able to pay back a large portion of my back rent. However, I still owe \$4,000. I work in an industry where it is all about meeting people and work begets work. I am working hard to save money to pay the arrears but it’s not easy when I was only able to work during a few months in 2020 and 2021. I am still trying to get back on my feet. It is going to be a while. If you end eviction protection, I will be evicted. I don’t know where I’ll go. I can’t afford a move. Additionally, if you end the rent increase cap, I will be in the same situation. I don’t know where I’ll go. I can’t afford another rent increase to stay. At this point in my life and career, I can’t afford the difference in rent to move into a new place since I’ve been in my apartment for so long. I am not a deadbeat. I’m a 47 year old woman who works hard and lives below her means. This will destroy my life.

Communication from Public

Name: Griffin Fox

Date Submitted: 09/13/2022 03:32 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Yuval Yossefy

Date Submitted: 09/13/2022 03:35 PM

Council File No: 21-0042-S3

Comments for Public Posting: My name is Yuval, I live in CD5 / Koreatown, and I'm writing this in solidarity with the Keep LA Housed Coalition. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights.

Communication from Public

Name: Fanny Chan

Date Submitted: 09/13/2022 03:13 PM

Council File No: 21-0042-S3

Comments for Public Posting: open for evictions. we are suffering from the rent loss

Communication from Public

Name: Jake Fox

Date Submitted: 09/13/2022 03:20 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Stella Fox

Date Submitted: 09/13/2022 03:27 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Adelita

Date Submitted: 09/13/2022 03:29 PM

Council File No: 21-0042-S3

Comments for Public Posting: If the money that is allocated to end homelessness was spent fairly and justly, this problem would no longer be an issue in Los Angeles. \$1mil/unit for tiny homes is thievery! There are companies selling sheds bigger than those tiny homes with windows and insulation for less than \$6000. There are so many people in my community who would love to contract their electrical, construction, and plumbing services with the city or county. They weren't chosen for the job. Instead, a Washington state based company was chosen, costing Angelinos millions of dollars on crooked contracting and unnecessary fees. A community based organization should oversee and approve of all spending that occurs regarding homeless housing spending deals.

Communication from Public

Name: armen Najarian

Date Submitted: 09/13/2022 02:41 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Taj Lalwani

Date Submitted: 09/13/2022 02:42 PM

Council File No: 21-0042-S3

Comments for Public Posting: COVID-19 tenant protections prevented more people from falling into homelessness during the pandemic. Now is not the time to end these protections. Now is the time to enact stronger protections to prevent even more people from falling into homelessness.

Communication from Public

Name: Patrick Chen

Date Submitted: 09/13/2022 02:51 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Patrick and I live in Chinatown, LA. I've been living here for seven years, and I'm here with Chinatown Community for Equitable Development and in solidarity with the Keep LA Housed Coalition. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights.

Communication from Public

Name: Christopher White

Date Submitted: 09/13/2022 02:01 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name:

Date Submitted: 09/13/2022 02:17 PM

Council File No: 21-0042-S3

Comments for Public Posting: As a supporter of Keep LA Housed, I emphatically support the extension of the emergency housing protections through at least February. If protections are not extended, then permanent protections should be put in place, including universal just cause protections, a minimum threshold for nonpayment evictions, and relocation assistance for tenants displaced by large rent increases. Otherwise, we risk a large number of renters being displaced, which will negatively impact multiple people and families, as well as the Los Angeles community as a whole.

Communication from Public

Name: Warren Griffin

Date Submitted: 09/13/2022 02:18 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name:

Date Submitted: 09/13/2022 02:19 PM

Council File No: 21-0042-S3

Comments for Public Posting: Rental protections has been essential for many families during the pandemic and saved them from homelessness and being on the streets. Landlords are already waiting for the protections to end so they can maximize their profits and take families out of their rental units. Landlords have received money from PPP and EIDL yet their greed has no end in sight. Please save people from homelessness and protect them from being in the streets.

Communication from Public

Name: Michael Lerner

Date Submitted: 09/13/2022 02:11 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Michael Lerner

Date Submitted: 09/13/2022 02:12 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Apartment Owners Association of California

Date Submitted: 09/12/2022 09:37 AM

Council File No: 21-0042-S3

Comments for Public Posting: City Council Members: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities.. Stop weakening my community. Thank you for your time and consideration,
Apartment Owners Association of California (AOA)

Communication from Public

Name: Chad Olson

Date Submitted: 09/12/2022 08:54 AM

Council File No: 21-0042-S3

Comments for Public Posting: To whom it concerns, I am writing this because I am not able to attend the council meeting on Sept 14th and I would like my voice to be heard. I am NOT a corporation; I am a single individual who worked hard and sacrificed dearly in order to purchase rental property. I'm begging you, PLEASE, PLEASE!! end the eviction moratorium and rent freeze NOW. It is not fair that I have to continue to suffer under this rule. ALL of my tenants have continued working throughout the pandemic, they have all managed to go on overseas vacations, AND buy new cars. Meanwhile, with the rate of inflation I am NOT able to keep up with the rising expenses. I have to continue to pay my property taxes, that have increased, as well as the utility bills and upkeep on the units. PLEASE, PLEASE, END this draconian measure. The pandemic is over, people have moved on and continue to live. Meanwhile, because of your rule, I've had to get a second job in order to make ends meet. END this today!!!! Please!!!! I'm not sure what you think you have accomplished!! Not all landlords are corporations, some of us are small mom and pop shops or in my case an individual. Before your ruling of this horrific, and unjustified measure I did not raise rents every year, as I strive to be a decent and fair landlord and NOW you have forced me to raise rents every year, 1: to get out of this financial mess you have created for me and 2: I have no idea if you will do this again. Therefore, I now have to raise rents every year. I'm sure I'm not alone, your good gesture to renters will actually end up hurting them in the end. PLEASE, consider the damage you are doing to landlords and END this today!!! I would LOVE if someone would call me and let me give more details of the damage you have caused. Please make the right decision and end this nightmare.
Chad Olson 818.300.7005

Communication from Public

Name:

Date Submitted: 09/12/2022 09:04 AM

Council File No: 21-0042-S3

Comments for Public Posting: I am urging the council to vote against any extension of eviction moratorium and rent increase freeze and committing to end this asap. We have shared our stories on multiple forums and trying really hard to have our voices heard. It is amazing how the city thinks that tax paying working parents can afford two houses, there is no help for small landlords. We have to pay the mortgage, we have to pay for repairs, HOA, insurance else we are dinged for life - WHY ? Show us some path - END THE MORATORIUM NOW. It has been 900 days since the eviction moratorium and the rent increase freeze has been in place . I must tell you that LA city and the county with these ridiculous policies have stolen our rights as small landlords over our own properties . We are being destroyed as small landlords and yes I am not exaggerating- but the mental , financial stress that county and city officials policies and actions have inflicted is not forgotten and will not be forgiven. The scars are real and are bloody. we demand justice and it is time to end this moratorium. Do the right thing by ending this moratorium. If your solution to the problem is to burden the small landlords and destroy them then the jobs are not being done right. We are burdened with the significant property taxes, upkeep, repairs and dealing with the screwed up legal and housing system which encourages tenants not to keep their obligation of paying rent. My hoa on the house increased 10%, services for repairs have increased by 20%. Yet I cannot raise the rent . How do you expect us to provide any housing and sustain. I am not an investor, I am not a corporate builder . You have killed my ability to make a living. this is unfair policy for us. My townhome in Woodland Hills which is 3 bed 2 1/2 bath is being rented 20% below the corporate apartments in Warner center . 20%!!! . Yet who is being penalized to providing housing. Me , my husband and my fellow small landlords . You are encouraging tenants to lie, cheat, be lazy and not pay taxes and loot the system because you are certain people like myself and many others will pay for them. What kind of an ideology is this ? Where are you keeping the tenants accountable for their behavior ? This is insanity , extortion in the name of solving homelessness and affordable housing . I am 21,000 behind this year alone and I am working very hard to keep my job, pay the taxes, pay for 2 mortgages, pay for 2 property taxes and wiping me and my family out because I

am stressed, I am anxious, I am scared and I am being bullied by the govt - state, city and the tenant . Where is my help ? What are you doing to make me feel safe and protected in Los Angeles as a housing provider ? Answer me . Pandemic and this moratorium and the unlawful policies have brought the worst out in tenants that I never knew could happen. Your actions have resulted in us losing trust in the system. I am certain many small landlords who are also residents of Los Angeles share the sentiment . You will be wiping out the affordable housing providers which are people like me , my husband and my friends and my community that have been severely wronged by the system with these innate , unjust policies You have an opportunity to right the wrong . Peek into your inner conscience and do the right thing and end this moratorium. My growing financial anxiety , stress , mental anguish to support not just myself but the ungrateful tenants will see destroy the affordable housing providers and impact their childrens future . And you will be liable for that. **END THE EVICTION MORATORIUM and RENT INCREASE FREEZE NOW !!!!**

Communication from Public

Name: Aladdin Ghanem

Date Submitted: 09/12/2022 10:07 AM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Aladdin A Ghanem and I live in 447 S Sadler Avenue – Los Angeles, CA 90022 I've been living here for about 3 years, and I'm a member with SAJE and in solidarity with the Keep LA Housed Coalition. As a renter I want to urge the city to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. The Pandemic has significantly affected my living situation because I lost my job and was unable to pursue any other means of income. In addition, the pandemic depleted all my saving and rendered me without any back up money. However, there was a need for tenant protections prior to the pandemic and there is an even greater need now. I was very good tenant with my behavior and rent payment record, yet the conditions I have faced caused me to be in this situation. Lifting emergency protections without having strong permanent protections in place is inhumane and could cause social corruption. We can work together to fix the situation while we can protect the tenants and the landlords' rights. Please support the implementation of a Tenant Bill of Rights and protect the tenants against eviction until new arrive to a sound solution. In addition, please, investigate the hardship conditions of some resident who are paralyzed and suffering from temporary health conditions affecting their ability to relocate or find a supportive job. Please, take into consideration the following points. We have great trust in our community leaders that they will manage the situation in such a way to avoid social corruption. Keep LA Housed is encouraging the following talking points to address the recommendations in the Housing Department report:

- COVID-19 tenant protections prevented more people from falling into homelessness during the pandemic. Now is not the time to end these protections. Now is the time to enact stronger protections to prevent even more people from falling into homelessness.
- The City must keep emergency protections in place until permanent protections are enacted, including universal just cause protections and a permanent minimum threshold for nonpayment evictions. No expiration without replacement

protections. • Just cause should cover all renters in LA, including single family homes owned by “non-corporate” landlords. Other cities in LA County have enacted universal just cause protections. Why shouldn’t the City? The City’s proposed expansion is insufficient - it will still leave hundreds of thousands of tenants vulnerable to arbitrary no-cause evictions. • We need permanent protections for nonpayment of rent, with a reasonable minimum threshold that protects tenants from eviction when they suffer disruptions in their income and allows them time to get back on their feet. We know tenants will continue to suffer from illness, sudden job loss, and other disruptions which will temporarily get in the way of being able to pay rent. Temporary loss of income shouldn’t mean homelessness for those families. • The 7-day notice requirement for nonpayment in November and December 2022 is unnecessary and will harm the most vulnerable tenants who may need to rely on the protections the most. • Pets and unauthorized occupants who moved in during the pandemic should stay protected. Landlords have the tools they need to address problems if they arise, but we should not hurt families’ chances of staying housed by tearing them apart. • Relocation assistance should be required for non-rent stabilized tenants who are displaced by large rent increases, even if less than 10%. • The City must enact a codified right to counsel. With Measure ULA, the city has the chance to finally do this. • The City should also act to strengthen other tenant protections after replacement eviction protections are in place: the City should enforce Tenant Anti-Harassment protections, strength encode enforcement to address all the habitability issues that have occurred in the pandemic, and remove discriminatory barriers to housing like credit history, eviction history, and criminal history which will get in the way of our recovery and worsen our housing crisis. • Please, give incentives to the landlords to compensate them for protecting the tenants such as tax breaks and grants.....etc. We appeal to all our leaders in the city of Los Angeles and California to serve the community to overcome this period of crisis and demonstrate our continued trust in their leadership.

Communication from Public

Name: Margaret Limon
Date Submitted: 09/12/2022 10:13 AM
Council File No: 21-0042-S3

Comments for Public Posting: I am a Small business rental housing provider are already reeling from over two years of challenging rent collections, ban on rent increases, and enormous increases in building and operational costs which continue to rise during this hyperinflationary period. Simultaneously, over the last two years, City rates and fees including for the Systematic Code Enforcement Program (SCEP), RecycLA, and Los Angeles Department of Water and Power have also significantly increased. Continuation of these moratoriums will force small business rental housing providers to remove their buildings from the rental market. Buildings are already being removed from the rental market or sold to developers or corporate property owners who will turn the City's naturally occurring affordable housing into condominiums or luxury rental units. The already scarce affordable housing will be gone, a situation that harms everyone. Only rental housing providers remain subject to these expansive COVID measures – no other businesses have been subjected to prohibitions that freeze prices, limit legal remedies for pursuing revenue collections or impede contractual agreements. These emergency measures were imposed during an unprecedented emergency and put in place to address tremendous public health and safety concerns. Over the past two plus years, we have gained a better understanding of COVID-19, with a vaccine and a booster now readily available, schools have re-opened, business sectors are back to normal operations, and individuals are working and/or with employment opportunities, and there has been mass attendance at large scale events such as this year's Superbowl. All of these changes reflect the vast difference in our lives today as compared to over two years ago when the pandemic began, and these emergency actions were taken. Nearly all of other jurisdictions across the Country have lifted similar moratoriums. Despite the significant strides made both in our understanding of the virus and the economy, the City's emergency policies remain unchanged from those that were instituted at the very beginning of this pandemic. It is long overdue for the City to seek an equitable path forward and bring an end to the moratoriums. The rent increase freeze must end with the eviction moratorium! I urge you to consider that now is the time for the Rental Housing Industry, like all other businesses, to be allowed to resume normal business operations. These

moratoriums were intended as temporary emergency measures in response to an unprecedented event and must not be used as the impetus to hastily advance permanent housing policies without thoughtful deliberation. MARGARET G. LIMON
margaret_limon@yahoo.com

Communication from Public

Name: Stephano Medina

Date Submitted: 09/12/2022 10:51 AM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Stephano Medina and I live in Winnetka. I've been living here for my whole life, and I'm here with the National Lawyers Guild Housing Committee and in solidarity with the Keep LA Housed Coalition. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless.

Communication from Public

Name: Heinrich Keifer

Date Submitted: 09/12/2022 10:45 AM

Council File No: 21-0042-S3

Comments for Public Posting: ? Opposing Eviction Moratorium and Rent Freeze
Councilmembers: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration, Heinrich Keifer, (Mom & Pop Landlord, still living in my "two on a lot" property since 1978)

Communication from Public

Name: Aladdin Ghanem
Date Submitted: 09/10/2022 03:50 PM
Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Aladdin Ghanem and I live in 447 s Sadler Ave. Los Angeles, CA 90022. I've been living here for approx. 3 years, and I'm a member with SAJE and in solidarity with the Keep LA Housed Coalition. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. The pandemic has significantly affected my living situation because of loss of job and illness and conditions after my sickness (Share your story of housing insecurity and how the Tenant Bill of Rights can support you and your loved ones) The pandemic made me loose my job and ability to pursue any means to support myself. In addition, and during the Covid-19 crisis I was submitted to a neurosurgery in the spine area which rendered me paralyzed in my right arm with blurred vision and often disorientation. I am still undergoing radiation therapy which I was told my complete healing, if it happens, shall take about 22-28 months. I do need help locating low income home to live in since I can no longer afford high rentals in the city of Los Angeles. I can relocate anywhere in any county. Thank you for your help and understanding. (Note: all supportive documents shall be ready upon request)

Communication from Public

Name:

Date Submitted: 09/12/2022 08:04 AM

Council File No: 21-0042-S3

Comments for Public Posting: Here are some articles from last week which show just how vital it is to continue the tenant protections in the current climate.

- Covid-19 Is Still Killing Hundreds of Americans Daily - WSJ

- Long Covid has sidelined 2M+ workers - Advisory Board

- To bring price increases down to 2%, we may need to tolerate unemployment of 6.5% for two years - Johns Hopkins macroeconomist Larry Ball - WSJ

Thank you for taking a look.

Communication from Public

Name: Lois DeArmond
Date Submitted: 09/12/2022 08:13 AM
Council File No: 21-0042-S3

Comments for Public Posting: “Honorable Committee Members; My name is Lois DeArmond, and I live in Mid City 90019. I’ve been living here for 18 years, Have been a renter since 1974, and I’m here with the L.A. Tenants Union, the National Lawyers Guild Housing Committee and in solidarity with the Keep LA Housed Coalition. As a renter, and tenant caseworker, I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. If stronger tenant protections are not enacted, it will be "open season" on tenants and we will see an unprecedented rise in evictions and homelessness. As you know, the emergency Covid-19 protections reduced the percentage of newly unhoused people dramatically since the previous count. I am also extremely concerned about LAHD recommending that language be included that will allow landlords to evict tenants who adopted a pet during Covid. This is unbelievably cruel and pointless and should not stand. Ask the ASPCA. Thank you for your attention to this urgent matter. L. DeArmond

Communication from Public

Name: susan

Date Submitted: 09/12/2022 07:04 AM

Council File No: 21-0042-S3

Comments for Public Posting: Mayor & City Council, I was alerted that the County of Los Angeles was asking for all Housing Providers in Los Angeles to sign onto an email to the Board of Supervisors asking the moratorium to be lifted. Of course I did, and upon further checking I learned that, not only were our voices welcomed, but the county's Chief Executive Office realized small property owners did experience declines in rental revenues by 50 percent or more and they began taking steps to aid those landlords. But obviously, the need far outpaced the aid. But still how remarkable to not only be sympathetically recognized but indeed steps, however small, taken to alleviate the insurmountable problems we all faced. Both in city and county, some of us sold our property, some used most or all of our savings, some filed for bankruptcy and those of us still hanging on to our "small businesses" have done our best to keep our properties. Whereas our own City Council, so blatantly protecting and valuing tenants to the degree that as mom & pops we became victims of great discrimination that at times has felt vindictive. We were painted as the enemy. With no legal carve-out from the corporations and investors, we were treated the same. Rich, venal, greedy and out to get what we could. There was no recognition of the true misery and problems so dire, The Report was forced to recognize and offer assistance although with the moratorium still in place nothing has really been solved or amended. But rather, vote after vote after vote all against lifting except for one. I cannot understand a tenant at this point not paying rent but still expecting landlords to be their own private Social Services and bank. Get a job, get your vax's, grow up and join Real Life as it is today. But mostly I cannot imagine our elected city government condoning what will be a 2+ years LONGER moratorium by the time you sort it out plus 60 day notice than the rest of the country. Of course the Pandemic was scary, people were dying, everything closed...but recovery began and that's when you, city council, should have strategized on how to protect all citizens, not just tenants. Instead, you, along with Housing and The Report have made an untenable situation worse! Whomever the new administration is, I can only hope they have good sense, good leadership skills and the ability to do an elected job without favoritism. Not only that, but have the experience needed to do legal carve-out for the small property owners in Los

Angeles who indeed WERE your affordable choice.

Communication from Public

Name: katherine Davis
Date Submitted: 09/12/2022 07:21 AM
Council File No: 21-0042-S3
Comments for Public Posting: To whom this may concern , i am a renter in in mid Wilshire area. And the building was sold. and there's different people coming by offering cash for keys, i'm not comfortable about this so this is my biggest concern thank you..

Communication from Public

Name: Thomas D
Date Submitted: 09/12/2022 07:47 AM
Council File No: 21-0042-S3

Comments for Public Posting: Dear Councilmembers: I am a small affordable housing provider. That means I have RSO units with long-term tenants. Please END THE RENT FREEZE earlier than Jan 1, 2024. It will have been almost 4 years of frozen income. We are operating at a loss when you factor in costs of required upgrades, like new roofs, new water heaters, new wall heaters and windows. My units are 60-95 years old. They require more maintenance than market-based units! The extended rent freeze is going to reduce the number of affordable units because people can't stay in business at a loss. We would have already started the Ellis Act in 2021 if we could have. We cannot afford a new \$40,000+ roof for one building. New water heaters used to cost \$800 in 2017 but now in 2022 they are \$2,000+ with all new parts, labor and LA inspection fees. The Capital Improvement Program which supposedly can allow a max of \$55/month increase is not sufficient (outdated?) nor is the Primary Renovation Program at \$70/month (not adjusted for inflation) to make a difference. I manage mostly long-term residents in 3 RSO buildings. While tenants are very cooperative and understanding, their frozen rents from 2019-2020 levels cannot make up for the increases in contractor costs. Inflation at 8%-9% is high and exacerbates costs. Costs of new roofs, of required upgrades like water heaters and wall heaters -- have increased faster than inflation while rents have been flat. We are thinking of selling to a developer because we cannot make it. We are dipping into savings every month just to get by. I am retired and the RSO unit income was my retirement. No other LA business has been hurt by the City Council as much as have the Affordable Housing Providers. And to think, another year of this!? I don't know if we can last. Please - please. Save the affordable housing providers - we are not making a killing. We are actually doing a service to the community. My tenants have recovered financially and in fact none has ever never missed paying rent. But at the low rent levels and high costs, we can't stay afloat. All of my tenants are employed and some of my long-term tenants tell me they are able to go on vacations and buy new cars thanks to their rents being very low. The high rents are coming from new luxury units, not from our long-term renters. PLEASE END THE RENT FREEZE NOW. Thank you for your consideration.

Communication from Public

Name: J. Cretella

Date Submitted: 09/12/2022 06:13 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am leaving a comment in solidarity with the Keep LA Housed Coalition. As a renter, I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. I am grateful I have not been affected by income instability during COVID, but many of my fellow Koreatown residents have had their homes protected by the tenant protections put in place during the uncertainty of the last two years. Until there is far more housing, rents will continue to be high and out of reach for many long-time residents of my neighborhood. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights and do the best thing for your fellow Angelenos.

Communication from Public

Name: Kaycee

Date Submitted: 09/12/2022 06:23 PM

Council File No: 21-0042-S3

Comments for Public Posting: During the pandemic, our representatives exercised emergency powers to establish urgent protections for tenants across Los Angeles. These protections were crucial and appreciated, but the housing crisis existed before the pandemic and will continue to destroy and displace our communities if we don't take the necessary steps to stabilize our neighborhoods and keep people housed. It's time to implement a permanent tenant protections plan that will prevent homelessness and support thousands more long-term to remain in an increasingly unaffordable county. Until permanent protections have been implemented, it is unethical to remove emergency protections that will result in thousands more families living on the streets of our cities. Housing is a human right and should be treated as such. Further displacing Angelenos who are struggling with dual pandemics and rising inflation is not an acceptable solution.

Communication from Public

Name:

Date Submitted: 09/12/2022 05:43 PM

Council File No: 21-0042-S3

Comments for Public Posting: The eviction moratorium is the only thing standing between many Angelenos and homelessness. The city and LASHA are not in a position to deal with this influx. City Council has not done the work of insuring there is affordable housing in our city for over a decade. Please do everything in your power to keep renters housed!

Communication from Public

Name: Alfonso Directo
Date Submitted: 09/12/2022 05:22 PM
Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Alfonso Directo Jr. and I have rented an apartment in West LA for 5 years. I'm the Senior Advocacy Manager with the Alliance for Community Transit - Los Angeles (ACT-LA) and here in solidarity with the Keep LA Housed Coalition. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of my working class community members are struggling to make up for rent missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many families in my community from becoming homeless. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights. Thank you, Alfonso

Communication from Public

Name: Eardascieana Turnwr

Date Submitted: 09/12/2022 04:49 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please do not allow covid evictions to end on 12/32/22. There are so many people still in dire need of our local Los Angeles government to continue to provide assistance until people are adequately able to support themselves and their families. Also, please consider that we are entering in the winter season and it is incumbent that you allow families to at least have adequate shelter and, as a result, extend the eviction protection. Thank you for allowing me to be heard. Please listen and respond with empathy and compassion for our fellow Los Angelenos. We are counting on you. Thank you.

Communication from Public

Name:

Date Submitted: 09/12/2022 04:53 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hello, We must keep and expand COVID Tenant protections! I urge you to oppose ending these life saving protections. Ending Tenant protections will cause massive displacement, homelessness, and death! Thank you!

Communication from Public

Name: Agnes Borinsky
Date Submitted: 09/12/2022 03:06 PM
Council File No: 21-0042-S3
Comments for Public Posting: I wanted to write in support of continuing COVID-19 Tenant Protections.

Communication from Public

Name: Amiel Bancroft Medina

Date Submitted: 09/12/2022 03:27 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am in favor of ending the covid eviction moratorium.

Communication from Public

Name: JaLynn

Date Submitted: 09/12/2022 02:28 PM

Council File No: 21-0042-S3

Comments for Public Posting: The eviction protections for LA county need to phase out. Housing and utility costs are killing people in a county that was shut down for almost two years. Also, the people need protection from landlords looking to evict them so they can charge higher rents.

Communication from Public

Name: Gillian Cornelius

Date Submitted: 09/12/2022 03:55 PM

Council File No: 21-0042-S3

Comments for Public Posting: Eviction protections for tenants are still absolutely necessary. Many of us are still out of work, having been furloughed at the beginning of the pandemic. The job market has not bounced back the way some would have you believe.

Communication from Public

Name: Sara Mossman

Date Submitted: 09/12/2022 04:01 PM

Council File No: 21-0042-S3

Comments for Public Posting: Eviction moratorium and tenet protections should be continued. Our city is not out of this pandemic and forcing more people out of their homes will not help us recover from this crisis. With monkeypox ramping up this is certainly not the time to abandon citizens.

Communication from Public

Name:

Date Submitted: 09/12/2022 04:08 PM

Council File No: 21-0042-S3

Comments for Public Posting: Why do some landlords feel that their tenants unfairly took advantage of the Covid-19 moratorium on evictions when it was meant to be used for financial relief? Because they did! Unfortunately, the moratorium didn't have a requirement that you had to prove your income dropped below half your normal monthly income. Anyone could simply stop paying rent, which is not what it was for. Landlords still have to pay a mortgage, insurance, repairs, maintenance, etc. This puts landlords on a very precarious position. It was a poorly developed piece of legislation that should never have been passed as written.

Communication from Public

Name: Kris

Date Submitted: 09/12/2022 04:19 PM

Council File No: 21-0042-S3

Comments for Public Posting: I've been living here in Los Angeles my whole life, for 26 years, and I'm here with CCED and in solidarity with the Keep LA Housed Coalition. As a renter I urge the City to implement stronger permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. The pandemic has significantly affected my living situation because nearly one million people have DIED, and yet people are still concerned about the economy? There are people who have been at risk of becoming homeless, EVEN before the pandemic and yet those in power still prioritize the rich; it's frankly disgusting how cowardice our city council yield to the beck and call of Landlords and the real estate industry; I demand that you all make stronger protections that protect tenants to keep them in their homes! You all keep making laws that harm our unhoused neighbors and then wonder what solutions could help LA's housing crisis, why don't you start with HOUSING people instead of CRIMINALIZING THEM. The landlords in city council constantly think they're being harassed, when in reality, the people of LA are done with their lack of accountability and willpower in representing their constituents. WE, AS THE PEOPLE OF LOS ANGELES, DEMAND STRONGER TENANT PROTECTIONS TO KEEP FAMILIES, CHILDREN, EVERYONE IN THEIR HOMES There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights.

Communication from Public

Name:

Date Submitted: 09/12/2022 04:24 PM

Council File No: 21-0042-S3

Comments for Public Posting: I demand that the City Council doesn't end Covid 19 renter protections without replacing them with permanent protections!
Thank you.

Communication from Public

Name: Ronda Bartee

Date Submitted: 09/12/2022 04:29 PM

Council File No: 21-0042-S3

Comments for Public Posting: We cannot lift temporary COVID tenant protections that have kept tens of thousands of people housed without first implementing strong, permanent ones. Without adequate permanent protections, a phase-out puts tenants in danger of losing their homes and does NOTHING to address the housing crisis that existed well before the pandemic. LOS ANGELES and LOS ANGELES County are OVERPRICED as is.

Communication from Public

Name: frustrated and concerned LA voter

Date Submitted: 09/12/2022 12:58 PM

Council File No: 21-0042-S3

Comments for Public Posting: Councilmembers: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration, A frustrated and concerned LA voter

Communication from Public

Name: Jessica Craven

Date Submitted: 09/12/2022 09:03 AM

Council File No: 21-0042-S3

Comments for Public Posting: I'm writing to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. These protections prevented more people from falling into homelessness during the pandemic. Now is not the time to end them. Now is the time, rather, to enact stronger protections to prevent even more people from falling into homelessness. Such protections should include universal just cause protections and a permanent minimum threshold for nonpayment evictions. There should be no expiration without replacement protections. Another thing: just cause should cover all renters in LA, including single family homes owned by "non-corporate" landlords. Other cities in LA County have enacted universal just cause protections. Why shouldn't the City? The City's proposed expansion is insufficient - it will still leave hundreds of thousands of tenants vulnerable to arbitrary no-cause evictions. Thanks.

Communication from Public

Name: Kimberly Ortega

Date Submitted: 09/12/2022 12:18 PM

Council File No: 21-0042-S3

Comments for Public Posting: I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. Our communities need permanent protections like those proposed in the Keep LA Housed Tenant Bill of Rights!

Communication from Public

Name: Woodland Hills Landlord

Date Submitted: 09/12/2022 12:12 PM

Council File No: 21-0042-S3

Comments for Public Posting: It is time to end the eviction protection for tenants no paying rent due to covid. There is not longer a threat from covid. My tenant is working as she has told me and works from home, her kid goes to school, the tenant bought a brand new car after receiving the rental assistance from City of Los Angeles last year. We had received over \$40,000 on rental assistance on behalf of the tenant and the tenant continues declares the income is affected by covid?. The tenant spouse works and have a very prosperous online business selling products. The tenant has taken a luxury summer vacation trip (check passports for these tenants). So you can see that tenants are abusing the system because of the moratorium. People are back to work, you are even promoting social gatherings in parks, ribbon cutting and other events. The "stay safer at home" ordinance is not longer in effect because the city is not mandating people to stay at home as when the pandemic broke in 2020. Mom and Pop landlords will leave the business and move it to other friendly states that value landlordship. Then the city will face a true shortage of housing supply and only big corporations will monopolized the rental housing market with higher rental prices to tenants. It is also time to investigate FRAUD from tenants. There are many tenants that took the advantage of the BILLIONS of dollar that were spent on housing assistance. END THE EVICTION PROTECTIONS NOW.

Communication from Public

Name: Terrence Rutledge

Date Submitted: 09/12/2022 12:05 PM

Council File No: 21-0042-S3

Comments for Public Posting: In a time when millions have died from the pandemic, suffering and homelessness have surged on our streets, and families all over can not afford groceries, will we now add to this suffering by evicting poor families out of their homes and onto the cement? That would be greatly inhumane and the people of LA would not tolerate such an injustice. Now is not the time to end tenant eviction protections, but to strengthen them and to make them permanent, ensuring that Los Angeles is a city where housing is not an investment but indeed a human right. The power is in your hands to save millions of lives. Do what is right and you will be heroes.

Communication from Public

Name: Jacob W

Date Submitted: 09/12/2022 11:14 AM

Council File No: 21-0042-S3

Comments for Public Posting: DO NOT END THE EVICTION PROTECTIONS. People are still really struggling to pay rent. I work as an eviction-defense lawyer and see it every day. LA's protections have kept thousands of people in their homes. What's the worst that happens with continuing the protections? Landlords may lose a little bit of money. If the protections are ended you're looking at potentially thousands of people becoming homeless.

Communication from Public

Name: Liz

Date Submitted: 09/12/2022 01:43 PM

Council File No: 21-0042-S3

Comments for Public Posting: Many jobs have just been laid off and hiring freezes are rampant. People need this protection now more than ever.

Communication from Public

Name: Leah

Date Submitted: 09/12/2022 01:45 PM

Council File No: 21-0042-S3

Comments for Public Posting: Tenants need extended rent protection to remain housed till the housing situation has been solved by offering tenants under financial distress due to covid-19 longer protection maintaining these tenants in place where they are placed now or granting these tenants with a housing voucher to keep tenants in place to avoid homelessness.

Communication from Public

Name: Nancy Hanna

Date Submitted: 09/12/2022 01:12 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am writing to oppose ending the COVID tenant protections in LA and to support continuing support for tenants. Since 2020, rental assistance and eviction moratoriums have kept people in their homes. As a result, the Homeless Services Authority now reports that during the pandemic homelessness increased 4% - whereas City of LA saw a 32% increase in 2019. Los Angeles needs to protect its tenants and keep people off the street. Please keep tenant protections in place.

Communication from Public

Name: Patrick Dunlevy
Date Submitted: 09/12/2022 01:19 PM
Council File No: 21-0042-S3
Comments for Public Posting: We cannot lift temporary COVID tenant protections that have kept tens of thousands of people housed without first implementing strong, permanent ones. Without adequate permanent protections, a phaseout puts tenants in danger of losing their homes, and does NOTHING to address the housing crisis that existed well before the pandemic.

Communication from Public

Name: AV

Date Submitted: 09/12/2022 01:24 PM

Council File No: 21-0042-S3

Comments for Public Posting: This is not the time to end COVID-19 protections but to strengthen them. People are still struggling to pay rent due to the pandemic. The CA Rent Relief program ended abruptly on March 3, 2022, leaving qualifying applicants without the option to receive feature rent, as the program had promised. Now, the courts are reviewing the constitutionality of the decisions and the appeal process. By ending COVID-19 protections by the end of this year, you'll be driving hard working Americans and immigrants to the streets of a city with a long history of homelessness. The city must step up protections and create a program to help families and individuals to cover rent. Or bring back the CA Rent Relief program.

Communication from Public

Name:

Date Submitted: 09/12/2022 01:37 PM

Council File No: 21-0042-S3

Comments for Public Posting: Ending eviction protections by the end of the December is way too soon. I, as one of thousands, haven't been able to work for 2.5 years. The lockdown and closings prevented that, and I am just now getting back on my feet and looking for work. Please keep the eviction protections in place as before. Millions of people will be booted out and faced with the outrageous high rental market now.

Communication from Public

Name: Nicole C

Date Submitted: 09/12/2022 01:39 PM

Council File No: 21-0042-S3

Comments for Public Posting: Unfortunately for those of us who experienced job loss and stigma due to COVID-19, generating enough money to back pay and pay current rent is not easily feasible within a few weeks. The original county plans to maintain eviction protections through Summer 2023 are necessary and reduce people living on the streets. Subsidized housing and greedbusting landlords who treat housing like a business in terms of markup-fever are sensible policy solutions for Los Angeles, not continuously punishing the poor or those who have fallen on hard times. As an added example for me, I have faced physical intimidation and digital security theft/fraud simultaneously while dealing with job searching... the stressors happen from plenty of parts of life, please do not let barking landlords and businesses drown out that regular people are facing real problems apart from housing issues too. When County and City programs can't prevent technical issues and security threats like what happened with LAUSD's credentials/data or recover quickly, you can't expect lower-income individuals to fend off the damage any better or faster than the county can. It feels a bit like facing a hydra without shield or sword. Please allow eviction protections to stand and create reasonable repayment programs/policy that empowers mutual benefit and aid as needed in our neighborhoods. We ought to function like neighbors, not enemy stressors. Thanks for your consideration.

Communication from Public

Name: monica

Date Submitted: 09/12/2022 01:41 PM

Council File No: 21-0042-S3

Comments for Public Posting: “Hi, my name is Monica and I live in Echo Park. I was born and raised in Los Angeles and I’m here with POWER-LA in solidarity with the Keep LA Housed Coalition. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. The pandemic has significantly affected my living situation because though I was born here, my days continuing to reside here could be numbered due to high rents, poor housing conditions and long commutes from affordable housing to job centers. Please support me and the majority of the residents of Los Angeles County to have the ability to rent our homes at reasonable prices, without fear of landlord harassment, rent hikes, or uninhabitable units. Housing is part of being a human, and as such, it should be a human right protected by representatives of the people like yourself. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights.

Communication from Public

Name:

Date Submitted: 09/12/2022 02:11 PM

Council File No: 21-0042-S3

Comments for Public Posting: The Covid pandemic is not over. If employers are still willing to write supportive “loss of wages/job opportunities” letters to submit to landlords, it’s clear that renters need protections extended!!!! The Covid numbers are not accurate as the home testers do not report their status. Life is still not back to 75% normal regarding earning income. We are respectfully demanding to extend all current protections and created new additional ones with this ever changing canvas.

Communication from Public

Name: BESS HUBBARD

Date Submitted: 09/12/2022 02:04 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am writing to urge the city council to continue the LA Covid Eviction Protections currently in place. Covid is NOT over, and protections are still urgently needed. Many are still at risk of severe infection, an isolating, caring for a sick loved one, hospitalization, anything that takes one away from the workplace for an extended time -- especially when there is no paid time off available -- puts people at risk. Layoffs for brick and mortar businesses that are not at pre-Covid capacity puts people at risk of job loss AND health benefits, and puts their income and housing at risk. And this is on top of the long time affordable housing shortage crisis already brewing in LA. Not to mention the skyrocketing homelessness problem in LA. We need to look at this problem squarely, and do the right thing. Keeping people housed and healthy from Covid is the answer. Thank you!

Communication from Public

Name: David K.

Date Submitted: 09/12/2022 02:09 PM

Council File No: 21-0042-S3

Comments for Public Posting: As a long time renter in an RSO apartment currently under threat of displacement from developers who are serial Ellis Act abusers, I implore the Council to not only maintain the eviction moratorium but strengthen renter protections against this current wave of developers evicting tenants in order to build units unaffordable to most Angelenos. Additionally, ending the moratorium would no doubt worsen the homelessness crisis in LA which recently was shown to have increased since the last count. Finally, I implore the Council to place renter protections above the interests of mostly corporate developers who have been on a rampage to remove RSO properties from our housing stock.

Communication from Public

Name: Mike Mora

Date Submitted: 09/12/2022 02:10 PM

Council File No: 21-0042-S3

Comments for Public Posting: We cannot lift temporary COVID tenant protections that have kept tens of thousands of people housed without first implementing strong, permanent ones. Without adequate permanent protections, a phase-out puts tenants in danger of losing their homes, and does NOTHING to address the housing crisis that existed well before the pandemic.

Communication from Public

Name:

Date Submitted: 09/12/2022 02:44 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please do not end Covid renter protections

Communication from Public

Name: Richard Dawson

Date Submitted: 09/12/2022 02:46 PM

Council File No: 21-0042-S3

Comments for Public Posting: As a landlord and Los Angeles resident, I urge you to continue COVID Tenant Protections until after the city implements strong, permanent measures to keep people in their homes. The homeless crisis in Los Angeles is bad enough without letting thousands more be turned out of their homes.

Communication from Public

Name:

Date Submitted: 09/12/2022 02:47 PM

Council File No: 21-0042-S3

Comments for Public Posting: Tenants need extended rent protection to remain housed till the housing situation has been solved by offering tenants under financial distress due to covid-19 longer protection maintaining these tenants in place where they are placed now or granting these tenants with a housing voucher to keep tenants in place to avoid homelessness.

Communication from Public

Name: Alessandra

Date Submitted: 09/12/2022 02:53 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please keep tenants housed to avoid becoming homeless. Extend tenants protections

Communication from Public

Name:

Date Submitted: 09/12/2022 02:57 PM

Council File No: 21-0042-S3

Comments for Public Posting: We cannot lift temporary COVID tenant protections that have kept tens of thousands of people housed without first implementing strong, permanent ones. Without adequate permanent protections, a phase-out puts tenants in danger of losing their homes, and does NOTHING to address the housing crisis that existed well before the pandemic. Furthermore, the latest homeless population figures indicate an increase in homelessness in Los Angeles. Considering exorbitant rents in the city, removing any tenant protections will only increase again our homeless population.

Communication from Public

Name:

Date Submitted: 09/14/2022 07:57 AM

Council File No: 21-0042-S3

Comments for Public Posting: The City of Los Angeles has not recovered economically from COVID. Those that were struggling before the pandemic are often not doing as well as they were before the pandemic. Ending the protections Jan 1 will cause pet and roommate displacement and suffering, hardship, evictions, and bankruptcies for thousands. No doubt homelessness will increase. Are you going to vote to tell your neighbors to keep only what fits into a trash can & live in a tent? Are you going to vote to tell your neighbors to abandon their animals at shelters and kick out their roommates? Are you going to vote to tell your neighbors to not only start paying rent that they can't afford to pay but also a rent increase? Are you going to vote to get your neighbors evicted? Instead of ending the protections now, you should get working on another ERAP to reimburse the landlords who have been waiting for rent since the last Housing is Key ended on April 1, 2022. Tenants and landlords should not be left holding the bag for the financial impact of COVID. Give these tenants at least a year after the city has recovered from the financial impact of COVID to start paying their previous rent again. It generally takes 6 to 9 months to replace a lost job that is commensurate to the previous one. Offer free job skills training to people under covid protections so that they can use this time looking forward to a better life instead of fearing the street. I am eager to hear where the mayoral candidates stand on these issues. Especially Karen Bass, who already represents some LA city residents.

Communication from Public

Name: Diane Robertson

Date Submitted: 09/14/2022 08:36 AM

Council File No: 21-0042-S3

Comments for Public Posting: September 13, 2022 Honorable Members of the Los Angeles City Council Los Angeles City Hall 200 N Spring St, Los Angeles, CA 90012 Subj: Council File # 21-0042-S3 Dear Councilmembers: I am a co-founding member of the Coalition of Small Rental Property Owners (CSRPO), a growing alliance of “mom and pop” landlords advocating for the preservation of the small rental housing industry and equitable solutions for property owners and their tenants. I implore you to end the eviction moratorium and rent freeze no later than December 31, 2022. Small rental property owners have suffered significantly in the past 2.5 years since we have been unable to collect rent in exchange for the housing we provide. In those years, the expense to maintain our properties has increased dramatically. Members of the CSRPO and other “mom and pop” owners have depleted their own emergency savings, taken on multiple jobs, and borrowed from family and friends to stay afloat while being forced to house tenants for free (even those tenants who have the ability pay but choose not to do so because landlords have no recourse!). Others have lost or been forced to sell their properties, have chosen to keep units off the market that have become vacant during the moratorium, or are considering leaving the small rental property industry in Los Angeles entirely. The eviction moratorium was intended as a temporary emergency measure. The City has opened up in every other respect, people are back at work, jobs are available, and vaccinations and booster shots provide greater protection from the effects of Covid. There is no longer an “emergency” in the City and there is no other industry that is currently being prevented from operating their businesses as usual. We were forced to bear the burden of a global pandemic and, now with pandemic shifting to an endemic, it seems some members of City Council want to force us to carry the burden of the City’s long-standing homelessness and affordable housing crises. We need balanced policies that protect “mom and pop” landlords and preserve the small rental housing industry, one that has historically provided the much-needed affordable housing in our City. Our survival will benefit tenants in the long run. Please make us one of your priorities. Tenant protections should not result in policies and legislation that force small rental property owners into foreclosure, bankruptcy, and financial ruin. That is an

absurdly unfair outcome and is not a solution to the City's problems. Sincerely, Diane Robertson Co-Founding Member Coalition of Small Rental Property Owners District 10 and District 8 (917) 687-1018



September 13, 2022

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

Subj: Council File # 21-0042-S3

Dear Councilmembers:

I am a co-founding member of the Coalition of Small Rental Property Owners (CSRPO), a growing alliance of “mom and pop” landlords advocating for the preservation of the small rental housing industry and equitable solutions for property owners and their tenants.

I implore you to end the eviction moratorium and rent freeze no later than December 31, 2022.

Small rental property owners have suffered significantly in the past 2.5 years since we have been unable to collect rent in exchange for the housing we provide. In those years, the expense to maintain our properties has increased dramatically. Members of the CSRPO and other “mom and pop” owners have depleted their own emergency savings, taken on multiple jobs, and borrowed from family and friends to stay afloat while being forced to house tenants for free (*even those tenants who have the ability pay but choose not to do so because landlords have no recourse!*). Others have lost or been forced to sell their properties, have chosen to keep units off the market that have become vacant during the moratorium, or are considering leaving the small rental property industry in Los Angeles entirely.

The eviction moratorium was intended as a **temporary** emergency measure. The City has opened up in every other respect, people are back at work, jobs are available, and vaccinations and booster shots provide greater protection from the effects of Covid. There is no longer an “emergency” in the City and there is no other industry that is currently being prevented from operating their businesses as usual.

We were forced to bear the burden of a global pandemic and, now with pandemic shifting to an endemic, it seems some members of City Council want to force us to carry the burden of the City’s long-standing homelessness and affordable housing crises. We need balanced policies that protect “mom and pop” landlords and preserve the small rental housing industry, one that has historically provided the much-needed affordable housing in our City. Our survival will benefit tenants in the long run. Please make us one of your priorities.

Tenant protections should not result in policies and legislation that force small rental property owners into foreclosure, bankruptcy, and financial ruin. That is an absurdly unfair outcome and is not a solution to the City’s problems.

Sincerely,
Diane Robertson
Co-Founding Member
Coalition of Small Rental Property Owners
District 10 and District 8
(917) 687-1018

Communication from Public

Name: Dan Campbell

Date Submitted: 09/13/2022 08:49 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Regards, Dan

Communication from Public

Name:

Date Submitted: 09/13/2022 09:26 PM

Council File No: 21-0042-S3

Comments for Public Posting: i am a member of the Los Angeles Tenants Union, Hollywood local. As a renter, I urge the County to vote “NO” on item #7. i have already received a 3-day notice from my corporate landlord - even after they received Housing is Key rent relief funding and while there are allegedly supposed to be protections in place to keep tenants from facing eviction. We need a recovery period that allows LA County and cities currently covered by the county protections to adopt strong permanent protections for tenants so that working class people can maintain housing! Our communities need permanent protections like those proposed in the Keep LA Housed Tenant Bill of Rights. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please vote “NO” on Supervisor Barger’s motion to initiate a formal phase-out of COVID-19 emergency tenant protections. since the pandemic, i've lost two jobs. i now owe thousands in back rent despite having been approved for Emergency Rental Assistance. i live with disabilities and chronic illness and my anxiety and depression has reached impossible levels due to the uncertainty of my housing. if the emergency tenant protections expire without any measures in place for permanent solutions to our cruel and immoral housing crisis, i will be one of many people facing homelessness

Communication from Public

Name: Vijay

Date Submitted: 09/13/2022 09:58 PM

Council File No: 21-0042-S3

Comments for Public Posting: My spouse and I decided to become housing providers in 2017 . Little did I know that this process would bring so much mental anguish and financial stress to us . We both work extremely hard and since pandemic have switched jobs and taken second jobs to make up for the lost income from the first home. My tenant has taken advantage of the system and the policies and has no obligation to pay rent and is busy taking expensive vacations . We are severely burdened with caring for aging parents, keeping our full time jobs, maintaining the rental property and paying 2 mortgages, 2 property taxes and repairs while keeping up with a demanding high maintenance tenant who feels entitled without paying the contracted rent for the service . We are at a point of absolving ourselves of the land lordship, which I feel I don't have rights to even . This is my first home. I raised my babies there , this was our hope is for our retirement and for my kids to hold onto. Clearly, We are being penalized to be hard working, saving and planning for our future and our kids future. Through these policies and rules , it's been clearly established that we don't matter as small mom and pop landlords . We have no support from govt, you made it small mom and pop landlords Vs everyone else . Painting a picture of "evil" landlords. I want to say that We are equally impacted , equally stressed as tenants are and many of my fellow landlords rely on the income I am \$20.000 in debt this year alone . Plus all the property taxes and everything that I am forking upfront, Who is paying for this ? . I know Brutal long legal battles await me to recover any money and the worst part is no court or attorneys can do anything. How long is this going to go on for ? I am losing about \$100 per day, that could have gone to my kids education, Please make this right . Please help end this injustice and I urge that the moratorium sees an end date at the earliest! sooner than December and put something so that the I can recover my money.

Communication from Public

Name: Robert Reyes Villagomez

Date Submitted: 09/13/2022 04:04 PM

Council File No: 21-0042-S3

Comments for Public Posting: Tenant protections prevent homelessness. The pandemic continues and we need to protect people. When we evict tenants, we actively traumatize and allow the disruption of families that make up our society. We need to put people over profits. The majority of people in this city are renters not landlords. Uphold the interests of the majority

Communication from Public

Name: Jason Simon

Date Submitted: 09/13/2022 06:13 PM

Council File No: 21-0042-S3

Comments for Public Posting: End the Moratorium. We have 5 tenants abusing it. Give property owner's their rights back.

Communication from Public

Name:

Date Submitted: 09/13/2022 07:20 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear all, I am using a translator to write this. I lived in Koreatown for 23 years with my mother. Also for my entire life I have inherited immunodeficiency diseases. In 2020 I caught COVID before there was a vaccine and was very very sick. So sick I could not go to work and when I could not go to work, my work fired me. After my COVID I could not read for 7 months. Now I cannot drive because I forget where I am going. I have appointments for brain scans and they say my executive function is not working properly and I have “cognitive impairment”. My mother has the same immunodeficiency and I tried to stay away from her and stay in my car but my mother got COVID and she died in my bathtub in 2021. Now I have no mother and I still have “long COVID”. My work gave my job away and I have been looking for a new job but “long COVID” impacts my brain still. COVID is still with me even though many people are forgetting and saying it is over. COVID is not over. I have no mother and I have no mind because of COVID. How can COVID be over? I still have no work and I applied to Housing is Key and was approved but I still owe money for rent and for electric and for gas. Housing is Key has a limit to how much rent they can pay but there is no limit to how long COVID will be in your life. For me, COVID has been here for longer than Housing is Key says COVID can be. Who can make that decision when my brain is still “cognitively impaired”? Who can make that decision when I still did not grieve my mother properly? Who can make that decision when every day I don’t know what will happen to me? There is no shame in needing support or needing community. We are not supposed to be struggling alone like this. It is not natural for people to be so apart and to not take care of each other. I have one neighbor and she checks on me even though my English is not 100% and she speaks no Korean and we are from different places she always checks on me and when my mother died she was there and she knew I was alone. We should all be there for each other. All the renters, all the people who buy their houses, all the people who wear suits to sit at this meeting, all the people who never even talk to the people in the streets. Even before COVID all of us needed each other and we needed help but especially with COVID we need more help and we still need that help. Make COVID protections longer and get more help to

people so we don't have even more people living outside on the streets and even get help for the people already living on the street. This is not the way a place should be with people on one street with mansions and on the next street with tents. Thank you

Communication from Public

Name: Jedd M Nabonsal

Date Submitted: 09/13/2022 07:32 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Julian Jimenez Jr

Date Submitted: 09/14/2022 07:02 AM

Council File No: 21-0042-S3

Comments for Public Posting: I am using my VA disability compensation to pay the mortgage to a single family home that I cannot live in. I have squatters that refuse to leave and are empowered by this unjust eviction moratorium. My family was homeless while we owned a house but this city refused to help us recover our house so we were forced to couch surf...Grown 40 year olds living for free in my house while my 2 year old, my wife and my disabled self suffered homelessness. This council does not care about doing what is right. You guys must be proud of the pain you caused to my child. She cant vote so she doesn't matter, instead you protect grown adult squatters because they can vote for you. You may be wondering why more renters show up to rallies and city meetings, Homeowners are not protected by this unjust eviction moratorium, we cannot miss work to attend any rallies or continue to show up to meetings. We have to pay the bills to our houses while renters and this city live for FREE due to the unjust eviction moratorium. This pandemic is over and this eviction moratorium is an abuse by the city "leaders".

Communication from Public

Name: Shane Astani

Date Submitted: 09/14/2022 07:14 AM

Council File No: 21-0042-S3

Comments for Public Posting: California Apartment Association: Call to Action On Wednesday, September 14, 2022 at 3 pm, the Los Angeles City Council Housing Committee will evaluate the Housing Department's report dated August 25, 2022. Significant recommendations from the report include: • Allowing tenants to self-certify their inability to pay rent due to COVID-19 from the period of November 1, 2022 to December 31, 2022 (with the COVID-19 eviction moratorium ending on Dec. 31, 2022) • Expanding just-cause eviction protections beyond RSO units to non-RSO multifamily units, corporate-owned single-family homes and condos • Mandate that landlords submit evidence of eviction notices served to tenants for both just-cause and no-fault evictions Enter Council File #21-0042-S3 and Copy/Paste the below text. Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city's housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today's reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Mary Murillo

Date Submitted: 09/13/2022 08:27 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Mary and I live in Highland Park. I've been living here for 4 years, and I'm commenting in solidarity with the Keep LA Housed Coalition. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. The pandemic IS NOT OVER despite everyone acting like it is and decreasing mandates that helped protect everyone's health. I have been lucky enough to keep my job throughout the pandemic, but I'm here to speak for those that haven't been able to and that have suffered housing insecurity because of COVID-19. It's not my experience but experience of my neighbors is just as important, just as you should be pushing to protect your fellow constituents even though the struggle may not be yours. It is your responsibility to speak up and protect the communities you represent and the people that voted you in. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. We need permanent protections for nonpayment of rent, with a reasonable minimum threshold that protects tenants from eviction when they suffer disruptions in their income and allows them time to get back on their feet. We know tenants will continue to suffer from illness, sudden job loss, and other disruptions which will temporarily get in the way of being able to pay rent. Temporary loss of income shouldn't mean homelessness for those families. Relocation assistance should be required for non-rent stabilized tenants who are displaced by large rent increases, even if less than 10%. The City should also act to strengthen other tenant protections after replacement eviction protections are in place: the City should enforce Tenant Anti-Harassment protections, strenghtencode enforcement to address all the habitability issues that have occurred in the pandemic, and remove discriminatory barriers to housing like credit history, eviction history, and criminal history which will get in the way of our recovery and worsen our housing crisis. Please

support the implementation of a Tenant Bill of Rights.

Communication from Public

Name:

Date Submitted: 09/13/2022 08:30 PM

Council File No: 21-0042-S3

Comments for Public Posting: The LA Tenants Union, Westside Local urges you to keep and expand COVID Tenant protections!!! Ending Tenant protections will cause massive displacement, and homelessness!

Communication from Public

Name: Daniel H

Date Submitted: 09/13/2022 11:51 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Council Members, As landlords, we provide a service organically with varying degrees of success. And as imperfect as we landlords are, we do not appreciate being made into villains. The city leaders have punished us by handicapping us with an eviction moratorium that should have ended at least when the rent relief has dried up. Some of us are dealing with tenants who are using this to their benefit. A tenant of mine who has not paid since 2020 has converted the living room into an unpermitted extra bedroom without consulting me. These types of conversions could potentially be dangerous and is probably illegal. They claim that they did not have money for rent but they are investing in illegal room conversions and make large purchases regularly judging by the amount of stuff filling the back yard and the porch. The city leaders who are allowing tenants to run rampant are rewarding bad behavior and handicapping decent landlords who desire to do well by their tenants and by the city. There will always be good and bad tenants as there are good and bad landlords. It is not the city leaders' jobs to judge one title as evil while the other is good. All we ask is for you to treat us fairly. This eviction moratorium goes directly against The Fifth Amendment's Takings Clause which states, "nor shall private property be taken for public use without just compensation." With this UNCONSTITUTIONAL moratorium, the city leaders are forcing landlords to allow non-paying tenants to stay in their properties without just compensation. We have the responsibility of paying mortgage payments, insurance payments, utility payments, and property taxes (Yes, TAXES that we have to pay to the very government that's punishing us). If we are handcuffed from protecting our properties, we will not be able to survive for long. Please stop the UNCONSTITUTIONAL and ILLEGAL eviction moratorium! Thank you for your time and consideration.
-Dan H.