

Communication from Public

Name: Collin

Date Submitted: 01/18/2023 07:06 PM

Council File No: 21-0042-S3

Comments for Public Posting: As a renter in the city of LA, I urge the city council to pass permanent tenant protections! This Council recently voted to end the emergency order, yet we are in a new wave of COVID-19 with many people still recovering from earlier impacts of the pandemic. If you do not act quickly to implement permanent protections, hundreds of thousands of Angelenos like myself could be forced onto the streets. There are concrete, common sense policies on the table, and it is your responsibility to pass them & protect working class renters in your city. I urge you to support Universal Just Cause because no one should be evicted for no reason. Making exceptions for ADU's or other similar units will greatly impact low-income, multi-generational families who can only stay housed by living together and relocation assistance for tenants who receive a large rent increase on all units because we can barely afford to make rent now and any increase will displace many of us. If we are forced to move, we should at least receive financial assistance to do so. These issues impact all of us. When we keep folks off the streets and in their homes, the entire city is better off. Please do not allow more of our neighbors to fall into homelessness. Pass these protections.

Communication from Public

Name: CCA
Date Submitted: 01/18/2023 02:28 PM
Council File No: 21-0042-S3
Comments for Public Posting: Letter attached



January 18, 2023

Councilmember Nithya Raman, Chair
Housing & Homelessness Committee
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Council File 21-0042-S3

Dear Councilmember Raman,

We are excited about your leadership of the Housing and Homelessness Committee and look forward to our continued work with you and your team. CCA’s mission is to enhance Downtown Los Angeles’ vibrancy and increase opportunity in the region. We represent the interests of about 300 businesses, trade associations and nonprofits from a broad range of industries. We write this letter to share our thoughts regarding the additional tenant protections being considered as the related Covid-19 eviction moratorium ends on January 31, 2023. **As you consider these items, we ask for the greatest alignment with state law regarding the Just Cause for Eviction ordinance as well as a feasibility analysis and broad stakeholder outreach to support deliberations on a policy that would establish a minimum threshold for evictions when tenants fall behind in payment of rent.**

Just Cause for Eviction Ordinance

We understand the point of the Just Cause for Eviction Ordinance is to build on the successes of the State’s Tenant Protection Act (TPA). The TPA requires a one-year vesting period and that was done to blunt any impacts that Just Cause for Evictions could have on the rental market. We ask that you align the expansion of Just Cause for Evictions ordinance with the TPA and adopt the recommendation from the Los Angeles Housing Department to require a one-year vesting prior to the Just Cause for Eviction ordinance becoming applicable.

Eviction thresholds & rent payment

Although an ordinance to establish a minimum threshold for evictions when tenants fall behind in payment of rent is not before the committee today, we understand the broader policy concept is being considered. **We ask for a feasibility analysis to be prepared and for broad stakeholder outreach to be conducted to inform deliberations on this item.**

We thank you very much for reviewing our suggestions and we are eager to support your efforts to make Los Angeles a more livable city.

Sincerely,

Nella McOsker
President & CEO
Central City Association

Cc: Councilmember Bob Blumenfield, Vice Chair
Councilmember Marqueece Harris-Dawson
Councilmember Monica Rodriguez
Councilmember John Lee

Communication from Public

Name: Chelsea

Date Submitted: 01/18/2023 03:22 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Chelsea, and I am a tenant in District 14 calling to discuss Item 13. As someone who rents a Single Family Home in a quickly gentrifying neighborhood, I want to strongly encourage you to pass permanent tenant protections including Universal Just Cause, Relocation Assistance, & a Threshold on Evictions for Nonpayment of rent. My fiancée and I rent a 2-bedroom Single Family Home in Northeast LA. We pay \$2850 on time every month and keep the property in excellent condition. We moved in two years ago after the former tenants, our family friends, left Los Angeles due to the high cost of living. Over Christmas, our landlord notified us that she will terminate our tenancy this spring because she wants to raise the rent to market rate -- which she says is now \$3500 for a 2-bedroom house in our neighborhood. A \$700+ increase in two years. We agreed to the legally allowed 10% increase when our lease renews. There has been no other cause cited for terminating our lease. How is this legal? We are privileged because we have enough resources that we will not face homelessness. But some of our neighbors are not so lucky. Unfortunately, as a same-sex couple working in education, planning and paying for another move means we need to postpone our wedding and/or reconsider family planning. Even when you do everything right as a tenant, you can never feel stable renting a single family house. Please consider Item 13 and vote for permanent tenant protections, and please do so before January 31 so landlords like ours don't take advantage of a gap in protections.

Communication from Public

Name: George Noutsios

Date Submitted: 01/18/2023 10:17 AM

Council File No: 21-0042-S3

Comments for Public Posting: I would like to raise my concern first about the rent freeze that is going on for the last three years while the City Council has allowed exorbitant fee increases by the LADWP, the Gas Co the Athens refuse disposal, the RSO and the yearly tax increase by the LA Count Tax Collector and the huge increases by the various repair establishments and service personnel to my property. Second I do object to the provision to be discussed today about the Monetary threshold for evictions which is outrageous taking into account the it takes at least four to five months to evict a non-paying tenant. Please vote against any more suffocating ordinances for the housing providers of this City Thank you
George Noutsios

Communication from Public

Name: Vee

Date Submitted: 01/18/2023 10:18 AM

Council File No: 21-0042-S3

Comments for Public Posting: We are just coming out of the moratorium so it is premature to implement permanent changes - many of which are redundant. The City should focus on helping the specific renters who are most vulnerable: by providing emergency rental vouchers. This is efficient relief that is targeted to those in need instead of ALL tenants. Lastly, the proposed relocation fees may not be legal because it is probably preempted by State law through the Costa-Hawkins Act which went into effect around 1999. Please stop making life more complicated and expensive for housing providers. I am happy to sell you my units and let you live with your burdensome and inefficient regulations. Thanks for considering my thoughts. Vee

Communication from Public

Name: Nancy

Date Submitted: 01/18/2023 11:04 AM

Council File No: 21-0042-S3

Comments for Public Posting: As a Housing provider and developer who has been a lot since 2020.I Must say at this point no one is impacted by COVID 19.Everyone in this City in this Count of LA is able to get a job and work.They hav raised their MIN wage to adjust with current inflation. At this point there is no longer a legitimate reason for any individual to not pay rent. With that being said ,I request all the members of City Clerk and County of LA which have had the worst ,the most terrible moratoriums since 2020.I want to all to stop receiving paychecks for from January 2023 moving forward at least for 5 years.We are all in this together as they say. Also I would be more than happy if you can explain how would a Business owner, housing provider or a developer who is actually doing a great job for this community to provide housing and avoid homelessness .How would you be able to pay your Mortgage,Property Taxes,Utility Bills, Preventative maintenance ,Insurace and RSO and SCEP fees with recent moratorium limitations ,with absolute no money and a loss on your business. Finally lets see how would our city council will survive with No paychecks for the next 5 years and you will get the right answer .

Communication from Public

Name: Ernie Williams

Date Submitted: 01/18/2023 12:24 PM

Council File No: 21-0042-S3

Comments for Public Posting: As a longtime resident and a housing provider in the City Of Los Angeles, I have found it impossible to live as well as operate my apartments in Los Angeles. With the never ending increase in taxes, fees, utilities, etc, as well as the eviction moratorium, rent control, and high relocation fees, staying in Los Angeles has not been viable. In fact, many tenants have decided to play the game by collecting the \$22,000+ relocation fees on top of missed rents. I have already moved by family and some of my business out of state. If Los Angeles and California continues down this same detrimental path, I will be forced to liquidate all my apartments in Los Angeles and move all my assets too out of California.

Communication from Public

Name:

Date Submitted: 01/18/2023 11:33 AM

Council File No: 21-0042-S3

Comments for Public Posting: We are in housing crisis! Ending COVID Tenant protections will dramatically increase displacement, homelessness, and death! The data is clear and overwhelming! Not too long ago a Tenant shot themselves to avoid being evicted by the Sheriff's in Los Angeles! How many people need to die to impact you?!? You need to reinstate and strengthen the COVID Tenant protections NOW!!!!

Communication from Public

Name: Vanessa Bailey

Date Submitted: 01/18/2023 03:01 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am a 31 year CD 10 resident of West Adams Avenues a CD 8 15 year business owner in south, a member of community coalition and a landlord. Item 13C public comment I am calling to urge the committee to implement the 3 permanent protections for tenants before ending the eviction moratorium. The City of LA needs to adopt Universal Just Cause rules that apply to all rental units in LA not just those under rent control. Too many of my neighbors are on the street, I don't want to see more We must enforce strong permanent protections for tenants before we end the eviction moratorium so more of my neighbors are not on the street

Communication from Public

Name: Gemma Mangona

Date Submitted: 01/18/2023 01:33 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hello, For nearly three years, the City's rental housing providers have struggled to collect rent owed. We feel that the committee must not take any further action on this matter of ending the eviction moratorium. To do otherwise will only serve to create mass confusion & further damage the public confidence in the political process, which is already very low. The City should first evaluate the effectiveness of the State Law instead of extending the City's just cause provisions that were established over forty years ago citywide!

Communication from Public

Name: Jennifer Reivydas

Date Submitted: 01/18/2023 01:37 PM

Council File No: 21-0042-S3

Comments for Public Posting: We are a property management company who has been unsuccessful in collecting monies owed for non-covid relief tenants for at least two years which has caused a financial hardship for our small business. We are in support of the moratorium ending as soon as possible.

Communication from Public

Name: Nikki

Date Submitted: 01/18/2023 01:23 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hello, For nearly three years, the City's rental housing providers have struggled to collect rent owed. We feel that the committee must not take any further action on this matter of ending the eviction moratorium. To do otherwise will only serve to create mass confusion & further damage the public confidence in the political process, which is already very low. The City should first evaluate the effectiveness of the State Law instead of extending the City's just cause provisions that were established over forty years ago citywide!

Communication from Public

Name: Susan Collins

Date Submitted: 01/18/2023 01:28 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, I urge you to reject the bad policies contained in council file 21-0042-S3 and the cease extension of any aspect of the COVID eviction moratorium and maintain reasonable statewide AB 1482 renter protections. You're here to represent ALL members of the Los Angeles community, implementing an expansion of our rental assistance / subsidy programs to help those in need would do exactly that. Direct monetary assistance is the best way to address a temporary financial gap and ensures housing providers receive the same level of protections that are being provided to renters. THAT is equal and fair representation and ensures housing providers can maintain their properties and participate in our economic recovery. The covid crisis is over. Yes, people still get sick as we all do from time to time, but vaccinations and treatments are widely available. Jobs are abundantly available, in fact employers are searching for workers. Mom and Pop housing providers are being crushed under these unjust and unconstitutional governmental takeovers of their properties. Housing providers continue to be forced to carry the lion's share of the financial burden created by the pandemic, which has ended. Item 13 A: Is no longer necessary as on Jan. 31, the city's eviction moratorium will expire. For years, housing providers have suffered through a series of emergency measures, bureaucracy, changing orders, instability, and slow relief. Permanent eviction protections and billions of dollars in assistance were made available for those who truly struggled. Extending any aspect of the moratorium at this stage is unjust. Item 13 B: Deserves more stakeholder input. ITEM 13 C: The committee must reject this as outlined – This provision deprives an owner of payment for their work. Each of you on this council are being paid and paid well. You're not being forced to work for free and yet that is exactly what housing providers have been forced to do for almost 3 years. Additionally, there is a recommendation to require landlords to pay relocation assistance to tenants of non-RSO rental units, if the tenant elects to relinquish their rental unit due to inability to pay a rent increase exceeding the Consumer Price Index (CPI) plus 5%. This includes single-family homes. None of us should be required to pay a punitive fee for the decisions of others. Many of our council members claim to represent working class people, hopefully soon

you will include mom and pop housing providers who have struggled and made sacrifices, so they would have security in their old age. Having a rental property is their retirement security. This council seldom exhibits an understanding or compassion for the needs and concerns of our elderly residents. These rental properties provide housing and financial stability for our aging community members. Until now, they knew by investing in a rental property, they would have a place to live and enough income to meet their basic needs. Most immigrants who came here are prideful and do not want to ask for govt. handouts. They work hard, make sacrifices, and invest their earnings into our communities. Common sense and decency should make it clear that people must be compensated for the labor and services they provide. Many of you have stood with workers and demanded more pay and better benefits but turn your back on Mom and Pop housing providers who work hard, make sacrifices and pay the taxes that are needed to provide the services you want to provide for others. I ask that you reject Agenda Item 13 and begin the real work that is needed to create a more broadly accessible Rental Subsidy Assistance program. A broader, need based assistance program keeps more people housed and maintains the safety net our aging residents have worked so hard to provide for themselves. For three years housing providers have been denied income by renters who are driving new cars and post photos of their latest expensive vacation. We've pleaded for balanced policies. Fair and equitable policies are achievable – unfortunately, it appears that an ideology against private ownership of property has ensured this council would fail to be a source of relief, and instead has become the primary driver of severe economic and housing insecurity for countless mom and pop housing providers in Los Angeles. Please help housing providers like me. End the emergency measures in their entirety, maintain reasonable statewide renter protections and reject bad policies. Thank you, Susan Collins Council File 21-0042-S3

Communication from Public

Name: Monica T.

Date Submitted: 01/18/2023 12:52 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am a small apartment owner and would like to express my concerns about the lack of support the City Council provides for apartment owners. Specifically: The Statewide Rent Control law, Assembly Bill 1482, subjects nearly all the City's multifamily rental housing to just cause eviction requirements, with more buildings added on a rolling basis. The City should first evaluate the effectiveness of the State Law instead of extending the City's just cause provisions that were established over forty years ago citywide! The one-year vesting period for when these new just cause provisions would apply to non-RSO units must be reinstated. The LAHD report provides no data to warrant consideration of these proposed harmful recommended permanent housing policy changes. For nearly three years, we have struggled to collect rent owed. The imposition of new monetary threshold restrictions on evictions for non-payment of rent will place permanent hurdles on housing providers ability to collect rent due and leave housing providers with no reasonable mechanism to collect rent that is rightfully and lawfully owed. The proposed monetary thresholds simply hinder my ability to collect rent due, potentially prolongs the eviction process and subjects' us to delays and increased costs which can only be recouped through significant rent increases upon vacancy which ultimately only serves to increase overall rental rates and further diminishes the City's already scarce affordable housing. To help renters who are unable to pay rent, the City should provide emergency rental vouchers, not impose the proposed thresholds. The proposed imposition of relocation fees on us property owners of newer buildings would essentially illegally regulate the amount of allowable rent increases owners may issue by subjecting them to potential payment of astronomical relocation fees should the renter choose to move out following the specified rent increase. We believe that such local action is preempted by State law through the Costa-Hawkins Rental Housing Act.

Communication from Public

Name: Joel Levin

Date Submitted: 01/18/2023 01:54 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am a small landlord in Los Angeles. I would like to comment on the proposal to have a monetary minimum threshold for eviction based on non-payment of rent. In general, I would suggest that this is inappropriate and would not be considered in any other area of business. Like housing, food is an essential requirement for life, and yet we do not suggest that people should be allowed to steal some minimum amount of food from a grocery store before they can take action. Nonpayment of rent is no different than taking from a store. Housing providers use that money to pay their costs and provide for their families. If you are going to set a minimum threshold for eviction, I would suggest that it be one month rent for the unit in question, otherwise this is biased against "mom and pop" landlords who may have very low rents, especially after not being able to raise them for three years. In the case of a very low rent tenant, it means that they could live in the unit for free for several months before the landlord could take action, which would be a significant hardship for these housing providers. I also think it creates confusion to have the sum based on an average regional rent that changes over time. It would be much more fair and easier to administer if the amount were one month of rent for the unit. Thank you for your time and consideration.

Communication from Public

Name: MICHAEL BENJAMIN

Date Submitted: 01/18/2023 01:57 PM

Council File No: 21-0042-S3

Comments for Public Posting: I AM TOTALLY AGAINST THE EXTENSION OF THE MORATORIUM EXTENSION , IT IS NOT FAIR TO LAND LORDS. IT SHOULD END ON FEB 1ST . IT HAS BEEN GOING ON LONG ENOUGH AND THERE ARE PLENTY OF JOBS OUT THER FOR PEOPLE IF THEY GO LOOK FOR THEM.