

Communication from Public

Name: Lena H.

Date Submitted: 09/11/2022 10:41 AM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Honorable City Council Members: As a small mom-and-pop landlord, I'm urging you to end the COVID eviction moratorium as recommended by the Housing Department. As our elected officials, you should make every effort to ensure that equity and fairness are at the forefront when casting votes. The rent freeze should also end immediately and not be extended for another year. This moratorium has placed an unfair burden on us, threatening our own financial survival. The moratorium was meant to be a temporary, emergency measure during the height of COVID. Consider what the impact would be to all, not just one group, if you do not end the moratorium. I am a member of the Coalition of Small Rental Property Owners (CSRPO), whose membership consists of small mom and pop property owners. We are a diverse group but what we have in common is that we have historically have been natural housing providers. We are not wealthy. Often, we operate under very tight margins. We are hardworking individuals who continue in our efforts to take care of our tenants and the housing that we provide for them. I own property in Leimert Park and have been an affordable housing provider for over 2 decades. For the time that I've owned this property, I have taken care of it by maintaining and upgrading units for the comfort and enjoyment of my tenants. I've done all of this with the intention of stabilizing my community. Yes, I support protections for tenants but small mom and pop owners have needed and continue to need protections, as well. The City of Los Angeles has unfortunately painted all property owners, with the same broad brush. The majority of good owners are being punished for the bad behavior of a few, all while having to shoulder the woefully unfair economic burden of providing free housing to some tenants who have taken advantage of the protections imposed by the moratorium. Where are the financial supports to assist us in continuing to pay our mortgages, property taxes, insurance and the overall maintenance of our properties? We have been cast aside with unbalanced policies that have harmed mom and pop owners and unfortunately for many, permanently. Moving forward, I urge you to work with mom and pop owners to find reasonable solutions, that are not egregiously one-sided. You have allowed us to fall through the cracks! Sadly, mom and pop owners are loosing their properties and being forced

to sale properties meant to build generational wealth and/or fund their retirement. We have been penalized and disregarded for far too long. In light of our long-standing, good faith efforts in operating our units, with the hope of sustaining our communities in the face of an ever changing landscape, it is time for the City Council to do right by mom and pop owners. Many owners are facing tenuous financial circumstances that have put their finances in serious jeopardy and will undoubtedly have a ripple effect for securing generational wealth in their families, and more broadly, in communities of color, where there are countless mom-and-pop owners of color. We are not wealthy corporations. We live in the same communities as our tenants; shop at the same grocery stores, as our tenants; and attend the same houses of worship, as our tenants. We are people too.

September 11, 2022

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

Dear Honorable City Council Members:

As a small mom-and-pop landlord, I'm urging you to end the COVID eviction moratorium as recommended by the Housing Department. As our elected officials, you should make every effort to ensure that equity and fairness are at the forefront when casting votes. The rent freeze should also end immediately and not be extended for another year. This moratorium has placed an unfair burden on us, threatening our own financial survival. The moratorium was meant to be a temporary, emergency measure during the height of COVID. Consider what the impact would be to all, not just one group, if you do not end the moratorium.

I am a member of the Coalition of Small Rental Property Owners (CSRPO), whose membership consists of small mom and pop property owners. We are a diverse group but what we have in common is that we have historically have been natural housing providers. We are not wealthy. Often, we operate under very tight margins. We are hardworking individuals who continue in our efforts to take care of our tenants and the housing that we provide for them.

I own property in Leimert Park and have been an affordable housing provider for over 2 decades. For the time that I've owned this property, I have taken care of it by maintaining and upgrading units for the comfort and enjoyment of my tenants. I've done all of this with the intention of stabilizing my community. Yes, I support protections for tenants but small mom and pop owners have needed and continue to need protections, as well. The City of Los Angeles has unfortunately painted all property owners, with the same broad brush. The majority of good owners are being punished for the bad behavior of a few, all while having to shoulder the woefully unfair economic burden of providing free housing to some tenants who have taken advantage of the protections imposed by the moratorium. Where have been the financial supports to assist us in continuing to pay our mortgages, property taxes, insurance and the overall maintenance of our properties? We have been cast aside with unbalanced policies that have harmed mom and pop owners and unfortunately for many, permanently.

Moving forward, I urge you to work with mom and pop owners to find reasonable solutions, that are not egregiously one-sided. You have allowed us to fall through the cracks! Sadly, mom and pop owners are losing their properties and being forced to sale properties meant to build generational wealth and/or fund their retirement. We have been penalized and disregarded for far too long. In light of our long-standing, good faith efforts in operating our units, with the hope of sustaining our communities in

the face of an ever changing landscape, it is time for the City Council to do right by mom and pop owners. Many owners are facing tenuous financial circumstances that have put their finances in serious jeopardy and will undoubtedly have a ripple effect for securing generational wealth in their families, and more broadly, in communities of color, where there are countless mom-and-pop owners of color. We are not wealthy corporations. We live in the same communities as our tenants; shop at the same grocery stores, as our tenants; and attend the same houses of worship, as our tenants. We are people too.

Regards,

Lena H.
Member, Coalition of Small Rental Property Owners
Council District 10

Communication from Public

Name: Multi-unit owner

Date Submitted: 09/11/2022 10:45 AM

Council File No: 21-0042-S3

Comments for Public Posting: Hello Members of the Housing Committee, I am usually a very private, small-scale landlord, but when I saw there was an opportunity to express the hardships the LA City's Moratoriums on Evictions and Rent Increases have caused me, I thought it would be best to share so you can understand the situation people like myself have been put into. I entirely understand we have a crisis of homelessness upon us in the LA Country, but this isn't caused by small-time landlords, this is the cause of corporations & developers. So ironically, the institution of the LA City's Moratoriums on Evictions and Rent Increases, which is meant to help the homelessness crisis is actually driving the problem to a larger tipping point. Smaller multi-unit owners such as myself are getting squeezed with nonpaying tenants, higher water & sewage costs, continued building overhead, mortgage payments, and no choice but to sell to such corporations and & developers because of the lack of being able to upkeep our business financially. In my instance, this is my sole way to maintain my livelihood & my family, so I have no choice but to hang on to what I have. However, if I may be honest, I am unsure how much longer I really can continue if the LA City's Moratoriums on Evictions and Rent Increases don't change and allow me to run my business. Unfortunately, many of my tenants have taken the LA City's Moratoriums on Evictions and Rent Increases to their advantage. They refuse entry into their unit so I can make needed repairs, and then complain that I'm not making needed repairs. Some have taken to using common spaces as their storage unit. On top of that, some are abusive to other neighbors and in other instances downright rude to our hired service people. All of this takes the abuse of the moratorium to another level because they are aware my hands as an owner are tied. From what I understand, since LA City's Moratoriums on Evictions and Rent Increases have been in place, the number of frivolous litigations has increased. With owners having no choice but to take this tenant abuse laying face down since these are the cards the LA City has handed to us. Frankly, the LA City's Moratoriums on Evictions and Rent Increases have caused more strain on the City and judicial system and in reality, I think have been costly for LA County as a whole. I really hope the committee will take this moment to reevaluate their decision on LA City's Moratoriums on Evictions and Rent

Increases and make the sensible decision for the LA Country by
repealing and ending LA City's Moratoriums on Evictions and
Rent Increases. Thank you

Communication from Public

Name: Courtney Small

Date Submitted: 09/11/2022 03:21 PM

Council File No: 21-0042-S3

Comments for Public Posting: September 11, 2022 Honorable Members of the Los Angeles City Council Los Angeles City Hall 200 N Spring Street, Los Angeles, CA. 90012 Dear Councilmembers: As a small mom-and-pop landlord, I am urging you to end the COVID eviction moratorium as recommended by the Housing Department. This moratorium has placed an unfair burden on us, threatening our own financial survival. The moratorium was meant to be a temporary, emergency measure during the height of COVID. Instead, small owners have become a defect government housing program without sufficient compensation - seemingly indefinitely. We are not corporations. Many of us own just a handful of properties and have scrimped and saved to acquire them. We do not have deep pockets into which to go to to cover the cost of our mortgages, water, repairs and maintenance. My husband and I own a condo that we rent out furnished. Our well-screened tenant moved in after COVID had begun. He moved in with a deposit and first month's rent, but when it came time to pay the next month's rent, the check bounced and so did the replacement check. He told us that he had decided to stop his thriving real estate business and become an actor. Then he told us he was depressed. Then he told us that he didn't have to pay rent because of COVID. We had an incredibly stressful period of our lives during COVID, like everyone, but compounded by the terror of having to pay for all the expenses of our rental condominium without any rent coming in and with no end in sight. We had to cover the mortgage, the Homeowner's fees, the utilities, special assessments. It kept us up at night for sure. The paperwork to claim rental compensation was complicated and added more stress, and really felt like another unknown. We are lucky. The tenant eventually moved out. But the residual is that we are afraid that every potential new tenant will claim COVID and not pay rent. If this moratorium goes on, many of us will lose our properties. People are back at work, the City is open and there is simply no justification to continue burdening us with this moratorium. We urge you to end this moratorium now, and consider prioritizing City resources to help renters who need assistance. Sincerely, Courtney Small Member, Coalition of Small Rental Property Owners Council District 13

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September 11, 2022

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

Dear Councilmembers:

As a small mom-and-pop landlord, I am urging you to end the COVID eviction moratorium as recommended by the Housing Department.

This moratorium has placed an unfair burden on us, threatening our own financial survival. The moratorium was meant to be a temporary, emergency measure during the height of COVID. Instead, small owners have become a defect government housing program without sufficient compensation - seemingly indefinitely. We are not corporations. Many of us own just a handful of properties and have scrimped and saved to acquire them. We do not have deep pockets into which to go to cover the cost of our mortgages, water, repairs and maintenance.

My husband and I own a condo that we rent out furnished. Our well-screened tenant moved in after COVID had begun. He moved in with a deposit and first month's rent, but when it came time to pay the next month's rent, the check bounced and so did the replacement check. He told us that he had decided to stop his thriving real estate business and become an actor. Then he told us he was depressed. Then he told us that he didn't have to pay rent because of COVID. We had an incredibly stressful period of our lives during COVID, like everyone, but compounded by the terror of having to pay for all the expenses of our rental condominium without any rent coming in and with no end in sight. We had to cover the mortgage, the Homeowner's fees, the utilities, special assessments. It kept us up at night for sure. The paperwork to claim rental compensation was complicated and added more stress, and really felt like another unknown. We are lucky. The tenant eventually moved out. But the residual is that we are afraid that every potential new tenant will claim COVID and not pay rent.

If this moratorium goes on, many of us will lose our properties. People are back at work, the City is open and there is simply no justification to continue burdening us with this moratorium. We urge you to end this moratorium now, and consider prioritizing City resources to help renters who need assistance.

Sincerely,
Courtney Small
Member, Coalition of Small Rental Property Owners
Council District 13

Communication from Public

Name: Ky Trang Ho

Date Submitted: 09/11/2022 03:41 PM

Council File No: 21-0042-S3

Comments for Public Posting: September 11, 2022 Honorable Members of the Los Angeles City Council Los Angeles City Hall 200 N Spring St, Los Angeles, CA 90012 Dear Councilmembers: As a small mom-and-pop landlord and a renter myself, I'm beg of you to end the COVID eviction moratorium as recommended by the Housing Department. This draconian moratorium is modern-day slavery, forcing me to provide a service against my will and not paying me for it. I accepted it after the first year because I felt that it was my contribution to society in dealing with the pandemic. After two and a half years, it's sheer abuse of power on your part. What other businesses were required to give away their goods and services for free during the pandemic? How long do you think a grocery store would remain open if none of the customers paid? What kind of medical care would you expect to get from a hospital in which the doctors and nurses were forced to work for free? As I slowly evict tenants or give them a cash-for-keys offer to end my misery, I am selling my property in Los Angeles and buying property in other cities and states that respect landlords' rights to their livelihoods. The more other landlords draw the same conclusion, the fewer affordable rental units there will be on the market and the ever more expensive housing will get in Los Angeles. It's been well documented in the news that finding a place to rent in Los Angeles has become harder than anywhere else. <https://www.latimes.com/business/story/2022-05-17/california-housing-market-rental-vacancies> I urge you to end this moratorium now for the sake of landlords and tenants alike. Sincerely, Ky Trang Ho Member, Coalition of Small Rental Property Owners 90044

Your anti-landlord and overly tenant-friendly housing policies encourage the abuse of landlords.

This professional tenant made my life hell and forced me to forgive over \$6,000 in back rent and demanded I give her \$5,000 to move out in 30 days. I gave her an extra \$1,000 to do it in three days.

She never had a COVID hardship. She stopped paying rent simply because there was nothing I could do thanks to the eviction moratorium. I applied for rent relief for her. But she refused to cooperate and cursed me out in an email.

With all the money saved from not having to pay rent for six months plus getting an additional \$6,000, she has enough money to travel to Mexico and Texas and then brag about it on Facebook.

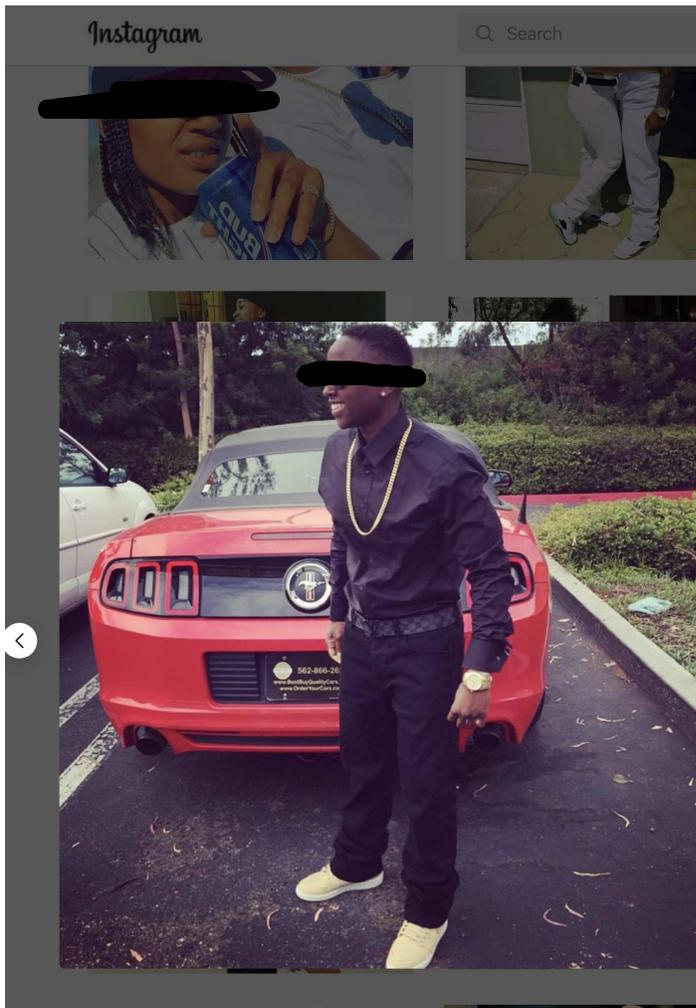


This tenant owes me \$18,690 in back rent and \$1,900 in eviction fees. She stopped paying rent in December 2020 and bought a car.

She never claimed having a COVID-related hardship and always held a full-time job as an armed security officer. She did NOT apply for rent relief even though I did.

She moved out without notice and will go from landlord to landlord cheating them out of their livelihoods.

I would rather let her unit sit empty than take a chance on another grifter emboldened by the eviction moratorium. Now there's one less housing unit on the market, which will only make affordable housing more scarce.



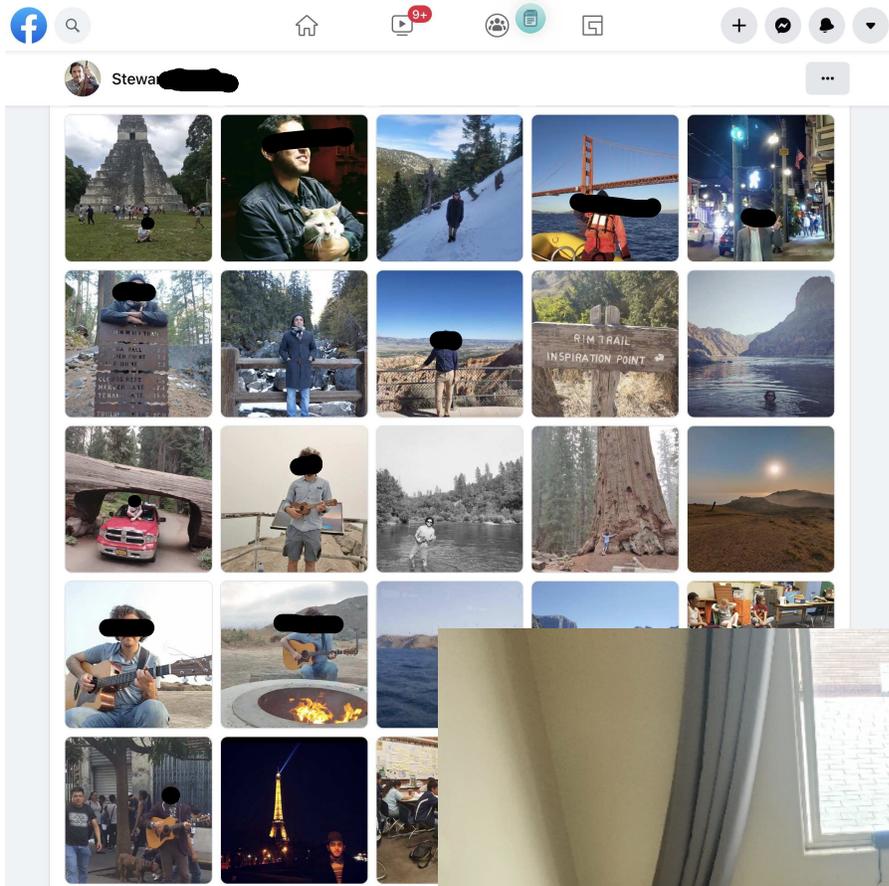
This tenant claimed he couldn't pay rent because he got laid off as a paraeducator for the Santa Monica-Malibu School District.

All the while he flaunted on Facebook his travels to France, Guatemala, Yosemite, and numerous national parks across the country.

He hasn't paid rent in more than two years. He owes me \$15,935 in back rent and \$1,900 in eviction fees. He refused to apply for rent relief even though I did.

He had no respect for his housemates in playing guitar loudly hours on end, smoked indoors and never cleaned. As you can see in the photo of his room below, he lived in utter filth. He urinated in bottles and kept them in his room. His housemates were forced to live with him because of your eviction moratorium.

I managed to evict him in August. I am letting his room sit empty because I can't take a chance on getting another tenant like him. That's another room that would otherwise be on the market had it not been for your eviction moratorium.



Communication from Public

Name: Alanna Holt

Date Submitted: 09/11/2022 04:21 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am a tenant, a lawyer, and a volunteer with the LA Tenants Union. Please do not allow the city protections to expire without developing actual tenant protections that will prevent the mass displacement event that will take place if the city's eviction protections expire at the end of December. The Covid-19 pandemic continues to be a life altering financial catastrophe for poor and working class tenants in Los Angeles, who have been targeted with the violence of eviction for decades as gentrification and development makes eviction an increasingly lucrative and necessary process for the real estate market to function. Poor and working class tenants lost enormous sums of money during the pandemic when they lost work and when their children were forced to stay home from school. Black and Latinx tenants disproportionately experienced high rates of deaths resulting in the loss of income earners, in addition to long term disabilities further limiting tenants' abilities to keep food on the table and pay the bills. To think that the financial impacts of this pandemic have improved for tenants in this city would be willful ignorance. There are countless elderly members of the tenants union who, due to either a death in the family or covid related loss of work, are still forced to work full time jobs, often physically grueling work, just to keep paying the rent. The possibility of well earned retirement was lost for countless working class elders during this pandemic, who are instead working themselves to death just to pay the rent. Beyond the immediate impacts of covid on working class renters, skyrocketing inflation and a "red hot" housing market has deepened the crises tenants face. Rising inflation has increased the cost of living, but working class people have not experienced a similar rise in real wages, meaning everyone is simply making less money. Most importantly, and a point that is completely absent from LAHD's report, is that the housing market in Los Angeles — MUCH more so than "lost rents" due to Covid — is what is fueling landlord's eagerness and desire to end the city's covid protections. Landlords are desperate to be able to evict tenants not because they are interested in getting the back rent that accrued during the pandemic, but so they can displace tenants, renovate their homes, and capitalize on skyrocketing rents. Well over half of the tenants in my chapter of LATU in Northeast LA have had their homes recently sell, and are fighting

landlords who desperately want to evict them for a no fault reason, so they can rent their units at the current market rate. Landlords are absolutely ravenous to enjoy the fruits of rising rents and rising home values. Even the small “mom and pop” landlords that the real estate lobby loves to trot out as their perfect victims are often the worst offenders in our experience — they are people who want to sell off their rental properties in gentrifying neighborhoods and will often stop at nothing when harassing their tenants. The amount of harassment, abuse, and deliberate neglect that tenants experience at the hands of a predatory landlord class cannot be captured in a single public comment. It is laughable to think that corporate landlords, many of whom received PPE loans, are anxious to get their rent back. They are anxious to capitalize on a speculative market, and to enact the violence of displacement needed to do so. Refusing to acknowledge this makes every single member of this council complicit in the genocidal violence of the mass displacement of poor communities of color across the city.

Communication from Public

Name: Allegra

Date Submitted: 09/11/2022 04:33 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Allegra and I live in mid city Los Angeles. I've been living here for 12 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 am a single mother of two children whose self-employed income was greatly impacted. I still have rent owed and want to make sure I will not be evicted because of this. 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: Kelly Henderson

Date Submitted: 09/11/2022 05:12 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am writing to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. There was a need for these 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. Thank you for your time.