

Communication from Public

Name: Adriana

Date Submitted: 09/14/2022 03:04 PM

Council File No: 21-0042-S3

Comments for Public Posting: Mi nombre es Adriana Ruiz vivo en el distrito 1 y estoy muy preocupada por muchas personas porque hay hogares que que aún no han podido ponerse al corriente en las deudas y esto las llevaría completamente a ser desalojadas y vivir en las calles con su familia incluyendo niños.

Communication from Public

Name: Kimberly Alvarado

Date Submitted: 09/14/2022 03:25 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Kimberly Alvarado and I live in Los Angeles 90043. I've been living here for 11 years, and I'm here with Eastside 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: Nery Montes

Date Submitted: 09/14/2022 03:34 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hola mi nombre es Nery Montes soy miembro de ACCE y vivo en el 686 1/2 E 42 st 90011 e estado aquí por 3 años como inquilino,le demando a la ciudad, que implemente fuertes protecciones,permanentes para Inquilinos,antes de eliminar protecciones de emergencia como ,la Causa Justa Universal .Las protecciones existentes para inquilinos son las que han evitado que muchos de nosotros nos quedemos sin hogar. La pandemia ha afectado significativamente mi situación de vida porque Perdí mi trabajo, mis hijos se enfermaron padezco depresión y ansiedad que me a provocado todo durante la pandemia y el dueño de la propiedad donde vivo me ha estado hostigando,acosando a salirme de la casa con mis 2 niños de 4 y 5 años por aumentar la renta y no poderla pagar soy madre y padre y me es extremadamente difícil la situación que estoy viviendo tengo miedo de lo que el dueño de la propiedad haga para desalojarme a mi y mis niños. Necesitamos que sea permanente la Causa Justa Universal. Levantar las protecciones es imprudente e inhumano Por eso apoyo la extensión de protecciones. Y pido que apoyen la implementacion de la declaración de los Derechos de los Inquilinos. Gracias espero su gran apoyo para muchas familias.

Communication from Public

Name: Denise Pazienti

Date Submitted: 09/14/2022 03:05 PM

Council File No: 21-0042-S3

Comments for Public Posting: As mom and pop landlords, our hands and feet are hogtied. We cannot even ask our tenants if they are working or anything about their situation unless we take them to court! I live next door to my tenants who have not paid full rent since April of 2020 and they do not appear to be doing any work or even care to work. They owe us over \$40,000 and they walk around the property with an entitlement that would knock the socks off of your grandma. They are blatant and are obviously milking the system for as long as they can! They are healthy adults who are not vaccinated and never wear masks, so they do not appear to care or fear Covid. Meanwhile they have the legal luxury to sit around for almost two years doing nothing. They are young and healthy, and because of your decisions, they will be able to rest easy and free for at least another year without paying rent. And oh yeah, they were also denied Rent Reimbursement, however, you are still forcing us to feed them through our blood, sweat and tears. My 87 year old mother, who owns the property, will end up dying broke and hungry because of your militant and illegal policies! Find some other way to protect folks and for heavens sake PPPLLLLLEEEEEAAAASSSEEEE take it off of our backs!!!!!!!!!!!!!! I just got back from Small Claims Court where I dropped off evidence!! D. Pazienti

Communication from Public

Name: Vineet dabas

Date Submitted: 09/14/2022 03:13 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please stop this COVID related eviction control. It's a harassment and abuse of power. I bought a house more than a year ago and I can't even move in my own parents. My dad is heart patient and mother has joint problems with mobility issue. Please don't kill them and let me take care of them. Why is my family getting sacrificed at the cost of other families. Why are discriminated. Please do not Use our resources of supporting others.

Communication from Public

Name: Carmina Calderon

Date Submitted: 09/14/2022 03:16 PM

Council File No: 21-0042-S3

Comments for Public Posting: My name is Carmina and I'm calling in 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. 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.

Communication from Public

Name: L. Tran

Date Submitted: 09/14/2022 02:47 PM

Council File No: 21-0042-S3

Comments for Public Posting: 9/14/22 Honorable Members of the Los Angeles City Council Los Angeles City Hall 200 N Spring St, Los Angeles, CA 90012 Dear Councilmembers: It brings me to tears to write these words - but I am urging you to end the COVID eviction moratorium. One tenant has taken advantage of the climate to take out an interest free loan - but we were not given due diligence to approve their financial history or background. He was a tenant who was grandfathered in - as in - he was already living at the unit. I think people have the right to live in respectful peace, thus he continued to live there as we took over the property as I believe he rightfully should if he pleases. After one month, he then started defaulting on his rent payments. Oftentimes I see him, brags that he has the money to pay [but chooses not to]. One time, he deliberately invited me in, and showed me a bag of money which had at least \$10k - I suspect he did this to show me he has the money but chose not to pay rent. I understand he has a successful tree trimming business, and a rotating set of company car and utility vans to run his business. The water heater broke, and we replaced it within 24 hours at our own expense, \$2k, digging us deeper into the hole. I will wake up at night crying I am so stressed at the prospect of paying for him to live there rent free. I have taken up two additional jobs and work morning, night and weekends to pay for his non-payment of rent. All I can say is the system is failing us. So please end the eviction moratorium. We are not rich, but people who saved up and were able to purchase the property recently - and every dime we make goes into upkeep. I drive a beat up Prius and have a house with a leaky roof - all to save more money. Please help us, we are ordinary people as well. As a small mom-and-pop landlord, I'm 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 defacto 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.

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,
L. Tran Member, Coalition of Small Rental Property Owners
Leimert Park, 90008

Communication from Public

Name: D. Williams

Date Submitted: 09/14/2022 02:48 PM

Council File No: 21-0042-S3

Comments for Public Posting: Greetings! I am a property owner of a fourplex in the City of Los Angeles. I humbly plead that the City's eviction moratorium and rent increase freeze ends this year. I am not a corporation or wealthy real estate investor; I am an average citizen who has to work hard to keep up with mortgage payments and expenses. After a few bad experiences with renting to people who turned out to be very terrible tenants in the past, I have actually considered keeping my vacant units off of the market due to the risk of not being able to evict, if necessary. I cannot afford to make any mistakes with renting to the wrong person, which paralyzes me. Furthermore, my personal income has gone down, while the cost of keeping the property up has gone up, yet, I have not been able to increase rents in years. It honestly feels like the city does not care about small landlords like me, and that, eventually, mom and pop landlords will be forced out of the LA City Housing market. Again, I just ask that you all remember that landlords are also people, with jobs, that have families to feed, and are also experiencing hardships as a result of the pandemic. Thank you for your time.

Communication from Public

Name: Megan Edner

Date Submitted: 09/14/2022 02:49 PM

Council File No: 21-0042-S3

Comments for Public Posting: A recent LA Times article written about the LAHD report and one thing that it states is that the City of LA is pretty much on an island, being one of the very longest existing and most severe moratoriums in the country. I think this fact alone exposes the city to a significant amount of liability in terms of landlord claims of unconstitutional takings going forward. IT makes no sense to leave the rent freeze in place until Jan 2024. This is simply unacceptable given what housing providers already been through in the last two and a half years. If there is no longer a legal justification for a moratorium past 12/31/2022, then there is also no longer a legal justification to extend the rent freeze for another 12 months! There is literally no Covid19 emergency related justification for it and it violates the rules of the city's own Rent Stabilization Ordinance. Most owners had their last rent increase sometime in 2019. Pushing the freeze out to 2024 means we will go almost 5 years without a rent increase during multiple years of high inflation. How can we possibly ever catch up on these years of foregone rent increases? The city cannot continue to force this burden on its majority of small to medium landlords into 2024 while ignoring our dramatically escalating costs and large unpaid rent balances due to the moratorium. Reinstating rent increases on 1/1/2023 would be one small but reasonable step towards allowing landlords to start the process of getting back on track. The council members need to seriously consider how these policies and their sheer length of time is affecting the ability of landlords to afford and keep up with badly needed maintenance and repairs. We're going to have a city of decaying and dilapidated housing in the years to come if the city does not address this. We're talking about an actual 25-35% increase in operating costs with 0% increase in rents. I don't understand why more council members are not concerned about this risk. As it is, this moratorium and the financial damage it continues to inflict, is already forcing many mom and pop owners out of business. The city needs to enact policies that do not force landlords into financial ruin and foreclosure like those of the past two and a half years. Please do what is right and end the moratorium and rent freeze.

Communication from Public

Name: Ingrid Mueller

Date Submitted: 09/14/2022 02:53 PM

Council File No: 21-0042-S3

Comments for Public Posting: Respected Committee Members, Please, please! AMEND your PROPOSAL to continue, strengthen, make Permanent EVICTION PROTECTIONS ! Especially Anti-Ellis Evictions! CA cannot create endless homeless chains! Sincerely, indeed!
Ingrid Mueller Tenant in Venice since 1988

Communication from Public

Name:

Date Submitted: 09/14/2022 02:54 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear City Counsel Members: I have been living in CD1 for 5 years, during which I've participated in language justice groups to support tenants experiencing harassment, resisting displacement and learning about their rights in complicated local/state/federal housing laws. I'm here in solidarity with the Keep LA Housed Coalition. I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. Lifting emergency protections without having strong permanent protections in place will destabilize the city's hard-working households, a majority of which are tenants. While I spoke with many small landlords struggling to keep up with their costs, I believe they should receive additional relief to stabilize themselves, rather than having to resort to the eviction process and jeopardize vulnerable community members' health and long-term financial stability. Please support the implementation of a Tenant Bill of Rights, because it acknowledges a more humane way to think about what it means to lose one's home and that evictions are an extraordinary remedy, not to be used as a debt collection tool. Enacting permanent limits on evictions for failure to pay rent would help encourage this perspective. In tandem, expanding just-cause evictions in the City's RSO to cover all tenants in the city, is crucial. There are many thousands of tenants in single family homes that are vulnerable to evictions and will lose a home just for missing a small amount of rent during an ongoing health emergency and employment difficulties caused by the pandemic. If the City adopts these modified terms of protections, tenants who have taken care of single family homes as their own, by making repairs and building communities, will not face inequitable treatment in the City. Thank you

Communication from Public

Name:

Date Submitted: 09/14/2022 02:55 PM

Council File No: 21-0042-S3

Comments for Public Posting: I'm a small time landlord w/ 2 units that are being rented out. One of the units I have not received rent for since June 2020 and she owes \$128,000 by now. She has no money and I suspect she has no intention of paying me back despite the laws about rent owed. Functionally, the moratorium has put the onus of the financial cost of the housing crisis onto me as an individual citizen who happens to own a rental property. I am not a govt, I am not a corporation. I am a hard working citizen who pays my taxes, does not break the law, and has had to take on a 2nd job to pay for the mortgage for my rental house because I'm not receiving rental income. I'm not against housing for people who actually need it. I am against being forced to house a non-paying tenant who is taking advantage of the lax and broad rules around self certification for COVID-19 related issues. Prior to the eviction moratorium and these new restrictive rental laws, I was going to put a 3rd unit on the market however decided not to. Now, I plan on selling my rental property to a corporation because only corporations can tolerate this level of unprecedented government interference in the life of a normal citizen trying to live and provide for my family. You can guess what might happen when corporations - not small time landlords like me - own an increasing percentage of the residential properties. The laws you create effectively treat landlords like we're the enemy, like we don't offer a valuable and necessary resource that both we and society at large can benefit from. In any well functioning society, small time landlords are a *good* thing and a *necessary* player and laws that benefit both tenants and landlords are necessary for a healthy society. That is not what is going on right now. The current laws are extremely anti landlord, so anti landlord, that the livelihood of some landlords has been completely decimated. If this continues, you risk not only losing what is ostensibly a morally driven mandate to serve each and every angeleno fairly and justly, you risk losing your housing stock to corporations. Lastly, you are forcing people like me to house angelenos. I don't see YOU housing anyone. Why don't you step up and open up your home to house a homeless person? Our public officials have a responsibility to lead by example. Let's see you talking the talk AND walking the walk and doing what you are making landlords do, yourselves. I think there needs to be a

reality series documenting this, for the benefit of the public.

Communication from Public

Name: Lidia

Date Submitted: 09/14/2022 03:00 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hello, my name is Lidia I am a member of ACCE and I live in Gardena. I have been living here for 8 years. As a tenant I want to ask the City to put in place strong permanent tenant protections before removing the emergency COVID-19 tenant protections. Existing renter protections are the only thing that have kept many of us from becoming homeless. The pandemic has significantly affected my living situation because my elderly mother contracted COVID, was out of work, and was not earning the necessary income to meet at her living needs yet the landlord provided no flexibility or resources to allow her to get back on her feet financially. The landlord can abuse the eviction filing process and leave my mother unprotected while she learns about different resources slower than the eviction timeline allows. The only thing that gives her any sense of peace is knowing yeah there are legal protections in place that protect her situation. If that is cancelled or phased out, it will leave her and many people like her vulnerable with no place to go to stay safe, healthy and connected. Raising the wards is reckless and inhumane. Support the implementation of a Tenants Bill of Rights. Maria Briones from ACCE, please join us and be part of it. We need you all.

Communication from Public

Name: Daniel Wong

Date Submitted: 09/14/2022 04:34 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: 09/14/2022 09:38 PM

Council File No: 21-0042-S3

Comments for Public Posting: The important decisions that this housing committee failed to pass today is as follow: 1. To follow State Law AB2179. 2. To end covid-19 eviction protections by December 31 2022 to align with The County of Los Angeles 3. To pay all accrued unpaid rent from 3/1/2020 to 12/31/2022 by August 1, 2023 (to align with State Law AB2179). 4. Pets in rental units: to follow State and Federal law as well as contract agreement 5. Eviction: Just cause for Non-RSO: To follow State Law AB1482 Tenants Protection. 6. No more issues no more report back on limitations of evictions, because: tenant fails to pay one month rent it is sufficient for eviction. 7. No more issues no more report back on relocation assistance. Relocation assistance to a tenant shall be applicable only if the tenant is in good outstanding and current with the rental payments and the landlord needs the property back. No explanation require. It is landlords property and it is landlord choice to rent his property. 8. No more issues no more reports back on updated studies or more staffing resources. The only investments that the City needs to do is create affordable housing and work directly with homeowners willing to rent their properties. 9. No more issues no more reports back on mandated fees. The City of Los Angeles impose the fees to landlords and homeowners. Landlords have also expenses such as property taxes, HOA fees (homeowners association fees), property management and maintenance fees. 10. No more 60 days or 90 days or 12 months. All covid-19 ordinance to end by December 31, 2022 regardless. The City of Los Angeles created Ordinance of Tenants Protections based on Covid-19 and "Stay Safer At Home" to battle Covid-19 and thus it. Any other housing issues or homelessness issue is out of the scope of the ordinances mentioned above.

Communication from Public

Name: Seth

Date Submitted: 09/14/2022 10:50 PM

Council File No: 21-0042-S3

Comments for Public Posting: It is unconscionable that the City of Los Angeles would consider ending an eviction moratorium and other renter protections that have held since the coronavirus pandemic began. It shouldn't need to be said that THE PANDEMIC CONTINUES even in this moment, that tens of thousands more are subject to its harms every week just in our county and city, or that hundreds of thousands of Angelenos are already suffering the debilitating and employment-hindering effects of long COVID. But this all clearly needs stating, because our governments at every level are acting as if COVID were a relic of a far-flung distant past! We don't need to cast our memory back in time to understand why eviction protections are still necessary, we just simply need to be at least semi-conscious and aware of what it's like to actually live in this city right now. I was laid off from a career of 14 years a few months after this pandemic set in. My former employer laid me off with no notice and little severance, and they had been structurally stifling me for years so I had absolutely no savings. Were it not for federal pandemic unemployment assistance, CalFresh, California's Housing Is Key program, the LA City ERAP program, and the eviction moratorium, I would have gone hungry and I would have been made homeless on any one of *at least 3* occasions in the past two years when I had no money and could not make rent because my entire industry was out of commission. The industry in which I've made my career is only now recovering, and I was only very recently able to *begin* freelancing sustainably again in my line of work. But that's not "back to normal!" I am no freeloader. I am no mooch. I'm a Californian and Angeleno who loves my state and city, and who cannot believe how badly our City Council tries to fail us. I'm deeply grateful for the patchwork of meager programs that existed to help folks like me survive, and I am glad Council's compromised eviction protection was put in place - but I know firsthand that none of this was enough to thrive on. And it horrifies me to see how eager this city's ruling class is to start throwing whole families into the threshers by restarting evictions. And that's all evictions do, is shred people's lives and dignity. Evictions don't ever free up housing or make it any more affordable. Removing the eviction moratorium at a time when the City and State are still dragging on paying thousands of landlords

in the Housing Is Key emergency rental assistance program is a cruelty (that program is at least 6 months backlogged, and I know this firsthand!). Removing the eviction moratorium while inflation is still exploding *the most* in the cost of housing and during a time when the Federal Reserve is acting to decrease economic demand & tamp down wage growth is a disgusting absurdity. Removing the eviction moratorium in the middle of winter cold & flu season, after removing all public health protections against COVID including even masks... this kind of action really should be beyond the pale for people who talk about "public safety" so damn often. It should be beneath contempt. So here I am, once again appealing as a renter to a City Council of LAndlords, begging for the most basic measure of public protection over the most basic necessity of human life in the middle of an ongoing global public health catastrophe. No one should face eviction ever again. The LA County Sheriff's Department should never have the opportunity to force even one more human out of their home in the county of Los Angeles. The City Council should take heed of basic logic and recognize that if they want to be reelected they at least need to get the homeless count down in this city, if only in the stats. Even if you buy every spurious selfish argument landlords will make, and even if those landlords also give you all your money (which they did and will) - evictions are only going to sharpen the irreconcilable contradictions between your promises of political progress and the Council's policies that promote economic precarity for workers, wealth hoarding by the rich, and violent criminalization & punishment of the poor. Council should at least extend the eviction moratorium and expand the rent freeze to cover all rental housing (not just RSO units) for at least the next two years. Los Angeles is one of several California cities that is the literal worst in the country when it comes to the cost of rental housing. For the actual love of humanity, don't end the few threads of protection that prevent homelessness in the middle of a completely predictable winter COVID surge - and don't end them simply because landlords are hungry to profit and raise rents even further by evicting people.

Communication from Public

Name: Oguilvie Toscano

Date Submitted: 09/14/2022 03:46 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hola mi nombre es Oguilvie Toscano y vivo en Koreatown, pertenezco a la organización SAJE y les quiero pedir a los consejales que por favor no quiten aún las protecciones para los inquilinos ya que ahorita que hay protecciones los propietarios nos están acosando tremendamente. A mi y a mi pareja personalmente nos están acosando de todas las maneras posibles. Nos quitan la luz de todos los pasillos de los tres pisos del edificio y en la noche uno corre el riesgo de caerse. Cambian la chapa de la entrada principal sin darnos llave por lo cual tenemos que dar la vuelta hasta el parking para poder entrar a nuestro apartamento. Nos bloquean nuestro parking y no podemos salir. Los trabajadores del propietario nos golpean. El manager de la propiedad nos amenaza constantemente con desalojarnos. El propietario se niega a aceptar nuestro pago de la renta y muchos otros tipos de acoso. Señores concejales por favor toquense el corazon y no quiten las protecciones porque si las quitan entonces veremos en esta ciudad una ola masiva de desalojos aumentando el número de homeless, esto a su vez traerá muchos otros problemas que serán más difíciles de resolver, convirtiendo a la ciudad de Los Angeles en la más caótica

Communication from Public

Name: Jennifer

Date Submitted: 09/14/2022 03:48 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am a small mom and pop owner of a triplex in the city of Los Angeles and respectfully ask the City Council to lift the eviction moratoriums and allow rent increases immediately. The continuation of the stringent protection laws by the city of Los Angeles unfairly punishes Los Angeles landlords. The rest of the state and, indeed, LA county have relaxed restrictions on evictions. I have 1 tenant who has abused the protection laws, trashing my property, threatening the safety of repair people coming onto my property to make repairs, and who regularly spews racist and misogynistic rants. The police comes to the property on average once a month because of him, wasting precious taxpayer money. Yet, because of the highly restrictive protection laws by the city of Los Angeles, I have no recourse to rectify the situation. I don't want to believe that the City Council enacted the protection laws to protect the bad actors, but the prolongation of these laws is having the unintended consequence of doing just that. I want to do the right thing by my other 2 tenants who are respectful, good people and have the bad tenant removed. Please, please. It's time to do the reasonable thing and lift the eviction moratoriums as the state of CA and the rest of LA county have done. For the city of Los Angeles ALONE to continue these protections is beyond reasonable. Respectfully,
Jennifer Wong

Communication from Public

Name: Rosa Curiel

Date Submitted: 09/14/2022 03:51 PM

Council File No: 21-0042-S3

Comments for Public Posting: Protect our communities. Please keep the protections.

Communication from Public

Name: Carl Burdick

Date Submitted: 09/14/2022 03:54 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am a resident of CD11, and am writing to express my opposition to the removal of restrictions against no fault evictions in the City of Los Angeles. In an era where homelessness continues to increase despite this councils stated commitment to end it, and in an era of radically increasing wealth concentration and inequality, the removal of restrictions on no fault evictions will with out a doubt skyrocket the number of families ending up on the street with no place to go. Further more, enforcing the payment of rental debt will leave thousands of people across the city who struggled to pay rent during the height of the pandemic with little option but to abandon their apartments and sleep on the street. If they couldn't pay monthly rent then, how does any one expect them to pay over a years with of rent all at once? This makes no sense and will exacerbate the homelessness crisis even further. I urge the city council to reject this proposal in favor of something in lines with the goal of reducing homelessness.

Communication from Public

Name: Dionicia Cipres

Date Submitted: 09/14/2022 03:57 PM

Council File No: 21-0042-S3

Comments for Public Posting: Mi nombre es Dionicia Cipres de SAJE y vivo en el área de Koreatown. Perdí mi trabajo durante la pandemia y debo alquiler atrasado. He sido acosada por el propietario desde hace 4 años y no encuentro ayuda legal. Me han querido desalojar alegando que no somos inquilinos de aquí. Se niegan a recibir el pago de la renta. Cambian la chapa de la entrada principal y no nos dan llave. Por eso quiero alzar mi voz para que no quiten las protecciones. Yo no quiero convertirme en homeless.

Communication from Public

Name: Paulino Garcia Primero Jr
Date Submitted: 09/14/2022 05:30 PM
Council File No: 21-0042-S3
Comments for Public Posting: Please HELP I am in DIRE STRAITS very troubled and hard times now and my government seems like they don't CARE I don't want to be HOMELESS

Communication from Public

Name:

Date Submitted: 09/14/2022 05:34 PM

Council File No: 21-0042-S3

Comments for Public Posting: The whole meeting today was horrendous. No communication between these council members no wonder the whole City Of Los Angeles is falling apart. The recommendation from LAHD is to end the eviction protection for non payment of rent by December 31, 2022 to align with the County of Los Angeles. Landlords say: we agree at least we have an end date. However we want this to end tomorrow because tenants will continue no paying rent and the likelihood of recouping this rental debt is very unlikely. ex. My tenant will owe by December 31, 2022 \$23,520.00 for unpaid rent from April 1, 2022 to December 1, 2022 (We already received 18 months of financial assistance). So you think that by December 31,, 2023 the tenant will be able to pay this unpaid balance in addition to the current rent? If I don't collect this money I will hold accountable all of you and the City of Los Angeles. So Mr. Cedillo says to end February 1, 2023. Can you explain based on what to extend to this date? Remember guys the ordinance of tenant protections and "stay safer at home" were created to keep everyone at home due to the break of a pandemic that we didn't know how to fight it. These ordinances were not created to solve housing or homelessness issues in the City of Los Angeles and extending the tenants protections will not be applicable if no legal justification for it, it's in place. Legal challenges against city councilmembers and City Of Los Angeles will come up if you guys continue with the extension without justification. Covid is not longer a justification. The City of Los Angeles will have to provide financial assistance to all tenants and landlords until the expiration of the moratorium if this continues.

Communication from Public

Name:

Date Submitted: 09/14/2022 10:28 AM

Council File No: 21-0042-S3

Comments for Public Posting: I am semi retired living on Social Security. My San Pedro triplex supplements my SS income. One tenant is on Section 8, I provide affordable housing. Another tenant is a bus driver who did NOT suffer income loss during COVID. In fact he bought a newer SUV and a NEW MOTOR CYCLE. All my expenses are going up. Yet I have been denied the opportunity to raise his rent. Please end the rent freeze and the moratorium. Thank you

Communication from Public

Name: Doyin Domingo
Date Submitted: 09/14/2022 10:28 AM
Council File No: 21-0042-S3

Comments for Public Posting: Small business rental housing providers 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 continue 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! 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.

Communication from Public

Name: Thomas

Date Submitted: 09/14/2022 10:35 AM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Councilmembers, I'm a small affordable housing provider. I have RSO units that are 60-97 years old. Maintenance is expensive. New roofs, new heaters, new plumbing, new water heaters -- the costs keep going up and the cost of working with the City is very expensive - made worse with inflation. I am struggling with the rent freeze. PLEASE END IT NOW! Things have changed since March 2020. It is time for the LA eviction moratorium and rent freeze to end. I feel the pandemic crises should not be the excuse to push through regulations that will cause more housing shortages! As a small affordable housing provider, responsible for RSO units, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, while operational costs skyrocket. At this point, I can't afford a new roof on one building that will cost \$40,000. The Capital Improvement Program limits are ridiculously low (haven't been adjusted for inflation!) considering the pass-throughs have not been adjusted for many years (capped at \$55/unit). I am operating in the RED on all buildings since none of my tenants want to leave and are paying far below market rents. Mind you, they are good people but they are not in need of support as many have already purchased new cars, are taking vacations to Europe, are asking me why their rents have not gone up for years...Of course they like it but even THEY understand this rent freeze is unfair to affordable housing providers! We were struggling BEFORE the pandemic to make ends meet and have struggled for 2.5 years since. And now you want us to struggle for still another YEAR? This will compel us little guys to sell. The freeze should not continue. Housing providers need to pay the bills and have rising capital costs! I think State and federal moneys have been available but the city of LA continues policies that remain the same as those that were instituted at the very beginning of this pandemic. This is not fair to affordable housing providers. The world has changed since March 2020. The changed circumstances and the outsized impact such policies have had on the city's affordable housing providers, like me with RSO units! Please end the RENT FREEZE now!

Communication from Public

Name: Rod Bran
Date Submitted: 09/14/2022 10:36 AM
Council File No: 21-0042-S3

Comments for Public Posting: I'm hurting financially from tenants not paying rent. I have tenants working and still not paying rent. They were not effected by Covid. They are not paying rent because they don't have too. They are using their rent to travel and other expenditures. All my expenses have increased and it's difficult to cover my expenses without tenants paying rent. There has been no rent relief since March 2022. Small business owners can't afford to cover non payments of rent. The city hasn't restricted increases in utilities, trash services, taxes and other expenses associated with the operation of a rental property. However the city expects us to operate a rental property without fair increases and nonpayment of rent. This is not fair. Please allow rental increases and end the eviction moratorium. Small business rental housing providers 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 including Los Angeles County 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! 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. Rod Bran

Communication from Public

Name:

Date Submitted: 09/14/2022 10:48 AM

Council File No: 21-0042-S3

Comments for Public Posting: I object to the constant infringement of my rights as a property owner and landlord, this is a free market system not socialism. Stop playing robinhood with my life savings. We depend on our rental income to sustain our family of 7, and ask that you stop placing limitations on our ability to set rents at market rates, or evict a tentant. The owner of the property has rights too, and a tenant agrees to pay rent and abide by rules or leave. If they want the same rights as owners then they should be owners. We worked hard, sacrificed and saved to have a rental property, and we should be able to choose to raise rent, take it off the market, or evict if needed. We wouldnt evict unless necessary, our goal is to keep it rented.

Communication from Public

Name:

Date Submitted: 09/14/2022 10:51 AM

Council File No: 21-0042-S3

Comments for Public Posting: The City's eviction moratorium is extremely hard on landlords and the rules are so far-reaching that it seems no exceptions are allowed. My elderly mother rented a few bedrooms in her house but due to her declining health and dementia I, her daughter, had to move her out to a residential care facility for her safety. Due to the eviction moratorium, we can't evict the two renters for any reason it seems. No fault evictions are not allowed. We can't even sell the house. My mother's savings are being depleted while these two renters live in the house at very low rents. Please end the eviction moratorium and give property owner's back their rights on their own homes. Thank you.

Communication from Public

Name: Jeff

Date Submitted: 09/14/2022 10:56 AM

Council File No: 21-0042-S3

Comments for Public Posting: Please end the eviction moratorium, it places undue and a disproportionate burden on small landlords who don't have the ability to absorb all the damages!

Communication from Public

Name: Valerie

Date Submitted: 09/14/2022 11:00 AM

Council File No: 21-0042-S3

Comments for Public Posting: Hello, as a student at laccd and a long time worker and renter in Los Angeles, these renter protection have safeguarded me from ending up on the streets while I try to provide a living for myself and further my career by attending laccd. I AM SCARED. I am worried. Without permanent protections for renters I fear I will indefinitely end up on the streets and be evicted from my long time apartment. I have been consistently harassed and threatened by my landlord and with protections ending in just as little as three months the stress and anxiety I am compelled by due to these protections ending is unexplainable. Please do the right thing and protect all renters & Angelino's. Extend the protections, create permanent protections, and introduce other programs to help low income Angellino's and students that are still struggling with the costs of living due to COVID-19 pandemic and the aftermath that is inflation, low paying jobs, and new long lasting illnesses like long Covid, depression, anxiety and so much more to keep our city alive and thriving for everyone!!

Communication from Public

Name: Azi Melkonian

Date Submitted: 09/14/2022 11:06 AM

Council File No: 21-0042-S3

Comments for Public Posting: My tenant has not paid me rent from April 1 2020 to date, (It will be 2years and 9months to Dec 2022) the total I am owed is \$70,000 plus. My tenants application was denied by Housingiskey.com about 2months ago, I begged my tenants to look into the matter and after many conversations they submitted an appeal 45 days ago. I still have not heard from Housing is key.com There are six adults over 30 years old living in my house that I know of (per my lease agreement). My husband retired in 2020 at age 70. The rent from this property was supposed to supplement our living expenses. The rent moratorium has been a disaster for us: we had to pay for repair, maintenance, property taxes, insurance while our tenants get a free ride and never mind the stress, attorney cost, frustration. The rent moratorium to have lasted this long should be unconstitutional, no other industry/business in California had such restrictions, why to landlords? The city has given card blanch to tenants to not pay rent without validating if they are telling the truth or not, which country, state, business, institution can operate without accountability. Another challenge: The burden of collecting the unpaid rent is going to be on landlords, which tenant is going to be able to pay all this accrued rent? Why are landlords burdened by going to small claims court filing claims, and after winning the case pursuing collection, and if lucky collect the past due rent. What the city should of done was a similar plan like the PPP loan that was given to all business, you should of offered a similar loan to tenants thru SBA where application with proof of COVID hardship would have been validated, but to late for that now. Please do not extend the rent moratorium, It has gone long enough, COVID has ended, economy is booming, there is no reason to extend it further.

Communication from Public

Name:

Date Submitted: 09/14/2022 11:10 AM

Council File No: 21-0042-S3

Comments for Public Posting: Please end the city moratorium on evictions and rent increases as so many other local jurisdictions have done. It is not reasonable to penalize small landlords exclusively as is currently the case.

Communication from Public

Name: Mario

Date Submitted: 09/14/2022 11:10 AM

Council File No: 21-0042-S3

Comments for Public Posting: I'm a manager for apartments in the city of Los Angeles. My opinion about the freeze in rents and the protection given to tenants only, due to Covid have only hurt tenants and the properties. The Covid emergencies has been over everywhere else except LA. These protections are an overreach of our local government and not Covid related anymore.

Communication from Public

Name: Al Chelini

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

Council File No: 21-0042-S3

Comments for Public Posting: Please Vote NO on Council File 21-0042-S3, agenda item 4. ?I strongly urge the Housing Committee to bring an end to the City's eviction moratorium and rent increase freeze. ? Small business rental housing providers 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. Thank you.

Communication from Public

Name: Housing provider

Date Submitted: 09/14/2022 11:23 AM

Council File No: 21-0042-S3

Comments for Public Posting: How does the Major and City Council believe that it is fair and equitable to prolong way past the federal and State moratorium and continue to put the entire subsidy of tenants on the backs of housing providers? Tenants who can't pay rent are not going to be able to pay back rent owed unless their income miraculously is doubled to pre pandemic levels. People that cannot pay their rent need to move. It is not the housing providers' responsibility to go bankrupt to protect tenants. If the City Council wants to protect them then it is their monetary responsibility to provide the money. NOT individual landlords. How in good conscience can you continue to prolong this?? As small business rental housing providers 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. And you don't see the equity problem that you have created? Continuation of these moratorium will force me to remove my building from the rental market. It will probably be 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 that you have caused! 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. How is this possibly legal. This is against the constitution of the United States. The Covid emergency is OVER, except in the mind of the Mayor and the City Council. Everything is back to normal. Have you looked at the statistics? Science has 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. What are you thinking? 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 of Los Angeles to seek an equitable path forward and bring an end to the moratoriums. The rent increase freeze must end with the eviction moratorium! NOW is the time for the Rental Housing Industry, like all other businesses, to be allowed to resume normal business operations. I have a tenant that is playing along with your rules. When in the past it was to expire, he told me how he was to repay back rent and then when you kept extending the moratorium he no longer said he would pay. His company has come back, but as an independent gig worker they are no longer giving him jobs. That is NOT because of Covid, but because he evidently doesn't perform well at work. He told me his boss was yelling at him. His projects are late, so they give the work to a competent employee. He needs to search for another job. If he can't pay rent, he needs to move to somewhere he can afford. It is not the individual rental providers responsibility. Please, please consider and see if what I say is not true. End this now! It should have ended in March of this year, as monies from the Feds ran out, and even the Governor knows that it is unfair not to take the financial responsibilities of moratoriums. That is why he ended the State Moratorium. Somehow LA city council doesn't seem to feel that because they made illegal for landlords to evict or try and collect rent that it should be their responsibility To pay for it. Thank you

Communication from Public

Name: Paco

Date Submitted: 09/12/2022 01:00 PM

Council File No: 21-0042-S3

Comments for Public Posting: Why is there an EVICTION BAN for tenants impacted by COVID? This policy reduces availability of rental units and is unjust to those tenants working and paying their rents. This self certification scheme is unconstitutional (14th Amendment) and horribly unfair. If a tenant is suffering from a COVID hardship why not provide them with RENT RELIEF? Many housing providers are mom and pop businesses and you are destroying their small businesses. I implore you to discontinue the unjust EVICTION ban AND provide those tenants impacted with rent relief.

Communication from Public

Name: Jacques Cheng

Date Submitted: 09/13/2022 10:42 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: JAMES

Date Submitted: 09/14/2022 12:02 AM

Council File No: 21-0042-S3

Comments for Public Posting: James Van Trees AAGLA Member #36523 September 13, 2022
Dear Housing Committee Members: The Eviction Moratorium must end. I must be allowed to have a business. I have a 14-apartment building. One of my tenants, in a two-bedroom apartment, now owes me \$54,000. At the same time I must do \$32,000 of maintenance work on my building, affirmed by the bi-annual Housing Department inspection. - - - Our city is Not above the law. The pandemic did not entitle the City of Los Angeles to function above the Law of Common Sense. The Housing Department is needed to now restore the City's respect for its housing providers. Respectfully, JVT

Communication from Public

Name: Azad Amir-Ghassemi

Date Submitted: 09/14/2022 09:24 AM

Council File No: 21-0042-S3

Comments for Public Posting: My name is Azad Amir-Ghassemi, I've lived in CD10 for 5 years, and LA for 10. I work with the anti-eviction mapping project. I applaud the measures taken to establish much needed protections for tenants across Los Angeles during the pandemic. They had holes, evictions have not stopped, but they were among the best in the country!!! These were appreciated, but with a looming recession, and a housing crisis existed before the pandemic we must stabilize our neighborhoods, from the effects of a housing crisis - eviction - homelessness super cycle. The protections kept people off the streets! Imagine how much worse the homelessness issue would have been without them. I urge you to implement a permanent tenant protections plan that will prevent homelessness and support thousands more long-term. For now, it is unethical to remove emergency protections.

Communication from Public

Name:

Date Submitted: 09/14/2022 09:25 AM

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: Jack G.

Date Submitted: 09/14/2022 11:31 AM

Council File No: 21-0042-S3

Comments for Public Posting: Councilmembers and Board of Supervisors, The eviction moratorium should be ended. At the very least it should be amended. In its current form the moratorium is inequitable and shows a lack of foresight. The self-certification scheme, whereby tenants do not have to provide supporting documentation, paves the way for fraud and abuse. While laws have been promulgated to protect tenants negatively by COVID, housing providers have not been able to address fraudulent claims of COVID hardship. Property owners have had no way of collecting past due rents or evicting tenants who are actively defrauding. The City should add a requirement for renters who request COVID rent protections to provide basic information and supporting documentation to the property owners establishing they are and/or were entitled to such. There should be consequences for those making fraudulent claims and getting benefits as a result. To address the fraud, the City should: 1. Create a new form that requires renters claiming COVID hardship to also provide a basis for such request to the rental property owner, with supporting documentation (the "Basis for COVID Hardship Declaration Form") 2. Amend the ordinance to state that failure to provide the Basis for COVID Hardship Declaration Form within seven days will result in a forfeiture of COVID-related protections. 3. Amend the ordinance to state that failure to provide consent to the rental property owner for third-party verification of financial information proving COVID-related hardship will result in a forfeiture of COVID-related protections. 4. Amend the ordinance to exclude basic inquiries into the claim of an inability to pay as a result of COVID from the harassment Ordinance 189109. These amendments will do equity and ensure accountability. Thank you for your time and consideration, Jack G.

Communication from Public

Name: Anthony A. Hurwitz

Date Submitted: 09/14/2022 11:32 AM

Council File No: 21-0042-S3

Comments for Public Posting: September 14, 2022 To: City of Los Angeles Housing Committee
RE: Los Angeles Housing Department (LAHD) Report - End of Eviction Moratorium and Rent Increase Freeze Dear Committee Members: On behalf of other rental housing providers, my partner and I urge the committee to support the end of the eviction moratorium and rent increase freeze on December 31, 2022. As apartment building owners, we have had to deal with rent collection problems, and as a result of the eviction moratorium, have had no legal recourse. Additionally, we were only able to recover a portion of our uncollectible rents from the State of California and/or municipal agencies, and those government programs have ceased. Meanwhile, our operating expenses continue to increase, and this situation has been exacerbated with the moratorium on rent increases. With the development of and access to COVID-19 vaccines and boosters, schools have reopened, and businesses have begun to operating normally as they did before the Pandemic. We believe that ending these moratoriums at the end of this calendar year is equitable to both landlords and tenants. Thank you for your consideration, and we (and other residential landlords) look forward to your positive response. Respectfully, Anthony A. Hurwitz

Communication from Public

Name: La Barbera's on Wilshire

Date Submitted: 09/14/2022 11:38 AM

Council File No: 21-0042-S3

Comments for Public Posting: These emergency measures have severely hindered operations and finances within the housing community. Small business rentals are still recovering from the past two years of restrictions that were put in place. Additionally, due to the economic environment and high inflation, businesses, particularly family-owned ones, are disproportionately affected by these restrictions and operational cost increases. As a small business within the rental housing community, we have always increased rent proportionally to increase business expenses and the market. Rental increases that have occurred within the last year, as allowed, have been made accordingly so as to not run-out existing tenants. Our business is still catching up with rental increases as we did not want to hit our existing tenants with the maximum rental increase allowed annually. Over the course of COVID-19, many small businesses suffered greatly due to the numerous restrictions put into place. For roughly 2 years, businesses were not able to raise the rent. As a result, current rental rates are still not equivalent to the surrounding market. The continuation of these moratoriums will continuously force small business rental housing providers in Los Angeles to sell their properties. In turn, large developers and corporations will continue to acquire these businesses at an increased rate and turn them into luxury and relatively unaffordable housing. It is also important to note that COVID-19 is not running rampant and affecting individuals by the thousands at the moment. COVID-19 was an unprecedented black swan event that has since come and gone. The measures previously taken during the height of the pandemic seemed fit for the deteriorating economy and society, however, these measures should no longer be applicable as COVID-19 is no longer a grave threat to society. The previous restrictions were sanctioned during a state of emergency. We are no longer in a state of emergency as the job market and economy have recovered from the initial effects of COVID-19. Although hyperinflation is a concern that affects everyone today, imposing continuous restrictions will only serve to hurt businesses furthermore. Hyperinflation affects everyone and all businesses. It is not reasonable that the rental housing market is still facing restrictions that were deemed necessary due to a global pandemic and emergency that occurred over two years ago. Most businesses have since resumed their

normal operations as nearly all other similar jurisdictions and moratoriums across LA Country have been lifted. According to AAGLA, “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.” Despite the improving health of individuals, the economy, and a surplus of job opportunities, rental housing providers are still subject to expansive COVID-19 measures. The state of CA nor the County of Los Angeles is in a state of emergency, therefore there should no longer be any moratoriums or restrictions that only apply to rental housing properties that relate to this matter. Overall, the continuation of these ‘emergency’ restrictions and moratoriums will continue to harm the operations of small rental housing providers. As a small family-owned rental housing provider for over 30 years, we never seriously considered selling the building, until COVID-19 wreaked havoc on business. However, during the unprecedented times of hardship during COVID-19, increasing operation costs, and the inability to raise the rent, our family nearly sold a long-standing successful family business that has been serving the West LA community since 1989. Although we decided to stick it out, the business finances are still affected to this day and the continuation of such restrictions will only worsen the financial standing of countless small businesses. Additionally, continuing to impose such restrictions will ultimately lead to full rental increases once the restrictions are lifted. However, once said restrictions are lifted, it is not always realistic or feasible to raise tenants' rates to the full amount as this is not a good business practice and will lead to increasing rates of move-outs. Being able to raise the rent by incremental amounts will better serve businesses and tenants. As a small rental housing business, we ask that everyone must take into account the countless negative effects that will coincide with continuing moratoriums and eviction restrictions.

Communication from Public

Name:

Date Submitted: 09/14/2022 11:42 AM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Honorable Councilpersons - There was a time when the eviction moratorium and the rent freeze on RSO apartment buildings was justified. This time has now since long passed. As a small landlord, I can tell you that my costs have gone up substantially during the pandemic, but my revenues have gone down. This is due to tenants not paying rent and the cessation of rent increases on RSO building in these restrictions. Any able bodied person looking for work can now find a job. Nearly everyone is hiring. And infection rates, hospitable and death rates are on the decline. For Gosh Sakes, Los Angeles hosted a Superbowl! It's time to lift these restrictions. Small landlords have unfairly burdened with during the pandemic, although thes have been problems that should have been shared equally and equitably by the entire population. I feel we are no longer mitigating the crisis caused by the pandemic, but a different problem - lack of affordable housing and homelessness. Continuing the restrictions on evictions and freezing rents will only make the housing crisis worse. Discouraging the very people who are providing safe, sanitary housing is a bad strategy. It's like trying to dig your way out of hole. Try putting restrictions and price controls on food producers, another fundamental human need, and see how this works out on the availability and price of food. Small landlords have shouldered way more than their fair share during Covid. It's time to end these restrictions. I hope the council will do what's just and equitable and right, and not just what seems to be expedient. Thank you in advance for your consideration. David Weinstein - david@charterland.net

Communication from Public

Name:

Date Submitted: 09/13/2022 07:25 PM

Council File No: 21-0042-S3

Comments for Public Posting: The Covid-19 housing protections have saved lives during the pandemic and allowed vulnerable populations to remain housed during an incredibly stressful and uncertain time. Ending these protections without protecting renters is a huge mistake and will cause harm in our communities. Greedy landlords will always want their tenants to have less, but we as renters deserve more from our elected representatives.

Communication from Public

Name: Audrey Joyce

Date Submitted: 09/14/2022 10:00 AM

Council File No: 21-0042-S3

Comments for Public Posting: My husband and I own a small duplex, rental property. We have improved it and provided housing for over 25 years. Our main tenant stopped paying in January of 2022., and we were only able to get 3 months rent from Housing is Key. The tenant has been working and co tenant, her mother, has a pension. We currently have no security deposit, and this non eviction situation has rendered our property unsalable. It has been unfair and a punishment to us without income and obligations to pay our mortgage payment and taxes, as well as maintenance. We are seniors and relied on income from this property. We find it hard to believe the tenants will ever pay us back, over \$30,000, plus pay their rent. Presently, we have no security deposit to repair and clean the house. PLEASE STOP THIS MORATORIUM ON EVICTION. In 2020, our then tenants owed us money and moved out of the house leaving damage and mess. They told us 5 days before they moved. It took 8 months to repair and clean the home to rent it again. This non eviction moratorium and inability to raise rents, makes us and other landlords want to sell and leave LA, and maybe California. We have a lot more to say. Thank You,

Communication from Public

Name: Tieira Ryder

Date Submitted: 09/14/2022 10:22 AM

Council File No: 21-0042-S3

Comments for Public Posting: It's imperative that we keep Los Angeles residents housed. 70,000+ homeless residents is NOT acceptable, we cannot add to that number by ending eviction protections. I encourage the council to create teams that will work with landlords to find resolutions to keep tenants housed. Further, Gavin Newsom must sign SB679 and allow a social housing authority to have land use authority over available public land across cities in LA County. We cannot rely on an unreliable, unchecked private housing market. KEEP LA HOUSED, do not end the eviction protections that are in place.

REPEAL ARTICLE 34 in the CA state constitution; USE public land for PUBLIC GOOD, end systematic housing violence & displacement. Article 34 of the CA constitution reads; “No low rent housing project shall hereafter be developed, constructed, or acquired in any manner by any state public body until, a majority of the qualified electors of the city, town or county, as the case may be..”

Localities that have been abusing their positions and segregating cities by race & class should not decide what happens to public land. Workers that commute into cities also have the right to decide what happens to public land, retirees, college students, and many others also have that right!

“Heidi Marston resigns from LASHA, citing difficulties in fulfilling LAHSA's mission without **“fundamental shifts”**. In her resignation letter, Marston elaborates:

“Power and funding alone control homelessness. But in our current system, organizations like the one I lead, the Los Angeles Homeless Services Authority (LAHSA), are not given control over regulatory or policy decisions, service providers remain underfunded, and dedicated front-line employees of non-profit organizations and government entities are hamstrung by rules, red tape, and bureaucracy. Marston also points to low wages, high rents, restrictive zoning laws, and other “shadow monsters” we must tackle in order to end homelessness.”

<https://medium.com/@hmarston2/the-homelessness-crisis-a-monster-of-our-own-making-be5975399ce1>

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)



Structural Governance of the Social Housing Authority

The State Housing Authority - **HCD** will oversee



The Social Housing Authority; Community-led development of PS, affordable, & market-rate housing: Social Housing Agencies in each county in CA (ONE SOCIAL HOUSING AGENCY with selected progressive civil peers (community advocates) assigned to offices in each part of the county (likely NSEW & Mid-City, TBD); a group of progressive housing civil peers that implements & develops new community-owned affordable, market-rate, and PS rental housing on publicly owned land throughout LA County. Communities are well put together, mostly in walkable, pedestrian/bike-friendly built communities. The agency as a collective whole will capture vacancy numbers (parking lots, buildings (privately & publicly owned), to determine ownership/best use for vacant spaces.

The Social Housing Authority will override city councils in localities to partner directly with County BOS, and HCD to **collect funding meant for homeless/housing**

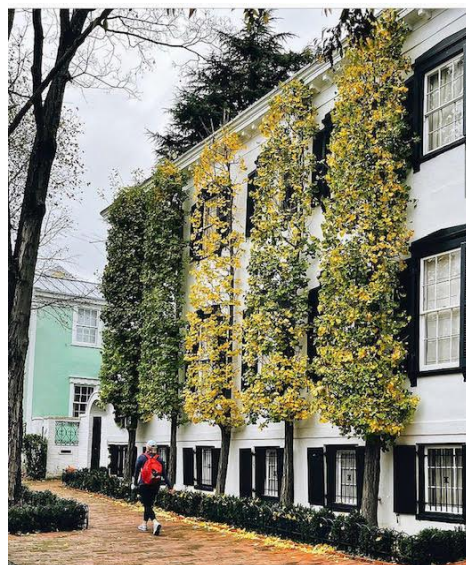
The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

spending, money goes into ONE TRUST account that must provide RECEIPTS of where/how much money is spent on specific projects.

Agency works with HUD to implement new guidelines for affordable homeownership for the blue-collar working class. Agency maintains ONE website/database that has a list of AVAILABLE community-owned affordable, market-rate, and PS rental housing. List of AVAILABLE affordable & market-rate homeownership opportunities.

Affordable housing waitlist for rental housing should be no longer than 6 months, 6 months is actually too long but should not exceed that. The social housing agency is focused on public safety, public safety means safety from heavy traffic violence and climate arson. This means the social housing team works to build communities that are walkable, bike, and pedestrian-friendly. Communities that have access to green space. Communities that aren't being heavily polluted by LAPD helicopter pilots (noise & fuel pollution linked to dementia, linked to cancer). Cars belong on the outside of multi-family communities, not within. Cars are occupying too much land space! Humans need land to live on, we shouldn't NEED to drive everywhere. Create when possible 15-20 minute cities/small communities.



The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)



Social Agency is primarily focused on the development of community-owned housing. However, the agency will be divided into 3 primary teams; PSH, affordable & market-rate rentals, affordable & market-rate homeownership;

Permanent Supportive Housing- PSH for residents in need of wraparound services. Services could be needed short or long-term depending on the person. This team is focused on securing housing for residents with low-to-no income, chronically homeless, FOSTER youth (up to age 24), disabilities etc. This team doesn't provide the services it connects other agencies & non-profits to PS housing.

This team maintains a database of PSH units that are available and works to revamp/remodel the broken shelter housing system to turn them into PSH.

Again, ONE social service housing website for residents with varying needs.

Foster Youth: safe and clean group homes that provide guidance & structure to youth/young adults up to the age of 24.

REVAMP the broken Foster System; guidance comes from social workers that are based out of the revamped DPSS, non-profits, grassroots teams, etc.).

PSH shouldn't feel carceral (jail-prison like).

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

Supportive services are wraparound services in QUALITY family planning, STI/STD prevention/protection, mental, behavioral, & rehabilitation healthcare, etc, etc.

Introduce UBI, money that should come from another trust account will not come from the housing trust fund. UBI for foster youth, and adult residents not working or below the poverty line. UBI up to \$1000 a month for completed work/ treatment assignments.

For displaced youth; completed schooling/work/etc. Standard UBI (no work /treatment assignments required) \$300-\$500.

Repeating; services are provided by A REVAMPED DPSS, by grassroots and non-profit teams, etc. Agency will provide a civil peer court system; will also be for any potential cases of alleged abuse happening from workers but all workers must have ongoing training, schooling, and teachings in proper behavior when interacting with residents in PSH communities, especially foster youth! Service teams should meet every few months to go over what is and what is not working, the social housing agency does not provide the service, they are simply making available the housing needed for the residents in need of PSH, possibly in need of long term care, healing, community.

The PSH Social Housing Team works with the DPSS to secure safe parking/dwelling zones within the county until PSH becomes available. All non-profit groups/service teams need to be an extension of this department (LASHA, DPSS, Grassroot teams, etc., etc.) Service teams should be able to contact PSH social agency team to find PSH, Safe parking/dwelling, and/or to receive money for temporary hotel/room stays (FEMA MONEY should be used as the ONE trust account is mostly for development/maintenance/admin of community-owned housing. ONE TRUST per county social agency/authority).

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

Community-Owned affordable & market-rate Housing; residents are self-sufficient, can pass a criminal background check likely just need assistance securing an affordable or market-rate unit. Will work with residents with a prior eviction. Community-owned affordable & market-rate rental housing that is always affordable. Rent shouldn't take more than 20-30% of a resident's total income after taxes. Establish an affordable rental market-rate price for the blue-collar working class. The affordable price should not be averaged with working-class/high income earners included in the calculation. Most workers, most jobs in LA County pay about \$40,000. What is the average wage for the blue-collar worker???

Community-owned, market-rate units will likely be much cheaper than privately owned market-rate.

All local city affordable housing authorities would be moved into the social agency/demolished. **There are too many moving parts of the housing programs/processes. We need ONE coordinated system with FUNCTIONING non-profits, social service teams an extension of the one agency. Social workers, field workers, and rehousing specialists should be able to utilize the agency/website to secure at a minimum safe parking/safe dwelling. Should be able to give food vouchers/stamps, etc. to those that need them.**

Again, the housing team is likely divided by local cities in the county, likely by NSEW & mid-city, TBD. Each of those divided teams will be divided into the 3 groups of; PSH, affordable & market-rate rentals, affordable & market-rate homeownership)

Public Safety- A civil peer board of housing (court) will be established to hear cases about any potential threats to public safety happening in Socially owned housing. The court will also hear about allegations of any abuse happening within the system and

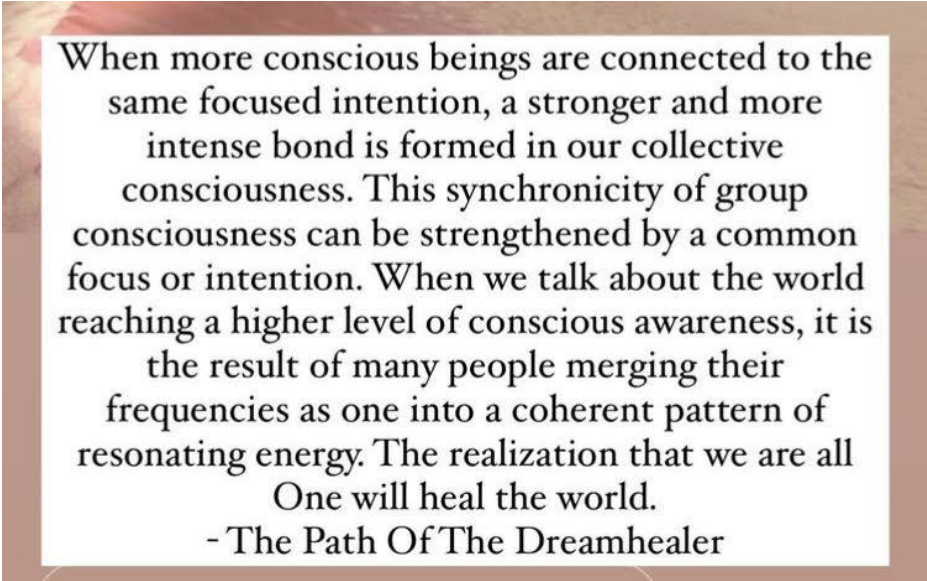
The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

correct the action. PSA on appropriate behavior will be provided to all residents/staff that are part of the social housing community.

The goal of the Social Housing agency is to prevent displacement but they will support “JUST-CAUSE” eviction for tenants posing a risk/threat to other tenants. No gang activity or violence WILL be tolerated, the community has a right to safety, if that safety is ever threatened, residents in the community have the right to evict!

Some PSH will be for residents in transition from jail/prison back into community living. Prevent ROOT CAUSE of problems that we are seeing in our community. Also, consider communities for disabled residents/ residents with special needs that may need long-term wraparound services. Consider partnership with community colleges for affordable housing for students/young adults up to age 24-25. Consider committed behavioral, mental, and rehabilitation health programs for residents with outstanding issues in above mentioned. Any committed programs should still be a place of healing, not further violence and trauma. Dismantle and rebuild existing programs in that area. Fix the problems at the ROOT, save the next generation and again, ongoing training, and schooling, for workers in this field. HIGHER pay for workers in these fields!



When more conscious beings are connected to the same focused intention, a stronger and more intense bond is formed in our collective consciousness. This synchronicity of group consciousness can be strengthened by a common focus or intention. When we talk about the world reaching a higher level of conscious awareness, it is the result of many people merging their frequencies as one into a coherent pattern of resonating energy. The realization that we are all One will heal the world.
- The Path Of The Dreamhealer

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

The private housing market can always exist if it likes but residents shouldn't be forced to rely on it. There are residents whose families have been dealing with generational housing violence as it relates to race & class, they cannot rely on a privately owned market that has no accountability! Rent has gone up by over 65% within the last 10 years in LA County with no rebuttal for the blue-collar working class, retirees, residents of generational housing violence and displacement, college students, foster youth, and many many others.



Westside For Everyone @West... · 12h ...

From 1990 - 2020, the Black population in Venice decreased by 45%. (From 1960-1990 it was stable).

Stop the trend.

Data courtesy @PacificUrbanism

#BlackHistoryMonth 🍌 #RedliningIn2022

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwvs.org/social-housing-ca/>)



Cory Doctorow @doctorow · 1d

He reminds us that the original meaning of "free market" was "a market free from rents," where unproductive creditors were not allowed to lay a private tax on productive manufacturers.

locusmag.com/2021/03/cory-d...

38/



locusmag.com

Cory Doctorow: Free Markets



Vaccinated **Masked** **Pr...** · 13h

We don't have to have a landlord/tenant model of housing. Let's start there.

80 1,334 7,775



Vaccinated **Masked** **Pr...** · 13h

This is another example of how European colonization operates to limit our imagination of what is possible in terms of how we exist as a human civilization. The whole model of landlords & tenants is an export of the European feudal system. We don't have to keep it.



Vaccinated **Masked** **Pr...** · 13h

Replying to @BreeNewsome

We're talking about a situation where white colonizers stole vast amounts of land they continue to occupy and charge us rental fees for. The origins & underlying structures of the system make it impossible for justice or fair access to exist.

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

This social agency will have nothing to do with private housing developments but it can purchase private housing and it can assist with securing housing for residents in privately owned housing. The Social Agency will maintain a website of AVAILABLE community-owned affordable, market-rate, and PS rental housing units. Privately owned units can also be listed. <<< **WATCH CYBER FRAUD/SCAMS which is rampant on apartment rental websites.**

The social agency is being created to develop and implement new housing developments on vacant publicly owned land and remodels for publicly owned vacant buildings. **The agency cannot deny community-owned housing developments in any neighborhood in LA County, they are a county-wide team that implements new developments of community-owned PS, affordable, and market-rate housing in ALL CITIES in the county, this includes SANTA MONICA, BEVERLY HILLS, WEST HOLLYWOOD, MARINA DEL REY, PASADENA, DOWNEY, LONG BEACH, etc., etc., etc., ALL CITIES IN LA COUNTY! The intentional segregation as it relates to race & class MUST end, THE NIMBY violence MUST END!**

For community-owned affordable & market-rate housing, long-term residents of LA County should get priority with housing placements, focusing on getting workers closer to their jobs. It is imperative for the health of humans, the health of the Earth, and other species that we reduce drive times, and reduce pollution. Preventing displacement is IMPERATIVE. The team can prevent displacement by subsidizing rent for tenants in privately owned units and/or helping move them to community-owned affordable housing.

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

Affordable homeownership- full proposal coming soon, introduce co-ops, CLT's, and resell requirements. The primary focus is blue-collar workers (affordable with resell requirements) and market-rate housing. Use money from market-rate sales to place into the ONE trust account. Insert grassroots team to help with restorative justice aspects of homeownership for residents impacted by systematic racial violence.



How do you think this story is going to end?????????

Short-term rentals- introduce tourism short-term stays, money goes into the ONE trust account.

Trust Account- One trust account that will be audited by city/state controllers. Money comes from HUD, Feds, State, Donations, & HHH. The annual state surplus budget must donate a portion into trust every year. The tourism industry should be donating a portion of total earnings into the trust. The cannabis industry should be donating a portion of money into the trust, should be redirecting money to communities impacted by the "pretend war on drugs" created by the U.S Gov't. A small portion is for admin/resident manager fees (try to avoid outsourcing resident management to other companies, which could run up costs). The largest portion of the trust is for housing development/property maintenance.) How much are CA taxpayers giving in federal dollars to other states using the money for social services (TBD).

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

Community-owned housing cannot be sold to corporations. If TOPA is introduced, keep under CLT (land lease) to allow tenants to purchase their units but prevent corporations from being able to purchase***??? (verify). Also, any money given to nonprofits to build affordable housing should mean that that housing cannot be sold to a corporation. How and why are some non-profits that received Gov't/Taxpayer money able to sell affordable buildings after a set number of years to private corporations?

Housing would go back to the social agency OR TOPA if the non-profit wanted to be released from oversight/responsibility. The Social Agency can buy privately owned

property and resell it to private owners/corporations but NOT publicly owned land/housing, not rent nor ownership. Again, community-owned developments are going to be built with the community in mind, with green space, stores, hospitals, etc., sometimes worked/developed within the communities.

Social Housing Plans ready for implementation;

<https://htwws.org/santamonicaairport/>

(Author notes, not part of the proposal)

-Examine the years that ADOS (American descendants of Survivors paid federal taxes but were not able to utilize public service. Examine displacement and communities that were intentionally burned t the ground by supremacists. Request reimbursement/hold percent of federal/state taxes to heal communities.

-Tenancy in common is a form of co-ownership of property in which each party owns an undivided interest that passes to his or her heirs at death. The interest is undivided

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

because each tenant has rights in the whole property. Although ownership is in common, tenants may have equal or unequal shares.

-Joint tenancy is the joint ownership of property by two or more co-owners in which each co-owner owns an undivided portion of the property. On the death of one of the joint tenants, their interest is automatically passed to surviving tenants.

-Real property- immovable property, a building, land, plants etc, (though buildings can actually be moved depending on).

-Just cause eviction in CLT - Community members causing violence when corrective action cannot be taken, not working. Racial violence & other forms of discrimination. Peer court will recommend rehabilitation programs when permitted to do so, severe cases could result in immediate evictions.

-Land on Earth belongs to all of humanity.

-Land has not been fairly distributed to residents impacted by systematic housing violence as it relates to race & class.

-The aim of the Surplus Land Act (the "Act"); is **to increase the availability of real property in California for affordable housing development by requiring the prioritization of affordable housing when selling or leasing public lands no longer necessary for agency use.**

-Feb. 5, 1866: Thaddeus Stevens Proposes Land Distribution Amendment"
<https://www.zinnedproject.org/news/tdih/thaddeus-stevens-freedmens-bill/>

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

-Foster City- examine the broken foster system, keeping families together whenever possible, family planning services, safe housing & family for youth that are not able to stay with their biological families.

To do;

-Write the state bar and include them on your housing emails. REQUIRE that the state bar authorize civil peers to oversee legal issues related to housing (LLP's).

-BLM the org must redirect funding into one trust that is overseen by a group of Black civil peers. Push money back into Black communities as direct UBI payment, as housing payments, treatment payments, crime & gang prevention, etc., etc.

-Email OMBW/Watch for grants (GS)

-Civilian Eminent Domain of Public Land; communities protected from Climate arson; Free market exists for those that want to be part of it.

-Establish Public Bank

-A PORTION of public land MUST remain PUBLICLY owned for use by the community.

-Agency divided into NSEW & Mid-City?!?! Civil Peer teams in NSEW & Mid-City ??

-If the BOS goes ROUGE, the social agency will partner with the state housing authority directly and override county BOS should they become non-compliant.

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

-representcal.org, why a constitutional convention is necessary, and how the CA constitution allows localities to abuse their position, allows illegal segregation as it relates to race & class.

-Examine pre-built tiny home/ADU placements in well put together communities that are affordable & supportive. Sheds are not tiny homes. Some residents already own tiny homes or they want to, can support themselves but need land. Communities likely could be supported in the valley.



Communication from Public

Name: Small Housing Provider in South Los Angeles

Date Submitted: 09/14/2022 12:21 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Council members: As a small mom-and-pop landlord and a renter myself, I 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 pay 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> We urge you to end this moratorium now for the sake of landlords and tenants alike. Sincerely,
Small Housing Provider in South Los Angeles Member, Coalition of Small Rental Property Owners

Communication from Public

Name: Miki Jackson

Date Submitted: 09/14/2022 02:22 PM

Council File No: 21-0042-S3

Comments for Public Posting: Miki Jackson for Housing is a Human Right and AIDS Healthcare Foundation HHR/AHF. We oppose adoption of this report and moving forward on any action that will increase displacement and add to the population of people who are unhoused. This report and motion are supposed to be to create a framework for how to move forward in a way that doesn't cause even more displacement and homelessness. The LAHD report being considered is not complete enough or well thought out enough to do that. It would, we fear, cause a great deal of displacement and add to our already enormous number of unhoused people struggling, suffering and dying on our streets. The effect of the pandemic have only heightened the negative effects on low income, disabled, elderly and people of color in Los Angeles. These communities have long suffered from unhealthy combinations of racism, discrimination and economic inequity. The effects of this pandemic are far from over, far from remedied and far from no longer requiring aid and protection. While we recognize hardships for small landlords who may only own a few units, that does not mean the people who are negatively impacted and in danger of ending up on the streets do not deserve all protection that can be given. A solution that protects our vulnerable populations and helps small, non corporate landlords is needed. We adopt all comments opposing this adoption of this report and going forward with ending protections at this time. Something much better must be put in place.

Communication from Public

Name: William Levey

Date Submitted: 09/14/2022 02:27 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Housing Committee Members, I am writing to urge you to please consider ending the City's eviction moratorium immediately. Alternatively I request you create an immediate way to allow due process for tenants operating in bad faith to no longer be protected. While I can appreciate some tenants truly in need needing protection, the moratorium has unfairly permitted other malicious tenants to completely take advantage of people in bad faith under protection of the "law. This is the case with my family and I urge you to consider how this is affecting me. I know I am not alone. I live in a duplex in Venice with my wife and baby. We only own this one property and put our entire life into it. We have 1 tenant who is taking advantage of us thanks to the moratorium. He owns his own business (Glass Hair Studios) he drives a Range Rover, and because he has "rights", he has stopped paying rent and believes he can live rent free. He owes us \$67,000 and increasing every day. All while continuing to work, drive his fancy car and live here for free while it bankrupts me. I pay his utilities, I have to pay the mortgage, insurance, taxes etc and I have begged him to pay or leave, but he just gives my family the proverbial middle finger and laughs and says "I have my rights." This is the situation you created, and which persists today. It is time to end it. I am the harmed party here and yet I have no "rights" to my property. It is incredibly unfair and inequitable. Please, this has to end. Or at least there should be due process of law here - we are simply providing clean safe and affordable housing (a 2 BR/3BA place in Venice) to someone who is taking it with no compensation, and who has no basis for his actions other than the moratorium. He could pay but doesn't. He was denied for Housing is Key and all other assistance, but I am still expected to house him for free? What other business operates this way? We cannot keep doing this - I have had to borrow funds to pay our mortgage and we know Richard Glass has no intention of ever repaying his debt to me. He should not be protected from this kind of behavior, it is patently wrong. These emergency measures were put in place well over two years ago in response to serious public health and safety concerns. Our tenant has made videos about how business is back to normal after the vaccine (over a year ago) and it is unconscionable to allow this to continue any longer. It is time for these emergency measures to end, as they

have gone well beyond their intended purpose. On a related note, as I have been forced by the City to incur over \$67,000 in damages, I am requesting a rebate in city taxes for the same amount. If the City wanted to provide housing relief it can, but the City should not force a private citizen to shoulder that burden. The City should pay for it and I am requesting relief for this amount. I understand and am deeply sympathetic to folks in need, and in this case, we are the ones in need, not our tenant. Please end or at least modify the moratorium immediately, and please consider a corresponding tax credit for parties such as myself who will not receive any compensation for the damages we incurred during the pandemic based on the City's mandate. Thank you for your consideration

Communication from Public

Name: Fanny Ortiz

Date Submitted: 09/14/2022 02:40 PM

Council File No: 21-0042-S3

Comments for Public Posting: My name is Fanny Ortiz, I am a tenant in Boyle Heights and a single mother of 5 with my youngest of special needs. The multiple layers that the global pandemonium impacted me are still lingering as I have accumulate a large debt of rental and lost multiple jobs in between, developed a genetic condition due to the high levels of anxiety in between trying to survive the pandemic and not to mention having the rent increased 3 times during the pandemic. I am like many other families at risk of displacement from my shelter in place during the COVID19 pandemic if the tenant protections are lifted. The most vulnerable should continue to be protected during and after the pandemic is over.

Communication from Public

Name: Jeremy Pfau

Date Submitted: 09/14/2022 02:40 PM

Council File No: 21-0042-S3

Comments for Public Posting: My name is Jeremy and I live in highland park. I am writing to express my opposition to eliminating eviction protections. We need these in place to prevent a massive increase in homelessness. The protections have been a godsend for thousands of tenants in Los Angeles and we can not go back to where we were before 2020

Communication from Public

Name: Gracie Halpern

Date Submitted: 09/14/2022 01:18 PM

Council File No: 21-0042-S3

Comments for Public Posting: I was born in Venice Beach in 1987. I grew up in our family house that we've lived in since the 1970s. My brother, now 49, grew up here. I, now 35, started every first day of school here, from kindergarten through 12th grade. And now, there is a man who is squatting here, refusing to pay rent, refusing to leave, refusing to negotiate, refusing to try. Once a roommate now an aggressive squatter living off entitlement, this man is an intruder in our family's house. A house where my 70-year-old mother lives. A house with my baby photos on the wall. Please end this eviction moratorium. It is hurting small landlords. It is disrupting lives. It is hurting my family.

Communication from Public

Name: Housing Rights Center (via Elana Eden, Dir. Media, Outreach & Education)

Date Submitted: 09/14/2022 01:22 PM

Council File No: 21-0042-S3

Comments for Public Posting: The Housing Rights Center—the nation’s largest fair housing nonprofit and the provider of fair housing services for the City of Los Angeles—urges the City Council to consider the harmful impacts on Los Angeles’s marginalized communities if the COVID-19 tenant protections were to end in the near future. Every day, HRC continues to receive calls from tenants unable to pay rent because of the lingering effects of the pandemic, including many who applied for rental assistance from the State of California. While programs such as Housing is Key and Stay Housed LA have provided important financial and legal help to those tenants able to access them, a huge number of Los Angeles tenants remain at risk of eviction and subsequent homelessness as soon as pandemic protections end. HRC’s experience, as well as ample research, shows that evictions disproportionately impact female-headed households, Black women and other women of color, and families with children. Because HRC serves property owners as well as tenants, we are also aware of the struggle facing smaller landlords in Los Angeles who may rely on rent as their primary income. We urge the City to find solutions to this problem that do not lead to the displacement and loss of housing for tenants. The recent Homeless Count revealed that the primary cause of new homelessness in Los Angeles is loss of housing. It also demonstrated that the strong tenant protections passed in response to COVID-19 succeeded in dramatically slowing the growth of homelessness in Los Angeles, even during this difficult time. Removing legal protections risks undoing the great progress reflected in the Homelessness Count and creating new emergencies for LA’s most vulnerable residents.

Communication from Public

Name: Clare Letmon

Date Submitted: 09/14/2022 01:42 PM

Council File No: 21-0042-S3

Comments for Public Posting: Evictions cause homelessness—No Phaseouts without permanent protections During the pandemic, my landlord (Arthur R. Aslanian) used every trick in the book to subvert the city's RSO and strong pandemic protections to displace his rent-paying senior, disabled, black, low-income, and LGBTQ tenants. After enduring unpermitted demolition, illegal lockouts and evictions, greenspace destruction, harassment, and retaliation, resuming business as usual without permanent protections gives unscrupulous landlords like mine permission to unleash new horrors on tenants for the sake of their bottom line. You've probably heard from him, and others like him, that LA's tenant protections are "killing" landlords, those beloved housing providers who received BILLIONS in federal and state aid as rent relief and PPP loans who are now DYING to get back to the business of evicting, displacing, and causing homelessness. But his financial troubles--caused by his own poor business decisions and extreme malfeasance--are neither his tenants' nor the city's to bare. It's unfathomable that just days after the 2022 LA County Homeless count revealed only a modest 4% increase, that council is eager to toss out the protections that were and remain most effective at preventing double-digit increases in new homelessness. I urge council to consider the lessons learned during the pandemic to implement permanent protections against evictions and KEEP LA HOUSED

Communication from Public

Name: Mr David

Date Submitted: 09/14/2022 02:10 PM

Council File No: 21-0042-S3

Comments for Public Posting: Oppose ending Covid Renter protections. Families whose ability to work & pay rent have been hampered by this covid crisis need effective methods to maintain their housing. Coldly ending the current temporary protections is unacceptable.

Communication from Public

Name: Chez Stock

Date Submitted: 09/14/2022 12:19 PM

Council File No: 21-0042-S3

Comments for Public Posting: I live in echo park and have been in this neighborhood since 2011. In 2017, my family had an emergency and I had to leave state to help my brother. When I left LA, my one bedroom apartment in echo park had a monthly rent cost of 1500 but the same exact unit type was being advertised at 2300. I knew then I would likely never be able to return to LA because I would not ever be able to afford such rents, even as a grown woman with a stable career path. I was only able to return to LA in 2019 because I friend had a landlord who actually understood the value of affordable rent rates & keeping long term tenants, and he rented her old apartment to me without raising the rent, even though she had been in the unit for nearly 7 years. When the pandemic hit, my inflation proof, market crash proof career for the last 18 years, working live events as a sound engineer, completely fell apart. And coming out of winter, a slow period for the industry generally, meant that many of my peers had already dwindling savings. I was lucky that I qualified for traditional unemployment but many did not. The emergency order halting evictions was the only reason why many of my peers are still in LA and in some cases, still ALIVE. In many other cities around the world, we have lost peers to suicide due to feeling like there is no way out, after they lost their careers, their incomes, lost loved ones to covid, and eventually lost their housing. My landlord sadly passed away at the end of 2021. The new owners are not renter friendly and constantly break laws and harass me. Thankfully, I have an RSO unit and they cannot evict me for no cause & they can't try and intimidate me into an illegal buyout. However, I've had to repeatedly remind them of my rights as a tenant & file complaints with the housing department. I've never missed a payment & it is only because I have an RSO unit & the city of LA has an emergency order that I have felt stable in my housing with the new owner. We have to do better. We have to extend the same legal protections I have being in an RSO unit for every single renter in Los Angeles. No one should be allowed to be evicted through no fault of their own. Landlords need to be reminded that we are the ones paying their mortgages and enforce housing rules so they do not illegally harass or evict tenants. We need to ensure that once this order ends, evictions are still halted because if not, we will have thousands if not tens of thousands of angelenos to the

unhoused populations. If I lose my current apartment, I will not be able to stay in Los Angeles. It simply just will not be possible. We must not end the emergency order without making these RSO protections available to all angelenos.

Communication from Public

Name: Kevin M Mardesich

Date Submitted: 09/14/2022 12:29 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please end the eviction (and rent raise) moratorium ASAP! The tenants in mine and my mom's ONLY house in San Pedro are laughing in our face using the covid excuse to not pay rent - with no consequences. How is this possible?? Do grocery stores and restaurants have to give their services and goods to any customers who claim 'covid hardships'? Would you council members like to buy any property in this expensive city - only for strangers to be able to live in there for free???? END THE MORATORIUM.
Kevin Mardesich, kmardes@hotmail.com

Communication from Public

Name: Christopher

Date Submitted: 09/14/2022 12:35 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please end LA City's Moratoriums on Evictions and Rent Increases immediately. I am a small "mom and pop" landlord who has faced the extreme burden of increased costs and expenses without any ability to recoup those costs. No other businesses have been expected to bear the entire burden of the pandemic like landlords. Ironically, even the LAHD has raised its fees in this time period with no explanation on how they are different than mom and pop landlords trying to make a rerun on an investment. The pandemic is controlled. The continued moratoriums are bad policy trying to solve a different housing problem. Continued bad policy will result in an even more strained housing supply. It should be ended now.

Communication from Public

Name:

Date Submitted: 09/14/2022 12:47 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please end this emergency covid moratorium out of fairness. It's going on 3 years now. We had to move in with my non-paying tenant, who refuses to move out because he can. He does not work, is not looking for work and even refuses our offer to waive all back rent, which is in the thousands. We have even lowered the rent twice to our below market rent. It's unfair for the mom and pop landlord to be the main support system to these renters. They have already received many months of assistance from the city/county/state. The time has come for these renters to find their own way. We merely want to live in our single family home in peace and calm and to have privacy in our old age. Please, put yourself in our position before you vote. We vote too. Thank you for listening. Sincerely, Two Retired Homeowners Venice, CA

Communication from Public

Name: Aviel Ballo

Date Submitted: 09/14/2022 12:27 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Avi Ballo and I live in Baldwin Hills. I've been living here for 3 years, and in other parts of the city for 3 years before that, and I'm here in solidarity with the Keep LA Housed Coalition. As a homeowner and former 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 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 people from becoming homeless. Landlords are already making money hand over fist – don't give in to their lobbying! It's only because they're landlords in the first place that they have the ability to make it appear as if their voices are the majority. 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: Oli McLaine

Date Submitted: 09/14/2022 01:07 PM

Council File No: 21-0042-S3

Comments for Public Posting: My family and I moved to LA from San Francisco 2 years ago and this is truly a beautiful city. I imagine it must be hard to be responsible of so many things in this city. Although I would LOVE to find a house at a good reasonable price after my lease ends- I know the housing market has been really limited. We are talking about almost \$8-10k a month for a proper house in a good and safe area. Even though we might have to pay extra for a house I still think it is necessary for the city of LA to continue to protect the most needed (LA tenants). Perhaps LA can edit the ordinance to only help low-income covid impacted tenants and mom's and pop's landlords. Ending the moratorium on 12/31/2022 would be too early without any plans to help the Covid impacted low income tenants. Personally, I think it would be great if the council members can spend the next 3 months to write a proper plan to phase out the moratorium and maybe March or April can be the end date so tenants can have more time to look for places and surge in covid/ monkeypox, also recession and inflation is really not helping anyone. It breaks my heart when I see homeless women , children and dogs on the street. We don't want to see more on the street. We are lucky to help others so please don't forget that if we can help, we must help. Thank you for your time.
Best, Oli McLaine