

Communication from Public

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Comments for Public Posting: Good morning, my name is Daniel Jimenez. I am a stakeholder for CD14, and I'm providing a general public comment on agenda item 16. I am here with the Keep LA Housed coalition. We support the motion as amended and thank the Housing and Homelessness Committee for making crucial improvements to REAP and SCEP. As this moves forward, we hope that both the upcoming report-backs and the eventual ordinance will reflect tenant needs by holding repeat violators accountable, strengthening enforcement, and ensuring these programs work as intended to protect tenants. Successful implementation requires stronger enforcement, deeper tenant protections, and transparency. We hope the 180 day report backs will include language regarding: The ability for tenants to get a rent reduction earlier, not just once a property is in REAP, but at the SCEP phase. If violations are found during a SCEP inspection, tenants are already living with unsafe or unhealthy conditions, and their rent should reflect that reality right away. Real tenant protection when intrusive or extensive repairs are required. The City must ensure adequate relocation or mitigation programs are in place so tenants aren't left living in unsafe conditions. [AND/OR] We hope the upcoming ordinance will include: Language to implement substantial fines and penalties for repeat violators of housing code requirements. Fines must be strong enough to deter abuse. Repeat violators should face escalating penalties that increase in cost each day the violations remain unresolved. Noncompliance cannot be cheaper than making repairs. We look forward to continuing our work with LAHD and City Council so that SCEP and REAP fulfill their purpose as proactive, tenant-centered tools that guarantee dignified housing for all Angelenos.