

Communication from Public

Name: Alex Jasset

Date Submitted: 02/18/2025 10:05 AM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Alex Jasset, and I am writing on behalf of Physicians for Social Responsibility - Los Angeles to express our strong support for Agenda Item #1. We encourage you to support the ordinance to end renovictions, and to include amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially in the midst of such a dire affordable housing crisis. Please vote yes on Agenda Item #1 with these amendments in order to keep families housed. Thank you.

Communication from Public

Name: Norma Ibarra

Date Submitted: 02/18/2025 10:10 AM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Norma Ibarra, and I am a tenant in 8 district writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments.

Communication from Public

Name: Josh De Leon

Date Submitted: 02/18/2025 10:42 AM

Council File No: 24-1225

Comments for Public Posting: To the Housing and Homelessness Committee, I am a Filipino American community organizer, renter, and environmental and racial justice advocate who works in Wilmington, California. Writing regarding agenda item #1: I stand with other renters and the overwhelming consensus of housing justice organizations to call for an end to renovictions. Please support the ordinance to end renovictions, with amendments to extend the ordinance's expiration date and to apply it to tenants with pending eviction cases. Rents are already far too high - according to some metrics, the average rent for a one-bedroom apartment is well into the \$2000s range. This is a big contributor to the disparity between the living wage in LA and the much-lower minimum wage. So many Angelenos - the majority of whom are renters - live in precarity already, even before they are struck by evictions. Renovictions - substantial remodel evictions - can be weaponized as a bad faith tool for landlords to side-step necessary protections like rent hike caps. We cannot allow this loophole to contribute to the ongoing housing crisis in this city. We must prioritize people over profit. Thank you for your consideration, and I hope you vote yes on Agenda Item #1, with amendments.

Communication from Public

Name: Karen

Date Submitted: 02/18/2025 10:42 AM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Karen Ramirez, and I am a tenant in CD9 doing public comment on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments.

Communication from Public

Name: Ernesto Zelaya

Date Submitted: 02/18/2025 10:51 AM

Council File No: 24-1225

Comments for Public Posting: My name is Ernesto Zelaya, and I am a tenant in CD10 writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Substantial remodel evictions are used in bad faith as a way to subvert rent caps. In his popular online videos, landlord Attorney Dennis Block explicitly describes the substantial remodel loophole as a way to “beat rent control” and advises landlords to use it to remove tenants paying below market-rate rents who they otherwise would have no basis to evict. This is absolutely predatory and morally abhorrent, and yet, here we are once again, at the mercy of an inefficient city government that fails to act quickly on behalf of tenants who are still vulnerable to evictions because of landlords who want to make more money. Why are you continuing to allow landlords to continue feeding into our high rates of homelessness? Data from the Los Angeles Housing Department confirms most renovictions are carried out by landlords who have recently purchased the property. Getting rid of long-standing tenants paying below market rate rents is part of their business plan, and the substantial remodel loophole allows them to do it. We must put a stop to this. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments.

Communication from Public

Name: Anahi

Date Submitted: 02/18/2025 10:54 AM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Anahi, and I am a tenant in district 10 writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments.

Communication from Public

Name: Adam Ferleger

Date Submitted: 02/18/2025 10:58 AM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Adam, and I am a tenant in Council District 5 writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments.

Communication from Public

Name: jackie calderon

Date Submitted: 02/18/2025 11:01 AM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Jackie, and I am a tenant in council district 14 writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments.

Communication from Public

Name: AmyLinda Nevarez

Date Submitted: 02/18/2025 11:20 AM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is AmyLinda Nevarez and I am a tenant in District 8 writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it to flip the unit and rent it out for more money. Please vote yes on Agenda Item #1 with amendments. Many other cities in Southern California have recognized the danger of renovictions and have closed the substantial remodel loophole. Los Angeles should follow the lead of Inglewood, South Pasadena, Maywood, Culver City, and unincorporated Los Angeles County and do the same. Thank you.

Communication from Public

Name:

Date Submitted: 02/18/2025 11:40 AM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Manny, and I am a tenant in Council District 14 writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments.

Communication from Public

Name: Wendy Miranda

Date Submitted: 02/18/2025 12:07 PM

Council File No: 24-1225

Comments for Public Posting: My name is Wendy Miranda, and I am a tenant in Council District 15. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes with amendments.

Communication from Public

Name: Maya Donnelly

Date Submitted: 02/18/2025 12:34 PM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Maya, and I am a tenant in council district 1 writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments. Thanks, Maya

Communication from Public

Name: Chelsea Kirk

Date Submitted: 02/18/2025 12:36 PM

Council File No: 24-1225

Comments for Public Posting: Please vote yes on agenda Item 1. Please amend the draft ordinance to be in effect until a permanent ordinance is filed. Right now, the ICO expires in June 2025. Considering it took four months to deliver a draft ICO, we cannot be certain we will have a permanent ordinance by June 2025. Please extend this deadline. Please also amend the ordinance to apply to all existing substantial remodel cases pending judgment. Landlords who are anticipating the closure of this long-abused loophole are utilizing this period of time to file eviction notices and drive out existing tenants before it becomes law. We can't let this happen.

Communication from Public

Name: Judy Branfman

Date Submitted: 02/18/2025 01:26 PM

Council File No: 24-1225

Comments for Public Posting: I am writing with support for this ordinance - with two much-needed amendments: 1) The ordinance must extend the protections past June 2025 and end Renovictions forever. There is no reason to ever allow that kind of abusive activity against tenants and since the vote by the City Council vote was unanimous it appears they would agree. 2) The protections must be applied retroactively to cover all the Renovictions filed since the City Council approved these protections with urgency four months ago. Dragging the writing of the ordinance out for four months should not create more hardship for tenants. Thanks for your serious consideration.

Communication from Public

Name: Patricia Morton

Date Submitted: 02/18/2025 01:30 PM

Council File No: 24-1225

Comments for Public Posting: I write to support the proposed ordinance to end "renovictions" and to request that you extend the ordinance and apply it retroactively. This "interim" ordinance expires in June 2025, which is just a few months away. These temporary protections must be extended until the permanent ordinance goes into place, to ensure there are no gaps in protections. Please apply it to tenants with pending eviction cases. The ordinance should be amended to apply retroactively. There is no legal justification for excluding these tenants from protections after the City Attorney delayed writing the ordinance, allowing landlords to exploit the renovation loophole one more time. Thank you for your consideration.

Communication from Public

Name: Joy Wingard

Date Submitted: 02/18/2025 01:31 PM

Council File No: 24-1225

Comments for Public Posting: I stand with the LA Tenants Union: 1) End renovations FOR GOOD. This “interim” ordinance expires in June 2025, which is just a few months away. These temporary protections must be extended until the permanent ordinance goes into place, to ensure there are no gaps in protections. 2) Amendments MUST not only extend the protections past June, BUT ALSO apply the tenant protections retroactively.

Communication from Public

Name: Colin Beckett

Date Submitted: 02/18/2025 01:41 PM

Council File No: 24-1225

Comments for Public Posting: This ordinance is the bare minimum if you want to even appear to be working to prevent working class tenants from displacement and ultimately total banishment from Los Angeles. Because your exceedingly corrupt and reactionary city attorney delayed implement the law as long as possible, you must also add additional ammendments to strengthen the ordinance: 1) make it permanent and end these dishonest renovictions for good, and 2) the ordinance must be applied retroactively, to avoid displacing the tenants who will be harmed by Feldstein-Soto's stalling tactics.

Communication from Public

Name: Agustin Cabrera

Date Submitted: 02/18/2025 01:43 PM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Agustin Cabrera, and I am a tenant in Council District 14, and Policy Director with Strategic Concepts in Organizing and Policy Education (SCOPE)-- a grassroots organization in CD8. I am speaking in strong support of Agenda Item #1. I urge you to pass the ordinance to end renovictions with amendments to extend its expiration date and apply protections to tenants with pending eviction cases. Hundreds of families have already been displaced due to renovictions, an issue so urgent that the City Council unanimously voted to address it. However, delays in drafting the temporary ordinance have now left too little time to develop a permanent solution. To ensure tenants are not left vulnerable again, the temporary ban must be extended. Additionally, the current draft fails to protect tenants with pending eviction cases. Seniors and families in our community are currently fighting renovictions in court, and they deserve the same protections. The ordinance must be amended to safeguard them as well. There is no justifiable reason for anyone to lose their home due to renovation work—especially when landlords are exploiting these renovations to drive up rents and displace long-term tenants. Substantial remodel evictions are being used in bad faith to bypass rent control. Landlord attorney Dennis Block openly promotes this loophole as a strategy to “beat rent control,” and data from the Los Angeles Housing Department confirms that most renovictions are carried out by landlords who have recently purchased properties as part of a profit-driven business plan. This must stop. If this ordinance is not passed immediately—and without amendments to protect tenants with pending cases—landlords will rush to serve eviction notices. Other cities, including Inglewood, South Pasadena, Maywood, Culver City, and unincorporated Los Angeles County, have already recognized the harm of renovictions and acted to close this loophole. Los Angeles must do the same. Furthermore, as the City moves forward with electrification and energy-efficiency upgrades, we cannot allow these necessary improvements to become another tool for displacement. Without urgent action to close the substantial remodel loophole, forthcoming decarbonization policies could unintentionally worsen the affordable housing crisis and push more families into homelessness. Buildings are the

largest source of emissions in Los Angeles. As an advocate for energy efficiency and decarbonization, I recognize the need for change—but not at the cost of displacing vulnerable tenants. We must address the climate crisis without exacerbating the housing crisis. For these reasons, I strongly urge you to vote YES on Agenda Item #1 with amendments to extend the ordinance's expiration and protect tenants with pending eviction cases. Thank you for your time and leadership on this critical issue. Sincerely,
Agustin Cabrera

Communication from Public

Name:

Date Submitted: 02/18/2025 01:48 PM

Council File No: 24-1225

Comments for Public Posting: End renovictions FOR GOOD. This city cannot afford to protect landlords over everyone else. I support this ordinance and want it to not only extend the protections past June, but to apply retroactively. Stop exacerbating the housing crisis, and help keep people in their homes.

Communication from Public

Name: Brittany D. Rivas

Date Submitted: 02/18/2025 01:54 PM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Brittany D. Rivas, and I work in CD 15 in the neighborhood of Wilmington and I am writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop an effective permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. Most notably, Los Angeles will soon mandate electrification and energy-efficiency upgrades to residential buildings, including rental units. These upgrades will cause evictions if you do not act now to close the substantial remodel loophole. Without your action, the City's forthcoming Building Energy Performance Standard and other decarbonization efforts may inadvertently worsen our affordable housing crisis and push more families into homelessness. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments. Sincerely, Brittany D. Rivas

Communication from Public

Name: Lu

Date Submitted: 02/18/2025 01:55 PM

Council File No: 24-1225

Comments for Public Posting: Almost four months since LA City Council unanimously mandated the end of “renovictions” with urgency, City Attorney Hydee Feldstein-Soto has finally written an ordinance – only after giving landlords a few months to file their evictions, first. As the Mohawk Street Tenant Association prepares to fight their THIRD round of evictions in court – made possible by the City Attorney’s procrastination – we are demanding amendments to strengthen the ordinance: End renovictions FOR GOOD: This “interim” ordinance expires in June 2025, which is just a few months away. These temporary protections must be extended until the permanent ordinance goes into place, to ensure there are no gaps in protections. Apply to tenants with pending eviction cases: The ordinance must be amended to apply retroactively. There is no legal justification for excluding these tenants from protections after the City Attorney dragged her feet, allowing landlords to exploit the renoviction loophole one more time.

Communication from Public

Name: Gissela Chavez

Date Submitted: 02/18/2025 01:56 PM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Gissela Chavez, and I live in LA County and work in Wilmington and Southeast LA and I am writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop an effective permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. Most notably, Los Angeles will soon mandate electrification and energy-efficiency upgrades to residential buildings, including rental units. These upgrades will cause evictions if you do not act now to close the substantial remodel loophole. Without your action, the City's forthcoming Building Energy Performance Standard and other decarbonization efforts may inadvertently worsen our affordable housing crisis and push more families into homelessness. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments. Sincerely, Gissela Chavez

Communication from Public

Name: Patrick Chen

Date Submitted: 02/18/2025 01:59 PM

Council File No: 24-1225

Comments for Public Posting: I am a renter in Los Angeles Chinatown. I support the ordinance to close the "renovictions" loophole that provides abusive landlords with an unethical way of removing tenants under the guise of major renovations. I also support the amendments to extend the protections past June, and to apply protections retroactively as this renovictions strategy has been abused for too long by landlords as a method of tenant harassment.

Communication from Public

Name: Rose Lenehan

Date Submitted: 02/18/2025 02:07 PM

Council File No: 24-1225

Comments for Public Posting: I urge the Housing and Homelessness Committee to end renoventions FOR GOOD by amending this motion so that it extends past June 2025, and so that it protects tenants like those in the Mohawk Tenants Association of the LA Tenants Union, who are facing a third round of eviction cases only because the City Attorney took so long to draft this motion. Because of the slowness of the city's processes, tenants who have dealt with years of stress are fighting yet another round of unjust evictions in court. The motion to draft the ordinance had unanimous support and was passed with an urgency clause and yet here we are. Please act quickly to protect these members of the Echo Park community and so many other tenants fighting in similar situations.

Communication from Public

Name: Christina Boyar
Date Submitted: 02/18/2025 02:12 PM
Council File No: 24-1225

Comments for Public Posting: My name is Christina Boyar, and I am a tenant in CD5. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is also no legal reason to include the exemption for tenants with pending cases. Landlord tenant regulations can apply up until there is a decision from the court. The California Supreme Court specifically allows legislative amendments to apply to pending eviction cases. The purpose of the Interim Control Ordinance was to immediately halt evictions for renovation work. By including such an imminent sunset date and excluding tenants with pending cases, the draft ICO will permit the very evictions that it was intended to prevent. Exempting pending cases is a departure from the City's past legislative actions, which have provided protections for tenants up until the date of a final court judgement. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on this motion with amendments.

Communication from Public

Name:

Date Submitted: 02/18/2025 02:12 PM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Evan Lieber, and I am a tenant in CD 14 writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments.

Communication from Public

Name:

Date Submitted: 02/18/2025 02:13 PM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Adam, and I am a tenant in CD11 and work in CD14 writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments. - Adam Smith

Communication from Public

Name: Ryan

Date Submitted: 02/18/2025 02:13 PM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Ryan, and I am writing on Agenda Item #1. I work for Tenants Together and organize with tenants throughout Los Angeles and support their campaigns to stay housed! Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments.

Communication from Public

Name: Chris Tyler

Date Submitted: 02/18/2025 02:13 PM

Council File No: 24-1225

Comments for Public Posting: Substantial remodel evictions, or renovictions, have been a tool for rampant abuse and bad faith evictions. Although we are happy to see the ICO finally back on the agenda, there is no legal or policy basis for the new exemption in the draft ICO. It contradicts both the spirit and the letter of the original Council directive, and there is no justification for this curious departure from the City's past legislative practice. The purpose of the ICO was to immediately halt all renovictions. Why is LAHD now weighing in with recommendations targeted directly against the Mohawk Street Tenants Association? The Council directive for the ICO did not request participation from LAHD in the drafting process. Moreover, the proposed June 2025 sunset date is not feasible given the extended delay on drafting this ICO. Extend this to December 31, 2025 and make good on the commitment you all made last November.

Communication from Public

Name: Daniel Jimenez

Date Submitted: 02/18/2025 02:14 PM

Council File No: 24-1225

Comments for Public Posting: on Agenda Item #1. please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments.

Communication from Public

Name: Liz Vargas

Date Submitted: 02/18/2025 02:14 PM

Council File No: 24-1225

Comments for Public Posting: It's been over six weeks since the fires and we need protections. We cannot allow people already on the edge of housing insecurity—immigrant workers, low-income families, and seniors—to be pushed out of their homes to make way for wealthier individuals seeking temporary housing because of the wildfires. Renters need clarity, support, and protection—not exploitation—while they rebuild their lives. The City must take action now to protect renters from displacement and further hardship.

Communication from Public

Name: Kyle Nelson

Date Submitted: 02/18/2025 02:14 PM

Council File No: 24-1225

Comments for Public Posting: My name is Kyle Nelson and I am a CD5 resident. I am writing to urge the committee to make two crucial amendments: 1) extend the ICO to be in effect until December 1, 2025 and, 2) extend the ICO to apply in eviction cases where there is no current judgement. I ask you to extend the ban because if the temporary ordinance expires in June of 2025, there will not be enough time for Council to develop a permanent ban on renovictions. The temporary ordinance must be extended to ensure there are no gaps in protections against renovictions. I ask you to extend the ICO to apply to tenants with pending eviction cases: The ordinance must be amended to apply to tenants with pending eviction cases. There is no legal justification for excluding these tenants from protections. Thank you.

Communication from Public

Name: Bryan Minor

Date Submitted: 02/18/2025 02:28 PM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Bryan Minor, and I am a tenant in CD 8 writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments.

Communication from Public

Name: Ruth Alcantara

Date Submitted: 02/18/2025 02:32 PM

Council File No: 24-1225

Comments for Public Posting: End renovictions FOR GOOD: This “interim” ordinance expires in June 2025, which is just a few months away. These temporary protections must be extended until the permanent ordinance goes into place, to ensure there are no gaps in protections. Apply to tenants with pending eviction cases: The ordinance must be amended to apply retroactively. There is no legal justification for excluding these tenants from protections after the City Attorney dragged her feet, allowing landlords to exploit the renoviction loophole one more time.

Communication from Public

Name:

Date Submitted: 02/18/2025 02:46 PM

Council File No: 24-1225

Comments for Public Posting: 1) SUPPORT THE NO RENOVICTIONS ORDINANCE. (i myself was renovicted from my housing in South Central.) 2) amend the protections so they extend past June, and apply the protections retroactively

Communication from Public

Name: Robert Reyes Villagómez

Date Submitted: 02/18/2025 02:48 PM

Council File No: 24-1225

Comments for Public Posting: I strongly support the proposed ordinance. Tenants should not be evicted in order for renovations or work to improve the property or unit are made. These are temporary and do not merit permanent displacement of a renter's life. This ordinance should be made permanent and amendments should be made so tenants currently experiencing evictions due to these renovations should be able to cite this ordinance as a defense in court. Or ideally not even have to go to court for this.

Communication from Public

Name: edna monroy

Date Submitted: 02/18/2025 02:50 PM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is edna monroy, and I am a tenant in Council District 9, and I am speaking on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments. thank you em

Communication from Public

Name: Andreea Theodore

Date Submitted: 02/18/2025 02:55 PM

Council File No: 24-1225

Comments for Public Posting: I support (1) support the ordinance and (2) demand amendments to extend the protections past June, and to apply protections retroactively. Stop the homelessness pipeline. Landlords need more regulation not less!

Communication from Public

Name:

Date Submitted: 02/18/2025 03:50 PM

Council File No: 24-1225

Comments for Public Posting: I'm writing to urge you to both make sure tenants are retroactively protected from renovictions and that the current ordinance is extended until the permanent ordinance is promulgated. Tenants should not have to pay the price for a slow bureaucratic process!

Communication from Public

Name: rose fairley

Date Submitted: 02/18/2025 05:03 PM

Council File No: 24-1225

Comments for Public Posting: As a resident of LA, I am demanding the following amendments to the renoviction ordinance: 1. End renovictions FOR GOOD: This “interim” ordinance expires in June 2025, which is just a few months away. These temporary protections must be extended until the permanent ordinance goes into place, to ensure there are no gaps in protections. 2. Apply to tenants with pending eviction cases: The ordinance must be amended to apply retroactively. There is no legal justification for excluding these tenants from protections after the City dragged their feet and allowed landlords to exploit the renoviction loophole during the nearly four month delay in drafting the ordinance following its approval.

Communication from Public

Name: Shane Henson

Date Submitted: 02/18/2025 05:10 PM

Council File No: 24-1225

Comments for Public Posting: Hello, my name is Shane Henson. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #1 with amendments. Thank you.

Communication from Public

Name: Lauren Ahkiam

Date Submitted: 02/18/2025 05:32 PM

Council File No: 24-1225

Comments for Public Posting: Dear Housing and Homelessness Committee, My name is Lauren Ahkiam, and I am a resident in CD13 writing on Agenda Item #1. Please support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously voted to put an end to. But it took so long for the temporary ordinance to be drafted that it no longer gives Council enough time to develop a permanent solution. We need to extend the amount of time the temporary ban is in place to make sure its expiration does not leave tenants vulnerable again. Additionally, the current draft of the ordinance does not apply to tenants with pending eviction cases. There are seniors and families in our community who are currently fighting renovictions in court. It is crucial that we amend the ordinance to protect them too. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Without your action, the City's forthcoming Building Energy Performance Standard and other decarbonization efforts may inadvertently worsen our affordable housing crisis and push more families into homelessness. Evictions displace families and communities and force long commutes, sprawl, and other climate impacts. We cannot address our climate crisis by worsening our housing crisis. Please vote yes on Agenda Item #1 with amendments.

Communication from Public

Name: Ariel Climer

Date Submitted: 02/18/2025 05:52 PM

Council File No: 24-1225

Comments for Public Posting: I am a local teacher and a tenant of CD 1 who often lets other teachers and students know about the rights of tenants. I support this ordinance as it keeps our unhoused population low. People have the right to keep renting and not get tricked into leaving by renovictions. I also demand an amendments to extend the protections past June, and to apply protections retroactively.

Communication from Public

Name: Kalisa G Myers
Date Submitted: 02/18/2025 06:36 PM
Council File No: 24-1225
Comments for Public Posting: Honorable Council Members, 1) Please SUPPORT the ordinance, and do not allow protection gaps to show themselves- those gaps mean more tents, we do not need any more of that going on. 2) Please apply protections, RETROACTIVELY, for the same tent-producing reason stated above 3) Please EXTEND the protections past June, again, for the reason of protecting against homelessness. These are law-abiding tenants, they do not deserve to be pushed into already-stressed temporary housing, along with displaced fire victims, etc. If these people are in homes, they deserve to stay in them. Please protect them, and as such, the community at-large. Communities and families benefit from stability, and there is enough stress going on for everyone right now. Thank you very much for reading my comment and for serving on the Council. Respectfully Kalisa Myers

Communication from Public

Name: Naomi Markman

Date Submitted: 02/18/2025 06:47 PM

Council File No: 24-1225

Comments for Public Posting: As a member of the LA Tenant's Union, I support the ordinance and demand amendments to extend the protections past June, and to apply protections retroactively.

Communication from Public

Name: Jennifer Yee

Date Submitted: 02/18/2025 06:49 PM

Council File No: 24-1225

Comments for Public Posting: I support the ordinance to end "renovictions" and ask that it is made permanent beyond June 2025. It only adds to the growing problem of finding affordable housing in LA and is ultimately a FURTHER strain on city resources, as these good and lawful tenants could end up unhoused.