

Communication from Public

Name: Brittany Rivas

Date Submitted: 06/27/2025 04:15 PM

Council File No: 24-1225

Comments for Public Posting: My name is Brittany D. Rivas, and I work in Wilmington (CD15). Please vote yes on the drafted permanent ordinance to end renovictions to get this over the finish line. Our communities in Wilmington are heavily burdened by 4+ oil refineries, oil drilling, diesel truck traffic to and from Ports and more. To live with poor air quality outside your home and inside is something these community members have to contend with regularly. Having a permanent policy in place will make a world of a difference when mandates for electrification and energy-efficiency upgrades to residential buildings, including rental units come to Los Angeles. These upgrades will cause evictions if Council does not act now to close the substantial remodel loophole. Hundreds of people have been displaced due to renovation work. This is an urgent problem that the City Council unanimously voted to put an end to with the temporary ordinance. Now, City Council must adopt a permanent ordinance today to ensure there are no gaps in protections. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the intent to flip units and rent them out for more money. Please vote in support of the ordinance today to stop landlords from exploiting this loophole. Thanks for your time and energy.

Communication from Public

Name: Sylvia Arredondo
Date Submitted: 06/30/2025 10:38 AM
Council File No: 24-1225

Comments for Public Posting: My name is Sylvia Arredondo, Civic Engagement director with Communities for a Better Environment (CBE). We organize and mobilize voters in Council District 15 and have a field office in Wilmington. CBE builds people's power in low-income and communities of color to achieve environmental health and justice. We believe housing justice is environmental justice. The constituents of LA deserve dignified, quality, affordable housing without the fear of being evicted for renovation work. I'm writing to urge the council to vote yes on the permanent ordinance to end renovictions. Most renovictions are carried out by landlords who have recently purchased the property and are seeking ways to get rid of long-standing tenants who are paying below market rate rent. This is part of their business plan- to kick out these long-standing tenants and hike up rent. The substantial remodel loophole allows these greedy landlords to tear apart communities. This must stop. Many other cities in Southern California-Inglewood, South Pasadena, Maywood, Culver City, and unincorporated LA County-have recognized the harm of renovictions and have done away with the substantial remodel loophole. What is LA waiting for? At the intersection of housing justice and environmental justice is the move towards decarbonization of residential buildings. We can address climate change equitably to ensure frontline communities and renters are part of the shift towards clean energy in the renovation revolution. Yet, it's legal to evict tenants for renovation work. These are the types of loopholes preventing communities from benefiting from the changes they are pushing forward. I urge the Council to support the draft ordinance to remove substantial remodels as a basis for eviction before the temporary ordinance expires on August 1, 2025. Thank you.

Communication from Public

Name: Wendy

Date Submitted: 06/30/2025 07:56 PM

Council File No: 24-1225

Comments for Public Posting: I have been a Realtor for almost 20 years in the city and I am against the "slum lords" type of investor but I have only come across in sellers/ clients that want to / need to sell and or upgrade units have all been reasonable and the tenant has been extremely unreasonable and threatening and or causing frivolous law suits. The mom and pop investors attempting to build some financial freedom for their future cannot keep getting penalized by this restrictions... cost of everything is going up but they are not allowed to put rents up to keep financially viable. I have not seen any valid reason to put in another restrictive landlord law. What are you doing about the new buildings that are owned by one corporate company "that were supposedly to ease rental shortage situation" all that has done is prevent the mom and pop investors from competing in the market place!

Communication from Public

Name:

Date Submitted: 06/30/2025 08:30 PM

Council File No: 24-1225

Comments for Public Posting: I hope that you do eliminate substantial remodels fault cause for rental units of all sizes. I have been in Real Estate over 40 years and have seen it all. Many of the so called Mom and Pop units try to get around the Housing Laws and find a way to get the tenants, out, by the so called Substandard Remodel gimmick. Not fair to tenants and I see this all the time. Mom and Pop owners are not poor people, but everyone assumes they are. They are making lots and lots of money off of innocent tenants, including me and I know the law. Sad but true.

Communication from Public

Name: BJ Hollifield

Date Submitted: 06/30/2025 08:39 PM

Council File No: 24-1225

Comments for Public Posting: I am a landlord with a 4 unit building which is my small business I have owned for 25 years. Please vote NO! Performing normal repairs, maintenance, and typical upgrades during a tenancy, such as installation of appliances, carpeting, plumbing fixtures, fumigation, etc., can be completed without major disruption to the habitability of the rental unit, in a short timeframe with the tenant in place and does not require the tenant to vacate their rental unit. According to state law the definition of Substantial Remodel is that the tenant is unable to remain in place during the repairs ONLY due to health and safety and that such repairs are only for major system repairs or hazardous materials abatement.

Communication from Public

Name: Steffanie Cohen
Date Submitted: 06/30/2025 05:37 PM
Council File No: 24-1225

Comments for Public Posting: I strongly urge you to adpot Option 2. The new regulations would create a substantial burden on small, mom-and-pop housing providers by imposing significant new unfunded requirements. Not only are the housing providers unable to collect rent while their units are under renovation, they would be required to pay the tenant's rent at another property as well. Small owners with 20 or fewer units must be allowed to continue to use Substantial Remodels in order to preserve their properties as naturally occurring affordable housing. Thank you for your consideration of this submission.

Communication from Public

Name:

Date Submitted: 06/30/2025 05:47 PM

Council File No: 24-1225

Comments for Public Posting: Please Vote NO on Eliminating Substantial Remodels as No-Fault Renter Removals

Communication from Public

Name: Anna Petlevaya
Date Submitted: 06/30/2025 05:49 PM
Council File No: 24-1225
Comments for Public Posting: I would like to express my disapproval of this proposal. Please do not pass it. Thanks!

Communication from Public

Name: Ryan

Date Submitted: 06/30/2025 06:16 PM

Council File No: 24-1225

Comments for Public Posting: Dear Councilors, Please adopt option 2. I own a single family rental in Los Angeles. Option 1 would substantially hurt me.
Thanks, Ryan

Communication from Public

Name: Kelly Aluise
Date Submitted: 06/30/2025 06:18 PM
Council File No: 24-1225
Comments for Public Posting: I support this not happening.

Communication from Public

Name: Yun su Yi

Date Submitted: 06/30/2025 06:45 PM

Council File No: 24-1225

Comments for Public Posting: no to this file on public. they pay too much maintenance fee for property.

Communication from Public

Name: Carol Stewart

Date Submitted: 06/30/2025 06:54 PM

Council File No: 24-1225

Comments for Public Posting: Each new rule purporting to help tenants actually hurts them. As a mom and pop housing provider, I am getting perilously close to not being able to afford to provide well-maintained housing. And if people like me are squeezed out, it will close the door on an opportunity for working people (current renters) to create a path to a financially viable retirement, and corporate entities will become the only housing providers.

Communication from Public

Name: Elahe Ahmady

Date Submitted: 06/30/2025 07:16 PM

Council File No: 24-1225

Comments for Public Posting: I'm a resident of Los Angeles and I strongly urge you to vote NO on the proposal to eliminate "substantial remodel" as a no-fault just cause for renter removals. Removing this exemption unfairly punishes responsible housing providers who invest in improving aging or unsafe properties. This proposal would hinder essential renovations and discourage property maintenance, especially from small landlords who follow the law. Please support balanced housing policies and protect the ability to responsibly upgrade our city's housing stock. Vote NO on this measure. Thank you,