

## Communication from Public

**Name:** Edward Ramirez

**Date Submitted:** 10/28/2024 10:28 AM

**Council File No:** 24-1225

**Comments for Public Posting:** I have organized with multiple tenants groups who are being evicted from their homes under the auspices of "renovation." Before the actual eviction, the buildings are being left to rot, repairs unaddressed and ignored and tenants left to suffer. LA must close this loophole to prevent abusive landlords from using their power over the tenants to squeeze them out of their homes.

## Communication from Public

**Name:** Adam Ferleger

**Date Submitted:** 10/28/2024 10:56 AM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Adam, and I am a tenant in Council District 5. I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. The City of Los Angeles will soon require energy-efficient upgrades and electrification of residential buildings, including rental units, as part of its climate action goals. If the substantial remodel loophole isn't closed, these necessary upgrades could result in tenant evictions. We cannot fight climate change by deepening the housing crisis—forcing families into displacement, homelessness, or long commutes contributes to sprawl and increases carbon emissions. We already have a smart, fair solution in place: the Tenant Habitability Plan. It allows rent-stabilized tenants to relocate during renovation and ensures their right to return once the work is done. This program should be extended to all renters to ensure that green upgrades happen without displacing vulnerable communities. I want to express my gratitude to Councilmember Blumenfield for his leadership on this issue, and I urge the rest of the Council to join in supporting this motion with the urgency it requires. Thank you. Our policy goals are simple but urgent: Remove substantial remodel as a reason for eviction under LA's Just Cause for Eviction Ordinance. Expand the Tenant Habitability Plan (THP) to protect all tenants in LA, not just those in rent-stabilized units. THP ensures that if landlords undertake major renovations, they must get their plans reviewed by the city and, if necessary, provide tenant relocation to ensure safety during the work.

## Communication from Public

**Name:** Bryan Minor

**Date Submitted:** 10/28/2024 10:57 AM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Bryan Minor, and I am a community member in Council District 8. I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. The City of Los Angeles will soon require energy-efficient upgrades and electrification of residential buildings, including rental units, as part of its climate action goals. If the substantial remodel loophole isn't closed, these necessary upgrades could result in tenant evictions. We cannot fight climate change by deepening the housing crisis—forcing families into displacement, homelessness, or long commutes contributes to sprawl and increases carbon emissions. We already have a smart, fair solution in place: the Tenant Habitability Plan. It allows rent-stabilized tenants to relocate during renovation and ensures their right to return once the work is done. This program should be extended to all renters to ensure that green upgrades happen without displacing vulnerable communities. I want to express my gratitude to Councilmember Blumenfield for his leadership on this issue, and I urge the rest of the Council to join in supporting this motion with the urgency it requires. Thank you ----- Our policy goals are simple but urgent: Remove substantial remodel as a reason for eviction under LA's Just Cause for Eviction Ordinance. Expand the Tenant Habitability Plan (THP) to protect all tenants in LA, not just those in rent-stabilized units. THP ensures that if landlords undertake major renovations, they must get their plans reviewed by the city and, if necessary, provide tenant relocation to ensure safety during the work.

## Communication from Public

**Name:**

**Date Submitted:** 10/28/2024 11:03 AM

**Council File No:** 24-1225

**Comments for Public Posting:** I urge you to vote YES on the motion to end renovations under the Just Cause Ordinance, with an urgency clause. The City of Los Angeles will soon require energy-efficient upgrades and electrification of residential buildings, including rental units, as part of its climate action goals. If the substantial remodel loophole isn't closed, these necessary upgrades could result in tenant evictions. We cannot fight climate change by deepening the housing crisis—forcing families into displacement, homelessness, or long commutes contributes to sprawl and increases carbon emissions. We already have a smart, fair solution in place: the Tenant Habitability Plan. It allows rent-stabilized tenants to relocate during renovation and ensures their right to return once the work is done. This program should be extended to all renters to ensure that green upgrades happen without displacing vulnerable communities. I want to express my gratitude to Councilmember Blumenfield for his leadership on this issue, and I urge the rest of the Council to join in supporting this motion with the urgency it requires.

## Communication from Public

**Name:** Iris Craige

**Date Submitted:** 10/25/2024 12:29 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Honorable Councilmembers, My name is Iris Craige, I am a renter in Council District 5! Please vote yes on the motion to end renovictions in LA allowed under the just cause ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** jeovana ramirez  
**Date Submitted:** 10/25/2024 12:32 PM  
**Council File No:** 24-1225

**Comments for Public Posting:** Dear Honorable Councilmembers, My name is Jeovana, I am a renter in Council District 4! Please vote yes on the motion to end renovictions in LA allowed under the just cause ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** Sophia Pennella  
**Date Submitted:** 10/27/2024 08:11 PM  
**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Member, My name is Sophia Pennella, and I am a tenant in council district 14 writing on Agenda Item 11. Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** jennifere gagalka

**Date Submitted:** 10/28/2024 09:13 AM

**Council File No:** 24-1225

**Comments for Public Posting:** Hello, I am a tenant in Los Angeles writing on Agenda Item 11. Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** Chante' Harriel

**Date Submitted:** 10/28/2024 11:10 AM

**Council File No:** 24-1225

**Comments for Public Posting:** Remove substantial remodel as a reason for eviction under LA's Just Cause for Eviction Ordinance. Expand the Tenant Habitability Plan (THP) to protect all tenants in LA, not just those in rent-stabilized units. THP ensures that if landlords undertake major renovations, they must get their plans reviewed by the city and, if necessary, provide tenant relocation to ensure safety during the work.

## Communication from Public

**Name:** Christina Boyar  
**Date Submitted:** 10/28/2024 11:18 AM  
**Council File No:** 24-1225

**Comments for Public Posting:** My name is Christina Boyar, I am an attorney at Public Counsel and I am a tenant in CD5 writing on Agenda Item 11. Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Please amend the ordinance to include an urgency clause, ensuring that these protections take effect immediately. Removing substantial remodel as a cause for eviction is lawful under state law. The Tenant Protection Act of 2019 explicitly allows local governments to pass eviction protections that are more protective of tenants than state law. Rental units where rent increases are regulated by the Tenant Protection Act will continue to have the same legal limits apply, since tenancies will no longer be terminated due to renovations. This is the same approach that a number of California cities have taken to ensure that renovations are not a pretext to evict long-term tenants and increase rents over the amount otherwise allowed by law. We need an urgency ordinance clause now to prevent more and ongoing evictions. Landlords are currently allowed to serve eviction notices and file unlawful detainer cases against tenants. This is causing tenants to move out of their homes and subjecting them to a risk of court judgments, eviction, and homelessness. As attorneys, we also see how these eviction notices are a tool for harassment and are used to evade legal rent limits. So that landlords are not spurred to serve new notices now and file new cases against tenants, resulting in more displacement, we are asking for an urgency ordinance to suspend the substantial remodel cause during the process to permanently remove it and replace it with Tenant Habitability Plans. Thank you.

## Communication from Public

**Name:** Hwesu Cobb-Phillips  
**Date Submitted:** 10/28/2024 11:18 AM  
**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Hwesu Cobb-Phillips and I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. The City of Los Angeles will soon require energy-efficient upgrades and electrification of residential buildings, including rental units, as part of its climate action goals. If the substantial remodel loophole isn't closed, these necessary upgrades could result in tenant evictions. These upgrades will lead to a worsening housing crisis that is already impacted many residents of this city. We already have a smart, fair solution in place: the Tenant Habitability Plan. It allows rent-stabilized tenants to relocate during renovation and ensures their right to return once the work is done. This program should be extended to all renters to ensure that green upgrades happen without displacing vulnerable communities. I want to express my gratitude to Councilmember Blumenfield for his leadership on this issue, and I urge the rest of the Council to join in supporting this motion with the urgency it requires. Thank you.

## Communication from Public

**Name:** Alex Scott

**Date Submitted:** 10/28/2024 11:33 AM

**Council File No:** 24-1225

**Comments for Public Posting:** My name is Alex, and I am a tenant in Hollywood represented by councilmember Soto-Martinez. I am also a member of the Los Angeles chapter of the Democratic Socialists of America, and co-chair of the chapter's Housing and Homelessness committee. I am writing on Agenda Item 11, urging the council to please vote yes on the motion to end renovations in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. As it currently stands, for tenants not covered by the Rent Stabilization Ordinance, the Just Cause Ordinance allows unscrupulous landlords to pursue renovations in order to evict long-standing tenants. This is often done to replace these tenants with higher paying tenants, with no regard given to the destruction of familial and community bonds that this action creates. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. I also have to stress how urgent this is —there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** Maya Donnelly

**Date Submitted:** 10/28/2024 11:34 AM

**Council File No:** 24-1225

**Comments for Public Posting:** My name is Maya Donnelly and I am a tenant in council district 13, writing on Agenda Item 11. Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** Mariana

**Date Submitted:** 10/28/2024 12:18 PM

**Council File No:** 24-1225

**Comments for Public Posting:** My name is Mariana Huerta, and I am a tenant in Council District 14. I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. The City of Los Angeles will soon require energy-efficient upgrades and electrification of residential buildings, including rental units, as part of its climate action goals. If the substantial remodel loophole isn't closed, these necessary upgrades could result in tenant evictions. We cannot fight climate change by deepening the housing crisis—forcing families into displacement, homelessness, or long commutes contributes to sprawl and increases carbon emissions. We already have a smart, fair solution in place: the Tenant Habitability Plan. It allows rent-stabilized tenants to relocate during renovation and ensures their right to return once the work is done. This program should be extended to all renters to ensure that green upgrades happen without displacing vulnerable communities. I want to express my gratitude to Councilmember Blumenfield for his leadership on this issue, and I urge the rest of the Council to join in supporting this motion with the urgency it requires. Thank you.

## Communication from Public

**Name:** Angella d'Avignon

**Date Submitted:** 10/28/2024 12:19 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Angella, and I am a tenant in 1st supervisorial district writing on Agenda Item 11. Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** Kyle Nelson

**Date Submitted:** 10/28/2024 12:27 PM

**Council File No:** 24-1225

**Comments for Public Posting:** My name is Kyle Nelson, and I am a tenant in council district 5 writing on Agenda Item 11. Please vote yes on the motion to end renovations in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. Please amend the ordinance to include an urgency clause, ensuring that these protections take effect immediately. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate and you must listen to your tenant constituents over landlord lobbyists on this crucial issue. Thank you.

## Communication from Public

**Name:**

**Date Submitted:** 10/28/2024 12:32 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Rhea Vichot, and I am a tenant in Council District 4. I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. The City of Los Angeles will soon require energy-efficient upgrades and electrification of residential buildings, including rental units, as part of its climate action goals. If the substantial remodel loophole isn't closed, these necessary upgrades could result in tenant evictions. We cannot fight climate change by deepening the housing crisis—forcing families into displacement, homelessness, or long commutes contributes to sprawl and increases carbon emissions. We already have a smart, fair solution in place: the Tenant Habitability Plan. It allows rent-stabilized tenants to relocate during renovation and ensures their right to return once the work is done. This program should be extended to all renters to ensure that green upgrades happen without displacing vulnerable communities. I want to express my gratitude to Councilmember Blumenfield for his leadership on this issue, and I urge the rest of the Council to join in supporting this motion with the urgency it requires. Thank you.

## Communication from Public

**Name:** Tracy Castillo

**Date Submitted:** 10/28/2024 12:41 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Tracy, and I am a tenant in Los Angeles [speaking/writing] on Agenda Item 11. Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** Cyrus Kay

**Date Submitted:** 10/28/2024 12:52 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Cyrus Kay, and I am a tenant in Council District 4. I am writing this public comment to urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. A great solution already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. I believe it is more beneficial to extend this program to all renters in Los Angeles. This is especially urgent—there are vulnerable seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:**

**Date Submitted:** 10/28/2024 12:55 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Richard Balbuena-Cano, and I am a tenant in Council District 2. I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** Riley OBrien

**Date Submitted:** 10/28/2024 01:08 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Riley O'Brien, and I am a tenant in Council District 10. I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. The City of Los Angeles will soon require energy-efficient upgrades and electrification of residential buildings, including rental units, as part of its climate action goals. If the substantial remodel loophole isn't closed, these necessary upgrades could result in tenant evictions. We cannot fight climate change by deepening the housing crisis—forcing families into displacement, homelessness, or long commutes contributes to sprawl and increases carbon emissions. We already have a smart, fair solution in place: the Tenant Habitability Plan. It allows rent-stabilized tenants to relocate during renovation and ensures their right to return once the work is done. This program should be extended to all renters to ensure that green upgrades happen without displacing vulnerable communities. I want to express my gratitude to Councilmember Blumenfield for his leadership on this issue, and I urge the rest of the Council to join in supporting this motion with the urgency it requires. Thank you.  
Riley O'Brien

## Communication from Public

**Name:** Janelle Ross

**Date Submitted:** 10/28/2024 01:23 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Janelle R., and I am a tenant in Council District 10. I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. The City of Los Angeles will soon require energy-efficient upgrades and electrification of residential buildings, including rental units, as part of its climate action goals. If the substantial remodel loophole isn't closed, these necessary upgrades could result in tenant evictions. We cannot fight climate change by deepening the housing crisis—forcing families into displacement, homelessness, or long commutes contributes to sprawl and increases carbon emissions. We already have a smart, fair solution in place: the Tenant Habitability Plan. It allows rent-stabilized tenants to relocate during renovation and ensures their right to return once the work is done. This program should be extended to all renters to ensure that green upgrades happen without displacing vulnerable communities. I want to express my gratitude to Councilmember Blumenfield for his leadership on this issue, and I urge the rest of the Council to join in supporting this motion with the urgency it requires. Thank you.

## Communication from Public

**Name:** Philip Meyer

**Date Submitted:** 10/28/2024 02:55 PM

**Council File No:** 24-1225

**Comments for Public Posting:** I thank Councilmembers Blumenfield and Yaroslavsky for their leadership on this matter, and I urge the Council to pass this ordinance with an urgency clause. This ordinance helps to preserve affordable housing and prevents landlords from weaponizing renovations, including green retrofits under the Los Angeles Green New Deal. Including substantial remodel as a just cause for eviction is not necessary for landlords to be able to maintain and upgrade their properties. LA has shown this already with its RSO and THP programs. In fact, landlords want to preserve this loophole because it allows them to displace low-income tenants in order to maximize profits. We all know this, with the best proof being the public statements by landlord lawyer Dennis Block. Landlords are using this tactic already and are watching this process carefully. If the council does not pass an urgency ordinance that imposes a moratorium on substantial remodel evictions, then landlords will simply accelerate their efforts. This ordinance helps to streamline and standardize just causes for evictions across the housing landscape in LA by extending protections that have historically been available to tenants living in RSO units to tenants in non-RSO units. Renters deserve to be able to stay in their homes, and they deserve clear and straightforward rules surrounding eviction protections. This ordinance is legal. Similar ordinances have been passed by several California cities. Further, the Tenant Protection Act of 2019 explicitly allows local governments to pass eviction protections that are more protective of tenants than state law. Rental units where rent increases are regulated by the Tenant Protection Act will continue to have the same legal limits apply, since tenancies will no longer be terminated due to renovations. I urge the council not to include any carve out for certain groups of landlords. There is no reason that smaller or so-called 'mom and pop' landlords require an exemption. The RSO's THP applies to all landlords and works just fine. An exemption for certain landlords deprives some tenants of protections that they deserve and makes the municipal code clear and unequivocal. In a city with many tenants who speak many languages, complexity in the renter laws has a real cost. Finally, I want to comment on recusals, as I know that the City Attorney sometimes advises councilmembers who are landlords to recuse themselves from

matters surrounding rental housing. First: this ordinance applies only to non-RSO housing. If a councilmember does not own any non-RSO properties, then there is no reason they should recuse themselves. Second, I would like to point out that in the Los Angeles City Council, a recusal is equivalent to a NO vote. The votes required to pass the ordinance are not reduced by recusals. Therefore it should be noted that the councilmembers who recuse themselves from this vote are for all intents and purposes voting in opposition to this ordinance.

## Communication from Public

**Name:** dinah dominguez

**Date Submitted:** 10/28/2024 02:59 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Member, My name is Dinah Dominguez, and I am a resident in council district 9 writing on Agenda Item 11. Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. District 9 is home to mostly Black and Brown residents and includes includes Vermont Square, Central-Alameda, Green Meadows, and other areas in historic South Central LA. This council district has been historically under-resourced and that is reflected in the lack of stable and affordable housing for many of the low-income Black and Brown community residents. According to US Census Bureau, American Community Survey, 2011 - 2015, council district 9: - has a median household income of \$28,614 , - 73% of households in district 9 rent, - 68% of council district 9 residents experience Housing burden, spending 30% or more of their household income on housing, - 41% of council district 9 residents experience Severe housing burden, spending 50% or more of their household income on housing Creating strong protections for renters is vital, especially in districts like council district 9 whose residents experience the cumulative impacts of systemic social injustices and whose residents are particularly vulnerable to loosing their housing and/or not having stable housing, and experiencing homelessness. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. Please amend the ordinance to include an urgency clause, ensuring that these protections take effect immediately. Right now, hundreds of households are being evicted because of the substantial remodel provision in our Just Cause ordinance. These renovictions are making our housing crisis worse. We need an urgency ordinance today to protect vulnerable Angelenos from displacement and homelessness. Data from the Los Angeles Housing Department confirms most renovictions are carried out by corporate landlords to get around

rent control protections. 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 starting today with an urgency ordinance. The Council should place an emergency moratorium on renoventions immediately. Otherwise, landlords will rush to serve notices and file cases before a permanent ordinance can be passed. Council should also specify that the moratorium applies up until a final judgment in an unlawful detainer case. Many other cities in Southern California have recognized the danger of renoventions 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. Landlords are falsely claiming that the Tenant Habitability Program is so burdensome that it discourages repair work. On the contrary, it creates a streamlined and regulated process for making repairs which landlords are legally responsible for making. Additionally, the rent regulations set by AB1482 allow landlords to increase rents substantially to recover the cost of renovations. No one should lose their home because their landlord wants to renovate. Protect renters. Thank you

## Communication from Public

**Name:** Beth Price

**Date Submitted:** 10/28/2024 03:00 PM

**Council File No:** 24-1225

**Comments for Public Posting:** My name is Beth Price. I have been a resident of District 11 for over two decades, and last year I was renovicted from my home of 23 years. I am writing with deep urgency to request your action on closing the substantial remodel loophole, which landlords are using to displace families under the guise of renovations. There are several tenants that have recently received substantial remodel eviction notices, which are set to expire on November 26. It is critical that this ordinance be implemented before then to ensure these tenants can stay in their homes and avoid the same fate my family and I endured. For 23 years, my husband and I lived in a 16-unit building in Mar Vista, where we raised our two children. We built a close-knit community with our neighbors—babysitting each other’s kids, sharing meals, and supporting one another through difficult times. During the pandemic, we organized grocery runs for at-risk residents and even held a no-contact Halloween celebration so the kids could still enjoy trick-or-treating. I also served as the on-site property manager for 16 years, which allowed me to care for my children, both of whom have special needs, while contributing to our household income through reduced rent. Everything changed when our building was sold to a new owner in December 2020. The new owners were not interested in maintaining a stable, affordable community but instead sought to profit by driving out long-term tenants and raising rents. During the COVID eviction moratorium, they pressured tenants to leave without relocation assistance and issued illegal rent increases. Eventually, when four units became vacant, the owners began cosmetic renovations designed to attract higher-paying tenants. These updates—such as new lighting, finishes, and washers/dryers—did not benefit existing tenants. Instead, they disrupted our lives with loud construction, water shut-offs, and falling ceilings, forcing many tenants to leave. By September 2023, only five units were still occupied, and we were all served 60-day eviction notices for “substantial remodel.” After our eviction, our former \$1,800/month unit was listed at \$3,800—a \$2,000 increase. The impact of this eviction on my family has been profound. We lost the home where our children grew up, and my son, who attends a public school in the Palisades that supports his special needs, now endures a long commute, disrupting his therapy and extracurricular activities. I lost both my

job as a property manager and my housing, and due to my age, I've struggled to find new work. We are now relying on one income and dipping into savings to cover rent that is 30% higher than we had budgeted. Unfortunately, my family is not alone in this struggle. A family with three young children in our building was unable to find affordable housing. Two days before their eviction notice expired, they were still pleading with the landlord for a two-week extension, unsure whether they would have to tell their children they were homeless. Stories like this reflect a heartbreaking reality: renters deserve stability too, and no family should be forced into such uncertainty after doing everything right. While it is too late to reverse what happened to my family, I am urging you to close the substantial remodel loophole so no other family has to endure what we went through. Implementing this ordinance before November 26 is essential to prevent additional tenants from being evicted under this abusive tactic. Thank you for your attention to this critical issue.

## Communication from Public

**Name:**

**Date Submitted:** 10/28/2024 03:09 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Sylvia Arredondo, I'm a renter, and I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. The City of Los Angeles will soon require energy-efficient upgrades and electrification of residential buildings, including rental units, as part of its climate action goals. If the substantial remodel loophole isn't closed, these necessary upgrades could result in unnecessary tenant evictions. We cannot fight climate change by deepening the housing crisis—forcing families into displacement, homelessness, or long commutes contributes to sprawl and increases carbon emissions. We already have a smart, fair solution in place: the Tenant Habitability Plan. It allows rent-stabilized tenants to relocate during renovation and ensures their right to return once the work is done. This program should be extended to all renters to ensure that green upgrades happen without displacing vulnerable communities. I want to express my gratitude to Councilmember Blumenfield for his leadership on this issue, and I urge the rest of the Council to join in supporting this motion with the urgency it requires. Thank you, Sylvia

## Communication from Public

**Name:** Juni Wong

**Date Submitted:** 10/28/2024 03:17 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Juni Wong, and I am a tenant in Council District 14. I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** Ashley K Thomas

**Date Submitted:** 10/28/2024 03:26 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Member, My name is Ashley Thomas, and I am a resident of Council District 14 writing on Agenda Item 11 (CF # 24-1225). Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. Additionally, 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 close the substantial remodel loophole now. We cannot address our climate crisis by worsening our housing crisis. Evictions displace families and communities and force long commutes, sprawl, and other climate impacts. This is urgent — seniors and families in our community will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** Quinton Garrard  
**Date Submitted:** 10/28/2024 03:50 PM  
**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Member, My name is Quinton, and I am a renter in council district 13 writing on Agenda Item 11. I urge you to vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. To many families have been displaced due to renovation work. We already have a great solution that already exists in Los Angeles: the Tenant Habitability Plan. We need to extend this program to all renters in LA. This is really urgent—there are seniors and families in the community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. As a climate activist, I must emphasize this point: We cannot address our climate crisis by worsening our housing crisis. Evictions displace families and communities and force long commutes, sprawl, and other climate impacts. There is a “renovation revolution” underway in California to address climate change through the decarbonization of our residential buildings. Yet, it's legal to evict tenants for renovation work. These types of loopholes are preventing us from addressing Climate Change equitably. Folks should not have to compromise a roof over their heads in order to care for the Earth. Best, Quinton Thank you.

## Communication from Public

**Name:** Wendy Miranda  
**Date Submitted:** 10/28/2024 04:54 PM  
**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Member, My name is Wendy Miranda, and I am a tenant in Council District 15. Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you

## Communication from Public

**Name:** Hilary Firestone  
**Date Submitted:** 10/28/2024 04:22 PM  
**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Hilary Firestone, and I am with NRDC, Natural Resources Defense Council. On behalf of NRDC's thousands of members we want to see building decarbonization policies with a focus on equitable outcomes for all residents of Los Angeles. I'm writing today to ask you to close the loophole in our housing policy that allows landlords to evict tenants during so-called "substantial remodels." This loophole is being exploited, displacing tenants unnecessarily and worsening our housing crisis. Decarbonization will undoubtedly require building upgrades, but it must not come at the cost of pushing tenants out of their homes. As we work toward a future where building decarbonization is essential to reduce emissions, it is critical that this policy loophole be closed. We cannot allow climate action to be an excuse for unjust evictions. By removing this loophole now, we can ensure that our city's future is both environmentally sustainable and socially just. Vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. Thank you.

## Communication from Public

**Name:** Mai Inoue

**Date Submitted:** 10/28/2024 03:57 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Mai Inoue, and I am a tenant in council district 13 writing on Agenda Item 11. Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** Amanda Olszewski

**Date Submitted:** 10/28/2024 07:45 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Member, My name is Amanda Olszewski, and I am a tenant in council district 1 [speaking/writing] on Agenda Item 11. Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. As a resident for almost a decade, these families are essential to the culture and humanity that makes our up our beautiful community. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:** Shane Henson

**Date Submitted:** 10/28/2024 06:09 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Council Members, My name is Shane Henson, and I am a former Staff Attorney and Public Policy Advocate with Inner City Law Center. Inner City Law Center, is a non-profit located in Skid Row, dedicated to providing free legal services to low-income clients. Inner City Law Center urges you to support amending the Just Cause for Eviction Ordinance to stop evictions for substantial remodels and to vote yes on an urgency ordinance to stop the surge of these evictions now. For the past three years, I have represented numerous clients in eviction defense. Given my experiences in eviction court I wish to make two points: 1) The Motion is consistent with state law; and 2) We need an urgency ordinance now to prevent ongoing evictions. 1) The motion is consistent with state law. First, Removing substantial remodel as a cause for eviction is lawful under state law. The Tenant Protection Act of 2019 explicitly allows local governments to pass eviction protections that are more protective of tenants than state law. Rental units where rent increases are regulated by the TPA will continue to have the same legal limits apply, since tenancies will no longer be terminated due to renovations. This is the same approach that a number of California cities have taken to ensure that renovations are not a pretext to evict long-term tenants and increase rents over the amount otherwise allowed by law. 2) We need an urgency ordinance now to prevent more and ongoing evictions. Substantial remodel evictions are ongoing in Los Angeles in units covered by the Just Cause for Eviction Ordinance. Landlords are currently allowed to serve eviction notices and file UDs against tenants. This is causing tenants to move out of their homes and subjecting them to a risk of court judgments, eviction, and homelessness. As attorneys, we also see how these eviction notices are a tool for harassment and are used to evade legal rent limits. So that landlords are not spurred to serve new notices now and file new cases against tenants, resulting in more displacement, we are asking for an urgency ordinance to suspend the substantial remodel cause during the process to permanently remove it and replace it with Tenant Habitability Plans. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their

home because their landlord wants to renovate. Thank you.

## Communication from Public

**Name:**

**Date Submitted:** 10/28/2024 06:00 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Hi, My name is Ambar Rivera, and I am an environmental advocate speaking on Agenda Item 11. Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. Right now, hundreds of households are being evicted because of the substantial remodel provision in our Just Cause ordinance. These renovictions are making our housing crisis worse. We need an urgency ordinance today to protect vulnerable Angelenos from displacement and homelessness. 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. We cannot address our climate crisis by worsening our housing crisis. Evictions displace families and communities and force long commutes, sprawl, and other climate impacts. 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 a "renovation revolution" underway in California to address climate change through the decarbonization of our residential buildings. Yet, it's legal to evict tenants for renovation work. These types of loopholes are preventing us from addressing Climate Change equitably. Buildings are the largest source of emissions in Los Angeles. As an energy efficiency and decarbonization advocate, I am working quickly to change this, including by advocating for the removal of gas appliances from homes. Yet — I caution to carry forth this work knowing that it could lead to tenant displacement due to the renoviction clause. We need to change this law now! We already have a good program in place to facilitate substantial remodel projects for rent-stabilized tenants; it's called the Tenant Habitability Plan and should be extended to all tenants in L.A. thank you for your time, Ambar

## Communication from Public

**Name:** Miguel Miguel

**Date Submitted:** 10/28/2024 08:59 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Honorable Los Angeles City Council My name is Miguel Angel Miguel, Policy Director for Pacoima Beautiful and a lifelong tenant of the San Fernando Valley. Growing up in a mobile home park in Council District 6, I experienced firsthand the challenges of housing insecurity and the constant threat of displacement. This early exposure ignited my passion for environmental justice, recognizing that vulnerable communities like mine bear the brunt of environmental burdens and often lack the resources to advocate for themselves. Unfortunately, we are seeing a disturbing trend of "substantial remodel" evictions that disproportionately target low-income communities of color, exacerbating existing inequalities and forcing families from their homes. I urge the Los Angeles City Council to amend the Just Cause for Eviction Ordinance to close the Substantial Remodel loophole and protect our communities. Vote YES on an urgency ordinance to stop this wave of evictions NOW. These evictions are not just a housing issue; they are an environmental justice issue. As a member of the LA for Resilient and Healthy Homes coalition, our organization is dedicated to ensuring that our city's policies don't come at the cost of our most vulnerable residents. Community members of Council Districts 6 and 7 will begin to experience a wave of infrastructure investments from light rails to commercial redevelopment that further incentivises bad faith landlords to rent gauge their units. Displacement disrupts community cohesion, weakens social support networks, and increases the vulnerability of residents to environmental hazards. We cannot achieve a truly just and sustainable city if we allow these practices to continue. Let's work together to build a Los Angeles where everyone has a safe, stable, and healthy home. Thank you

## Communication from Public

**Name:** Ray

**Date Submitted:** 10/28/2024 09:37 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Councilmembers, I am a tenant in CD1. I urge you to vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Under the current loophole, landlords and corporations exploit and abuse this law to displace tenants for their own profits. Working families in LA are forced out under the false pretenses of "substantial remodeling," when they are actually blatantly subverting hard-won tenant protections so they can turn around and charge a new tenant a much higher rate. These landlords are tearing apart communities, and forcing families to uproot their lives -- children are removed from their schools, parents need to take on additional jobs, and seniors are removed from their support network and loved ones. Los Angeles already has a solution, the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated and granted the right to return to their apartment. This necessary protection MUST be expanded to all tenants. We should not be letting anyone lose their home to landlord greed. Vote for working families and vote to close this loophole