

Communication from Public

Name: Alex Wi

Date Submitted: 01/28/2025 08:11 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge the City Council to vote YES on this motion. Please protect the people and families in Los Angeles from homelessness and displacement. The harms of eviction are widespread and long lasting, impacting not just individual people but the community at-large. For a safe and healthy Los Angeles, I ask the City Council to step up and protect tenants made incredibly vulnerable by these recent fires.

Communication from Public

Name: Concerned

Date Submitted: 01/28/2025 08:11 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am against this freeze!!! No No NO. This has NOTHING to do with the fires. The victims from the fires need to be taken care of by FEMA, property Insurance, the mayor, the governor and other state grants. It has nothing to do with the Rent control units and LAHD who has already froze landlords from doing 4% increase. Why are landlords responsible with what the mayor and governor should be handling. The fires were not in the rent control areas. We are already losing and now we won't have our property to own because we can't afford it because the city keeps finding ways for anyone to own property or their home. City Council are frauds you have to come up with something in conjunction with the mayor. Stop making excuses to screw landlords.

Communication from Public

Name: Laura Hollis

Date Submitted: 01/28/2025 08:11 PM

Council File No: 25-0006-S16

Comments for Public Posting: Vote YES! This is an unprecedented natural disaster in LA and people need relief. People need homes more than landlords need supplemental income. This will literally be the difference on whether or not some families end up on the street.

Communication from Public

Name: Michelle

Date Submitted: 01/28/2025 08:14 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Councilmember, I'm a native here in LA. The fires have devastated people all across our City. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Pause rent increases for all rental residential units and rent control units for one year. - Provide eviction protections for one year. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. LA STRONG. Thank you, Michelle

Communication from Public

Name: Adam Albrecht

Date Submitted: 01/28/2025 08:17 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello, my name is Adam and I work at a local property management in Los Angeles. My heart goes out to those who have been affected by these devastating fires. However, I am writing because I STRONGLY oppose item 15. Year-over-year housing providers in this city have been financially brutalized due to local political overreach. Starting with franchising trash hauling fees which increased costs upwards of 400% prior to the pandemic, to rent freezes during COVID which lasted more than four years, and now the possibility of more rent freezes which will include areas that were nowhere even close to the fire zones. These fires affected many millionaires who do not rent but own homes. THEY OWN. The costs to operate apartment communities are exorbitant where we are seeing increases in property insurance from last year alone to the tune of 25% (next year will be worse), borrowing costs at close to 7.5%, continued utility increases, trash hauling increases by Athens and waste management, and not to mention increased labor costs. There is no incentive for housing providers to actually want to do business in the city if local politicians will only make it more challenging to operate them. Why punish landlords who are working hard and managing properties across the city when tens of thousands of buildings have not even been affected by these fires!? I do agree if someone was affected by the fire, they should be provided relief and assistance with no questions asked. I understand that the EDD has offered disaster unemployment insurance, and there is a LA Region disaster relief fund. I think it would be fair for the City Council to implement certain rent restrictions for people affected in the actual fire zones, but NOT ALL 1,373,000 UNITS in the entire City of Los Angeles. There were 16,000 structures damaged, the majority of them being single-family homes owned by homeowners. Not renters. If a tenant claims to have been affected by the fires, they should be entitled to some relief. However, In this case the City Council should require them to submit actual proof and/or documentation that demonstrates that they have actually been affected. A total blanket rent freeze across the entire city is not only an overreach, but it puts many businesses under SEVERE financial strain. What incentive does that give property developers to continue to build housing here or property managers to improve their properties if the city is only

going to continue to implement more restrictions.

Communication from Public

Name: Jason Tuvia

Date Submitted: 01/28/2025 08:22 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose the rent freeze and eviction moratorium. I sell RSO apartments and over the past few years have had to assist apartment owners who are middle class in selling their apartments as they felt forced to sell as expenses doubled while the rent increases were frozen for many years. The buyer of the properties almost always is a large fund or institution that doesn't have the same care and love to the building as an individual who owned the building long term and knew each tenant well. If there is another rent, freeze eviction moratorium it would truly force the private owner to to sell their building for pennies on the dollar to big funds which will force tenants to institutionalized housing versus private ownership who tend to care more about their property. The entire private apartment ownership should not be the ones that have to be forced to sell their properties because of those devastated by the fires. The majority of RSO tenants have had zero impact by the fires and will only exacerbate the housing crisis by forcing a sale of their buildings to large corporations.

Communication from Public

Name: City Council is Stealing from Landlords

Date Submitted: 01/28/2025 08:34 PM

Council File No: 25-0006-S16

Comments for Public Posting: THIS IS A HARD NO I am against the FREEZE and Eviction Protection. Motion 21 protects price gouging. The Freeze and tenant protection has nothing to do with the fires victims. Not all landlords are rich and not all tenants are good tenants. So many have cheated the system and lied on landlords because during covid they were told they didn't have to pay rent. When the pandemic ended it still left landlords unable to collect hundreds of thousands of dollars in back rent. Prices keep going up including RSO registration (which they charged landlords twice in 2021-2022 and no one is saying anything about that. It was in August). Property insurance is hard to come by and is three times the amount. Insurance companies are able to gouge, property taxes are allowed to gouge and meanwhile landlords are barely making ends meet to the point where we will lose our property and the city will confiscate it and control the rental property market. I see what you all are doing. So do many other landlords. Why are we being punished for what the city officials should be doing. You couldn't even get the homelessness in order, the fires were out of control but what is your punishment for not doing your job. I know my fellow landlords are doing their part.

Communication from Public

Name: Mindy

Date Submitted: 01/28/2025 08:39 PM

Council File No: 25-0006-S16

Comments for Public Posting: I live in CD 10 and have lived and worked in Los Angeles for over ten years. I am not currently a renter but I know what a difference affordable housing can make in a person's life. If I had not had rent stabilization protections for many years, I would not have been able to continue to live and work in California, change careers and attend law school, or become a public interest attorney. Every person in LA deserves the stability of affordable housing, and the freedoms it can afford families. We know that we have a housing crisis and that failing to protect our renter protections will only place additional strain on families that are already struggling. There are countless studies that homelessness rises when rents rise. The decisions you make now will affect our communities for decades to come. We should be rebuilding a better city -- not allowing landlords to take advantage of people in their most difficult moments. An eviction moratorium and rent freezes are the the bare minimum that we need. To my councilwoman, Ms. Hutt -- I am an active member of the DSA. I helped Ysabel Jurado win the endorsement of DSA, which was instrumental in her winning her primary and general elections. I urge you to protect your constituents and to do the right thing.

Communication from Public

Name: Juliette

Date Submitted: 01/28/2025 08:39 PM

Council File No: 25-0006-S16

Comments for Public Posting: This is important. Stop wasting tax payer money Karen Bass and do your job!!! I strongly oppose the proposed rent freezes and eviction moratoriums in Los Angeles. These policies will bring desperately needed housing development to a halt, worsening our already dire housing crisis. If we want more affordable housing, we cannot continue enacting measures that punish housing providers and disincentivize investment in rental properties. This motion is not just bad policy—it is a clear conflict of interest for the renters on the council voting on it, and it amounts to an illegal taking of property. Property owners have already shouldered the burden of nearly five years of COVID-era rent freezes and eviction bans, all while facing record inflation and rising operating costs. Mom-and-pop landlords, who provide a significant portion of LA's rental housing, cannot sustain these losses any longer. Policies like this will stop landlords from renting altogether, further reducing the housing supply and leading to long-term rent increases citywide. Additionally, California already has a statewide anti-gouging ordinance, ensuring fair protections for renters while still allowing for reasonable rent adjustments. There is no justification for yet another extreme measure that disproportionately harms landlords and discourages future housing development. Los Angeles must focus on real solutions—streamlining housing development, incentivizing new construction, and expanding targeted rental assistance for those truly in need. Broad rent freezes and eviction moratoriums are reactionary, economically destructive, and ultimately make housing more expensive for everyone.

Communication from Public

Name: Rob B

Date Submitted: 01/28/2025 07:42 PM

Council File No: 25-0006-S16

Comments for Public Posting: Council Members, I know everyone wants to do the right thing when it comes to housing, but this proposal will do more harm than good. It will make it harder to build new housing and remove capital from LA, push small landlords out of the market, and ultimately reduce rental availability at a time when we need more housing—not less. Right now, we are already facing a housing crisis, and this measure will only make it worse. If landlords can't make ends meet, they'll stop renting altogether. That means fewer available homes, higher asking rents, and more competition for tenants trying to find a place to live. We should be making it easier to create housing opportunities, not harder. It's also a clear conflict of interest for renters on the council to vote on this issue. This isn't just bad policy—it's an illegal taking of property rights. Landlords, especially small mom-and-pop owners, have already shouldered five years of freezes and moratoriums during COVID, all while dealing with record inflation. Many can't afford to take another hit. The reality is, we already have a statewide anti-gouging ordinance in place. There are protections for renters, and this proposal goes too far. It's time to focus on solutions that actually create more housing, not policies that will drive landlords out of the market and make the crisis even worse. I urge you to vote no. Voting yes isn't the way forward.

Communication from Public

Name:

Date Submitted: 01/28/2025 07:44 PM

Council File No: 25-0006-S16

Comments for Public Posting: Ridiculous and thoughtless if this is voted in

Communication from Public

Name: Mike Ebby

Date Submitted: 01/28/2025 07:50 PM

Council File No: 25-0006-S16

Comments for Public Posting: We all support the fire victims. However, this rent freeze and moratorium will be an advantage only for tenants. Landlords have struggled for over four years with Covid restrictions while we have incurred major expenses for managing multifamily properties in Los Angeles County. There are several safeguards already and placed to protect tenants while this will only make situation much worse all around.

Communication from Public

Name: Benny p

Date Submitted: 01/28/2025 07:56 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose the proposed rent freezes and eviction moratoriums in Los Angeles. These policies will bring desperately needed housing development to a halt, worsening our already dire housing crisis. If we want more affordable housing, we cannot continue enacting measures that punish housing providers and disincentivize investment in rental properties. This motion is not just bad policy—it is a clear conflict of interest for the renters on the council voting on it, and it amounts to an illegal taking of property. Property owners have already shouldered the burden of nearly five years of COVID-era rent freezes and eviction bans, all while facing record inflation and rising operating costs. Mom-and-pop landlords, who provide a significant portion of LA's rental housing, cannot sustain these losses any longer. Policies like this will stop landlords from renting altogether, further reducing the housing supply and leading to long-term rent increases citywide. Additionally, California already has a statewide anti-gouging ordinance, ensuring fair protections for renters while still allowing for reasonable rent adjustments. There is no justification for yet another extreme measure that disproportionately harms landlords and discourages future housing development. Los Angeles must focus on real solutions—streamlining housing development, incentivizing new construction, and expanding targeted rental assistance for those truly in need. Broad rent freezes and eviction moratoriums are reactionary, economically destructive, and ultimately make housing more expensive for everyone.

Communication from Public

Name: Los Angeles Community Stakeholder

Date Submitted: 01/28/2025 07:58 PM

Council File No: 25-0006-S16

Comments for Public Posting: Subject: Opposition to Blanket Rent Freeze and Taxpayer-Funded Legal Representation I am writing to express my strong opposition to the proposed general rent freeze and publicly funded legal representation for all tenants in Los Angeles following the fires. This blanket policy is deeply flawed, overly punitive after years of rent freezes during the pandemic to responsible landlords/tenants not affected by the fire. It casts too wide a net as well, Los Angeles is a large community with lots of individual circumstances. This proposal undermines reasonable existing limits by imposing a rent freeze and eviction moratorium without considering individual circumstances. It unfairly burdens landlords—many of whom are small property owners—who must continue covering mortgages, maintenance, and taxes without relief. It will unfairly affect many not affected by the fires or state of emergency and is a giveaway at great personal expense. Furthermore, using taxpayer funds to provide legal representation for all tenants, regardless of financial or actions needed, is an irresponsible allocation of public resources and rewards improper and negative behavior A one-size-fits-all approach disincentivizes responsible tenancy, discourages investment in rental housing, and ultimately leads to a decline in available housing stock. We already have 10% gouging laws and rent maximums in place. Property owners should be able to reasonably recoup their costs, and are already fairly regulated... Any measures should be means-tested, ensuring relief is targeted rather than punitive to property owners. Why would this also need to be enacted for existing tenants that are not affected by the fire and have good relations with their landlords who are responsible with their periodic rental increases? I urge you to vote against this blanket approach to the entire market for many owners/tenants not directly affected it is unfair and unwarranted ... it also unfairly undermining the long-term stability of the rental market. Any of the rent freezes and lawyer payments concepts should also explicitly exclude R1 housing as has traditionally been the precedent given the even more extreme financial burdens this would impose. Sincerely, Concerned Stakeholder In Los Angeles

Communication from Public

Name: Chanelle

Date Submitted: 01/28/2025 07:59 PM

Council File No: 25-0006-S16

Comments for Public Posting: We NEED this. As a lifelong angeleno I am seeing the effects trickle out into our wider communities. Business owners who are saying half their clients canceled because of the fires. Little opportunity out there as people cut back spending. We need protections.

Communication from Public

Name: Alex

Date Submitted: 01/28/2025 08:03 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose the proposed rent freezes and eviction moratoriums in Los Angeles. These measures will cripple much-needed housing development, exacerbating an already severe housing shortage. If we truly want more affordable housing, we cannot continue passing policies that penalize housing providers and discourage investment in rental properties. This proposal isn't just flawed policy—it presents a clear conflict of interest for the renter-majority council voting on it and amounts to an unconstitutional taking of private property. For nearly five years, property owners have endured COVID-era rent freezes and eviction bans while battling record inflation and rising operational costs. Small, independent landlords—who make up a crucial part of LA's rental market—are being pushed to the brink, and many simply won't be able to continue providing housing under these conditions. The result? Fewer rental units available, further tightening supply and driving up rents across the city. California already enforces a statewide anti-gouging law that protects tenants while allowing for reasonable rent adjustments. There is no justification for yet another extreme measure that unfairly targets landlords and stifles future housing development. Los Angeles needs real, long-term solutions—streamlining housing construction, incentivizing new development, and expanding targeted rental assistance for those who need it most. Blanket rent freezes and eviction bans are short-sighted, economically damaging, and ultimately make housing less affordable for everyone.

Communication from Public

Name: RSO Freeze has nothing to do with Fire Victims

Date Submitted: 01/28/2025 08:40 PM

Council File No: 25-0006-S16

Comments for Public Posting: NO on the FreeZe NO NO NO NO and NO ON Freezing and evictions. I am 1000% against it. Where do you city council people come up with this inhumane nonsense. The fires victims should be protected by city grants, the mayor the governor and the president. You are attacking landlords in every way. We have not received any assistance or support from city council. You all are the enemy. What i really wanna say I won't say on here but you all should be investigated for the fraudulent acts you are committing. I can barely sustain. If you want the property just ask for it and stop coming up with ways to screw landlords. At this stage i may just give it to you. This is criminal

Communication from Public

Name: Morris Ruskin

Date Submitted: 01/28/2025 08:49 PM

Council File No: 25-0006-S16

Comments for Public Posting: Subject: Opposition to Blanket Rent Freeze and Taxpayer-Funded Legal Representation Dear council, I am writing to express my strong opposition to the proposed general rent freeze and publicly funded legal representation for all tenants in Los Angeles following the fires. This blanket policy is deeply flawed and overly punitive after years of rent freezes during the pandemic to responsible landlords/tenants not affected by the fire. This proposal undermines reasonable existing limits by imposing a rent freeze and eviction moratorium without considering individual circumstances. It unfairly burdens landlords—many of whom are small property owners—who must continue covering mortgages, maintenance, and taxes without relief. It will unfairly affect many not affected by the fires or state of emergency and is a giveaway at great personal expense. Furthermore, using taxpayer funds to provide legal representation for all tenants, regardless of financial need, is an irresponsible allocation of public resources and rewards improper and negative behavior. A one-size-fits-all approach disincentivizes responsible tenancy, discourages investment in rental housing, and ultimately leads to a decline in available housing stock. We already have 10% gouging laws and rent maximums in place. Property owners need to be able to reasonably recoup their costs, Any measures should be means-tested and should explicitly exclude R1-zoned housing, ensuring relief is targeted rather than punitive to property owners. Why would this also need to be enacted for existing tenants that are not affected by the fire and have good relations with their landlords who are responsible with their periodic rental increases? I urge you to vote against this blanket approach to the entire market for many owners/tenants not directly affected it is unfair and unwarranted ... it also unfairly undermining the long-term stability of the rental market. Sincerely, Morris

Communication from Public

Name: Kamyar

Date Submitted: 01/28/2025 08:50 PM

Council File No: 25-0006-S16

Comments for Public Posting: I oppose any emergency rent restrictions the council is considering. They are overly broad, they will not address the current crisis, they will drive out more landlords from the market, they are not equitable. If these rent restrictions pass, we will stop investing in the City of Los Angeles.

Communication from Public

Name: Steven Ravan

Date Submitted: 01/28/2025 08:50 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose the proposed rent freezes and eviction moratoriums in Los Angeles. These policies will bring desperately needed housing development to a halt, worsening our already dire housing crisis. If we want more affordable housing, we cannot continue enacting measures that punish housing providers and disincentivize investment in rental properties. This motion is not just bad policy—it is a clear conflict of interest for the renters on the council voting on it, and it amounts to an illegal taking of property. Property owners have already shouldered the burden of nearly five years of COVID-era rent freezes and eviction bans, all while facing record inflation and rising operating costs. Mom-and-pop landlords, who provide a significant portion of LA's rental housing, cannot sustain these losses any longer. Policies like this will stop landlords from renting altogether, further reducing the housing supply and leading to long-term rent increases citywide. Additionally, California already has a statewide anti-gouging ordinance, ensuring fair protections for renters while still allowing for reasonable rent adjustments. There is no justification for yet another extreme measure that disproportionately harms landlords and discourages future housing development. Los Angeles must focus on real solutions—streamlining housing development, incentivizing new construction, and expanding targeted rental assistance for those truly in need. Broad rent freezes and eviction moratoriums are reactionary, economically destructive, and ultimately make housing more expensive for everyone.

Communication from Public

Name: Jeremy Shore

Date Submitted: 01/28/2025 08:51 PM

Council File No: 25-0006-S16

Comments for Public Posting: As someone who grew up in Pacific Palisades and knows countless families who have lost their homes, I emphasize with the idea of protecting these vulnerable groups from greedy opportunists in their time of need. However, I am against this measure since there are already laws on the books against price gouging in emergencies. This fire emergency is being taken advantage of by radicals on the City Council to punish all housing providers in the City of LA, the vast majority of which have done nothing wrong and have gone out of their way to help fire victims. A rent freeze and eviction moratorium is an inappropriate response to a localized problem, which is already covered by existing laws. Landlords had to endure a 4 year rent freeze from 2020 to 2024, the longest such freeze in the nation. Since 2020 insurance and utility costs have increased 50%, these costs will surely increase further after the fires. Bad actors who price gouge should be punished, but not an entire industry. If this measure passes, it will be a signal that Los Angeles is not a safe place for businesses to invest, and will contribute to eroding the city's tax base through declining property values. This problem can be solved with a scalpel, not a sledgehammer.

Communication from Public

Name: Manuel Lopez

Date Submitted: 01/28/2025 08:51 PM

Council File No: 25-0006-S16

Comments for Public Posting: As landlord, this is really frustrating. My rates has been doubled for interest rate and the bank is for closing on my apartment building because I cannot cover all of the costs and now you guys are trying to put another stop on the rent increase. No bank is funding any new apartment building for kind of construction in Los Angeles because it is too expensive to operate the business of being your landlord in the city of Los Angeles with negative returns. Now none of the current loans are penciling out. Thus there won't be any supply in city of Los Angeles.

Communication from Public

Name: Kurosh Matin

Date Submitted: 01/28/2025 08:58 PM

Council File No: 25-0006-S16

Comments for Public Posting: A proposed policy threatens to bring new development to a standstill at a time when we are facing an urgent housing crisis. With housing demand already outpacing supply, any action that discourages new construction or rental availability will only worsen the situation, making it even harder for residents to find affordable places to live. Additionally, there is a clear conflict of interest in this decision, as council members who are renters themselves stand to benefit directly from policies restricting landlords. More concerningly, this measure constitutes an illegal taking of property, undermining the rights of property owners and setting a dangerous precedent that could have long-term legal and economic consequences. If enacted, this policy would discourage landlords from making their properties available for rent. Many have already struggled under the weight of pandemic-era rent freezes and eviction moratoria, shouldering the financial burden for the past five years amid record inflation. Small, independent landlords—who are not large corporate entities but everyday people trying to maintain their investments—simply cannot afford to continue absorbing these costs. Importantly, the state already has a strong anti-price gouging ordinance in place to protect tenants from unfair rent increases. This existing safeguard strikes a balance between preventing exploitation and allowing property owners to operate sustainably. Instead of pursuing additional restrictions that could drive landlords out of the market, we should focus on solutions that encourage housing availability and long-term stability.

Communication from Public

Name: Ariel Namvar

Date Submitted: 01/28/2025 08:58 PM

Council File No: 25-0006-S16

Comments for Public Posting: ****Opposing Rent Freezes and Eviction Moratoriums: A Path to Housing Catastrophe**** Los Angeles' proposed rent freezes and eviction moratoriums are dangerously misguided policies that will exacerbate, not alleviate, our housing crisis. By stifling housing development and punishing property owners, these measures will deepen the very affordability challenges they claim to address. This motion is not only economically destructive but ethically questionable. Council members with direct ties to renter advocacy groups are pushing a policy that constitutes an unlawful seizure of property rights. For nearly five years, landlords—particularly mom-and-pop providers who supply much of the city's rental housing—have endured COVID-era freezes, eviction bans, soaring inflation, and skyrocketing maintenance costs. These policies have pushed many to the brink, forcing some to sell or abandon rentals altogether. The result? Fewer housing options, higher long-term rents, and a citywide supply shortage that hurts renters most. California's existing anti-price-gouging laws already strike a balance, protecting tenants from exploitation while permitting modest rent adjustments to reflect rising expenses. Layering extreme, reactionary measures like citywide freezes will only deter investment in housing, drive landlords out of the market, and paralyze new construction. If Los Angeles truly wants affordability, it must pursue solutions that work: streamline permitting for high-density housing, incentivize adaptive reuse of vacant buildings, and expand **targeted** rental subsidies for vulnerable residents. Blanket rent controls and eviction bans are proven failures—they distort markets, discourage upkeep, and ultimately leave everyone poorer. The council must reject this shortsighted proposal before it inflicts irreversible harm on our city.

Communication from Public

Name: Darin Spillman
Date Submitted: 01/28/2025 09:00 PM
Council File No: 25-0006-S16
Comments for Public Posting: “Mom and Pop” housing providers should not be penalized due to the recent fires. Buildings that are already subject to rent control and 4% annual increases (that is, only one annual increase last year after 3 prior years of no increases despite insurance rates doubling and tripling, utility costs increasing, and operating costs skyrocketing in general) have nothing to do with the fires or any price gouging. It’s time to stop punishing housing providers who are struggling to make ends meet.

Communication from Public

Name: Chantly Pourmand

Date Submitted: 01/28/2025 09:03 PM

Council File No: 25-0006-S16

Comments for Public Posting: This proposal is an outright attack on property owners and will bring housing development to a screeching halt—right in the middle of a housing crisis. We already don't have enough homes, and now the city wants to make it even harder for landlords to rent out properties? It's complete insanity. And let's talk about the blatant corruption here. Renters on the city council are voting on a policy that directly benefits them financially—how is that not a massive conflict of interest? Not to mention, this is an illegal seizure of private property, stripping landlords of their rights with no compensation. If this passes, what's next? If the government can just take away rental income at will, there's no limit to how far they'll go. Meanwhile, landlords have been carrying the financial burden for five years thanks to pandemic-era rent freezes and eviction bans, all while inflation skyrockets. Small, family-owned rental properties are being driven into the ground, and now the city wants to pile on even more? Mom-and-pop landlords can't keep bleeding money forever—they're going to stop renting out properties entirely, and when that happens, good luck finding a place to live. And the worst part? Anyone can just say they've suffered financial hardship from the fires, no proof needed. No checks, no balances, and landlords have absolutely no recourse to challenge fraudulent claims. This is nothing more than a loophole that will be abused left and right, leaving property owners powerless to protect their investments. We already have a statewide law against price gouging—so what's the real goal here? It's not about fairness. It's not about protecting tenants. It's about punishing landlords, plain and simple. And if this goes through, the only thing it will accomplish is driving more rental properties off the market, making the housing crisis even worse.

Communication from Public

Name: Nicolas Gardner Serna

Date Submitted: 01/28/2025 09:03 PM

Council File No: 25-0006-S16

Comments for Public Posting: On behalf of UTLA, I urge the Council to vote yes on 25-0006-S16 as written. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. From displacement to toxic air pollution, tens of thousands of LAUSD families have been harmed by these fires district wide. Over 500 UTLA members report being significantly impacted, with hundreds losing their homes. Three LAUSD campuses were either completely burned down or severely damaged. Our school communities need the intervention of the City to keep us housed, safe, and healthy. LA City must pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes.

Communication from Public

Name: Brigitte Kashani
Date Submitted: 01/28/2025 09:05 PM
Council File No: 25-0006-S16

Comments for Public Posting: This proposal would bring housing development to a grinding halt at a time when we desperately need more homes. With the state already struggling to keep up with demand, restricting property owners even further will only make it harder for people to find housing, worsening an already critical situation. Beyond that, there's a serious ethical and legal issue at play. Renters on the city council have a direct financial stake in this decision, creating an undeniable conflict of interest. On top of that, this policy amounts to an illegal taking of private property, stripping landlords of their rights without just compensation. It's a reckless overreach that disregards basic property laws and fairness. If this moves forward, many landlords will simply stop renting out their properties. After five years of pandemic-related rent freezes and eviction moratoria—combined with record inflation—small, independent landlords are at their breaking point. Unlike corporate property owners, these mom-and-pop landlords don't have the financial cushion to keep absorbing losses indefinitely. To make matters worse, the proposal allows anyone to self-certify that they've faced financial hardship due to the fires, with no real way for landlords to challenge these claims. This creates an open-ended system ripe for abuse, leaving landlords powerless to protect their own interests. And let's not forget—the state already has a strong anti-gouging law in place to prevent excessive rent hikes. Additional restrictions won't help tenants in the long run; they'll just push more landlords out of the market, reducing the supply of available rentals and making the housing crisis even worse.

Communication from Public

Name: Fred Afari

Date Submitted: 01/28/2025 09:06 PM

Council File No: 25-0006-S16

Comments for Public Posting: As small, independent landlords, we've spent years doing our best to provide housing while navigating one crisis after another. We made it through the pandemic, absorbing the financial hit from rent freezes and eviction moratoriums, all while costs skyrocketed due to record inflation. Now, after five years of shouldering this burden, the city is coming after us again with policies that will make it impossible to keep our properties available for rent. This proposal is a disaster. It hands tenants the power to simply claim financial hardship due to the fires—without requiring any proof—and landlords have no real way to challenge it. That means anyone can take advantage of this system, leaving us with no legal recourse to protect our investments. How is that fair? On top of that, there's a clear conflict of interest at play. Renters on the city council are pushing policies that directly benefit them while stripping us of our rights as property owners. This isn't just unfair—it's an illegal taking of private property. If the government can dictate that landlords must continue providing housing with no way to cover their costs, what's stopping them from going even further? The reality is that many of us aren't wealthy investors or corporate landlords—we're regular people who worked hard to buy and maintain our rental properties. Some of us are retirees relying on rental income, while others are just trying to keep up with increasing costs. If this goes through, we won't be able to keep renting out our homes. The result? Fewer available rentals and an even worse housing crisis. And let's not forget, California already has strict rent control laws, including a statewide anti-gouging ordinance. There's no need for additional measures that punish landlords and discourage property owners from offering housing. If the city truly wants to address the housing crisis, they should focus on real solutions—ones that increase housing, not drive small landlords out of the market.

Communication from Public

Name: Nancy

Date Submitted: 01/28/2025 09:07 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Nancy and I live in city district 8. I'd like to comment on item 15 and general public comment. The fires have devastated people in the City of Los Angeles. It has disrupted housing markets across the city. And renters from across the city and across the income spectrum will be affected. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Provide eviction protections for all affected renter households for one year. - Pause rent increases for all rental residential units for one year. A targeted eviction moratorium should not be controversial, no matter what lobbyists from AAGLA and CAA tell you. Notably, this part of the motion does not affect landlords' abilities to use the legal eviction process. It merely gives tenants a defense to use if their landlords attempt to illegally evict them in a legal system that offers tenants very little recourse. A rent pause should not be necessary, but it is necessary because of the fact that the City Council has yet to update, enact, and implement the LARSO rent increase formula, which the Council could have done at any point since Fall 2024. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on this important issue, especially at this moment when tenants across the city have been affected by fire-related economic hardship and rampant price gouging on the rental market by the same landlords demanding that you not to support tenants. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this citywide crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you.

Communication from Public

Name: NO ON THE FREEZE

Date Submitted: 01/28/2025 09:10 PM

Council File No: 25-0006-S16

Comments for Public Posting: NO ON THE FREEZE. This is just a sorry excuse to control small landlords and the rental market. I see you and what you are doing. the RSO areas of Los Angeles and Evictions for non payment of rent have NOTHING to do with the fire victims. The CITY SHOULD HELP THE FIRE VICTIMS. Why are you making it about rent controlled areas that were not in the fire areas. What is wrong with you who are creating all these absurd policies punishing landlords. Not all tenants are good tenants nor are they honest. Landlords livelihood have been stripped because of city council. your salaries increase yearly but you want to halt our increases in rent that are only 4%. You are full of yourselves. city council who are petitioning for this are working to destroy landlords and home owner pride of ownership. What's the point of owning anything when we can't even enjoy it with city council and LAHD in our back pockets stealing from us

Communication from Public

Name: Vlad Polischuk

Date Submitted: 01/28/2025 09:17 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear LA City Council, Eviction moratorium in Los Angeles as a response to fires in Pacific Palisades is bad policy and will hurt the people you claim to help. The fire survivors, entering the market of limited rental supply, will be doubly penalized by your suggested eviction moratoria when housing supply further reduces, rental eligibility criteria become more onerous, and prices increase due to you egregiously disincentivizing and destabilizing housing rental supply. Bad for taxpayers as the city will be on the hook to compensate landlords. There are no funds to do so, unlike during COVID when money flowed from rental assistance. Legally it's on shaky ground outside of an emergency order that runs till March. Bad for housing inventory in the future as capital and development will jump the physical borders where this communist crap is even debated. We landlords are not the bad guy. We are coming to market with homes for people to live in. We are meeting a basic human need for shelter. Please allow us to do our job. Please follow your legislative hippocratic oath of First Do No Harm.

Communication from Public

Name: Anthony Scales
Date Submitted: 01/28/2025 12:53 PM
Council File No: 25-0006-S16
Comments for Public Posting: This looks like a government overreach by the City Council to enact a law that the citizens of Los Angeles have not voted for, nor approved. Our poor landlords are regular people too. No one is looking out for their best interests, even though they voluntarily provide housing. Shame on you.

Communication from Public

Name:

Date Submitted: 01/28/2025 01:09 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to any proposed rent-freeze or eviction moratorium measures being considered by the Los Angeles City Council. Such actions represent a complete government overreach and lack any reasonable justification. The Los Angeles City Council governs all residents of the city, including affluent areas like the Pacific Palisades, where homes had a median value of \$4.5 million prior to the fire. The vast majority of the homeowners in these areas have comprehensive insurance that covers their rental costs during displacement. I find it hard to believe that any residents from the Pacific Palisades have been calling your offices to demand rent freezes or eviction moratorium.. Please remember, that residence of Altadena and Pasadena are not governed by the City of LA and are not under your prevue. Furthermore, there are already emergency orders in place that prohibit rent increases of more than 10% and prevent price gouging. These measures are sufficient to protect those who may be facing housing challenges due to recent emergencies. Expanding those protections into citywide rent moratoriums or eviction freezes is unnecessary and unfairly burdens landlords. It is evident that policies like these disproportionately target property owners, who have already borne an excessive share of the burden during crises such as the COVID-19 pandemic. Meanwhile, other sectors such as supermarkets and retail establishments for example faced no comparable restrictions or obligations. This inequitable approach singles out landlords as scapegoats for systemic challenges. If such policies continue, the consequences for housing development in Los Angeles will be severe. Investors and developers are already hesitant to engage in a city where property rights are disregarded. The long-term result will be fewer housing projects and an exacerbation of the housing crisis, further undermining the city's growth and stability. I urge the City Council to vote NO and pursue more equitable solutions that address the needs of all stakeholders without punishing property owners and landlords.

Communication from Public

Name: Maria Briones

Date Submitted: 01/28/2025 01:11 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is [Maria Briones] . I'm from [ACCE] and I live in [8th CITY DISTRICT]. I'd like to comment on item 15 and general public comment. I urge the Council to vote yes on item 15 as written. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. According to a recent report by The Rent Brigade, rent-gouging has surged by over 5,000% from January 7 to January 18. Landlords and agents are illegally overcharging renters by \$7.7 million per month, amounting to \$92.4 million annually above the legal limit. LA City must pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. Thank you.

Communication from Public

Name: William E Handy Jr

Date Submitted: 01/28/2025 01:22 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Honorable Council Members and City Officials: My name is William E Handy Jr and we operate Weiss Investment Properties, 99% of our properties are rent controlled properties. We have suffered such moratoriums during COVID with no relief for housing providers. We have been able to do ONE rent increase in 5 years. We lost four million dollars in unpaid rent through the Covid rent payment moratorium period. We are also mandated to do balcony and deck inspections and repairs due 12/31/2025. Our costs will be \$7 million dollars We Housing Providers need some accommodations as well. We were NOT in fire impacted areas and these measures seem punitive to us. Please reconsider a milder version to prevent price gouging and help the people in the fire areas without inflicting these measures on us as well.
Sincerely, William E Handy Jr

Communication from Public

Name: Danny Garfield

Date Submitted: 01/28/2025 12:25 PM

Council File No: 25-0006-S16

Comments for Public Posting: My name is Danny Garfield, and I co-manage a local family-owned property management company. I am strongly against Item 15. Less than a year ago, Los Angeles city had just barely lifted the previous multi-year eviction moratorium. When that moratorium was put in place, we were told not to worry, not everyone would claim such protections. But, they did. Without the need to prove anything to anyone, nearly 30% of our tenants made claims to such protections. Many paid not a decreased amount, but nothing, for the duration. We were told that rent wasn't being waived, just deferred. But you can't tell me that someone needs 12 months of 100% rental relief and that that same person will suddenly be able to pay 30,000 dollars of debt all at once, next year. It's dishonest and it didn't actually happen. And you can't then fault housing providers for then taking the only legal avenue to solve that city-created issue. We were told that subsidies and relief groups would pay the unpaid debt of our tenants; we wouldn't be left holding the bag. That relief, largely, never came. As this council is aware, relief efforts paid a fraction of the total, now uncollectable, debt that housing providers accrued. My company alone was forced to independently pay for a city relief program with lost rents of about two million dollars. My company used to build housing in Los Angeles. We have outright stopped, out of fear. We won't buy or build here. For the last year, as an LA native, I have been defending this city, saying that the previous protections were unusual, or necessary. A one-off. If this item passes, I am wrong. If this passes, there is no foreseeable event or emergency which will not be used to punish local housing providers and turn them into the subsidy of political convenience. I will be wrong, and Los Angeles will have proven not to be a safe place to do business.

Communication from Public

Name: Yukie Tanuma

Date Submitted: 01/28/2025 12:29 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose Item 15, the proposed rent freeze and eviction moratorium through January 31, 2026. While supporting wildfire victims is crucial, this proposal is excessive and could be misused. The current eviction moratorium already provides necessary protection. Housing providers are already facing immense challenges due to high inflation rates, skyrocketing insurance premiums, and increased city fees. An additional rental freeze and eviction moratorium would worsen these challenges. Please vote NO on Item 15 and consider more targeted relief measures. Thank you.

Communication from Public

Name: Lillian Nunno

Date Submitted: 01/28/2025 12:36 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello, I'm asking the city council to freeze rent for the next year, stop evictions for those impacted by the fires, to help those who have lost their homes find a new place to live and to report and penalize price gouging by landlords trying to take advantage of desperate people. This is an unprecedented disaster and the city needs to stand up for residents and help them get back on their feet or ultimately these people will be priced out of their own city. Those who even need to move for unrelated reasons to the fire may have difficulty finding affordable places to live without these protections. This will be an essential part of the cities recovery process, thank you for your time.

Communication from Public

Name: stefan ignjatovic

Date Submitted: 01/28/2025 12:40 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please VOTE NO on Item 15 - Rent Freeze and Eviction Moratorium - a citywide proposal for ALL residential rental units through January 31, 2026. The council has already passed an eviction moratorium to protect those displaced due to the fires. This new proposed overreach exploits the tragic wildfires for political purposes and egregiously aims to allow a tenant to “self-certify” they had a fire-related hardship so they can avoid paying rent. That’s in addition to a blanket, citywide rent increase freeze. The city actively has a direct rental assistance fund for those impacted and in need through voter approved funding in Measure ULA. Our housing providers have endured incredible hardships with high inflation rates, skyrocketing insurance premiums, along with increases in city fees and utilities. Our city cannot afford an additional rental freeze and eviction moratorium.

Communication from Public

Name: John

Date Submitted: 01/28/2025 01:40 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hundreds of thousands of tenants are about to get a 4-6% rent increase in February. This will happen due to the delay in updating the formula for allowable rent increases. The freeze on rent increases should apply to the many residents who are about to have higher rent starting February 1.

Communication from Public

Name: Kimberly Mena
Date Submitted: 01/28/2025 01:40 PM
Council File No: 25-0006-S16
Comments for Public Posting: As a Los Angeles native, born and raised in Boyle Heights, and a resident of Los Angeles for the past 23 years, and as your constituent, I urge you to enact a rent increase and eviction freeze for Los Angeles given the disastrous impact of the fires.

Communication from Public

Name: Emily Ramirez

Date Submitted: 01/28/2025 01:49 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to submit a letter on behalf of the Southern California Association of Nonprofit Housing (SCANPH) regarding Council File # 25-0006-S16. We respectfully urge the Council to consider exempting buildings made up of 100% publicly subsidized affordable units from any new requirements of the proposed eviction moratorium and rent freeze for the reasons listed in our letter.

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Ben Winter
Linc Housing



January 28, 2025

Los Angeles City Council
200 N Spring Street, Suite 415
Los Angeles, CA 90012

RE: Comments on Item #15 (Council File #25-0006-S16): Tenant Eviction Prohibition/Rent Increase Pause

Dear Honorable Members of the Los Angeles City Council,

The Southern California Association of NonProfit Housing is a non-profit membership association representing dozens of affordable housing developers throughout the region.

This is a challenging time for Los Angeles and SCANPH recognizes that the City must respond accordingly to keep Angelenos' housing stable. We are responding to this motion after careful consideration and from a desire to preserve affordable housing and provide stability and security for our most vulnerable residents. While this conversation is uncomfortable, it is essential to ensure affordable housing is operated sustainably to both protect affordable renters and the City's investments in housing.

While we support actions to prevent price gouging and evictions for those directly impacted by wildfires, **we respectfully urge the Council to consider exempting buildings made up of 100% publicly subsidized affordable units from any new requirements of the proposed eviction moratorium and rent freeze** for the following reasons:

1. Affordable Housing Has Limited Income and is Already Heavily Regulated

Affordable developments are struggling with their financial health under recent cost increases because they have capped rents and therefore limited income. Additionally, deals are planned around long-term, small rent increases in order to effectively operate and maintain projects. This means that projects operate on very narrow margins and without these increases affordable developers are unable to keep up with the costs of debt repayment, building operations, and necessary renovations. In short, freezing rents can lead to unsustainable portfolios, or worse outcomes that impact tenants such as building closures or non-profits going out of business.

It is also important to note that affordable housing rents and evictions are already subject to strict oversight and regulation by local, state, and federal agencies, including

just-cause eviction requirements. This ensures that a safety net is available to renters in affordable developments, even if those developments are exempted from this motion.

2. Affordable Housing is a Small Fraction (4-5%) of LA's Total Housing Stock

According to the City's most recent Housing Needs Assessment, approximately 70,000 units in the City of LA are rent restricted, making up only 4-5% of total affordable housing stock ([Appendix 2.6](#)). Thus an exemption for affordable housing would not affect the vast majority of LA renters, and in particular, would not affect those whose housing was directly impacted by recent wildfires.

3. COVID-Era Economic Challenges

Many affordable housing developers are still recovering from the financial strain caused by the COVID-era rent freezes and the burden of unpaid rental arrears. These challenges have compounded the difficulty of maintaining affordable housing stock for the communities that need it most.

4. Minimal Impact on Affordable Housing from Fires

Virtually no publicly subsidized affordable developments were impacted by the recent fires, reducing the necessity for additional regulations in this sector.

With these reasons in mind, we urge you to adopt nuanced policies that recognize the unique challenges faced by affordable housing developers. Exempting subsidized affordable housing from additional moratorium and rent freeze requirements will allow developers to continue providing high-quality, regulated housing while managing their financial responsibilities effectively.

SCANPH has every intention of working closely with our public sector partners to ensure our recovery from the wildfires is thoughtful and just. We welcome the opportunity to collaborate with the city on this further and provide any additional information that may assist in your decision-making.

Thank you for your consideration of this important matter.

Sincerely,



Emily N. Ramirez
Senior Associate of Legislative & Regulatory Policy
Southern California Association of NonProfit Housing

Communication from Public

Name: Maya Donnelly

Date Submitted: 01/28/2025 01:54 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Maya Donnelly . I'm from SAJE and I live in Council District 1. I am calling in support of Item 15 on Wednesday's Council Agenda that would provide a one year rent freeze and eviction protections to renters. I urge the Council to vote yes on item 15 as written and with NO amendments. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. According to a recent report by The Rent Brigade, rent-gouging has surged by over 5,000% from January 7 to January 18. Landlords and agents are illegally overcharging renters by \$7.7 million per month, amounting to \$92.4 million annually above the legal limit. LA City must pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. Thank you, Maya Donnelly

Communication from Public

Name: Brendan Coates

Date Submitted: 01/28/2025 01:54 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hi there, I'm a CD13 resident and I just wanted to write my support for the 2025 Windstorm and Wildfire Recovery legislation. Renters across the city have been impacted in ways big and small - some lost their homes, some lost their income, and a lot of us have had our lives upended for weeks (and for weeks to come) because of both the disaster and the humanitarian crisis that is following (and preceded it but you get the idea). Activists have documented 1400 cases of rent gouging. We're seeing an increase in spurious evictions across the city as landlords push to evict long time tenants in rent-controlled units so they can raise the prices without triggering a price gouging lawsuit - displacing families for their own avarice. That sort of thing was happening before the wildfires but it has become a larger problem now as greedy landlords try to profit off of working people's misery and misfortune. We need an eviction moratorium! We need a rent freeze! We need to hold these vulture landlords accountable!

Communication from Public

Name: Lisa
Date Submitted: 01/28/2025 01:54 PM
Council File No: 25-0006-S16
Comments for Public Posting: Tenants need protection from greedy people. This is not negotiable. Do your job and protect the greater good.

Communication from Public

Name: Aidan

Date Submitted: 01/28/2025 01:59 PM

Council File No: 25-0006-S16

Comments for Public Posting: In a city that boasts some of the grandest sights and wealthiest industries, it is an absolute shame that those affected by the fires and other misfortunes must turn to private donation sites to afford to live. As a child, my family was forced to move and our family was split up because of a steep rise in rent. While we had family to take us in, others are not so lucky. In this time of need, I implore you to vote in favor of emergency Tenant Protections that freeze rent and enact an eviction moratorium for the next 12 months. The people of this city need to be supported. Thank you.

Communication from Public

Name: Tara Rose Timberman

Date Submitted: 01/28/2025 02:07 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear City of Los Angeles and whom it may concern, It is unconscionable to allow greedy landlords to price gouge the citizens of Los Angeles now and always. Though the city has a sparkling veneer, it's a working class town through and through. The working people of LA make this city what it is, and to allow any further economic impacts on us will have devastating consequences. Please act from your conscience and impose a moratorium on evictions and rent increases for the foreseeable future. Our city depends on you. Do what's right. Thank you. Tara Timberman

Communication from Public

Name: Al Noah

Date Submitted: 01/28/2025 06:21 PM

Council File No: 25-0006-S16

Comments for Public Posting: This motion with hurt us mom and pop landlords. We cannot afford to continue to carry this cost alone. This will do much more unnecessary and unintended harm. Please vote No. This isn't right.

Communication from Public

Name: Fred

Date Submitted: 01/28/2025 06:25 PM

Council File No: 25-0006-S16

Comments for Public Posting: Why does the city council have the right not allowing a fair return in this country. This is not a socialist country, even though Soto Martinez and Hernandez would like it to be. If the landlords go under as Soto Martinez is trying to do, we would have Nickerson gardens throughout Los Angeles. There will be no tax base and nothing will ever be fixed. No angeleno would want this. As it is a great majority are leaving California. If the city council keeps up their socialist program everyone will leave. I am a 3rd generation la person and would have to leave

Communication from Public

Name:

Date Submitted: 01/28/2025 06:28 PM

Council File No: 25-0006-S16

Comments for Public Posting: NO ON A RENT INCREASE MORATORIUM! IT HAS BEEN A TOUGH 4 YEARS DURING COVID WITH NO RENT INCREASES.

Communication from Public

Name: Jason Katz

Date Submitted: 01/28/2025 06:28 PM

Council File No: 25-0006-S16

Comments for Public Posting: We ask that you please reconsider this motion. While it may be well intentioned, it punishes all Landlords who are not related to the fires at all. While we definitely support measures to protect those affected by the fires and encourage the Council to take up other measures, this one is severely flawed. Please consider all sides before passing motions. Thank you

Communication from Public

Name: Ariel
Date Submitted: 01/28/2025 06:29 PM
Council File No: 25-0006-S16
Comments for Public Posting: This does not work, do not do this.

Communication from Public

Name:

Date Submitted: 01/28/2025 06:29 PM

Council File No: 25-0006-S16

Comments for Public Posting: This is not a fair bill. Please vote no.

Communication from Public

Name:

Date Submitted: 01/28/2025 06:31 PM

Council File No: 25-0006-S16

Comments for Public Posting: Vote no. This is unfair!!

Communication from Public

Name: Michael K

Date Submitted: 01/28/2025 06:32 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I empathize deeply with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially damaging to the rental housing market, particularly for those most in need. Moreover, a citywide eviction moratorium and rent freeze are inappropriate in this context. Fires have not impacted all communities equally, and it is unreasonable to impose sweeping restrictions on areas entirely unaffected.

Communication from Public

Name: Leeor Maciborski
Date Submitted: 01/28/2025 06:32 PM
Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed ordinance prohibiting certain evictions and implementing a citywide rent increase pause through January 31, 2026. While I understand the desire to provide relief for tenants impacted by the January 2025 fires, the ordinance as written raises serious constitutional and economic concerns that demand careful reconsideration.

Constitutional Concerns This ordinance risks infringing upon property owners' rights as protected under the Fifth and Fourteenth Amendments. Specifically: **Takings Clause Violations:** By restricting property owners from evicting tenants or adjusting rents for an extended period, the ordinance effectively commandeers private property for public use without just compensation. **Due Process Concerns:** The broad protections for tenants—especially the prohibition on evictions for unauthorized occupants, nuisance, or non-payment—could deprive landlords of their ability to enforce lease agreements and maintain control over their property. Precedents such as *Cedar Point Nursery v. Hassid* highlight the need to balance public interests with private property rights, and this ordinance risks overstepping that balance. **Financial Burden on Property Owners** Since 2019, property owners in Los Angeles have been subjected to unprecedented restrictions on rent increases under the guise of emergency COVID-19 measures. Over the past several years, inflation for property-related expenses—including maintenance, insurance, utilities, and taxes—has risen by more than 30%, yet landlords have been unable to adjust rents to reflect these increased costs. This proposed ordinance would further exacerbate this financial strain by extending the freeze on rent increases until 2026 while requiring property owners to absorb the costs of accommodating additional occupants, repairs, and rising expenses. Many small landlords depend on rental income for their livelihoods and are already struggling to stay afloat due to these cumulative measures.

Potential for Unintended Consequences While the ordinance aims to address tenant hardships, it risks creating significant unintended consequences: **Discouraging Investment:** The continued erosion of property rights and financial viability will deter investment in rental housing, reducing the availability of affordable housing in the long term. **Abuse of Protections:** The lack of stringent verification

mechanisms for tenant claims of economic or medical hardship could lead to exploitation, leaving landlords without recourse and diminishing trust in the system. Recommendations for a More Balanced Approach I urge the Council to consider more equitable and targeted solutions, such as: Direct financial assistance or rental subsidies for tenants affected by the fires. Tax relief or incentives for property owners accommodating displaced tenants. A transparent and verifiable process for tenants to demonstrate legitimate hardship. Limiting rent increase restrictions to units directly impacted by the fires rather than applying a blanket citywide policy. The cumulative effect of these restrictive policies has already placed an enormous burden on property owners, particularly small landlords. Continuing down this path risks undermining the housing market, reducing available rental units, and prompting legal challenges. While the need to support fire victims is undeniable, it is equally critical to ensure that relief efforts do not come at the expense of constitutionally protected rights or the financial viability of housing providers. I respectfully urge the Council to reconsider this ordinance and adopt solutions that are fair and sustainable for all stakeholders. Thank you for your time and attention to this critical matter.

Communication from Public

Name: Daniela S.

Date Submitted: 01/28/2025 06:33 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I empathize deeply with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially damaging to the rental housing market, particularly for those most in need. Moreover, a citywide eviction moratorium and rent freeze are inappropriate in this context. Fires have not impacted all communities equally, and it is unreasonable to impose sweeping restrictions on areas entirely unaffected.

Communication from Public

Name: Jennifer Wong

Date Submitted: 01/28/2025 06:33 PM

Council File No: 25-0006-S16

Comments for Public Posting: I support the moratorium on evictions and rent hikes. Thank you

Communication from Public

Name: Payaum S.

Date Submitted: 01/28/2025 06:35 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I empathize deeply with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially damaging to the rental housing market, particularly for those most in need. Moreover, a citywide eviction moratorium and rent freeze are inappropriate in this context. Fires have not impacted all communities equally, and it is unreasonable to impose sweeping restrictions on areas entirely unaffected.

Communication from Public

Name: Haleh M

Date Submitted: 01/28/2025 06:35 PM

Council File No: 25-0006-S16

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Communication from Public

Name: Joshua K

Date Submitted: 01/28/2025 06:35 PM

Council File No: 25-0006-S16

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Communication from Public

Name: Nathan K

Date Submitted: 01/28/2025 06:36 PM

Council File No: 25-0006-S16

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Communication from Public

Name: Jonathan Hakimi
Date Submitted: 01/28/2025 06:42 PM
Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose this legislation as it does not account for the major drawbacks it will have on the already suffering housing supply in the City, both short and long term. Landlords are already suffering from the significant adverse regulation, previous rent freezes from COVID and sky-high interest rates. The housing stock will be reduced due to the cost of maintaining housing without income to support. Developers will further stray away from developing new units because of the lack of financial incentive and the stringent regulatory environment. I speak to you, members of the City Council, who are renters yourselves, you should RECUSE YOURSELVES from this vote. All of your actions to date have caused the housing crisis to worsen under your terms. It is the constant attacks on developers and landlords that have made the housing crisis worsen. It is your incompetence and lack of analysis as seen in this draft ordinance that drives away investors and developers alike from building new housing and maintaining the current housing supply. For the sake of housing affordability and the future of our city, I urge you to cast a NO vote here.

Communication from Public

Name:

Date Submitted: 01/28/2025 06:44 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I empathize deeply with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially damaging to the rental housing market, particularly for those most in need. Moreover, a citywide eviction moratorium and rent freeze are inappropriate in this context. Fires have not impacted all communities equally, and it is unreasonable to impose sweeping restrictions on areas entirely unaffected. Thank you.

Communication from Public

Name: Bahador Benyamin

Date Submitted: 01/28/2025 06:44 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I empathize deeply with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially damaging to the rental housing market, particularly for those most in need. Moreover, a citywide eviction moratorium and rent freeze are inappropriate in this context. Fires have not impacted all communities equally, and it is unreasonable to impose sweeping restrictions on areas entirely unaffected.

Communication from Public

Name: Robert

Date Submitted: 01/28/2025 06:45 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please DO NOT implement a rent freeze or eviction moratorium. This will only force asking rents higher and cause landlords to be more strict on tenant applications. It will also not allow landlords to perform any capital improvements at the properties since all other expenses have been and will continue to rise.

Communication from Public

Name: David Oheb

Date Submitted: 01/28/2025 07:24 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose any motion for rent freezes and eviction moratoriums in Los Angeles. These policies create long-term distortions in the housing market, discourage investment in rental properties, and ultimately reduce the supply of available housing—exacerbating the very crisis they claim to address. Private property owners, many of whom are small landlords relying on rental income to cover mortgages, property taxes, and maintenance, are unfairly burdened by these sweeping measures. A one-size-fits-all freeze ignores the diverse financial realities of property owners, many of whom are already struggling with rising costs and burdensome regulations. Instead of enacting policies that punish housing providers, the city should focus on increasing housing supply through streamlined development approvals, incentivizing new construction, and expanding targeted rental assistance programs for those truly in need. Broad moratoriums and rent controls are short-term band-aids that create long-term harm—pushing landlords out of the market, reducing housing quality, and ultimately leading to higher rents for future tenants. Los Angeles needs sustainable housing solutions, not reactionary policies that deepen the problem.

Communication from Public

Name: Elena Bongiovanni

Date Submitted: 01/28/2025 07:25 PM

Council File No: 25-0006-S16

Comments for Public Posting: I vote AGAINST THE RENT INCREASE PAUSE. Los Angeles, Inglewood, West Los Angeles, Woodland Hills, Tarzana, I could name 15 more cities were not affected by the fires. The city of Altadena were mostly Home Owners not renters that were affected by the fires. The fires are just an excuse for LAHD to try to put an additional hold on rent increases. Landlords have only had one 4% rent increase in 4 years! This is shameful!! Landlords pay multiple fees and taxes with no protection from the city!! This is discrimination against landlords!! It's the responsibility of City of LA to provide housing money or housing assistance to Altadena rent victims, this is not the responsibility of all Landlords in all cities and counties in Los Angeles.

Communication from Public

Name: David

Date Submitted: 01/28/2025 07:26 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose any motion for rent freezes and eviction moratoriums in Los Angeles. These policies create long-term distortions in the housing market, discourage investment in rental properties, and ultimately reduce the supply of available housing—exacerbating the very crisis they claim to address. Private property owners, many of whom are small landlords relying on rental income to cover mortgages, property taxes, and maintenance, are unfairly burdened by these sweeping measures. A one-size-fits-all freeze ignores the diverse financial realities of property owners, many of whom are already struggling with rising costs and burdensome regulations. Instead of enacting policies that punish housing providers, the city should focus on increasing housing supply through streamlined development approvals, incentivizing new construction, and expanding targeted rental assistance programs for those truly in need. Broad moratoriums and rent controls are short-term band-aids that create long-term harm—pushing landlords out of the market, reducing housing quality, and ultimately leading to higher rents for future tenants. Los Angeles needs sustainable housing solutions, not reactionary policies that deepen the problem.

Communication from Public

Name: Manish Drona

Date Submitted: 01/28/2025 07:29 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose the proposed rent freezes and eviction moratoriums in Los Angeles. These policies will bring desperately needed housing development to a halt, worsening our already dire housing crisis. If we want more affordable housing, we cannot continue enacting measures that punish housing providers and disincentivize investment in rental properties. This motion is not just bad policy—it is a clear conflict of interest for the renters on the council voting on it, and it amounts to an illegal taking of property. Property owners have already shouldered the burden of nearly five years of COVID-era rent freezes and eviction bans, all while facing record inflation and rising operating costs. Mom-and-pop landlords, who provide a significant portion of LA's rental housing, cannot sustain these losses any longer. Policies like this will stop landlords from renting altogether, further reducing the housing supply and leading to long-term rent increases citywide. Additionally, California already has a statewide anti-gouging ordinance, ensuring fair protections for renters while still allowing for reasonable rent adjustments. There is no justification for yet another extreme measure that disproportionately harms landlords and discourages future housing development. Los Angeles must focus on real solutions—streamlining housing development, incentivizing new construction, and expanding targeted rental assistance for those truly in need. Broad rent freezes and eviction moratoriums are reactionary, economically destructive, and ultimately make housing more expensive for everyone.

Communication from Public

Name: Rakhi Drona

Date Submitted: 01/28/2025 07:30 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose the proposed rent freezes and eviction moratoriums in Los Angeles. These policies will bring desperately needed housing development to a halt, worsening our already dire housing crisis. If we want more affordable housing, we cannot continue enacting measures that punish housing providers and disincentivize investment in rental properties. This motion is not just bad policy—it is a clear conflict of interest for the renters on the council voting on it, and it amounts to an illegal taking of property. Property owners have already shouldered the burden of nearly five years of COVID-era rent freezes and eviction bans, all while facing record inflation and rising operating costs. Mom-and-pop landlords, who provide a significant portion of LA's rental housing, cannot sustain these losses any longer. Policies like this will stop landlords from renting altogether, further reducing the housing supply and leading to long-term rent increases citywide. Additionally, California already has a statewide anti-gouging ordinance, ensuring fair protections for renters while still allowing for reasonable rent adjustments. There is no justification for yet another extreme measure that disproportionately harms landlords and discourages future housing development. Los Angeles must focus on real solutions—streamlining housing development, incentivizing new construction, and expanding targeted rental assistance for those truly in need. Broad rent freezes and eviction moratoriums are reactionary, economically destructive, and ultimately make housing more expensive for everyone.

Communication from Public

Name: Dirty City Council

Date Submitted: 01/28/2025 07:31 PM

Council File No: 25-0006-S16

Comments for Public Posting: THIS IS A BIG FAT NO!!!!!!! You all should be deported. You keep coming up with ways to screw landlords. How dare you. The fire victims have nothing to do with the simple 4% increase that you are trying to FREEZE. The fire victims have NOTHING to do with evictions. This has everything to do with YOU trying to get YOUR PEOPLE protection and in place so that you and the city can control the housing market. You are not concerned about the fire victims, if you were you would not be targeting landlords who can help house them while they figure out what they will do and start rebuilding. I see what you are doing!!!! you are working with the city to control and own all the Los Angeles property so you can have control. It is our freedom and right to own property. You already have us under rent control and housing inspections. you have stolen from us since the beginning of the pandemic and before. Landlords have not gotten any breaks. I am reaching out to the President to enlist assistance for Landlords in Los Angeles because we are drowning in debt and control from you and your unconstitutional policies. You are the enemy. Stop with the nonsense. You think no one sees what you are doing? You don't care about tenants, fire victims or homeless you only care about money you are greedy. You all should be sued for your dirty work and stealing from landlords knowing that most of us can't stay above water because you want to protect tenants who are cheating the system and being guided by you to lie on landlords. STOP your NONSENSE. NO NO NO NO NO on ITEM 15.

Communication from Public

Name:

Date Submitted: 01/28/2025 07:31 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose the proposed rent freezes and eviction moratoriums in Los Angeles. These policies will bring desperately needed housing development to a halt, worsening our already dire housing crisis. If we want more affordable housing, we cannot continue enacting measures that punish housing providers and disincentivize investment in rental properties. This motion is not just bad policy—it is a clear conflict of interest for the renters on the council voting on it, and it amounts to an illegal taking of property. Property owners have already shouldered the burden of nearly five years of COVID-era rent freezes and eviction bans, all while facing record inflation and rising operating costs. Mom-and-pop landlords, who provide a significant portion of LA's rental housing, cannot sustain these losses any longer. Policies like this will stop landlords from renting altogether, further reducing the housing supply and leading to long-term rent increases citywide. Additionally, California already has a statewide anti-gouging ordinance, ensuring fair protections for renters while still allowing for reasonable rent adjustments. There is no justification for yet another extreme measure that disproportionately harms landlords and discourages future housing development. Los Angeles must focus on real solutions—streamlining housing development, incentivizing new construction, and expanding targeted rental assistance for those truly in need. Broad rent freezes and eviction moratoriums are reactionary, economically destructive, and ultimately make housing more expensive for everyone.

Communication from Public

Name: Joshua Blacker

Date Submitted: 01/28/2025 07:35 PM

Council File No: 25-0006-S16

Comments for Public Posting: I heard that the Council was introducing an indiscriminate rent freeze. I don't have a single tenant impacted by the fires. I'm a lifelong Democrat but policies like an indiscriminate rent freeze are driving people towards the Republican Party. Better to create a program to help those specific individuals impacted by the fires but a total rent freeze means housing providers will have had one rent increase in 6 years. I'm heading for bankruptcy because of these rules. These last years have seen a doubling of interest rates, a doubling of insurance rates, (if you can get insurance) sky rocketing utility, trash and maintenance costs. My credit cards are maxed out, I can't pay my utility bills let alone my City fees and taxes. I'm a resident too and my properties are my income. Please don't implement a general rent freeze, it's bad policy. Make a smart decision to address only those impacted by the fires. A vote for an indiscriminate rent freeze is a vote for Republicans and Trump. The unintended consequence is that if the rent freeze passes then I won't have the money to repair the sidewalks in front of my property so then the finished apartments, (including low income) will simply have to remain empty for another year. I'm sure the intentions are honorable but the outcomes of indiscriminate programs are significant.

Communication from Public

Name: Justin

Date Submitted: 01/28/2025 06:18 PM

Council File No: 25-0006-S16

Comments for Public Posting: This would be a mistake of tragic proportions. You are going to destroy mom and pop landlords with your misconceived notions, many of which have still not recovered from the moratorium you put for years during and after the pandemic and many of which have spiraling costs due to insurance becoming unaffordable and multiple other reasons. IF you want mom and pop landlords to go bust and sell to huge multi-billion dollar corporate landlords, by all means, put in the moratorium and see more and more go under. Furthermore, if as a landlord certain council members have to recuse themselves from voting, the council members, including Mr. Soto-Martinez, who are renters should recuse themselves from voting as well, as there is a conflict of interest in their vote. There will be hundreds of unattended consequences if you put this moratorium in place. You will make a bad situation even worse. If you think mom and pop landlords are holding back from renting now, just wait and see what will happen if they are forced into another untenable position. This moratorium is not only a horrible idea, but it is careless, negligent, and will create many more problems than it solves. VOTE NO ON THIS MORATORIUM!

Communication from Public

Name: Rochelle M Handy

Date Submitted: 01/28/2025 01:24 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Honorable Council Members and City Officials: My name is Rochelle M Handy and we operate Weiss Investment Properties, 99% of our properties are rent controlled properties. We have suffered such moratoriums during COVID with little or no relief for housing providers. We have been able to do ONE rent increase in 5 years. We lost four million dollars in unpaid rent through the Covid rent payment moratorium period. We are also mandated to do balcony and deck inspections and repairs due 12/31/2025. Our costs will be \$7 million dollars We Housing Providers need some accommodations as well. Our properties are NOT in fire impacted areas and these measures seem punitive to us. Please reconsider a milder version to prevent price gouging and help the people in the fire areas without inflicting these measures on us as well.
Sincerely, Rochelle M Handy

Communication from Public

Name:

Date Submitted: 01/28/2025 01:34 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am urging city council to vote YES on emergency fire protections for LA renters and residents. The Palisades and Eaton fires have entirely debated multiple communities in our city, and already landlords are attempting to price gouge people who have already lost everything. It is a common sense measure to pause all rent increases and evictions in order to protect Angelenos from predatory housing practices and help our wonderful city to rebuild. LAHD has already written their support of this motion.

Communication from Public

Name: Susan R.

Date Submitted: 01/28/2025 01:35 PM

Council File No: 25-0006-S16

Comments for Public Posting: Honorable Councilmembers, thank you for taking steps to protect tenants in need during this crisis, but please remain judicious in your application of relief. Motion (Hernandez, Soto-Martinez - Nazarian), section 3, requests the "City Attorney to draft an emergency ordinance implementing a rent increase pause for all rental residential units through January 31, 2026." This is unnecessary, not specific to the needs of fire victims, and unfairly burdens landlords, including mom-and-pops, for a crisis outside of their control. What's more is it comes on the heels of a four-year pause in increases due to Covid. It is right and appropriate to protect tenants who are experiencing negative impacts from the fires. It is right and appropriate to ensure landlords do not work to displace tenants who are helping other folks impacted by the fires by temporarily housing them. But it is irrational and overreaching to require all landlords in the City to pause regular, lawful rent increases for a minimum of one year for all units. There are already measures in place to ensure there is no rent gouging during a time of crisis. RSO units and many other units already have rent caps in place ensuring rent increases are reasonable and calculated according to law. Making it unlawful to increase rent as specified in the City's code actually incentivizes bad-faith landlords to push out existing tenants so they can re-rent at a higher rate. I am the mom half of a mom-and-pop landlord team with rent-stabilized units, and I endured over four years without any rent increases to the units in my owner-occupied building during Covid. I have raised rents once since then, as authorized, by 4%. This new moratorium on increases will mean I will go from 2019 to 2026 with only a single 4% increase to any of my rental units. The CPI has increased a cumulative 21.2% between 2019 and 2024 alone. The City's own SCEP and RSO fees have also increased from 2019 by 57% and 58%, respectively (SCEP 2019: \$43.32, SCEP 2025: \$67.94; RSO 2019: \$24.51, RSO 2025: \$38.75). Why am I, as a private landlord and citizen, required to subsidize rents for tenants who have not been impacted at all by these fires? I urge you to consider striking the language regarding a Citywide moratorium on increases to avoid unintended negative impacts on City residents who provide an essential service to other City residents--affordable, reliable, stable housing. Thank you for your time and consideration.

Communication from Public

Name: Maria Patiño Gutierrez

Date Submitted: 01/28/2025 01:36 PM

Council File No: 25-0006-S16

Comments for Public Posting: The fires have devastated people all across our City. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: Pause rent increases for all rental residential units for one year. Provide eviction protections for one year. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you,

Communication from Public

Name: Chris Tyler

Date Submitted: 01/28/2025 01:38 PM

Council File No: 25-0006-S16

Comments for Public Posting: The fires have devastated people all across our City. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to pause rent increases for all rental residential units for one year and provide eviction protections for one year. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments.

Communication from Public

Name: Jamie
Date Submitted: 01/28/2025 01:39 PM
Council File No: 25-0006-S16
Comments for Public Posting: help angelenos! rent freeze and eviction moratoriums now

Communication from Public

Name:

Date Submitted: 01/28/2025 06:49 PM

Council File No: 25-0006-S16

Comments for Public Posting: I have worked for years to be able to finally afford investing in multi-family properties. This motion directly affects me as a small mom and pop business owner.

Communication from Public

Name: js
Date Submitted: 01/28/2025 06:52 PM
Council File No: 25-0006-S16
Comments for Public Posting: i am writing to express my 100% support a rent freeze and eviction moratorium because of the recent fires!

Communication from Public

Name: Concerned Landlord

Date Submitted: 01/28/2025 06:57 PM

Council File No: 25-0006-S16

Comments for Public Posting: No on Item 15! What are you people doing????? This is absurd, you are taking everything from Property owners so YOU the city can control the rental market. You have been working overtime to steal from landlords who worked hard to acquire our property (the little that we have) and then consistently pulling the rug from up under us. When will you stop the nonsense. It is completely out of line. You are NOT taking into consideration ALL the tenants that lie and cheat the system....I have had a handful. Because of your lax rules landlords are losing their properties by the second. It is unaffordable. You are sneaky. I see what you are doing. Anything to take all our property and control. Tenants are not all good either, many tenants have lied and cheated the system. Now you want to STOP us from being able to increase the rent by a measly 4%. You all are destroying the city. ENOUGH of YOU.

Communication from Public

Name: Michael

Date Submitted: 01/28/2025 06:58 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote NO on this measure! I understand the council's impulse to help fire victims, but this is a city-wide problem, and the cost of helping should be borne by everyone in the city. It's 100% unfair to place the burden of helping solely on the small minority of us who own rental apartments. Less than 1% of Angelenos were personally affected by the fires. Creating a city wide rent freeze and eviction moratorium is not the answer.

Communication from Public

Name: Michelle Khazaryan

Date Submitted: 01/28/2025 06:59 PM

Council File No: 25-0006-S16

Comments for Public Posting: To the Councilmembers of the City of Los Angeles: I am a constituent residing in Council District 4 and I am urging City Council to VOTE YES on this motion in order to: 1. Immediately enact a 12-month city-wide RENT FREEZE to keep tenants housed in the wake of this disaster. 2. Immediately enact a 12-month eviction moratorium for non-payment of rent, no-fault evictions, evictions related to unauthorized occupants and/or pets, and evictions based on lack of renters insurance for tenants who attest to having experienced economic or medical hardship, and tenants who have accommodated displaced or economically impacted occupants who have experienced economic or medical hardship related to the January 2025 fires. The fires have displaced tens of thousands of Angelenos, many of whom have lost their homes. As we continue to see the impact of climate change in our communities, we know that communities of color, immigrant, working class, unhoused, and disabled communities continue to be left behind. Over the past several weeks, we have relied on our community and mutual aid to keep us safe. Yet, we are coming up on another set of 4-6% city-wide rent increases beginning February 1st. Angelenos desperately need these emergency policies to keep us housed, and we need them NOW.
Michelle Khazaryan

Communication from Public

Name:

Date Submitted: 01/28/2025 07:00 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I empathize deeply with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially damaging to the rental housing market, particularly for those most in need. Moreover, a citywide eviction moratorium and rent freeze are inappropriate in this context. Fires have not impacted all communities equally, and it is unreasonable to impose sweeping restrictions on areas entirely unaffected.

Communication from Public

Name: GREEDY CONTROLLING CITY COUNCIL

Date Submitted: 01/28/2025 07:04 PM

Council File No: 25-0006-S16

Comments for Public Posting: ENOUGH WITH YOUR SNEAK TACTICS AND STEALING FROM LANDLORDS IN YOUR ATTEMPT TO STEAL OUR PROPERTY MAKING IT NEARLY IMPOSSIBLE FOR LANDLORDS TO SUSTAIN JUST SO YOU CAN LINE YOUR GREEDY LITTLE POCKETS. ALL OF YOU CITY COUNCIL ARE FULL OF YOURSELVES. YOU HAVE BEEN BUYING UP THE PROPERTY IN THE CITY OF LOS ANGELES AND ROBBING LANDLORDS OF THE PROPERTY OWNER RIGHTS ALL TO PROTECT YOUR POCKETS. YOU DON'T GIVE A RATS ASS ABOUT ANY TENANTS. YOU WANT TO CONTROL ALL OF THE CITY OF LOS ANGELES. YOU BOUGHT UP TONS OF PROPERTY IN THE LAST 5 YEARS IN THE CRENSHAW DISTRICT AND "GIFTING IT" TO YOUR PONDS YOU HAVE OUT THERE THROUGH THE LAND TRUST. YOU HAVE YOUR LITTLE SNEAKS THAT YOU LAND TRUSTED THE PROPERTIES TO BUT THEY DON'T OWN ANYTHING THE CITY OWNS IT. NONE OF YOU DESERVE TO BE IN THOSE SEATS YOU OCCUPY. THE HOMELESS SITUATION IS OUT OF CONTROL AND YOUR LAHD POLICIES OF FULL OF CRAP ALONG WITH YOU AND YOUR KUMBAYA TO SAVE THE TENANTS. THE VERY TENANTS WHO ARE CHEATING LANDLORDS OUT OF RENTS AND FALSELY ACCUSING LANDLORDS OF OBNOXIOUS INFRACTIONS WHEN NONE OF IT IS TRUE. MOST OF THE LANDLORDS THAT OWN MINIMAL PROPERTIES ARE FOLLOWING ALL THESE ABSURD LAWS. ALL OF YOU SHOULD BE FIRED FROM YOUR POSITIONS. ALL OF YOU ARE SNEAKY DIRTY POLITICAL PEOPLE THAT HAVE DONE NOTHING FOR ANYONE IN THE CITIES YOU REPRESENT. BURN IN HELL

Communication from Public

Name: Ashley

Date Submitted: 01/28/2025 07:07 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I empathize deeply with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially damaging to the rental housing market, particularly for those most in need. Moreover, a citywide eviction moratorium and rent freeze are inappropriate in this context. Fires have not impacted all communities equally, and it is unreasonable to impose sweeping restrictions on areas entirely unaffected.

Communication from Public

Name: David Nord

Date Submitted: 01/28/2025 07:09 PM

Council File No: 25-0006-S16

Comments for Public Posting: This proposal undermines property rights by imposing a blanket rent freeze and eviction moratorium without considering individual circumstances, while also forcing taxpayers to fund legal representation for all tenants regardless of need. A one-size-fits-all approach like this disincentivizes responsible tenancy, discourages investment in rental housing, and unfairly burdens landlords who still have to cover their own costs.

Communication from Public

Name: Ladan Kadisha

Date Submitted: 01/28/2025 07:10 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I deeply sympathize with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially harmful to the rental housing market, particularly for those most in need. A blanket policy of this nature could create unintended consequences, discouraging property owners from maintaining rental units and ultimately reducing the availability of affordable housing. Additionally, a citywide approach is inappropriate in this context, as the fires have not impacted all communities equally. I urge you to consider more targeted solutions that provide direct assistance to affected families without imposing broad restrictions that may disrupt the housing market. Thank you for your time and consideration. Sincerely,
Ladan Kadisha

Communication from Public

Name: Nahal Danesh

Date Submitted: 01/28/2025 07:11 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I empathize deeply with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially damaging to the rental housing market, particularly for those most in need. Moreover, a citywide eviction moratorium and rent freeze are inappropriate in this context. Fires have not impacted all communities equally, and it is unreasonable to impose sweeping restrictions on areas entirely unaffected.

Communication from Public

Name: Leon Schwartzman

Date Submitted: 01/28/2025 07:12 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I empathize deeply with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially damaging to the rental housing market, particularly for those most in need. Moreover, a citywide eviction moratorium and rent freeze are inappropriate in this context. Fires have not impacted all communities equally, and it is unreasonable to impose sweeping restrictions on areas entirely unaffected.

Communication from Public

Name: Daniel

Date Submitted: 01/28/2025 07:12 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote YES on this motion. The recent price gauging by landlords is profoundly disturbing to see, and allowing it to proliferate would dramatically undermine the needs of the many while profiting a select few. A rent freeze and eviction moratorium are needed to prevent widespread tenants to the millions of tenants of this city.

Communication from Public

Name: John Williams

Date Submitted: 01/28/2025 07:14 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong support for the proposed emergency ordinance establishing crucial tenant protections through January 31, 2026, for residents impacted by the January 2025 fires. This timely and essential measure will help prevent a secondary crisis of displacement and homelessness in the wake of this devastating natural disaster. The evidence of growing housing instability in our community is already clear and concerning. Rental prices across Los Angeles have surged between 15% and 64% in just the past week, far exceeding the temporary protections provided by California Penal Code 396(e). This mirrors alarming patterns seen in other disaster-affected communities, such as Lahaina, Hawaii, where median rents jumped 44% in the year following their 2023 wildfires, and the Paradise, California region, which saw a 20.1% rent increase in the two years after the 2018 Camp Fire. The proposed protections are particularly crucial given that: 1. Over half of Los Angeles renters already spend more than 30% of their income on housing, making them especially vulnerable to any additional financial pressure 2. Approximately 100,000 evacuees across the county need temporary shelter, creating unprecedented strain on our housing system 3. Research from MIT has demonstrated that eviction rates typically double in the aftermath of severe natural disasters 4. Economic impacts from wildfires typically occur in waves, with immediate job losses followed by additional waves of unemployment in the following two years The ordinance's targeted approach—protecting those who can demonstrate economic or medical hardship while maintaining necessary safety provisions—strikes the right balance between tenant protection and practical implementation. The attestation-based qualification process will ensure that help reaches those who need it most while minimizing bureaucratic barriers during this emergency period. Without these protections, we risk forcing thousands of families into homelessness precisely when they are most vulnerable. The economic ripple effects of such widespread displacement would harm not just individual families but our entire community's recovery and resilience. I urge you to support this emergency ordinance and help ensure that the initial tragedy of the fires does not spiral into a prolonged crisis of displacement and homelessness. This is exactly the kind of swift, decisive action

our community needs in this challenging time.????????????????

Communication from Public

Name: Arash kashani
Date Submitted: 01/28/2025 07:14 PM
Council File No: 25-0006-S16
Comments for Public Posting: This motion would have a detrimental impact on small-scale landlords and marginalized communities, jeopardizing their financial stability and access to affordable housing.

Communication from Public

Name: Daniel Kadisha

Date Submitted: 01/28/2025 07:17 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I deeply sympathize with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially harmful to the rental housing market, particularly for those most in need. A blanket policy of this nature could create unintended consequences, discouraging property owners from maintaining rental units and ultimately reducing the availability of affordable housing. Additionally, a citywide approach is inappropriate in this context, as the fires have not impacted all communities equally. I urge you to consider more targeted solutions that provide direct assistance to affected families without imposing broad restrictions that may disrupt the housing market. Thank you for your time and consideration. Sincerely,
Daniel Kadisha

Communication from Public

Name: Monica Zhang

Date Submitted: 01/28/2025 07:19 PM

Council File No: 25-0006-S16

Comments for Public Posting: NO on Rent Freeze / Eviction Moratorium As a landlord in the City of Los Angeles, we strive to provide quality housing to individuals and families at a fair price. We are a local family-owned company. We have made our rental policies more flexible for victims of the recent fires to allow 3-month leases at our typical 12-month rates; normally we do not offer short term leases. We have complied with the anti-price gouging measures in the wake of the fires. We are very concerned to hear about the possible Rent Freeze and Eviction Moratorium being proposed with City Council. Unfortunately, these policies will make us reconsider our stance to allow short-term leases for fire victims. During COVID, we had many tenants who stopped paying rent, even though they could not demonstrate that their employment was affected by the COVID epidemic. We were not able to evict those tenants until after the moratorium ended. We have had to write off those balances since the tenants never paid. Our expenses continually increase due to increasing labor costs and insurance costs and higher interest rates, but our rents are capped at 4% for our RSO properties. Because of these reasons, many companies of our size have sold their Los Angeles apartment properties and exited the rental business in Los Angeles, selling to larger landlords who may be more aggressive in increasing rents. We urge you to vote NO to another Rent Freeze/Eviction Moratorium. Monica Zhang Chief Financial Officer 4Site Real Estate

Communication from Public

Name: Charles Swain

Date Submitted: 01/28/2025 07:20 PM

Council File No: 25-0006-S16

Comments for Public Posting: I support a "NO" vote on the rent freeze motion as there is no economic basis for freezing rents through the City of Los Angeles because of wildfires that affected less than 1% of Los Angeles County housing stock and mostly from homeowners rather than renters. Displaced renters represent less than 0.1% of the County population. This motion again places undue financial burdens on landlords who continue to face rising costs for utilities, property insurance, maintenance labor and materials, and property taxes, especially after having endured a 4 year rent freeze due to the Covid emergency, despite overwhelming evidence the economic impact of Covid as measured by employment rates and economic growth rates had long ago ended in Los Angeles.

Communication from Public

Name: John

Date Submitted: 01/28/2025 07:20 PM

Council File No: 25-0006-S16

Comments for Public Posting: I vote NO on Item 15 - Rent Freeze & Eviction Moratorium - NO
These rent freezes continue to hurt ALL people in Los Angeles and benefit a select few (who already have housing). If you want to help residents of Los Angeles, build more housing. You are stopping development and the progress of our city. Increase supply to help with demand and rents will fall (as seen in Austin, Denver, etc.). Tenants who need help for hardships should be supported with rental assistance, not a rent freeze.

Communication from Public

Name: Lori B

Date Submitted: 01/28/2025 07:21 PM

Council File No: 25-0006-S16

Comments for Public Posting: No No No No No on 15. I am flabbergasted and appalled at the consistent Landlord targeting each of you are participating in. There are no words for the amount of disappointment I have for your constant attempt to strip landlords of their properties and earnings. Many of us have nothing left and are earning nothing to manage the property. the pandemic really hurt us and the freeze on increases and then the allowed 4% made no difference in the ever growing cost and increase in maintaining and keeping up the property. What gives? When will you stop? The fires have nothing to do with our 4% increase and did not affect areas where our properties are. Youn freezing evictions and the measly 4% increase is inhumane and unconstitutional to so many of us who have worked so hard to remain compliant, follow rules and maintain our property. Why do you keep targeting landlords? We all see what you are doing, you are working towards taking control of all the city of Los Angeles properties. It's called control. I am so tired of the city council meetings for coming after landlords when 90% of our tenants have cheated the rules and purposely lied on landlords to get us in trouble. Why aren't you focusing on the current homeless, mental health, and criminals that have infested our city????? Why do you continue to keep stealing from landlords specifically small landlords. If you owned property and worked hard for it how would you feel to be constantly attacked for no reason whatsoever. This is out of control and apparently City Council needs to be investigated. I am against this 100%. My family is out over \$500,000 over the last 5 years because of non payment of rent. We will never recover any of this. The tenants that left are now doing it to the next landlord. When will you be reasonable and look at both sides of the coin instead of just listening to tenants who are scamming the system. Completely unfair and it isn't going unnoticed what you are doing and how you are working to control the city of los angeles and all the property. We see your dirty moves, we see what you are doing. I hope it comes back on you. The fire victims should be taken care of by the insurance company's and FEMA and the government it should not fall on the shoulders of landlords who worked hard to acquire property. The city council is stealing from landlords. you should be ashamed of yourselves for the dirty plays you continue to do. I have had enough. None of you or the

city have contributed a dime to the hard work my family has put into what our parents have worked hard to even acquire in the 60's and 70's. Not one red cent all you have done was work to make it unaffordable to landlords so we will throw our hands up and give up. There are a few of us who are not quitters. we will fight you until the end.

Communication from Public

Name: Casey Jacobs

Date Submitted: 01/28/2025 07:21 PM

Council File No: 25-0006-S16

Comments for Public Posting: After 4 years of rent freezes during Covid, it's highly distressing that the council is considering another freeze in response to the fires. To place the burden in landlords across LA County, including areas not affected by the fires, is highly unfair. All of our costs are experiencing rapid inflation, we are facing drastic increases in our insurance policies, and to not be able to increase rents is an unjust burden for us to solely bear. This is a city wide problem and we should focus on providing direct assistance, including housing vouchers, to those who lost their homes or were directly affected. This sweeping blanket policy will have negative effects in the market leading to landlords keeping vacant units vacant, exacerbating the existing housing crunch. Please reconsider this policy in favor of direct assistance to those in need.

Communication from Public

Name: Sarah Krausse

Date Submitted: 01/28/2025 02:15 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing in to share my support for this motion. We absolutely need a freeze on rent hikes while our communities are struggling, both in light of the recent wildfires, and the recent actions by the federal government that jeopardize the security of our most vulnerable communities.

Communication from Public

Name: Rose Lenehan

Date Submitted: 01/28/2025 02:16 PM

Council File No: 25-0006-S16

Comments for Public Posting: Los Angeles needs a rent freeze. Thousands of low-income tenants who work in the Palisades have lost work this month because of the fires, and their rent is set to go up on February 1st. Landlords are price-gouging and the rent was already way, way too high in Los Angeles. Rent hikes will lead to more evictions and more homelessness. Everybody knows that. FREEZE THE RENT!

Communication from Public

Name: Akio Katano

Date Submitted: 01/28/2025 02:19 PM

Council File No: 25-0006-S16

Comments for Public Posting: I support a rent freeze and eviction protections! The fires are a historical disaster that displaced thousands of families and destroyed livelihoods, and without protections in place price gouging and eviction will make thousands more homeless.

Communication from Public

Name: Rose Fairley

Date Submitted: 01/28/2025 02:20 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am calling on City Council to protect your constituents during this fire recovery period by supporting an immediacy moratorium on evictions in Los Angeles County. Three weeks have passed since our county first went up in flames, displacing more than 10,000 households. Landlords are already taking advantage to displace the most vulnerable tenants out of a rental market that produces 4,500 evictions a month. 75,000 people already live on the street. Even before the fire, my neighbors and I have personally experienced illegal eviction attempts and harassment. We have an existing housing crisis in this city, and we cannot let this tragedy create more needless suffering. It's clear that waiting to prosecute price gaugers and illegal evictions after they happen is not effective. You represent thousands of families who have been impacted by the wildfires - directly or indirectly - across your districts. Show leadership, bravery and take action for your constituents by supporting an eviction moratorium and rent freeze. Sincerely, Rose Fairley

Communication from Public

Name: Hannah

Date Submitted: 01/28/2025 02:20 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please take action! Pass the moratorium on evictions and pause on rent hikes for one year! This is necessary to prevent more homelessness and misery for our neighbors. None of us can really be well unless all of us are taken care of.

Communication from Public

Name: Alexander Ferrer

Date Submitted: 01/28/2025 02:26 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello, I am a resident of Westwood, in CD15, and I am urgently requesting the support of council for item 15. It is inarguable that the impact of the fires has already lead to escalating rents across the city as detailed by the Washington Post, hundreds of instances of price gouging as revealed by volunteers here in LA, and threatens to accelerate the eviction crisis by depriving hundreds of renters of jobs. It is absolutely critical that the council both pause all evictions and all rent increases to deal with the impacts of this emergency, especially as many renters are already facing an elevated rent increase this year because of the deferred action of council up to this point. Alexander Ferrer

Communication from Public

Name: Campbell

Date Submitted: 01/28/2025 02:37 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote "NO" on Item 15: Rent Freeze and Eviction Moratorium- a citywide proposal for ALL residential rental units through January 31, 2026. The landlords are barely recovering from all the tenants that took advantage of the COVID initiatives. Being a landlord in Los Angeles is getting harder and harder for the integrity of the tenants has changed and the rents are not enabling the Landlord to supplement their income. I am retired and kept SFD rentals, through years of sacrifice as a means to supplement my retirement and have affordable houses for my children once they are old enough to maintain a home on their own. The council has already passed an eviction moratorium to protect those displaced due to the fires. This new proposed overreach exploits the tragic wildfires for political purposes and egregiously aims to allow a tenant to "self-certify" they had a fire-related hardship so they can avoid paying rent. That's in addition to a blanket, citywide rent increase freeze. Yet, insurance and other basic costs of maintaining the rentals have experienced a 30% increase. My home insurance for one house went from \$600 to \$1140, another from \$1710 to \$2437. How does the City expect the landlords to absorb all the increases on owning a home, while the tenant is given a pass for paying rent??? There is a direct rental assistance fund for those impacted and in need through voter approved funding in Measure ULA. Tenants are not the only victims who have endured incredible hardships with high inflation rates, skyrocketing insurance premiums, along with increases in city fees and utilities. Our city cannot afford an additional rental freeze and eviction moratorium and the certainly the small landlords cannot sustain these one-sided breaks and financial assistance.

Communication from Public

Name: Dorcia White-Brake
Date Submitted: 01/28/2025 02:41 PM
Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Dorcia White-Brake . I'm from the Alliance of Californians for Community Empowerment (ACCE) and I live in Los Angeles district 8. I'd like to comment on item 15 and general public comment. I urge the Council to vote yes on item 15 as written. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. According to a recent report by The Rent Brigade, rent-gouging has surged by over 5,000% from January 7 to January 18. Landlords and agents are illegally overcharging renters by \$7.7 million per month, amounting to \$92.4 million annually above the legal limit. I live in a 49 unit building, where the landlord is constantly harassing, neglecting and abusing the tenants. My family has lived in this building for more than 14 years and have been exemplary tenants. My rent increases more than 10% per year, but my income does not increase every year. Which means I am running of money to cover all of my bills every month. Every month my landlord tacks charges and fees onto my rent and refuses to take my rent check. I am being forced to self evict on a monthly basis. This is happening to all of the tenants in my building. Many tenants are afraid and they pay extra fees that they do not owe. This is rent exploitation and a rent burden. This is not fair or equitable. We are at risk because the landlord is trying very hard to get us out so they can price gouge the rent for the next tenants. Please pass LARSO. LA City must pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes.

Communication from Public

Name: Joyce Lu

Date Submitted: 01/28/2025 03:10 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote YES on the motion to immediately enact freezing rent increases for 12 months and immediately enact a 12-month EVICTION MORATORIUM for non-payment of rent, no-fault evictions, evictions related to unauthorized occupants and/or pets, and evictions based on lack of renters insurance for tenants who attest to having experienced economic or medical hardship, and tenants who have accommodated displaced or economically impacted occupants who have experienced economic or medical hardship related to the January 2025 fires.

Communication from Public

Name: michele miller

Date Submitted: 01/28/2025 03:23 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge you to Please VOTE NO on Item 15 - Rent Freeze and Eviction Moratorium - a citywide proposal for ALL residential rental units through January 31, 2026. The council has already passed an eviction moratorium to protect those displaced due to the fires. This new proposed overreach exploits the tragic wildfires for political purposes and egregiously aims to allow a tenant to “self-certify” they had a fire-related hardship so they can avoid paying rent. That’s in addition to a blanket, citywide rent increase freeze. The city actively has a direct rental assistance fund for those impacted and in need through voter approved funding in Measure ULA. Our housing providers have endured incredible hardships with Covid regulations, high inflation rates, skyrocketing insurance premiums, along with increases in city fees and utilities. Our city cannot afford an additional rental freeze and eviction moratorium.

Communication from Public

Name: Hannah

Date Submitted: 01/28/2025 03:24 PM

Council File No: 25-0006-S16

Comments for Public Posting: Your constituents are begging you to prove that our democracy can still work for the people and vote YES on the Fires Emergency Tenant Protections motion to keep Los Angelenos housed. Please be a light in these dark times and prove that we can overcome.

Communication from Public

Name: Sophie Dover

Date Submitted: 01/28/2025 03:52 PM

Council File No: 25-0006-S16

Comments for Public Posting: Per LAHD's recommendation to implement a rent freeze due to the LA wildfires, I am writing to urge the City Council to vote YES on this motion. I and members of my household are personally experiencing unemployment due to the impact of the wildfires, due to business closures and a total disruption to the local economy. I urge the City Council to vote YES to: - Immediately enact a 12-month city-wide RENT FREEZE to keep tenants housed in the wake of this disaster. - Immediately enact a 12-month EVICTION MORATORIUM for non-payment of rent, no-fault evictions, evictions related to unauthorized occupants and/or pets, and evictions based on lack of renters insurance for tenants who attest to having experienced economic or medical hardship, and tenants who have accommodated displaced or economically impacted occupants who have experienced economic or medical hardship related to the January 2025 fires. This is the only reasonable and necessary solution to protect thousands of Angelenos reeling in the aftermath of these fires.

Communication from Public

Name: Esther Lee

Date Submitted: 01/28/2025 03:53 PM

Council File No: 25-0006-S16

Comments for Public Posting: Safe and stable housing is a basic human need and right. We must do everything we can to keep housing as affordable as possible, especially for our most vulnerable.

Communication from Public

Name: Carlos Gonzalez

Date Submitted: 01/28/2025 03:56 PM

Council File No: 25-0006-S16

Comments for Public Posting: The fires have devastated people all across our City. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: Pause rent increases for all rental residential units for one year. Provide eviction protections for one year. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you, Carlos Gonzalez

Communication from Public

Name: Mariana Luna

Date Submitted: 01/28/2025 03:56 PM

Council File No: 25-0006-S16

Comments for Public Posting: The fires have devastated people in the City of Los Angeles. It has disrupted housing markets across the city. And renters from across the city and across the income spectrum will be affected. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Provide eviction protections for all affected renter households for one year. - Pause rent increases for all rental residential units for one year. A targeted eviction moratorium should not be controversial, no matter what lobbyists from AAGLA and CAA tell you. Notably, this part of the motion does not affect landlords' abilities to use the legal eviction process. It merely gives tenants a defense to use if their landlords attempt to illegally evict them in a legal system that offers tenants very little recourse. A rent pause should not be necessary, but it is necessary because of the fact that the City Council has yet to update, enact, and implement the LARSO rent increase formula, which the Council could have done at any point since Fall 2024. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on this important issue, especially at this moment when tenants across the city have been affected by fire-related economic hardship and rampant price gouging on the rental market by the same landlords demanding that you not to support tenants. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this citywide crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you.

Communication from Public

Name: Lena Sullivan

Date Submitted: 01/28/2025 03:56 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Lena Sullivan. I'm from SAJE and I live in District 13. I urge the Council to vote yes on item 15 as written. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. According to a recent report by The Rent Brigade, rent-gouging has surged by over 5,000% from January 7 to January 18. Landlords and agents are illegally overcharging renters by \$7.7 million per month, amounting to \$92.4 million annually above the legal limit. As a tenant in LA, as well as someone who works with tenants every day, I have seen the devastating impacts of these fires on already vulnerable renters. Fire response goes beyond physical rebuilding and one-time donations--we need to prioritize the most vulnerable Angelenos, and make sure this crisis doesn't exacerbate our already intense housing and homelessness crisis. LA City must pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. Thank you.

Communication from Public

Name: Sarah Guzman

Date Submitted: 01/28/2025 03:57 PM

Council File No: 25-0006-S16

Comments for Public Posting: The fires have devastated people in the City of Los Angeles. It has disrupted housing markets across the city. And renters from across the city and across the income spectrum will be affected. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Provide eviction protections for all affected renter households for one year. - Pause rent increases for all rental residential units for one year. A targeted eviction moratorium should not be controversial, no matter what lobbyists from AAGLA and CAA tell you. Notably, this part of the motion does not affect landlords' abilities to use the legal eviction process. It merely gives tenants a defense to use if their landlords attempt to illegally evict them in a legal system that offers tenants very little recourse. A rent pause should not be necessary, but it is necessary because of the fact that the City Council has yet to update, enact, and implement the LARSO rent increase formula, which the Council could have done at any point since Fall 2024. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on this important issue, especially at this moment when tenants across the city have been affected by fire-related economic hardship and rampant price gouging on the rental market by the same landlords demanding that you not to support tenants. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this citywide crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you.

Communication from Public

Name: Allison Bach

Date Submitted: 01/28/2025 03:57 PM

Council File No: 25-0006-S16

Comments for Public Posting: It is imperative that the city of Los Angeles protects its residents and constituents during the immediate aftermath of the recent fires which are catastrophic and unprecedented in scale. People have lost lives, entire homes, generational wealth, belongings, jobs, transportation, and so on— the last thing we need to worry about are gouged rent prices and inhumane evictions for those experiencing the most devastating hardships. Please take care of LA and our people and vote YES on this motion.

Communication from Public

Name: Ernesto Zelaya

Date Submitted: 01/28/2025 03:57 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello, my name is Ernesto Zelaya, I am a tenant in Council District 10. The fires have devastated people in the City of Los Angeles. It has disrupted housing markets across the city. And renters from across the city and across the income spectrum will be affected. I'm [writing/speaking] in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Provide eviction protections for all affected renter households for one year. - Pause rent increases for all rental residential units for one year. A targeted eviction moratorium should not be controversial, no matter what lobbyists from AAGLA and CAA tell you. Notably, this part of the motion does not affect landlords' abilities to use the legal eviction process. It merely gives tenants a defense to use if their landlords attempt to illegally evict them in a legal system that offers tenants very little recourse. A rent pause should not be necessary, but it is necessary because of the fact that the City Council has yet to update, enact, and implement the LARSO rent increase formula, which the Council could have done at any point since Fall 2024. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on this important issue, especially at this moment when tenants across the city have been affected by fire-related economic hardship and rampant price gouging on the rental market by the same landlords demanding that you not to support tenants. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this citywide crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you.

Communication from Public

Name: Catherine Beauchamp

Date Submitted: 01/28/2025 03:58 PM

Council File No: 25-0006-S16

Comments for Public Posting: The fires have devastated people all across our City. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Pause rent increases for all rental residential units for one year. - Provide eviction protections for one year. These are common-sense protections that will comprehensively protect all Angelenos in the aftermath of this crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you, Catherine Beauchamp Pasadena, CA

Communication from Public

Name:

Date Submitted: 01/28/2025 03:59 PM

Council File No: 25-0006-S16

Comments for Public Posting: As a homeowner in CD-11 I am writing in support of 25-0006-S16. I am urging the city to step up to provide the necessary rent freeze support for communities affected by the fires in our city.

Communication from Public

Name: Yuval Yossefy

Date Submitted: 01/28/2025 04:00 PM

Council File No: 25-0006-S16

Comments for Public Posting: The fires have devastated people in the City of Los Angeles. It has disrupted housing markets across the city. And renters from across the city and across the income spectrum will be affected. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Provide eviction protections for all affected renter households for one year. - Pause rent increases for all rental residential units for one year. A targeted eviction moratorium should not be controversial, no matter what lobbyists from AAGLA and CAA tell you. Notably, this part of the motion does not affect landlords' abilities to use the legal eviction process. It merely gives tenants a defense to use if their landlords attempt to illegally evict them in a legal system that offers tenants very little recourse. A rent pause should not be necessary, but it is necessary because of the fact that the City Council has yet to update, enact, and implement the LARSO rent increase formula, which the Council could have done at any point since Fall 2024. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on this important issue, especially at this moment when tenants across the city have been affected by fire-related economic hardship and rampant price gouging on the rental market by the same landlords demanding that you not to support tenants. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this citywide crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you.

Communication from Public

Name: Jeremy F

Date Submitted: 01/28/2025 04:01 PM

Council File No: 25-0006-S16

Comments for Public Posting: We are facing the gravest emergency that Los Angeles has encountered since the 1994 Northridge earthquake. A city that has eschewed opportunity after opportunity to build enough housing to meet demand is now facing even more of a strain with thousands of people now without homes due to the fires. The LA City Council needs to take every measure possible to prevent disaster capitalism from making this city even more unaffordable than it already is for working class residents. Reject the fearmongering from the California Apartment Association and pass a rent freeze and moratorium to protect our most vulnerable residents.

Communication from Public

Name: Antonio Hernandez

Date Submitted: 01/28/2025 04:03 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Antonio Hernandez . I'm from Strategic Actions for a Just Economy (SAJE) and I live in council district 9. I'd like to comment on item 15 and general public comment. I urge the Council to vote YES on ITEM 15 as written. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. According to a recent report by The Rent Brigade, rent-gouging has surged by over 5,000% from January 7 to January 18. Landlords and agents are illegally overcharging renters by \$7.7 million per month, amounting to \$92.4 million annually above the legal limit. LA City must pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes.

Communication from Public

Name: John F Martinez
Date Submitted: 01/28/2025 04:05 PM
Council File No: 25-0006-S16
Comments for Public Posting: Vote Yes! Freeze rent increases city wide for tenants and provide additional emergency eviction protections to tenants impacted by the fire. Thank you, John & Inez Martinez

Communication from Public

Name: Barbara Moroncini

Date Submitted: 01/28/2025 04:12 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Councilmember, The fires have devastated people all across our City. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Pause rent increases for all rental residential units for one year. - Provide eviction protections for one year. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you, Dr. Barbara Moroncini

Communication from Public

Name: Francisco Arvizu

Date Submitted: 01/28/2025 04:12 PM

Council File No: 25-0006-S16

Comments for Public Posting: The fires have devastated people all across our City. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: Pause rent increases for all rental residential units for one year. Provide eviction protections for one year. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you, Francisco Arvizu

Communication from Public

Name: Andrew

Date Submitted: 01/28/2025 04:16 PM

Council File No: 25-0006-S16

Comments for Public Posting: The fires have devastated people in the City of Los Angeles. It has disrupted housing markets across the city. And renters from across the city and across the income spectrum will be affected. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Provide eviction protections for all affected renter households for one year. - Pause rent increases for all rental residential units for one year. A rent pause should not be necessary, but it is necessary because of the fact that the City Council has yet to update, enact, and implement the LARSO rent increase formula, which the Council could have done at any point since Fall 2024. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on this important issue, especially at this moment when tenants across the city have been affected by fire-related economic hardship and rampant price gouging on the rental market. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this citywide crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you.

Communication from Public

Name: Lauren Sorensen

Date Submitted: 01/28/2025 04:22 PM

Council File No: 25-0006-S16

Comments for Public Posting: I'm asking the City Council to please vote yes on item 15. These protections are needed for those in our community whose homes have been demolished by fire and who are ready to re-enter the housing market. Rental prices are already unreasonably high and enacting these protections helps keep our neighbors in our city, and helps to avoid further displacement. The fires put our whole city and community in crisis. Those who were most affected stand to enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship. I respectfully urge Councilmembers to vote YES on the motion.

Communication from Public

Name: Chris Wilson

Date Submitted: 01/28/2025 04:23 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Honorable Members of the Los Angeles City Council, On behalf of the Los Angeles County Business Federation (BizFed), a grassroots alliance of 240 business organizations representing 420,000 employers with 5 million employees, we respectfully request the City Council reject the proposed eviction moratorium and rent freeze as outlined in Item #15 of your council agenda. While we understand the need for swift and thoughtful action to address the challenges facing our community in the wake of this disaster, these measures would unfairly shift the burden onto housing providers, create opportunities for abuse and create long-term harm to the rental housing market. Eviction Moratorium Concerns: The city council recently passed an eviction moratorium through Special Order 21, related to unauthorized pets and persons. Prohibiting evictions for nonpayment of rent, unauthorized occupants, or nuisance-related issues based on a self-attestation is not the right way forward. We saw through COVID, a similar policy was abused. There is a thoughtful way forward to ensure those truly in need are receiving assistance. A qualification and proof requirement must be introduced. Further, as there are no funds set aside for rental assistance, encouraging people to not pay rent for one year without a back stop is a recipe for disaster. Oppose the Rent Freeze: Housing providers only recently came out from a 4-year rent freeze in response to COVID. This was done because there was a city-wide unemployment crisis and shelter in place requirement. The fires are a localized tragedy, distinctly different to the reasoning for the previous mandate. There is no justification for a city-wide rent freeze. As housing providers, we share the City's commitment to ensuring stability for tenants during this challenging time. However, policies that undermine the ability to operate is not the answer. I respectfully urge the Council to reject the proposed eviction moratorium and rent freeze and pursue a more balanced solution. If you have any questions, please don't hesitate to contact our Director of Advocacy, Chris Wilson, at (562) 201-6034 or chris.wilson@bizfed.org.

January 28, 2025

Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

RE: Eviction Moratorium and Rent Freeze – File Item #15 (25-0006-S16)

Dear Honorable Members of the Los Angeles City Council,

On behalf of the Los Angeles County Business Federation (BizFed), a grassroots alliance of 240 business organizations representing 420,000 employers with 5 million employees, we respectfully request the City Council reject the proposed eviction moratorium and rent freeze as outlined in Item #15 of your council agenda.

While we understand the need for swift and thoughtful action to address the challenges facing our community in the wake of this disaster, these measures would unfairly shift the burden onto housing providers, create opportunities for abuse and create long-term harm to the rental housing market.

Eviction Moratorium Concerns

The city council recently passed an eviction moratorium through *Special Order 21*, related to unauthorized pets and persons. Prohibiting evictions for nonpayment of rent, unauthorized occupants, or nuisance-related issues based on a self-attestation is not the right way forward. We saw through COVID, a similar policy was abused. There is a thoughtful way forward to ensure those truly in need are receiving assistance. A qualification and proof requirement must be introduced. Further, as there are no funds set aside for rental assistance, encouraging people to not pay rent for one year without a back stop is a recipe for disaster.

Oppose the Rent Freeze

Housing providers only recently came out from a 4-year rent freeze in response to COVID. This was done because there was a city-wide unemployment crisis and shelter in place requirement. The fires are a localized tragedy, distinctly different to the reasoning for the previous mandate. There is no justification for a city-wide rent freeze.

As housing providers, we share the City's commitment to ensuring stability for tenants during this challenging time. However, policies that undermine the ability to operate is not the answer. I respectfully urge the Council to reject the proposed eviction moratorium and rent freeze and pursue a more balanced solution.

If you have any questions, please don't hesitate to contact our Director of Advocacy, Chris Wilson, at (562) 201-6034 or chris.wilson@bizfed.org.

Sincerely,



Angela Gibson-Shaw
BizFed 2025 Chair
GLAAACC



David Fleming
BizFed Founding Chair



Tracy Hernandez
BizFed Founding CEO
IMPOWER, Inc.



David Englin
BizFed President

BizFed Association Members

Action Apartment Association
Advanced Medical Technology Association
Alhambra Chamber
American Beverage Association
Antelope Valley Chamber formerly Lancaster Chamber of Commerce
Apartment Association of Greater Los Angeles
Apartment Association of Orange County
Apartment Association, CA Southern Cities, Inc.
Apartment Association of California
Arcadia Association of Realtors
AREAA North Los Angeles SFV SCV
Armenian American Business Association
Armenian Trade & Labor Association
Arts District Los Angeles
ASCM Inland Empire Chapter
Associated Builders & Contractors SoCal (ABC SoCal)
Associated General Contractors
Association of Independent Commercial Producers
AV Edge California
Azusa Chamber
Bell Chamber
Beverly Hills Chamber
BioCom
Black Business Association
Black Professional Network
Boyle Heights Chamber of Commerce
Bridge Compton Org
Building Industry Association - LA/Ventura Counties
Building Industry Association of Southern California
Building Industry Association- Baldyview
Building Owners & Managers Association of Greater Los Angeles
Burbank Association of Realtors
Burbank Chamber of Commerce
Business and Industry Council for Emergency Planning and Preparedness
Business Resource Group
CalAsian Chamber
CalChamber
California African American Chamber of Commerce
California Apartment Association- Los Angeles
California Asphalt Pavement Association
California Bankers Association
California Black Chamber of Commerce
California Business Properties
California Business Roundtable
California Cleaners Association
California Contract Cities Association
California Council for Environmental & Economic Balance (CCEEB)
California Fuels & Convenience Alliance- Formerly California Independent Oil Marketers Association (CIOMA)
California Gaming Association
California Grocers Association
California Hispanic Chamber
California Hotel & Lodging Association
California Independent Petroleum Association
California Infrastructure Delivery Coalition
California Life Sciences Association
California Manufacturers & Technology Association
California Metals Coalition
California Natural Gas Producers Association
California Restaurant Association
California Retailers Association
California Self Storage Association
California Small Business Alliance
California Travel Association (CalTravel)
California Trucking Association
Californians For Smarter Sustainability
Carson Chamber of Commerce
Carson Dominguez Employers Alliance
Central City Association
Century City Chamber of Commerce
Chatsworth Porter Ranch Chamber of Commerce
Citrus Valley Association of Realtors
Civil Justice Association of California CJAC
Claremont Chamber of Commerce
Commerce Business Council formerly Commercial Industrial Council/Chamber of Commerce
Compton Chamber of Commerce
Compton Community Development Corporation
Compton Entertainment Chamber of Commerce
Construction Industry Air Quality Coalition
Construction Industry Coalition on Water Quality
Council of Infill Builders
Crenshaw Chamber of Commerce
Culver City Chamber of Commerce
Downey Chamber of Commerce
Downtown Alliance
Downtown Long Beach Alliance
DTLA Chamber of Commerce
El Monte/South El Monte Chamber
El Salvador Corridor Association
El Segundo Chamber of Commerce
Employers Group
Energy Independence Now EIN
Engineering Contractor's Association
EXP The Opportunity Engine
FastLink DTLA
Filipino American Chamber of Commerce
Friends of Hollywood Central Park
FuturePorts
Gardena Valley Chamber
Gateway to LA
Glendale Association of Realtors
Glendale Chamber
Glendora Chamber
Greater Antelope Valley AOR
Greater Bakersfield Chamber of Commerce
Greater Coachella Valley Chamber of Commerce
Greater Downey Association of REALTORS
Greater Lakewood Chamber of Commerce
Greater Leimert Park Crenshaw Corridor BID
Greater Los Angeles African American Chamber
Greater Los Angeles Association of Realtors
Greater Los Angeles New Car Dealers Association
Greater San Fernando Valley Chamber
Harbor Association of Industry and Commerce
Harbor Trucking Association
Historic Core BID of Downtown Los Angeles
Hollywood Chamber
Hospital Association of Southern California
Hotel Association of Los Angeles
ICBWA- International Cannabis Women Business Association
Independent Cities Association
Independent Hospitality Coalition
Industrial Environmental Association
Industry Business Council
Inglewood Board of Realtors
Inland Empire Economic Partnership
Irwindale Chamber of Commerce
Kombucha Brewers International
La Cañada Flintridge Chamber
LA County Medical Association
LA Fashion District BID
LA South Chamber of Commerce
Larchmont Boulevard Association
Latin Business Association
Latino Food Industry Association
Latino Golfers Association
Latino Restaurant Association
LAX Coastal Area Chamber
Licensed Adult Residential Care Association- LARCA
Long Beach Area Chamber
Long Beach Economic Partnership
Long Beach Major Arts Consortium
Los Angeles Area Chamber
Los Angeles Economic Development Center
Los Angeles Gateway Chamber of Commerce
Los Angeles Latino Chamber
Los Angeles LGBTQ Chamber of Commerce
Los Angeles Parking Association
Los Angeles Regional Food Bank
MADIA Tech Launch
Malibu Chamber of Commerce
Manhattan Beach Chamber of Commerce
Manhattan Beach Downtown Business & Professional Association
Marina Del Rey Lessees Association
Marketplace Industry Association
Monrovia Chamber
Motion Picture Association of America, Inc.
MoveLA
MultiCultural Business Alliance
NAIOP Southern California Chapter
NAREIT
National Association of Minority Contractors
National Association of Theatre Owners CA/Nevada
National Association of Women Business Owners
National Association of Women Business Owners - LA
National Association of Women Business Owners- California
National Federation of Independent Business Owners California
National Hookah
National Latina Business Women's Association
Norwegian American Chamber of Commerce
Ofiso Community Foundation
Orange County Business Council
Orange County Hispanic Chamber of Commerce
Pacific Merchant Shipping Association
Panorama City Chamber of Commerce
Paramount Chamber of Commerce
Pasadena Chamber
Pasadena Foothills Association of Realtors
PGA
Pharmaceutical Care Management Association PhRMA
Pico Rivera Chamber of Commerce
Pomona Chamber
Rancho Southeast REALTORS
ReadyNation California
Recording Industry Association of America
Regional CAL Black Chamber, SVF
Regional Hispanic Chambers
San Gabriel Valley Economic Partnership
San Pedro Peninsula Chamber of Commerce
Santa Clarita Valley Chamber
Santa Clarita Valley Economic Development Corp.
Santa Monica Chamber of Commerce
Secure Water Alliance
Sherman Oaks Chamber
Signal Hill Chamber
South Bay Association of Chambers
South Bay Association of Realtors
South Gate Chamber of Commerce
Southern California Contractors Association
Southern California Golf Association
Southern California Grantmakers
Southern California KFC Franchise
Southern California Leadership Council
Southern California Minority Suppliers Development Council Inc.
Southern California Water Coalition
Southland Regional Association of Realtors
Specialty Equipment Market Association
Structural Engineers Association of Southern California
Sunland/Tujunga Chamber
Sunset Strip Business Improvement District
Swiss American Chamber of Commerce
Thai American Chamber of Commerce
The Bridge Network
The LA Coalition for the Economy & Jobs
The Los Angeles Taxpayers Association
The Two Hundred for Homeownership
Torrance Area Chamber
Tri-Counties Association of Realtors
United Chambers - San Fernando Valley & Region
United Contractors
United States-Mexico Chamber
Unmanned Autonomous Vehicle Systems Association
Urban Business Council
US Green Building Council
US Resiliency Council
The Valley Economic Alliance, The Valley Industry & Commerce Association
Venice Chamber of Commerce
Vermont Slouson Economic Development Corporation
Veterans in Business
Vietnamese American Chamber
Village of Sherman Oaks BID
Warner Center Association
West Covina Chamber
West Hollywood Chamber
West Hollywood Design District
West Los Angeles Chamber
West San Gabriel Valley Association of Realtors
West Valley/Warner Center Chamber
Westchester BID
Western Electrical Contractors Association
Western Manufactured Housing Association
Western Propane Gas Association
Western States Petroleum Association
Westside Council of Chambers
Westwood Community Council
Whittier Chamber of Commerce
Wilmington Chamber
World Trade Center
Yes in My Backyard
7-Eleven Franchise Owners Association of Southern California

Communication from Public

Name: Elizabeth Trost

Date Submitted: 01/28/2025 04:23 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote YES on Agenda item 15. This is a critical time to protect vulnerable renters and those impacted by the wildfire disasters which continue to ravage our communities. End the evictions. Freeze the rent. Stop price gouging.

Communication from Public

Name: CJ

Date Submitted: 01/28/2025 04:32 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge City Council Members to vote YES on this motion. Residents of our city are struggling enough post-LA fires and we are not out of fire danger. We have seen landlords already start price gouging (and +<10% is still a great hardship for many renters) and I believe increased rents puts uneven hardship on renters and displaced families/renters. As a homeowner myself who has a tenant I fully support a rent freeze and eviction moratorium.

Communication from Public

Name: Grace Hut

Date Submitted: 01/28/2025 04:36 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge Council to vote YES on this motion as written without amendments. The fires are having a profound impact on Los Angeles' already severely unaffordable rental housing market. Landlords are illegally and immorally rent-gouging to make greater profit off of their properties, impacting both residents directly displaced by the fires as well as existing tenants across the region who are seeing rental prices skyrocket in their neighborhoods. The city must take action to prevent our affordability crises from worsening, first by passing a pause on rent increases and then updating and implementing an updated LARSO rent increase formula. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on updating the LARSO formula, especially at this moment when tenants across the city are grappling with fire-related economic hardship. Without intervention, thousands of tenants are also at risk of eviction due to loss of income related to the fires, unauthorized occupants taken in during the emergency and other no-fault reasons. Ample data exists to demonstrate that eviction rates commonly increase after natural disasters; an eviction moratorium is the only common sense way to prevent this disaster from escalating into an even larger crisis.

Communication from Public

Name: Nicole Villela

Date Submitted: 01/28/2025 04:46 PM

Council File No: 25-0006-S16

Comments for Public Posting: I would like to encourage the council to vote YES on this very important motion. The wildfires in Los Angeles have an a direct impact on every member of the community. A freeze on rent can help ease the burden this city has had since this horrible event, and help families and our city's economy get back on its feet and begin to rebuild.

Communication from Public

Name: Kaycee

Date Submitted: 01/28/2025 04:47 PM

Council File No: 25-0006-S16

Comments for Public Posting: I'm a resident of CD 4 and urge you to support a rent freeze and a universal eviction moratorium for Los Angeles immediately. Tens of thousands of people who lost their homes in the wildfires are entering a rental market that already evicts nearly 4,500 households a month, now with the addition of 75,000 newly homeless people also in need of homes. We've already seen many landlords engage price gouging up to 200% despite its illegality. Thousands more Angelenos are losing work while already high rents are going up on February 1st. Please don't allow one disaster to lead to another. We also need a blanket ban on predatory short-term rentals like AirBnB and to seize the hundreds of thousands of vacant units across the county to house Los Angeles instead.

Communication from Public

Name: Matthew

Date Submitted: 01/28/2025 04:56 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge the City Council to carefully evaluate the broader consequences of these policies on our housing market and community. While the challenges faced by the 10,000 people displaced from their homes are serious and deserving of thoughtful solutions, using this plight to justify rent freezes for 750,000 renters does not address the root issues of affordability and supply. We must also learn from the pandemic-era renter protections, particularly the widespread issues with self-certification. During that time, significant fraud and misuse occurred due to a lack of verification measures, creating an unfair burden on housing providers and undermining the effectiveness of these policies. Relying on self-certification again will only exacerbate these issues and further strain an already fragile housing system. Policies like these risk discouraging investment and new development, worsening the housing shortage we already face. With fewer apartments being built per capita than anywhere else in the country, we need solutions that promote long-term stability rather than short-term interventions. Housing providers play a critical role in maintaining and expanding our housing stock, yet policies like rent freezes place undue burdens on them, threatening the viability of the market as a whole. I urge the Council to take a balanced approach that both protects vulnerable residents and encourages new housing development, ensuring a sustainable and equitable future for everyone in our community.

Communication from Public

Name: Neyda Quintanilla

Date Submitted: 01/28/2025 05:08 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Neyda Quintanilla . I'm from T.R.U.S.T. South LA and I live in Watts, which is within CD15 . I'd like to comment on item 15 and general public comment. I urge the Council to vote yes on item 15 as written. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. According to a recent report by The Rent Brigade, rent-gouging has surged by over 5,000% from January 7 to January 18. Landlords and agents are illegally overcharging renters by \$7.7 million per month, amounting to \$92.4 million annually above the legal limit. My father has been a gardener for nearly 40 years, but ongoing gardening equipment bans and the proximity of client residences to both the Palisades and Eaton fire lines have slowed his work, leading to delays and reduced income. In South LA, though we were away from the fires, the economic impact is still clear, with job losses and growing financial instability affecting many in the area. LA City must pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. Thank you.

Communication from Public

Name: Kyle Benjiman Troutman

Date Submitted: 01/28/2025 05:12 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Kyle Benjiman Troutman. I live in Los Angeles. I'd like to comment on item 15 and general public comment. We need these emergency eviction protections and a rent increase pause to protect tenants impacted by the fires right NOW. Additionally, Council must adopt changes to the permanent LARSO rent increase formula. Hundreds of thousands of tenants are about to get 4-6% rent increases for February based on the old formula. No tenants should get this increase when the reason is the City's own delays in acting to update the formula. That is another reason we need a pause on rent increases. Tenants demand that City Council act urgently to pause rent increases and update LARSO. We demand: 1) An annual increase formula based on 60% of CPI with a limit of 3%, and no floor, 2) Removal of the utility bump, 3) Elimination of additional occupant increases, 4) No rent banking, and 5) That the formula applies equally to all owners, regardless of their size. Please vote to keep the renters of this city safe and housed during these unimaginably difficult times. Thank you.

Communication from Public

Name: edna monroy

Date Submitted: 01/28/2025 05:16 PM

Council File No: 25-0006-S16

Comments for Public Posting: I'm Edna Monroy, council district 9 resident, and I urge council members to keep all Angelenos housed and protected. The fires have devastated people in the City of Los Angeles. It has disrupted housing markets across the city. And renters from across the city and across the income spectrum will be affected. I'm in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Provide eviction protections for all affected renter households for one year. - Pause rent increases for all rental residential units for one year. A targeted eviction moratorium should not be controversial, no matter what lobbyists from AAGLA and CAA tell you. Notably, this part of the motion does not affect landlords' abilities to use the legal eviction process. It merely gives tenants a defense to use if their landlords attempt to illegally evict them in a legal system that offers tenants very little recourse. A rent pause should not be necessary, but it is necessary because of the fact that the City Council has yet to update, enact, and implement the LARSO rent increase formula, which the Council could have done at any point since Fall 2024. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on this important issue, especially at this moment when tenants across the city have been affected by fire-related economic hardship and rampant price gouging on the rental market by the same landlords demanding that you not to support tenants. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this citywide crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you. em

Communication from Public

Name: Jordan S

Date Submitted: 01/28/2025 05:18 PM

Council File No: 25-0006-S16

Comments for Public Posting: This rent freeze would only further hurt our most marginalized communities. This will put downward pressure on the rental market that will cause rents for average Angelinos to skyrocket

Communication from Public

Name: Mike Martinez

Date Submitted: 01/28/2025 05:22 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am all for going after price gougers and other crooks trying to capitalize on this tragedy. But PLEASE STOP DEMONIZING NON CONGLOMERATE LANDLORDS. MOST OF US ARE NOT BLACKROCK. We have seen our insurance costs, utility costs and general expenses skyrocket post COVID. Moves like this serve mega landlords by squeezing out mom and pop locals. PLEASE CONSIDER US

Communication from Public

Name: Allison

Date Submitted: 01/28/2025 05:25 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote yes! We were facing a housing crisis *before* the fires; now, with thousands of peoples left without homes, the crisis is threatening to turn into a catastrophe. People need these protections against profiteering landlords and against evictions due to hardships that were no fault of their own.

Communication from Public

Name: Jerard D. Wright

Date Submitted: 01/28/2025 05:25 PM

Council File No: 25-0006-S16

Comments for Public Posting: On behalf of the Greater Los Angeles Realtors® (GLAR), a real estate trade organization representing a membership of nearly 12,000 REALTOR® members throughout the Los Angeles region, including the cities of Beverly Hills, Culver City, Los Angeles, Santa Monica and West Hollywood, we are writing to express our strong opposition and concerns regarding the proposed Rent Freeze and Eviction Moratorium. The proposed freeze will negatively impact housing affordability, further destabilize the rental housing market overall by adding a confusing and conflicting policy to what the State has already adopted in their emergency ordinance. The proposed policy will further erode smaller housing providers, those mom-and-pop landlords who provide the bulk of the naturally affordable housing in the city. This policy would be detrimental to housing providers of color as they will no longer be able to provide their service in geographically sensitive areas of the city. Los Angeles already has strong renter protections – the proposed moratorium simply goes too far. (Letter attached)

January 28, 2025

LA City Council President Marqueece Harris-Dawson
Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012



**Re: ITEM 15 – Rent Freeze and Eviction Moratorium –
25-0006-S16 (OPPOSE)**

To the Honorable President Harris Dawson and full Los Angeles City Council,

On behalf of the Greater Los Angeles Realtors® (GLAR), a real estate trade organization representing a membership of nearly 12,000 REALTOR® members throughout the Los Angeles region, including the cities of Beverly Hills, Culver City, Los Angeles, Santa Monica and West Hollywood, we are writing to express our strong opposition and concerns regarding the proposed Rent Freeze and Eviction Moratorium.

The proposed freeze will negatively impact housing affordability, further destabilize the rental housing market overall by adding a confusing and conflicting policy to what the State has already adopted in their emergency ordinance. The proposed policy will further erode smaller housing providers, those mom-and-pop landlords who provide the bulk of the naturally affordable housing in the city. This policy would be detrimental to housing providers of color as they will no longer be able to provide their service in geographically sensitive areas of the city. Los Angeles already has strong renter protections – the proposed moratorium simply goes too far.

Smaller housing providers, who often operate on tight margins, would be particularly harmed as some are barely recovering from not being allowed an increase in rents for nearly four years during COVID. We have seen many housing providers get out of business and sell to corporate landlords because of the burden of costs and liabilities created by blanket policies like these as we witnessed during COVID. A preamble to a similar rent freeze motion by Councilmember Soto-Martinez highlighted this increase, not realizing that it is these eviction moratoriums and rent freeze policies that are the underlying cause to the spike of corporation ownership of rental housing in Los Angeles.

We had one long standing member dip into their life savings and sell his other duplex that he would have passed down to his child for generational wealth to cover the cost of modernizing and repairing five units from problem tenants that they could not evict due to the overreaching moratorium during COVID. Out of retaliation, these problem tenants caused significant mildew and plumbing damage to the adjacent units because this style of motion prevented this member from legally evicting this problem tenant who would not pay rent.

The timing of this action could not be at a more vulnerable time to housing providers as costs have increased over the last four years.

- Insurance premiums increased by 25 to 50%.
- Utility costs (which are owned by the City of LA) went up on average 15%.
- Trash fees (also owned and controlled by the City) saw up to a 25% increase.

6017 Bristol Parkway | Culver City | California | 90230
P 310.967.8800 | F 310.967.8808 | GreaterLAREaltors.com

The current proposed rent freeze policy -like the COVID-19 rent freeze policy- prevents owners from passing through costs to tenants to keep properties maintained while the motion contains zero suggestion of property tax freezes, utility rate freezes or trash hauling fee suspensions.

In addition, the methodology cited in the preamble to the motion and recent research being used to show price gouging and other tactics are problematic, as of the over 1300 listings cited in price gouging tracker, more than two-thirds of these units are brand new listings, are predominately single family homes, and the majority of these listings are located in luxury market locations in the Hollywood Hills, Century City, Brentwood, Venice Beach which generally listed for a higher price even before the start of the wildfires.

These are same locations the same tenants' rights advocates who are supportive of this policy have used as examples for voters to support the Measure ULA transfer tax - the Mansion tax - used to fund programs that is supposed to help tenants in a time like this. This is disingenuous and hypocritical. The city has already stepped up to protect renters impacted by the wildfires - it does not need to overreach with the proposed moratorium which would ultimately harm the city's already strained rental housing stock.

GLAR will continue to advocate for increasing homeownership opportunities for all, increasing workforce housing production, protecting property rights, and supporting small businesses. If you have any questions, please do not hesitate to contact our Government Affairs Director at (323) 919-9424 or jerard@glarealtors.com.

Thank you for the opportunity to share our concerns with this proposal.

Sincerely,

A handwritten signature in black ink that reads "Anne Russell". The signature is fluid and cursive, with the first name "Anne" written in a larger, more prominent script than the last name "Russell".

Anne Russell
GLAR President 2025

Communication from Public

Name: Kait Murphy, CD-04

Date Submitted: 01/28/2025 05:26 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge all representatives to vote YES on a rent and eviction freeze. I know that most public comments will focus on the devastated communities of the Palisades and Altadena, which of course deserve the highest attention and greatest aid. However, while not all of Los Angeles was touched by flames, the effects of the recent fires have touched all Angelenos' lives in terms of: lost work-time due to school and other business closures; health impairments from poor air and water quality which will last for years to come; and of course, ongoing rent price-gouging. A moratorium on rent increases and evictions is the only just option for a city with millions in recovery, and in fact, should be merely the ground floor of sweeping changes City Council can put in place to ensure LA "bounces back." Thank you for your consideration.

Communication from Public

Name: Elliott Sassouni

Date Submitted: 01/28/2025 05:28 PM

Council File No: 25-0006-S16

Comments for Public Posting: Capital flows to where it's treated well. This motion will only exacerbate the housing crisis, as housing providers start to exit the market. There are many unintended consequences with this legislation and should not be considered by anyone that considers themselves a serious thinker. Renters WILL be harmed.

Communication from Public

Name: Drew Wilson

Date Submitted: 01/28/2025 05:29 PM

Council File No: 25-0006-S16

Comments for Public Posting: Public Comment on Item 25-0006-S16 – Eviction and Protections Due to the LA fires My name is Drew Wilson and I am a resident of Los Angeles, specifically of Culver City, for the past 6 years. I wanted to express my strong support for the motion presented by Councilmembers Hernandez, Soto-Martinez and Nazarian to protect tenants from evictions and rent increases in the aftermath of the fires we've seen in the past few weeks. The fires have already caused immense hardship for so many, and I think it is crucial that the City takes immediate action to help Angelenos. The proposed measures — prohibiting evictions for folks that have experienced financial hardships due to the fires, suspending rent increases, and cracking down on rental price gouging — are necessary for ensuring housing stability and protecting the future of our community. I specifically support the proposal to pause rent increases through January 2026. Now is not the time for landlords to hike up housing costs around the city (which is something already out of control and should be dialed in). Furthermore, I support the motion's focus on addressing price gouging in the rental market. Even the allowed cap of 10% is far too high during this historic disaster. The City must take strong action to prevent exploitative behavior of landlords. I think a lot of residents would be interested in seeing the City's response and actions for these price gouging reports. Lastly, I urge the City Council to pass this vote swiftly and ensure that our neighbors are not forced into homelessness or further financial distress because of circumstances beyond their control. Thank you for your time and for your consideration, Drew Wilson

Communication from Public

Name: Zachary Fields

Date Submitted: 01/28/2025 05:44 PM

Council File No: 25-0006-S16

Comments for Public Posting: This is essential for the Los Angeles community.

Communication from Public

Name: Carla Torres Montero

Date Submitted: 01/28/2025 05:48 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello, my name is Carla Torres Montero. I live in district 14 I am calling in support of Item 15 on Wednesday's Council Agenda that would provide a one-year rent freeze and eviction protections to renters. I urge the Council to vote yes on item 15 as written and with NO amendments. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. According to a recent report by The Rent Brigade, rent-gouging has surged by over 5,000% from January 7 to January 18. Landlords and agents are illegally overcharging renters by \$7.7 million per month, amounting to \$92.4 million annually above the legal limit.

Communication from Public

Name: Christina Boyar

Date Submitted: 01/28/2025 05:48 PM

Council File No: 25-0006-S16

Comments for Public Posting: Attached is a letter signed by 84 organizations in support of the motion from Councilmembers Hernandez, Soto-Martínez, and Nazarian in Council File 25-0006-S16 asking for additional emergency eviction protections for tenants who have experienced economic or medical hardship related to the January 2025 fires and temporary a rent increase pause through January 2026. Our letter calls for emergency protections, and outlines actions that we want state leaders and the courts to take as well. In addition, the letter calls for the City to adopt a permanent disaster tenant protection ordinance to ensure the City is able to rapidly act to keep people housed in the event of future emergencies and recommends other actions to stabilize tenants during the emergency.

Protecting LA County Renters During and After the 2025 Wildfires





COMMUNITIES FOR A BETTER ENVIRONMENT established 1978



El Sereno Community Land Trust



APEN ASIAN PACIFIC ENVIRONMENTAL NETWORK



cityLAB UCLA



January 27, 2025

To All Elected Officials in Los Angeles County:

As the devastating wildfires continue to burn and cause untold destruction, housing has become even more of a critical issue for Angelenos. With widespread reports of price gouging already taking place,¹ it is not too soon for our leaders to begin discussing how they will protect renters from the physical and economic damage that has occurred. There is a dire need for swift enforcement of anti-price gouging laws and immediate measures to protect renters from exploitation.

Renters in communities across LA County have been displaced. Many tenants - including many Black and Brown Angelenos and immigrant workers - lost their homes in the fires. Additionally, as a result of the fires, thousands of homeowners are entering the rental market on a temporary or permanent basis. Businesses and commercial districts have also been destroyed, leading to losses in income. Many immigrant workers in particular are in the service industry and lost their jobs when retail businesses burned. This surge in demand for housing will only compound our already-historic housing and homelessness crisis. **We need rapid policy change to prevent spikes in rents and evictions, and ensure stability as our County moves forward.**

Tenants are coming forward in need of urgent assistance as they face a range of challenges in the wake of the wildfires. Some are being evicted because their landlords, having lost their own homes in the fires, now seek to reclaim rental properties for personal use. Others have lost their homes entirely and are left questioning their rights—whether they are entitled to return to their units after rebuilding, if landlords are obligated to rebuild within a specific time frame, and whether landlords must provide financial assistance or alternative housing in the interim. Adding to the confusion, misinformation from county officials about the availability of housing vouchers has left renters without clear guidance on where to turn.

We have been here before. During the COVID-19 pandemic, advocates pushed our elected leaders to offer pragmatic solutions to ensuring that Angelenos remained housed through massive economic upheaval. These protections prevented countless people from becoming homeless. We understand what policies tenants need to feel safe and secure in their housing, and what tools our governments have to enact those policies.

Evictions devastate a family's stability and can lead to homelessness. Studies have shown a meaningful increase in evictions in the wake of natural disasters.² In addition, immigrants are some of the most vulnerable. Many immigrants whose primary language is not English also find it difficult to navigate the legal system and laws. Despite this, eviction courts continue to operate *while the County is on fire*. At this time, when fire victims are also looking for new shelter, our leaders should do everything in their power to limit evictions.

¹ Danielle Kaye, *Prices Spike on Some L.A. Rentals as Fire Victims Search for Places to Stay*, NY Times (Jan. 10, 2025) <https://www.nytimes.com/2025/01/10/business/california-fires-rent-price-gouging.html>; Jack Fleming, *Fire victims compete to find new homes as real estate market rages in Pacific Palisades, Altadena*, LA Times (Jan. 11, 2025), <https://www.latimes.com/california/story/2025-01-11/their-houses-burned-down-now-they-are-fighting-for-the-few-homes-left-on-the-market>; David Wagner, *Asking rents skyrocket as LA fires destroy homes*, Laist.com (Jan. 11, 2025) <https://laist.com/news/housing-homelessness/los-angeles-palisades-fire-housing-rent-price-gouging-law-california-zillow-listing>;

² Mark Brennan et al., *A Perfect Storm? Disasters and Evictions*, <https://doi.org/10.1080/10511482.2021.1942131> (Oct. 13, 2021).

Our organizations collectively demand the following urgent actions from our leaders:

Stop evictions while the emergency persists.

We call on the Los Angeles Superior Court and the LA County Sheriff to delay eviction cases until we can ensure that tenants will have a safe landing.

- The Presiding Judge must institute a court holiday for the purposes of answering newly-filed unlawful detainers, for the duration of the local emergency.
- The Presiding Judge must stay all unlawful detainer proceedings during the local emergency, except where necessary to protect public health and safety. In addition, the courts should also consider a suspension on parking enforcement in affected areas, and automatic forgiveness of parking tickets issued during the emergency.
- The Sheriff must not execute unlawful detainer writs of possession for the duration of the emergency.

Enact an emergency eviction moratorium and protections for renters.

The fires have affected people all across our County. We call on the leaders of all 88 cities, as well as the Board of Supervisors, to institute emergency tenant protections. While the most immediate impacts such as mandatory and warned evacuations have occurred in cities such as the City of Los Angeles, Santa Monica, Malibu, Calabasas, Pasadena, La Canada-Flintridge, Glendale, and unincorporated parts of LA County including Altadena and Topanga Canyon, cities across the County are experiencing air pollution and evacuees have relocated beyond the immediately impacted areas.

In addition to individual cities, we call on the Board of Supervisors to use their expanded powers during a state of emergency to create, clear, uniform eviction protections Countywide.

Tenant protections that are needed include:

- Freeze rents countywide. Despite anti-price gouging laws, landlords have already begun inflating rents to take advantage of desperate homeseekers. Rents should be kept level for the duration of the emergency – everyone’s focus at this time should be surviving, not profiting. We call on local officials to advocate with state legislators to apply this freeze to all units in LA County, not just those covered by Costa-Hawkins.
- Prohibit evictions. Particularly in places and for units where these are largely unregulated, existing tenants are at risk of being evicted in favor of a new family seeking housing. We need a full eviction moratorium until we understand the scope of impact from the fire on renters.
 - No-fault evictions, particularly owner move-in evictions, need to be narrowly limited to prevent abuse and ensure that any tenants displaced at this time are given adequate time and financial resources to secure replacement housing. Applicable relocation requirements should be enforced.
 - Tenants should not be evicted for failing to pay rent when their income has been disrupted due to the fires. There has been a significant loss of commercial centers that employ renters, small businesses owned by renters, and transportation impacts that have led to reduced income now and in some cases for the foreseeable future.
 - Evictions for additional occupants and pets should be banned while people remain displaced. Many renters have generously opened their homes to evacuating family and friends, inadvertently putting them all at risk of eviction for violating lease-based occupancy limits or no

pet policies. Cities and the Board of Supervisors should also consider making these protections permanent.

- Ban evictions for lack of renters' insurance. Landlords should not be allowed to shift liability to tenants by requiring tenants to obtain renter's insurance as a condition of the lease. Failure to obtain renter's insurance can also serve as a pretext for landlords to evict tenants, which courts have said is illegal.³ Cities should follow the lead of California courts and prohibit these evictions.
- Ban algorithmic rental price fixing and tenant screening. Just a week after these deadly fires started, we have already seen landlords raise rents on vacant units, in some cases blaming algorithms or rental listing platforms for the gouging.⁴ Like in San Francisco,⁵ the use of algorithmic software to set rental prices should be outlawed. In addition, tools that use algorithms or AI to screen prospective tenants should be banned, so that tenants are evaluated holistically and without discriminatory barriers when applying for a place to live.⁶
- Enforce existing protections against evictions to bring in higher-paying tenants. Many renters are going to find themselves pressured to leave or evicted to accommodate new, higher-paying tenants. Cities and the County should specifically enforce Penal Code § 396(f) and Civil Code § 1954.53(a)(1) to protect against this abuse.
- Enforce anti-price gouging laws generally. The District Attorney and City Attorneys should join with the Attorney General in enforcing the state's anti-price gouging statute, Penal Code § 396, which prohibits price gouging on rental housing in addition to temporary shelter and other essential goods.

Support statewide action to protect renters.

Local elected officials should call on the Governor, State Legislature, and Judicial Council to use their powers to protect tenants as well, including:

- Pause all pending evictions in Los Angeles County, including prohibiting the Sheriff from executing a writ of possession, except in cases where there is an immediate risk to public safety.
- Enact a moratorium on new evictions, except in cases where there is an immediate risk to public safety.
- Support AB 246, which will freeze rents for all tenants countywide to prevent further price gouging.
- Pause the processing of pending Ellis Act applications other than those related to an affordable housing development project.

Implement other tenant supports.

- Stand up immediate cash assistance and/or rent relief programs for renters impacted.
- Commandeer hotels to house displaced victims until long-term aid can be received.
- Enhance rent registries so they are usable and other protections are enforceable.
- Create dedicated hotlines and support for tenants, especially for immigrants, seeking information and access to assistance programs during the emergency, and after, to aid in recovery.

These are common-sense protections after any large disaster or emergency. The reality of climate change is that events like this month's fires are only going to increase in frequency, and our region is at high risk for earthquakes. **Therefore, we also demand that these emergency protections also be codified in a**

³ In *Boston LLC v. Juarez*, 245 Cal.App.4th 75, 87 (2016), the Court of Appeal held that a tenant's failure to obtain renter's insurance required by the lease was "not a material breach" that justified eviction.

⁴ https://x.com/bad_tenant/status/1878510317820395781.

⁵ S.F. Admin. Code § 37.10C.

⁶ <https://www.keepplahoused.org/la-tbor>.

permanent emergency protection ordinance that automatically applies upon declaration of a state of emergency. This type of law is not unprecedented. Sonoma County’s Residential Tenancy Protections Ordinance contains a permanent section with protections during declared states of emergency.⁷ Additionally, last week we saw the application of Insurance Code § 675.1(b), which automatically creates a one year moratorium on canceling or non-renewing insurance within a fire perimeter after a state of emergency is declared. LA City Councilmembers Eunisses Hernandez and Heather Hutt also recently introduced a motion calling for additional tenant protections after disasters.⁸

As the climate crisis hastens more public emergencies, Los Angeles needs to be prepared to protect the housing stability of tenants. We urge our governments to take action now to prevent more loss and devastation.

Sincerely,

1. Keep LA Housed Coalition
2. ACCE
3. ACLU So Cal
4. ACT-LA
5. Alliance for Children's Rights
6. Asian Americans Advancing Justice Southern California
7. Asian Pacific Environmental Network (APEN)
8. Bet Tzedek
9. Beverly-Vermont Community Land Trust
10. Black Women for Wellness
11. Burbank Tenants Union
12. CAIR-LA/CAIR CA (Council on American Islamic Relations, Greater LA Chapter)
13. California Center for Movement Legal Services
14. California Green New Deal Coalition
15. California Native Vote Project
16. Chinatown Community for Equitable Development (CCED)
17. CHIRLA
18. cityLAB UCLA
19. Clergy & Laity United for Economic Justice (CLUE)
20. Coalition for Economic Survival
21. Communities for a Better Environment
22. Community Coalition
23. Community Power Collective
24. Courage California
25. DEBT Collective
26. DSA-LA
27. East Bay Housing Organizations
28. Eastside LEADS
29. El Sereno Community Land Trust

⁷ Sonoma County Code, Sec. 4, Art. 9, § 8 (Ord. No. 6496, Sept. 17, 2024).

⁸ LA City Council File No. 24-1443, https://clkrep.lacity.org/online/docs/2024/24-1443_misc_11-19-24.pdf.

30. Esperanza Community Housing
31. Glendale Tenants Union
32. Ground Game LA
33. Highland Park Local of L.A. Tenants Union
34. Homes for All - California
35. Housing NOW!
36. Housing Rights Center
37. Human Impact Partners
38. IfNotNowLA
39. Inclusive Action for the City
40. Inner City Law Center
41. InnerCity Struggle
42. Inquilinos Unidos
43. Justice in Aging
44. KIWA
45. KTown for All
46. LA CAN
47. LA Forward
48. LA Voice
49. Latino Equity Alliance / Alianza Latina por la Igualdad
50. Legacy LA
51. Liberty Hill Foundation
52. Long Beach Forward
53. Long Beach Residents Empowered (LiBRE)
54. Los Angeles Alliance for a New Economy (LAANE)
55. Los Angeles Renters Right to Counsel Coalition
56. Morena Strategies
57. National Housing Law Project
58. Pasadena Tenants Union
59. Physicians for Social Responsibility Los Angeles
60. Policy Link
61. POWER
62. Proyecto Pastoral at Dolores Mission
63. Public Counsel
64. Reclaim Our Schools LA
65. Right to the City Alliance
66. SCOPE
67. Self Help Graphics & Art
68. South Pasadena Tenants Union
69. Strategic Actions for a Just Economy (SAJE)
70. Students Deserve
71. Sunrise Movement Los Angeles
72. T.R.U.S.T. South LA
73. Tenants Together
74. Thai CDC
75. The Children's Partnership

76. UAW Region 6
77. UAW 4811
78. UAW 872
79. UCLA Luskin Institute on Inequality and Democracy
80. United Teachers of Los Angeles
81. United Way of Greater Los Angeles
82. USC Gould School of Law
83. Venice Community Housing
84. Western Center on Law & Poverty

Communication from Public

Name: Ruby Rivera

Date Submitted: 01/28/2025 05:48 PM

Council File No: 25-0006-S16

Comments for Public Posting: The fires have devastated people in the City of Los Angeles. It has disrupted housing markets across the city. And renters from across the city and across the income spectrum will be affected. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Provide eviction protections for all affected renter households for one year. - Pause rent increases for all rental residential units for one year. A targeted eviction moratorium should not be controversial, no matter what lobbyists from AAGLA and CAA tell you. Notably, this part of the motion does not affect landlords' abilities to use the legal eviction process. It merely gives tenants a defense to use if their landlords attempt to illegally evict them in a legal system that offers tenants very little recourse. A rent pause should not be necessary, but it is necessary because of the fact that the City Council has yet to update, enact, and implement the LARSO rent increase formula, which the Council could have done at any point since Fall 2024. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on this important issue, especially at this moment when tenants across the city have been affected by fire-related economic hardship and rampant price gouging on the rental market by the same landlords demanding that you not to support tenants. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this citywide crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you.

Communication from Public

Name: esthefanie solano

Date Submitted: 01/28/2025 05:49 PM

Council File No: 25-0006-S16

Comments for Public Posting: I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Provide eviction protections for all affected renter households for one year. - Pause rent increases for all rental residential units for one year. A targeted eviction moratorium should not be controversial, no matter what lobbyists from AAGLA and CAA tell you. Notably, this part of the motion does not affect landlords' abilities to use the legal eviction process. It merely gives tenants a defense to use if their landlords attempt to illegally evict them in a legal system that offers tenants very little recourse. A rent pause should not be necessary, but it is necessary because the City Council has not updated, enacted, and implemented the LARSO rent increase formula, which the Council could have done at any point since Fall 2024. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on this important issue, especially at this moment when tenants across the city have been affected by fire-related economic hardship and rampant price gouging on the rental market by the same landlords demanding that you not to support tenants.

Communication from Public

Name: Erika

Date Submitted: 01/28/2025 05:52 PM

Council File No: 25-0006-S16

Comments for Public Posting: As a tenant in the City of Los Angeles who knows other tenants displaced due to the fires, I am urging City Council Members to VOTE YES on this motion. This motion would: Immediately enact a 12-month city-wide RENT FREEZE to keep tenants housed in the wake of this disaster. Immediately enact a 12-month EVICTION MORATORIUM for non-payment of rent, no-fault evictions, evictions related to unauthorized occupants and/or pets, and evictions based on lack of renters insurance for tenants who attest to having experienced economic or medical hardship, and tenants who have accommodated displaced or economically impacted occupants who have experienced economic or medical hardship related to the January 2025 fires.

Communication from Public

Name: Jennifer Bohnert

Date Submitted: 01/28/2025 05:54 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge the city council to pass the rent freeze and eviction moratorium to protect those that are still suffering from the wildfires. No one deserves to live on the street and I encourage the city council to be empathetic to the struggles that the city of Los Angeles will continue to face in the aftermath of these disasters.

Communication from Public

Name:

Date Submitted: 01/28/2025 05:57 PM

Council File No: 25-0006-S16

Comments for Public Posting: A rent increase freeze is a tough hit for many small, "mom and pop" landlords. These landlords already operate on thin margins, and when rent prices are capped while costs are rising—interest rates climbing, insurance premiums going up, utilities getting more expensive—it becomes unsustainable. Without the ability to adjust rents to match inflation or increased operational costs, many small property owners could find themselves unable to cover expenses, leading to bankruptcies or forced sales. It's a challenging scenario that risks displacing smaller landlords in favor of larger corporate owners who have more resources to weather these financial storms.

Communication from Public

Name: Chris Tilly

Date Submitted: 01/28/2025 05:59 PM

Council File No: 25-0006-S16

Comments for Public Posting: Speaking as a long-term LA resident (previously a tenant, now a homeowner) and a Professor of Urban Planning at UCLA, I strongly support this proposal for a 12-month citywide rent freeze and a 12-month eviction moratorium. There was already a critical shortage of affordable housing before the devastating fires, and now that shortage is even more extreme. As an economist, I know that housing markets reflect the citywide and in fact metro-wide availability of housing, and therefore the loss of housing in some areas will drive up rents in all areas, unless strong action is taken to constrain rent-gouging.

Communication from Public

Name: Christal Cody

Date Submitted: 01/28/2025 05:59 PM

Council File No: 25-0006-S16

Comments for Public Posting: Los Angeles housing issues were at a crisis point BEFORE the terrible fires this month. All emergencies we should IMMEDIATELY trigger both automatic rent freezes AND an eviction moratorium. It is the sane choice to prevent greedy landlords from taking advantage of the citizens of Los Angeles (more than they already do). I urge my council member Heather Hutt, and all of the LA City council to vote YES for the good of everyone in LA.

Communication from Public

Name: Erika Jimenez

Date Submitted: 01/28/2025 06:00 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Councilmember, The fires have devastated people all across our City. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Pause rent increases for all rental residential units for one year. - Provide eviction protections for one year. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you, Erika

Communication from Public

Name: Nicole Pasini
Date Submitted: 01/28/2025 06:01 PM
Council File No: 25-0006-S16
Comments for Public Posting: I am writing to voice my support for an eviction moratorium and a pause on rent hikes. Rent is already going up in the wake of the recent fires. LA will be a stronger community if more people stay housed. Research has found that eviction rates go up following natural disasters (see studies at <https://dusp.mit.edu/projects/effects-climate-change-related-disasters-low-income-renters>). Please do not allow the fires to further exacerbate the housing crisis in LA.

Communication from Public

Name: Cassidy Bennett
Date Submitted: 01/28/2025 06:02 PM
Council File No: 25-0006-S16

Comments for Public Posting: I respectfully urge all Councilmembers to vote YES on the motion as is without ANY amendments. The City of Los Angeles was already suffering from a housing crisis and displacing tenants, and we're going to experience even more of a crisis now. You have the power to assuage the compounding impacts of the fire by passing this motion and providing eviction protections for all affected renter households for one year and pausing rent increases for all rental residential units for one year. A targeted eviction moratorium should not be controversial, no matter what lobbyists from AAGLA and CAA tell you. This motion does NOT affect landlords' abilities to use the legal eviction process. It merely gives tenants a DEFENSE to use if their landlords attempt to illegally evict them in a legal system that offers tenants very little recourse and where tenants still do not have access to all the legal support they need. This rent pause should not be necessary, as we should have already updated our LARSO formula, but the City Council has yet to update, enact, and implement the LARSO rent increase formula, which the Council could have done at any point since Fall 2024. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on this important issue, especially at this moment when tenants across the city have been affected by fire-related economic hardship and rampant price gouging on the rental market by the same landlords demanding that you not to support tenants. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this citywide crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. Thank you.

Communication from Public

Name: Ryan Afari

Date Submitted: 01/28/2025 06:06 PM

Council File No: 25-0006-S16

Comments for Public Posting: This motion is a disaster! Will bring development to a halt amidst our housing crisis, is a conflict of interest for the renters on the council voting on this, and is an illegal taking of property. It will stop landlords from renting. Landlords have already shouldered the 5 year burden of COVID era freezes and moratoria amidst record inflation and mom and pops can't handle this anymore!!! We have a state-wide gouging ordinance in place. Stop adding insult to injury!!!

Communication from Public

Name:

Date Submitted: 01/28/2025 06:09 PM

Council File No: 25-0006-S16

Comments for Public Posting: I'm writing to urge the city council to implement and rent and eviction freeze immediately. Homelessness is already up nationwide and we're seeing a rampant affordability crisis for rental housing after the fires, exacerbated by our landlords' collective willingness to flout anti-price gouging laws. Don't believe their claims of hardship, act to help Angelenos stay housed instead of further enriching a greedy and lawless special interest group.

Communication from Public

Name: Shanee Buckner

Date Submitted: 01/28/2025 06:10 PM

Council File No: 25-0006-S16

Comments for Public Posting: In lieu of the fire emergencies and their effect on citizens city-wide. I am commenting in favor of a 12 month rent freeze / moratorium. I predict that if we do not conduct this freeze there will be a ghastly rise in homelessness & an unmanageable displacement of entire communities. This rent freeze /moratorium will prevent further, widespread devastation. PLEASE, PASS THE MOTION to enact a rent freeze /moratorium

Communication from Public

Name: Jared levine

Date Submitted: 01/28/2025 06:17 PM

Council File No: 25-0006-S16

Comments for Public Posting: As fellow Angelenos, we are all deeply affected by the devastating fires that have impacted our communities. In response, the City Council has a responsibility to implement fair and effective mechanisms to support those in need. However, imposing a citywide rent freeze is neither fair nor just. Such a policy would have far-reaching and damaging implications. After nearly 4-5 years without rent increases, while costs for utilities, insurance, and labor have skyrocketed—on top of high interest rates—many landlords are barely staying afloat. Instead of continuously blaming and penalizing property owners with broad, one-size-fits-all policies, the city should focus on meaningful solutions, such as increasing housing inventory and creating incentives to attract new development. A balanced approach is necessary to truly address the challenges facing our community.

Communication from Public

Name: Fred

Date Submitted: 01/28/2025 06:17 PM

Council File No: 25-0006-S16

Comments for Public Posting: 95 percent of the gougers from the fire were homes not apartments. Why are the landlords of apartments being penalized where there has been only one rent increase in the last four years. Why aren't food, utilities, garbage collection, insurance participating in freezes. Insurance has tripled, garbage collection has quadrupled(city made a monopoly of garbage collection by taking 30 million To give them the monopoly). Interest rates have doubled. There is no way to make a return now

Communication from Public

Name: Carina

Date Submitted: 01/28/2025 11:34 PM

Council File No: 25-0006-S16

Comments for Public Posting: The people of LA county are suffering immensely in what has become the aftermath of the fires. We need to: Immediately enact a 12-month city-wide RENT FREEZE to keep tenants housed in the wake of this disaster. Immediately enact a 12-month EVICTION MORATORIUM for non-payment of rent, no-fault evictions, evictions related to unauthorized occupants and/or pets, and evictions based on lack of renters insurance for tenants who attest to having experienced economic or medical hardship, and tenants who have accommodated displaced or economically impacted occupants who have experienced economic or medical hardship related to the January 2025 fires. We need time to breathe and recover.

Communication from Public

Name: Jason Berk

Date Submitted: 01/27/2025 03:24 PM

Council File No: 25-0006-S16

Comments for Public Posting: As a renter who knows dozens of people directly affected by the fires, I am emphatically in favor of this motion.

Communication from Public

Name: Alee Peoples

Date Submitted: 01/28/2025 11:47 PM

Council File No: 25-0006-S16

Comments for Public Posting: I implore you...please vote YES on motion 25-0006-S16. Rent prices have already been out of reach for most people. I just moved in December (from a place I lived 9years) and my rent and cost of living more than doubled. But yet I consider myself 'lucky' to have moved before these tragic fires that are squeezing the tent market tighter. There are many off the market apartments, studios and houses that pass through word of mouth and the rent is definitely being raised beyond the legal amount to take advantage of a severe housing shortage. But this cannot be passed onto to working class and itinerant workers during this unstable time. People displaced by the fires barely have clothes and basic needs, let alone affordable rent. Please also consider the many people moving/looking for housing before January 7th. The rental market needs serious regulation even before this catastrophic event.

Communication from Public

Name: Andrew Graebner

Date Submitted: 01/27/2025 12:06 PM

Council File No: 25-0006-S16

Comments for Public Posting: This is my public comment for 1/28/2025. For Items 10 and 12, you should take the money from the LAPD since they were the ones who took the money that could have gone towards being prepared for fires and disasters and responding to fires. That money was instead used by the LAPD to harm and kill people and waste city resources and even time during city press conferences to go search for mythical "looters" while fires spread throughout the city. For Item 15, I think the money could go to more important things than the street banner right now. I do just want to note how awful the city's response has been to the fires. The city has been slow to respond, and there isn't enough funding to properly respond and provide aid because so much money has given to the LAPD during the budget cycles and other funding motions that the departments that needed to respond to the fires are severely underfunded. The mayor's response has been slow and problematic. She took a long time to return to the city and she hasn't done enough to respond. And she seemed really excited to meet with Donald Trump, A LITERAL FASCIST. Of course, the president of the City Council, Marqueece Harris-Dawson, is "excited" to work with the guy sending immigration officials into schools and hospitals to terrorize the immigrant community. This City Council is cozying up to Donald Trump, again, A LITERAL FASCIST as you all work to prepare for his big stage to showcase his fascism, hate, and violence during the 2028 Olympics - something that NONE of you have shown any concern about what he'll get to do using city resources and funding in just under 3 and a half years

Communication from Public

Name:

Date Submitted: 01/27/2025 01:46 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose Agenda Item 15, as the proposed rent freeze and eviction moratorium are overly broad and harmful to both renters and housing providers. These policies (1) - Provide unjust financial benefits to renters not impacted by wildfires, while placing unsustainable burdens on housing providers already facing rising costs.; (2) - Lead to higher future rents and displacement as providers are forced to recover losses. (3) - Mislead renters into accruing unmanageable debt, increasing evictions after the moratorium ends.; and (4) - Threaten small, mom-and-pop providers with bankruptcy, further reducing affordable housing. If enacted, I urge the Council to: (1) - Limit policies to verified wildfire victims with clear documentation (e.g., FEMA or SBA applications).; (2) Set strict time limits, expiring no later than March 8, 2025. (3) Retain additional rent for unauthorized occupants to cover increased costs. Please vote NO to protect housing stability and prevent long-term harm to our beloved community.

Communication from Public

Name: Angela Birdsong
Date Submitted: 01/28/2025 11:50 PM
Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Angela Birdsong. I am a housing rights organizer for Los Angeles Community Action Network better known as LA CAN. I work in Council District 14, and I reside in the city of Inglewood, a close neighbor of the city of Los Angeles, and I am a landlord in Hermosa Beach. I'd like to comment on item 15 and general public comment. I urge the Council to vote yes on item 15 as written. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. According to a recent report by The Rent Brigade, rent-gouging has surged by over 5,000% from January 7 to January 18. Landlords and agents are illegally overcharging renters by \$7.7 million per month, amounting to \$92.4 million annually above the legal limit. A close friend of my sister who lives in Altadena with her family lost her house of over 20 years. Their house was destroyed by the Eaton firestorm. I can't imagine what they are going through, along with having to find a place to live while their home eventually gets rebuilt. Unfortunately I do not have to imagine greedy insensitive property owners capitalizing and taking advantage of my sister's friend and others similarly situated by heavily increasing rents instead of doing an action of care, compassion and consideration to a very serious natural disaster decreasing the impact of furthering a housing crisis. LA City must pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. There should also be a pause on mortgages and foreclosures too. Thank you.

Communication from Public

Name: Alex M.

Date Submitted: 01/27/2025 03:35 PM

Council File No: 25-0006-S16

Comments for Public Posting: As a lifelong Angeleno and current renter, I implore you to immediately enact a 12-month city-wide rent freeze to keep tenants housed in the wake of this disaster. In addition, you must immediately enact a 12-month eviction moratorium for non-payment of rent, no-fault evictions, evictions related to unauthorized occupants and/or pets, and evictions based on lack of renters insurance for tenants who attest to having experienced economic or medical hardship, and tenants who have accommodated displaced or economically impacted occupants who have experienced economic or medical hardship related to the January 2025 fires. Whether renters have been directly impacted by the loss of their properties or loss of their families' homes, everyone's lives have been upended. Gig workers like nannies, housekeepers, landscapers, chefs, and more have lost their entire income source. We are one of the wealthiest cities in the country (in the world), and it would be an immoral disgrace to leave Angelenos unhoused and vulnerable during this crisis.

Communication from Public

Name: Francis

Date Submitted: 01/27/2025 03:40 PM

Council File No: 25-0006-S16

Comments for Public Posting: Immediately enact a 12-month city-wide RENT FREEZE to keep tenants housed in the wake of this disaster. Immediately enact a 12-month EVICTION MORATORIUM for non-payment of rent, no-fault evictions, evictions related to unauthorized occupants and/or pets, and evictions based on lack of renters insurance for tenants who attest to having experienced economic or medical hardship, and tenants who have accommodated displaced or economically impacted occupants who have experienced economic or medical hardship related to the January 2025 fires.

Communication from Public

Name: Bryne

Date Submitted: 01/27/2025 04:31 PM

Council File No: 25-0006-S16

Comments for Public Posting: What has happened in LA and the surrounding area is heartbreaking and we need to do more to not pile on top of that heartbreak. Immediately enact a 12-month EVICTION MORATORIUM for non-payment of rent, no-fault evictions, evictions related to unauthorized occupants and/or pets, and evictions based on lack of renters insurance for tenants who attest to having experienced economic or medical hardship, and tenants who have accommodated displaced or economically impacted occupants who have experienced economic or medical hardship related to the January 2025 fires.

Communication from Public

Name:

Date Submitted: 01/27/2025 05:05 PM

Council File No: 25-0006-S16

Comments for Public Posting: I'm writing to demand the following from the LA City Council: Immediately enact a 12-month city-wide RENT FREEZE to keep tenants housed in the wake of this disaster. Immediately enact a 12-month EVICTION MORATORIUM for non-payment of rent, no-fault evictions, evictions related to unauthorized occupants and/or pets, and evictions based on lack of renters insurance for tenants who attest to having experienced economic or medical hardship, and tenants who have accommodated displaced or economically impacted occupants who have experienced economic or medical hardship related to the January 2025 fires. I'm not going to tell any personal story here, because luckily I wasn't affected by the fires. But I feel bad for those who were. And I find it disgusting that the city council of a so called "progressive" leaning city would even consider letting slumlords take advantage of these people.

Communication from Public

Name: Annalyse Boydston
Date Submitted: 01/27/2025 06:59 PM
Council File No: 25-0006-S16
Comments for Public Posting: Please vote yes!

Communication from Public

Name: Shan Lee

Date Submitted: 01/28/2025 11:30 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose to the new rent freeze and eviction moratorium effort by the city council. There is already rent control ordinance in place to protect renters, why is it necessary to impose more control on landlord? We are tired of bearing the burden all the time and there should be a moratorium on all the city fees and utility charges. The housing providers have been the victim of the Covid pandemic for several years with significant amount of unrecoverable losses. The existing ordinance is sufficient to deal with the housing shortage caused by the recent fire. '

Communication from Public

Name: Johnny H.

Date Submitted: 01/28/2025 09:05 AM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly urge City Counsel to APPROVE the rent freeze and eviction moratorium. The recent fires have posed an unprecedented detriment to the community. Many residents have been displaced after scores of homes and businesses had been obliterated overnight. How could anyone have prepared for this? 32% of renters are already rent burdened, and are at the mercy of a housing crisis to not deprive them of a home (the most important of necessities). The private rental market has failed to provide adequate housing before the fires; let's not rely on an already this failing enterprise to remedy a worsened housing crisis. The city has failed to provide adequate resources to fight the fires. Many tenants have nothing to gain out of this disaster, so why should landlords and real estate speculators? It is utterly inhumane and shameful. It is absolutely crucial to protect Angelenos and secure stable housing for all, because that is what we all deserve.

Communication from Public

Name: Melissa

Date Submitted: 01/28/2025 10:55 AM

Council File No: 25-0006-S16

Comments for Public Posting: Our city was already in a housing crisis before the devastating fires this month. The City Council must vote YES on this motion! A 12-month rent freeze will ensure those with housing can remain housed and allow the displaced to find replacement housing. Additionally, a 12-month eviction moratorium will prevent those financially impacted by the fires to remain housed. It is in your power to protect all of us and I urge you to do so immediately!

Communication from Public

Name: Andrea Don
Date Submitted: 01/28/2025 11:00 AM
Council File No: 25-0006-S16

Comments for Public Posting: Dear City Council Members, I am writing to urge you to please VOTE NO on Item 15 - Rent Freeze and Eviction Moratorium. While I completely sympathize with those affected by the devastation caused by the January wildfires, as an individual with a singular rental property, the proposed Rent Freeze and Eviction Moratorium being enacted will cause financial difficulties for me as the homeowner. For the past two years I have absorbed the rapidly rising homeowners insurance costs, and anticipate a high insurance increase again when my policy comes up for renewal. I have not increased my tenants rent for the past several years, but financially I cannot absorb further insurance costs without a modest rent increase. Additionally, my home is thankfully not located in one of the burn areas, but as I read the proposed Moratorium, should my tenant "attest" to having experienced economic or medical hardship and choose not to pay their rent, I will be unable to evict them. Will my mortgage lender choose to provide me with forbearance should I be unable to pay my mortgage? If this be the case, will Los Angeles cover my costs for me? I'm quite certain that the answer to this is NO. Please consider the financial needs of landlords, especially a singular rental property owner such as myself. Thank you!

Communication from Public

Name: Tanika OGuinn
Date Submitted: 01/28/2025 11:02 AM
Council File No: 25-0006-S16
Comments for Public Posting: A city wide rent freeze is not only a necessary, but also humane act to help residents displaced by the fire have a place to live an rebuild.

Communication from Public

Name: DARYL PALMER

Date Submitted: 01/28/2025 11:07 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please VOTE NO on Item 15 - Rent Freeze and Eviction Moratorium - a citywide proposal for ALL residential rental units through January 31, 2026. The council has already passed an eviction moratorium to protect those displaced due to the fires. This new proposed overreach exploits the tragic wildfires for political purposes and egregiously aims to allow a tenant to “self-certify” they had a fire-related hardship so they can avoid paying rent. That’s in addition to a blanket, citywide rent increase freeze. The city actively has a direct rental assistance fund for those impacted and in need through voter approved funding in Measure ULA. Our housing providers have endured incredible hardships with high inflation rates, skyrocketing insurance premiums, along with increases in city fees and utilities. Our city cannot afford an additional rental freeze and eviction moratorium. This is a HUGE government overreach!

Communication from Public

Name: Neil A. Young
Date Submitted: 01/28/2025 11:08 AM
Council File No: 25-0006-S16
Comments for Public Posting: Immediately enact a 12-month city-wide RENT FREEZE to keep tenants housed in the wake of this disaster. Immediately enact a 12-month EVICTION MORATORIUM for non-payment of rent, no-fault evictions, evictions related to unauthorized occupants and/or pets, and evictions based on lack of renters insurance for tenants who attest to having experienced economic or medical hardship, and tenants who have accommodated displaced or economically impacted occupants who have experienced economic or medical hardship related to the January 2025 fires.

Communication from Public

Name: Craig D.

Date Submitted: 01/28/2025 11:09 AM

Council File No: 25-0006-S16

Comments for Public Posting: As a property owner of 39 years who also resides in his apartment, I strongly encourage a NO vote to any rent increase freeze or eviction freeze except for those who have been directly affected by the devastating fires and can provide certification of the need. Having endured a 4 year rent increase freeze during Covid has had a devastating effect on all housing providers as we have been faced with significant increases in property insurance, repairs, trash, mortgage payments and operational costs. Property owners are not magically protected by rising costs no more than renters or anyone else. Taking away the ability to manage revenues and costs from ANY business will ultimately force that business to suffer and decline with many forced to sell or go out of business. If a fire victim needs help, I suspect they will need more than "suspending a rent increase" and it certainly is not applicable to most renters. My rent increases scheduled for this year will barely cover the increase in Insurance premiums.

Communication from Public

Name: David Allen

Date Submitted: 01/28/2025 11:10 AM

Council File No: 25-0006-S16

Comments for Public Posting: We need a 12-month rent freeze and eviction moratorium in response to the tragic fires. The fires worsened Los Angeles' housing shortage and the economic precarity of many residents. Predatory landlords have already been caught exploiting the crisis. It's not feasible to limit the response to only people directly impacted by the fires because there aren't enough time and resources available to adjudicate every claim individually. It would be more efficient and effective to put these measures in place for all renters, and would also prevent more people from becoming homeless and adding to that related crisis.

Communication from Public

Name: Kyle Nelson

Date Submitted: 01/28/2025 11:13 AM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Councilmembers, The fires have devastated people all across our City. It has disrupted housing markets across the city. And renters from across the city and across the income spectrum will be affected. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Provide eviction protections for all affected renter households for one year. - Pause rent increases for all rental residential units for one year. A targeted eviction moratorium should not be controversial, no matter what lobbyists from AAGLA and CAA tell you. Notably, this part of the motion does not affect landlords' abilities to use the legal eviction process. It merely gives tenants a defense to use if their landlords attempt to illegally evict them in a legal system that offers tenants very little recourse. A rent pause should not be necessary, but it is necessary because of the fact that the City Council has yet to update, enact, and implement the LARSO rent increase formula, which the Council could have done at any point since Fall 2024. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on this important issue, especially at this moment when tenants across the city have been affected by fire-related economic hardship and rampant price gouging on the rental market by the same landlords demanding that you not to support tenants. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this citywide crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I respectfully urge all Councilmembers to vote YES on the motion as is without any amendments. Thank you, Kyle Nelson CD5 resident

Communication from Public

Name: Lorena M

Date Submitted: 01/28/2025 11:19 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hi, I am writing today as an LA city constituent to ask that our City Council vote in favor of an immediate 12 month rent freeze and eviction moratorium. The city is in an ongoing state of emergency and failing to pass these tenant protections will be disastrous for our city. We were already in a housing crisis before this, which has only been exacerbated by the fires. Many have lost their homes, and the city has lost housing stock, causing housing costs to rise at an unsustainable pace. Immediately after people began losing their homes, we saw how landlords began price gouging rental properties throughout the county, worsening the pre-existing housing crisis. Passing a year long rent freeze and eviction moratorium is essential to keeping people housed. Failing to do so will only incentivize landlords to evict current tenants from their homes for larger profits and expose vulnerable tenants to our broken housing market, which will inevitably increase our cities unhoused population.

Communication from Public

Name: Carlos

Date Submitted: 01/28/2025 11:21 AM

Council File No: 25-0006-S16

Comments for Public Posting: We the people need an immediate rent freeze and eviction moratorium to be enacted across all of our districts. Even though this would only be a temporary solution to what needs to be a more systematic and holistic approach to housing, this act in the short term is the best option to make sure that people reminded housed. Especially in the wake of these historic fires that have completely ravaged our city and county. People are hurting, struggling and not sure what's going to come next. The very least we can do is make sure they have a place to live.

Communication from Public

Name: Sara
Date Submitted: 01/28/2025 11:24 AM
Council File No: 25-0006-S16

Comments for Public Posting: I urge the council to vote YES on this rent freeze and eviction moratorium. Los Angeles is currently in a state of emergency and chaos, and I know several people who have lost homes, schools, and communities. The last thing the city needs is to exacerbate the existing housing crisis by evicting people and families who have either lost everything or are being used to further the profits of landlords looking to make a buck off of this tragedy.

Communication from Public

Name: Rigoberto Burgos

Date Submitted: 01/28/2025 11:26 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please VOTE NO on Item 15 - Rent Freeze and Eviction Moratorium - a citywide proposal for ALL residential rental units through January 31, 2026. The council has already passed an eviction moratorium to protect those displaced due to the fires. This new proposed overreach exploits the tragic wildfires for political purposes and egregiously aims to allow a tenant to “self-certify” they had a fire-related hardship so they can avoid paying rent. That’s in addition to a blanket, citywide rent increase freeze. The city actively has a direct rental assistance fund for those impacted and in need through voter approved funding in Measure ULA. Our housing providers have endured incredible hardships with high inflation rates, skyrocketing insurance premiums, along with increases in city fees and utilities. Our city cannot afford an additional rental freeze and eviction moratorium.

Communication from Public

Name: Karen Cruz

Date Submitted: 01/28/2025 11:33 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please VOTE NO on Item 15 - Rent Freeze and Eviction Moratorium - a citywide proposal for ALL residential rental units through January 31, 2026. The council has already passed an eviction moratorium to protect those displaced due to the fires. This new proposed overreach exploits the tragic wildfires for political purposes and egregiously aims to allow a tenant to “self-certify” they had a fire-related hardship so they can avoid paying rent. That’s in addition to a blanket, citywide rent increase freeze. The city actively has a direct rental assistance fund for those impacted and in need through voter approved funding in Measure ULA. Our housing providers have endured incredible hardships with high inflation rates, skyrocketing insurance premiums, along with increases in city fees and utilities. Our city cannot afford an additional rental freeze and eviction moratorium.

Communication from Public

Name:

Date Submitted: 01/28/2025 11:37 AM

Council File No: 25-0006-S16

Comments for Public Posting: VOTE NO and propose a motion that is fair to tenants AND landlords. Rent freezes harm small rental providers by preventing them from covering rising costs like insurance, maintenance, and utilities. Current policies disincentivize renting ADUs, shifting disaster-related costs onto small landlords instead of the city. This trend leads many, to consider removing ADUs from the rental market, reducing housing supply and favoring large corporate landlords. Small landlords should be allowed modest annual rent increases (1-3%) to cover inflation and preserve housing stock. Be careful what you choose, drastic measures that only favor tenants and make landlords financially burdened will cause owners to remove units from the housing market. It's already seen across the city.

Communication from Public

Name: Liz D.

Date Submitted: 01/28/2025 12:08 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge all members of the City Council to please vote in favor of this motion to help stabilize the rental market in the wake of this disaster. We need an immediate pause on rent increases and strong protections for tenants to prevent them from being evicted. We are only beginning to understand the effects of these fires and need staunch the bleeding before even more families loose even more than they already have. A massive number of people have just been made homeless and lost so much. We have so much to do to help these people. We cannot afford to make this crisis worse right now and force even more families into housing precarity, overcrowded conditions, and homelessness. We need to enact emergency protections to keep tenants housed right now so that we can focus our disaster response resources on those who are already affected. Homelessness is a very expensive problem for the City of Los Angeles during normal times, and the single most cost-effective way we can address this problem is to keep tenants housed in the first place. We cannot afford to fail tenants in need at this time.

Communication from Public

Name: Arushi Kapoor

Date Submitted: 01/28/2025 09:18 PM

Council File No: 25-0006-S16

Comments for Public Posting: For years, small, independent landlords have struggled to provide housing while navigating crisis after crisis. Many barely made it through the pandemic, absorbing financial losses from rent freezes and eviction moratoriums, all while dealing with record inflation. After five years of shouldering these burdens, the city is now pushing policies that will make it even harder to keep rental properties available—ultimately worsening the housing crisis. This proposal is deeply flawed. It allows tenants to simply claim financial hardship from the fires without any proof, leaving landlords with no way to challenge false claims. That’s not a fair system—it’s one-sided and open to abuse. If housing providers are forced to rent without a way to cover their costs, many will simply stop renting altogether. There’s also a serious conflict of interest here. Renters on the city council are voting on a policy that directly benefits them while stripping landlords of their rights. Beyond that, this is an illegal taking of private property, setting a dangerous precedent. If the government can force landlords to provide housing at a loss with no recourse, where does it end? Most landlords aren’t large corporations—they’re regular people, retirees, or families trying to make ends meet. These policies don’t just harm them; they hurt tenants, too. When small landlords leave the market, the rental supply shrinks, driving up prices and making it even harder for people to find housing. And let’s not forget—California already has strict rent control laws, including a statewide anti-gouging ordinance. There’s no need for additional regulations that punish landlords and discourage property owners from offering housing. If the goal is to address the housing crisis, the focus should be on increasing supply, not creating policies that drive more rentals off the market.

Communication from Public

Name: Karna Ruskin

Date Submitted: 01/28/2025 09:19 PM

Council File No: 25-0006-S16

Comments for Public Posting: Subject: Opposition to Blanket Rent Freeze and Taxpayer-Funded Legal Representation and Eviction Moratorium Dear Council, I am writing to express my strong opposition to the proposed general rent freeze, eviction moratorium, and publicly funded legal representation for all tenants in Los Angeles following the fires. This blanket policy is deeply flawed and is overly punitive to responsible landlords/tenants not affected by the fire...after years of rent freezes during the pandemic. This proposal undermines the comprehensive and reasonable existing limits by imposing a rent freeze and eviction moratorium without considering individual circumstances. It unfairly burdens landlords—many of whom are small property owners—who must continue covering mortgages, maintenance, and taxes without relief. It will unfairly affect many not affected by the fires or state of emergency and is a giveaway at great personal expense. Furthermore, using taxpayer funds to provide legal representation for all tenants, regardless of financial need, is an irresponsible allocation of public resources and rewards improper and negative behavior. A one-size-fits-all approach disincentivizes responsible tenancy, discourages investment in rental housing, and ultimately leads to a decline in available housing stock. We already have 10% gouging laws and rent maximums in place. Any measures should be means-tested and should explicitly exclude R1-zoned housing, ensuring relief is targeted rather than punitive to property owners. For example, why would this also need to be enacted for existing tenants that are not affected by the fire and have good relations with their landlords who are responsible with their periodic rental increases? I urge you to vote against this blanket approach. While the intentions may be good, this would cause many more new problems and hardships than it would be able to solve. Sincerely, Karna Ruskin

Communication from Public

Name: Martin K

Date Submitted: 01/28/2025 09:19 PM

Council File No: 25-0006-S16

Comments for Public Posting: For the past four years, housing providers have been unable to raise rents due to the pandemic, all while facing steep increases in insurance premiums, utilities, and repair costs. Now, the latest motion—introduced by two of the four Democratic Socialists (DSA) on the LA City Council—is yet another predictable, reactionary move designed to appease tenant advocacy groups pushing a reckless agenda of fully socialized housing. It’s disappointing to see so-called “moderate, common-sense” council members capitulate to the misguided ideology of Hugo, Eunisses, and Nithya. I’m especially surprised and disappointed that Adrian seconded this motion—I will not be supporting him in the future. This proposal is an overreach that does nothing to address the real issue: the loss of homes in the Palisades, which was, in part, due to the Council’s own failures. Slashing firefighter budgets and neglecting critical water infrastructure played a direct role in the devastation, and now landlords are being forced to shoulder the consequences of those mistakes. This is nothing more than an attempt to shift rental responsibility to small landlords like me as part of a larger agenda. this motion will only worsen the housing crisis by pushing rental units off the market. The so-called “price gouging” it claims to prevent wasn’t even happening in rent-stabilized units—these landlords have been struggling to recover from the pandemic just like everyone else. Instead of helping small property owners stay afloat, this policy will drive them to sell to institutional investors and corporations. And Hugo, before making sweeping claims, you should at least understand the difference between an LLC and a corporation. I sympathize with those genuinely affected by the Palisades fire and agree that real victims deserve assistance. But how many tenants in Van Nuys or Koreatown rent-stabilized units were actually impacted? Using this tragic event to push an unrelated political agenda is shameful.

Communication from Public

Name: David Kahenasa
Date Submitted: 01/28/2025 09:21 PM
Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose the proposed rent freezes and eviction moratoriums in Los Angeles. These policies will bring desperately needed housing development to a halt, worsening our already dire housing crisis. If we want more affordable housing, we cannot continue enacting measures that punish housing providers and disincentivize investment in rental properties. This motion is not just bad policy—it is a clear conflict of interest for the renters on the council voting on it, and it amounts to an illegal taking of property. Property owners have already shouldered the burden of nearly five years of COVID-era rent freezes and eviction bans, all while facing record inflation and rising operating costs. Mom-and-pop landlords, who provide a significant portion of LA's rental housing, cannot sustain these losses any longer. Policies like this will stop landlords from renting altogether, further reducing the housing supply and leading to long-term rent increases citywide. Additionally, California already has a statewide anti-gouging ordinance, ensuring fair protections for renters while still allowing for reasonable rent adjustments. There is no justification for yet another extreme measure that disproportionately harms landlords and discourages future housing development. Los Angeles must focus on real solutions—streamlining housing development, incentivizing new construction, and expanding targeted rental assistance for those truly in need. Broad rent freezes and eviction moratoriums are reactionary, economically destructive, and ultimately make housing more expensive for everyone.

Communication from Public

Name: Another Target Against Landlords

Date Submitted: 01/28/2025 09:21 PM

Council File No: 25-0006-S16

Comments for Public Posting: : I recognize the disparity in economic status between most landlords and most tenants. However, stereotyping tenants as all "poor" and landlords as all "rich" has caused implementation of polarizing policies by this City Council in the beginning of Covid-19, and the patronizing overreach to protect tenants needs to stop now. There was woefully inadequate consideration of the average homeowner by this Council during Covid. Presently, there are many landlords, particularly mom-and-pop landlords, who barely weathered the impacts of extremely pro-tenant Covid regulations of the recent past, whereby no rent raises were allowed for years and tenants who attested to being impacted were able to avoid paying rent for years. I personally know several landlords whose tenants amassed huge amounts of debt, only to vacate those units the moment the past-due rent was due to be repaid. On the flip side of that, landlords negatively impacted by Covid had the opportunity to defer their mortgage payments, but when those debts came due, those homeowners had to promptly repay said debts with interest or face losing their property. This was not the case with tenants, many of whom lived rent-free for years and simply absconded, while saddling their landlords with crushing financial obligations. On January 27, 2023, the Just Cause Ordinance was implemented in LA whereby homeowners who had leased out their single-family homes were no longer able to evict tenants except when they had "just cause" to do so. The JCO Ordinance swept over 400,000 single-family homes in LA under the supervision of the LA Housing Department. For many of these SFR homeowners, some of whom had vacated their homes and rented them out due to age-related health reasons, these homeowners were simply not able to sell their homes after the JCO Ordinance passed. I know several homeowners personally who still cannot sell their properties due to the extremely pro-tenant JCO Ordinance. It is a very rare buyer who will purchase an SFR home in LA when that home has a tenant in place. SFR properties with tenants in place typically sell at a discount of 30-40% and that is not fair to these homeowners who have invested their life savings in their homes. The last refuge of landlord homeowners (both JCO and LARSO properties) has been to exercise their Constitutional right to go out of business (in the rental housing market), which subjects them to oversight for

10 years by the LA Housing Department. These types of rental 10 years by the LA Housing Department.

Communication from Public

Name: Afshin Eskandari

Date Submitted: 01/28/2025 09:22 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please VOTE NO on Item 15 - Rent Freeze and Eviction Moratorium This new proposal is an overreach that exploits the tragic wildfires for political purposes and egregiously aims to allow a tenant to “self-certify” they had a fire-related hardship so they can avoid paying rent !!!!! The city actively has a direct rental assistance fund for those impacted and in need through voter-approved funding in Measure ULA housing providers have endured incredible hardships with high inflation rates, and skyrocketing insurance premiums, along with increases in city fees and utilities. Our city cannot afford an additional rental freeze and eviction moratorium.

Communication from Public

Name:

Date Submitted: 01/28/2025 09:24 PM

Council File No: 25-0006-S16

Comments for Public Posting: For years, small, independent landlords have struggled to provide housing while navigating crisis after crisis. Many barely made it through the pandemic, absorbing financial losses from rent freezes and eviction moratoriums, all while dealing with record inflation. After five years of shouldering these burdens, the city is now pushing policies that will make it even harder to keep rental properties available—ultimately worsening the housing crisis. This proposal is deeply flawed. It allows tenants to simply claim financial hardship from the fires without any proof, leaving landlords with no way to challenge false claims. That's not a fair system—it's one-sided and open to abuse. If housing providers are forced to rent without a way to cover their costs, many will simply stop renting altogether. There's also a serious conflict of interest here. Renters on the city council are voting on a policy that directly benefits them while stripping landlords of their rights. Beyond that, this is an illegal taking of private property, setting a dangerous precedent. If the government can force landlords to provide housing at a loss with no recourse, where does it end? Most landlords aren't large corporations—they're regular people, retirees, or families trying to make ends meet. These policies don't just harm them; they hurt tenants, too. When small landlords leave the market, the rental supply shrinks, driving up prices and making it even harder for people to find housing. And let's not forget—California already has strict rent control laws, including a statewide anti-gouging ordinance. There's no need for additional regulations that punish landlords and discourage property owners from offering housing. If the goal is to address the housing crisis, the focus should be on increasing supply, not creating policies that drive more rentals off the market.

Communication from Public

Name: Avi Roth

Date Submitted: 01/28/2025 09:25 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am a small business owner and mom and pop landlord. This will be negative for me and impact my ability to provide affordable housing and sustainable housing in our beloved city of Angels

Communication from Public

Name:

Date Submitted: 01/28/2025 09:29 PM

Council File No: 25-0006-S16

Comments for Public Posting: This proposal is a disaster and will crush small landlords, making the housing crisis even worse. After five years of rent freezes, eviction bans, and skyrocketing costs, housing providers are barely hanging on. Now, the city wants to force them into even more losses—what do they expect? Landlords will stop renting, and tenants will have even fewer options. It's a complete scam. Tenants can just claim financial hardship from the fires with no proof, and landlords have zero way to challenge it. This is an open invitation for abuse, leaving property owners defenseless. And let's talk about corruption—renters on the city council are pushing a policy that benefits them directly. That's a blatant conflict of interest. Worse, this is an illegal seizure of property, stripping landlords of their rights and setting a dangerous precedent. If the government can force landlords to take losses indefinitely, what's next? Most landlords aren't big corporations—they're regular people trying to stay afloat. If they're pushed out, rental supply shrinks, and prices skyrocket. It's basic economics. California already has a strict anti-gouging law. More overreach won't help renters—it'll just drive landlords out, making the crisis even worse. This policy is reckless, unfair, and will backfire spectacularly.

Communication from Public

Name: Ben Assa

Date Submitted: 01/28/2025 09:31 PM

Council File No: 25-0006-S16

Comments for Public Posting: Small landlords have suffered over 25% increase in costs since March 2020 when rent increase was stopped. There was only a single 4% increase allowed since, now some members want to stop the next increase. This is immoral, illegal, and will prevent any investors from putting more money into the city exactly when the city needs more investments Please vote No on item 15

Communication from Public

Name: Alyssa Killian

Date Submitted: 01/28/2025 09:32 PM

Council File No: 25-0006-S16

Comments for Public Posting: This proposal is a disaster for housing. It will push more small landlords out of the market at a time when we desperately need more rental homes, not fewer. After years of shouldering financial losses from pandemic-era rent freezes and eviction moratoriums—on top of record inflation—many housing providers are already at their breaking point. Now, the city is making it even harder for them to stay afloat, which will only worsen the housing crisis. One of the biggest flaws in this plan is how it allows tenants to claim financial hardship from the fires with no proof required. There is no process for landlords to challenge false claims, meaning the system is open to abuse. If housing providers are forced to absorb more financial losses without any recourse, many will simply take their rentals off the market altogether. There's also a serious ethical issue at play. Renters on the city council are voting on a policy that directly benefits them, creating an undeniable conflict of interest. Beyond that, this is an illegal taking of private property, stripping landlords of their rights and setting a dangerous precedent. If the government can force property owners to rent without the ability to cover their costs, what's stopping them from going even further? Most landlords aren't wealthy corporations; they're regular people—retirees, working families, and small property owners who rely on rental income to make ends meet. When they are pushed out of the market, it's tenants who ultimately suffer. A shrinking rental supply means higher prices and fewer housing options for everyone. California already has strong tenant protections, including a statewide anti-gouging ordinance that prevents excessive rent hikes. Instead of adding more regulations that punish landlords and drive rental properties off the market, the city should focus on real solutions that increase housing supply and stabilize the rental market for the long term.

Communication from Public

Name: praying for fire victims and getting them the help not freeloaders

Date Submitted: 01/28/2025 09:32 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose this freeze. Other people are riding on the coattails of the real fire victims. This does not fall under the real victims. Others are not impacted. These are people trying to continue on with covid protections. Enough I am a property owner in the city of Los Angeles. My expenses have gone up 400% in certain areas this year. My property insurance went up 400% as well as other areas of maintenance for my building. The City of Los Angeles seems to only take into account the tenants needs and wants. Landlords are left in a position to fend for themselves with no help at all. Many people are going to not be able to run their properties if these new lawsfreeload are passed. We need to look at both sides of this situation. There must be a balance with respect to these issues

Communication from Public

Name:

Date Submitted: 01/28/2025 09:34 PM

Council File No: 25-0006-S16

Comments for Public Posting: I'm scared. I've owned my little rental for years—it's not much, just a small place I worked hard to keep. I rely on that income to pay my bills, especially now that everything is getting so expensive. But with this new policy, I don't know if I can afford to keep it anymore. The city is making it impossible for small landlords like me to stay afloat. I've already spent the last five years dealing with rent freezes and eviction bans, struggling to keep up while costs kept rising. Now, on top of everything, my insurance premiums have skyrocketed because of the fires. I'm already barely holding on, and this new rule could be the final straw. What scares me most is that tenants can just say they've faced hardship from the fires without any proof. I have no way to challenge it. I want to be fair, but I also need to survive. If I can't cover my costs, I'll be forced to sell. And if more small landlords like me do the same, where will people live? And how is it right that renters on the city council get to vote on something that benefits them personally? That doesn't seem fair. Worse, this feels like the city is just taking my property rights away. If the government can do this, what's stopping them from taking more? I'm not a big corporation. I'm just an old woman trying to hold on to what little I have. California already has laws to protect renters from unfair price hikes. But if they keep punishing small landlords, soon there won't be enough homes left to rent at all.

Communication from Public

Name: Evan Sawyer

Date Submitted: 01/28/2025 09:36 PM

Council File No: 25-0006-S16

Comments for Public Posting: This proposal is a disaster for housing. It will push more small landlords out of the market at a time when we desperately need more rental homes, not fewer. After years of shouldering financial losses from pandemic-era rent freezes and eviction moratoriums—on top of record inflation—many housing providers are already at their breaking point. Now, the city is making it even harder for them to stay afloat, which will only worsen the housing crisis. One of the biggest flaws in this plan is how it allows tenants to claim financial hardship from the fires with no proof required. There is no process for landlords to challenge false claims, meaning the system is open to abuse. If housing providers are forced to absorb more financial losses without any recourse, many will simply take their rentals off the market altogether. There's also a serious ethical issue at play. Renters on the city council are voting on a policy that directly benefits them, creating an undeniable conflict of interest. Beyond that, this is an illegal taking of private property, stripping landlords of their rights and setting a dangerous precedent. If the government can force property owners to rent without the ability to cover their costs, what's stopping them from going even further? Most landlords aren't wealthy corporations; they're regular people—retirees, working families, and small property owners who rely on rental income to make ends meet. When they are pushed out of the market, it's tenants who ultimately suffer. A shrinking rental supply means higher prices and fewer housing options for everyone. California already has strong tenant protections, including a statewide anti-gouging ordinance that prevents excessive rent hikes. Instead of adding more regulations that punish landlords and drive rental properties off the market, the city should focus on real solutions that increase housing supply and stabilize the rental market for the long term.

Communication from Public

Name: Daniel

Date Submitted: 01/28/2025 09:38 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose the proposed rent freezes and eviction moratoriums in Los Angeles. These policies will stall much-needed housing development, exacerbating the city's already severe housing crisis. If the goal is to create more affordable housing, we must avoid measures that penalize housing providers and discourage investment in rental properties. Beyond being flawed policy, this motion presents a clear conflict of interest for council members who are renters and amounts to an unlawful taking of property. Property owners have endured nearly five years of COVID-era rent freezes and eviction bans, all while facing record inflation and rising operational costs. Many small, independent landlords—who provide a significant portion of LA's rental housing—can no longer absorb these financial burdens. Policies like these will push landlords out of the rental market, further constraining housing supply and driving up long-term rent prices citywide. California already enforces a statewide anti-gouging ordinance, which protects renters while still allowing for reasonable rent adjustments. Implementing yet another extreme measure unfairly targets landlords and discourages future housing development. Instead, Los Angeles should prioritize real solutions—streamlining housing development, incentivizing new construction, and expanding targeted rental assistance for those most in need. Broad rent freezes and eviction moratoriums are reactionary, economically damaging, and ultimately drive up housing costs for everyone.

Communication from Public

Name:

Date Submitted: 01/28/2025 09:41 PM

Council File No: 25-0006-S16

Comments for Public Posting: Using the devastating fires to justify sweeping, unrelated regulations is inappropriate. A citywide rent freeze is excessive when the fire's impact is geographically specific. Unlike the COVID-19 rent freeze, which addressed a citywide crisis, those outside the affected areas remain employed and unaffected. Special Motion 21 already prohibits eviction for accepting displaced individuals and pets. Item 15 goes too far, repeating the COVID-era overreach that left housing providers struggling to recover. This is overly broad, lacks safeguards against abuse, and ignores the long-term harm to housing providers burdened by years of mounting regulations. Emergency measures should focus on those directly affected. The City should use ULA rental assistance funds to help fire victims who lost work and cannot obtain unemployment benefits. Pushing these regulations erodes trust in leadership and undermines responsible housing providers like me, who are ready to help those truly in need. I urge you to oppose Item 15 and instead implement targeted solutions that directly assist those impacted by the fires. Thank you for your consideration.

Communication from Public

Name: Leila H.

Date Submitted: 01/28/2025 09:44 PM

Council File No: 25-0006-S16

Comments for Public Posting: Most of my income is spent on rent and having been laid off last year I cannot keep affording continual rent increases as I struggle to find work and live off of my emergency savings. While I am fortunate enough to live in an older rent controlled apartment building which caps the amount my rent can go up every year, there are many Angelenos that aren't as fortunate and have to choose between paying rent and affording basic necessities due to the ever increasing cost of living here in Los Angeles. Renters need better protections and stronger safety nets so that they don't end up unhoused and on the streets due to an inability to afford rent, which is an all too common reality for many people already. LA should lead the way on this and take immediate action to prevent worsening this already dire housing crisis. I strongly urge city council members to vote yes on this motion.

Communication from Public

Name: Pegah Etessami
Date Submitted: 01/28/2025 09:46 PM
Council File No: 25-0006-S16
Comments for Public Posting: I oppose this

Communication from Public

Name: Oliver Thornton
Date Submitted: 01/28/2025 09:47 PM
Council File No: 25-0006-S16

Comments for Public Posting: The proposed eviction moratorium in response to recent fires in Los Angeles is a short-sighted policy that will do more harm than good, further exacerbating the city's housing crisis rather than solving it. While assisting displaced residents is important, forcing small landlords to absorb additional financial losses will only shrink the rental market, making it even harder for tenants to find housing in the long run. This proposal ignores the reality that many landlords are already struggling after years of pandemic-era rent freezes, eviction bans, and rising costs due to record inflation. The city is making it even harder for these housing providers to stay afloat, which will ultimately reduce the number of available rental homes and drive prices even higher. One of the most glaring flaws in this policy is that it allows tenants to claim financial hardship from the fires without requiring any proof, leaving the system open to widespread abuse. Landlords have no ability to challenge false claims, meaning many will be forced to provide housing without rent payments for an indefinite period. This is simply unsustainable. Most landlords are not large corporations with endless resources—they are retirees, working families, and small property owners who depend on rental income to cover their mortgages, property taxes, and maintenance costs. When they are continuously pushed to the financial brink, many will have no choice but to sell their properties or remove them from the rental market altogether. The result? Fewer housing options and even higher rental prices, making it even more difficult for tenants to secure affordable homes. Beyond its financial impact, this policy raises serious ethical and legal concerns. Renters on the city council who stand to personally benefit from the eviction moratorium are voting on this issue, creating an undeniable conflict of interest. Additionally, forcing landlords to rent their properties without any means of covering costs amounts to an illegal taking of private property. This sets a dangerous precedent—if the government can impose these restrictions now, what's stopping them from further eroding property rights in the future? Policies like these create uncertainty in the rental market and deter future investment in housing, making it even less likely that new rental properties will be built. California already has some of the strictest tenant protections in the country, including statewide rent control laws and

anti-gouging ordinances that prevent excessive rent hikes. Instead of adding more burdens on landlords that ultimately reduce housing supply, the city should focus on policies that incentivize housing development and create more rental units. Streamlining permitting processes, reducing regulatory barriers, and encouraging new construction would help address the root of the problem—housing scarcity—rather than implementing yet another policy that discourages property owners from participating in the rental market. If city officials truly want to fix LA's housing crisis, they must stop penalizing landlords and start focusing on real solutions that increase supply and stabilize the market for the long term.

Communication from Public

Name: Jason Grant

Date Submitted: 01/28/2025 09:50 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please deny this abusive ordinance; it is not helping the right people and penalizing the wrong people. You can do better. Find more creative and efficient solutions.

Communication from Public

Name:

Date Submitted: 01/28/2025 09:55 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Council, I am writing to express my strong opposition to the proposed general rent freeze, eviction moratorium, and publicly funded legal representation for all tenants in Los Angeles following the fires. This blanket policy is deeply flawed and is overly punitive to responsible landlords/tenants not affected by the fire...after years of rent freezes during the pandemic. This proposal undermines the comprehensive and reasonable existing limits by imposing a rent freeze and eviction moratorium without considering individual circumstances. It unfairly burdens landlords—many of whom are small property owners—who must continue covering mortgages, maintenance, and taxes without relief. It will unfairly affect many not affected by the fires or state of emergency and is a giveaway at great personal expense. Furthermore, using taxpayer funds to provide legal representation for all tenants, regardless of financial need, is an irresponsible allocation of public resources and rewards improper and negative behavior. A one-size-fits-all approach disincentivizes responsible tenancy, discourages investment in rental housing, and ultimately leads to a decline in available housing stock. We already have 10% gouging laws and rent maximums in place. Any measures should be means-tested and should explicitly exclude R1-zoned housing, ensuring relief is targeted rather than punitive to property owners. For example, why would this also need to be enacted for existing tenants that are not affected by the fire and have good relations with their landlords who are responsible with their periodic rental increases? I urge you to vote against this blanket approach. While the intentions may be good, this would cause many more new problems and hardships than it would be able to solve. Sincerely, Harrison

Communication from Public

Name:

Date Submitted: 01/28/2025 10:00 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please VOTE NO ON THIS MOTION! I've worked in apartment management for years, and I've never seen things this bad. Ever since the pandemic, we've had tenants who should have been evicted long ago—people who don't pay rent, trash the property, and intimidate others. Some are even gang members, and there's nothing we can do about it. The eviction bans and endless protections have tied our hands, leaving good tenants and workers like me to deal with the fallout. Now, the city wants to make things even worse. This new policy would let tenants just claim financial hardship from the fires, no proof required. That means the same people who have been abusing the system for years will get yet another excuse to stay while landlords are forced to eat the costs. And once again, the people who actually work here, who take care of the buildings, will be left dealing with the mess. I've had to break up fights, clean up vandalism, and watch good tenants leave because they don't feel safe. Meanwhile, the worst offenders stay, knowing they can get away with anything. The city council members pushing this don't have to live or work in buildings overrun by crime—they just pass rules that make life harder for the rest of us. And let's be honest, it's no coincidence that some of them are renters themselves. How is this fair? The landlords who've kept these buildings running through years of losses are being bled dry. The employees who keep things in order are being put at risk. And the only people who benefit are the ones who have already been gaming the system. Enough is enough. We already have laws to prevent price gouging. But if the city keeps making it impossible to evict problem tenants and impossible for landlords to stay afloat, then soon, there won't be buildings left to manage at all.

Communication from Public

Name: Dahma

Date Submitted: 01/28/2025 10:01 PM

Council File No: 25-0006-S16

Comments for Public Posting: The fires have devastated people in the City of Los Angeles. It has disrupted housing markets across the city. And renters from across the city and across the income spectrum will be affected. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda this Wednesday in order to: - Provide eviction protections for all affected renter households for one year. - Pause rent increases for all rental residential units for one year. A targeted eviction moratorium should not be controversial, no matter what lobbyists from AAGLA and CAA tell you. Notably, this part of the motion does not affect landlords' abilities to use the legal eviction process. It merely gives tenants a defense to use if their landlords attempt to illegally evict them in a legal system that offers tenants very little recourse. A rent pause should not be necessary, but it is necessary because of the fact that the City Council has yet to update, enact, and implement the LARSO rent increase formula, which the Council could have done at any point since Fall 2024. Tenants should not have to pay hundreds to thousands of dollars more in rent due to the Council's inaction on this important issue, especially at this moment when tenants across the city have been affected by fire-related economic hardship and rampant price gouging on the rental market by the same landlords demanding that you not to support tenants. These are common sense protections that will comprehensively protect all Angelenos in the aftermath of this citywide crisis as thousands of displaced Angelenos enter an unstable housing market, face price-gouging, no fault-evictions, and economic and medical hardship due to the fires. I urge all Councilmembers to vote YES on the motion as is without ANY amendments. Thank you.

Communication from Public

Name:

Date Submitted: 01/28/2025 10:03 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote NO on this motion. It's unbearable since the city decided to issue these!! I used to feel safe in my home. But ever since COVID, that's changed. When the eviction bans went into effect, things started spiraling. People who should have been removed—tenants who didn't pay rent, who trashed the place, who brought crime into our building—were allowed to stay, and the rest of us were left to deal with it. Now, I live in fear. There are gang members in my building who take over common areas, blast music all night, and intimidate anyone who dares to say something. I hear fights in the hallways. I smell drugs coming through the vents. Packages get stolen, cars get broken into, and no one does anything because they can't. The landlords' hands are tied, and the city refuses to let them do what needs to be done to make this place safe again. And now, the city wants to make it even harder to evict problem tenants. With this new policy, all someone has to do is say they've faced hardship from the fires—no proof needed. That means the worst people here, the ones who've already taken advantage of every loophole, will get yet another excuse to stay while the rest of us continue living in fear. I can't afford to move. I work hard, I pay my rent, and I just want to live in a safe home. But when policies protect criminals over good tenants, what choice do I have? It feels like the city is siding with them instead of the people who actually follow the rules. Something has to change. It's not fair that those of us who just want a peaceful place to live are stuck dealing with gangs, crime, and fear—while the people in charge refuse to do anything about it.

Communication from Public

Name:

Date Submitted: 01/28/2025 10:03 PM

Council File No: 25-0006-S16

Comments for Public Posting: As a resident of Los Angeles, I urge you to pass the eviction moratorium and rent freeze. My family has faced harassment and eviction threats for the past two years under new landlord ownership. Although our landlord claims it's for family occupancy, we believe it's to raise rent for financial gain. This is especially troubling as the landlord already occupies units on the same property. My parents have lived in their home for over 30 years. My father, who recently turned 62, and my mother, who is hard of hearing, are struggling with fewer work hours and financial hardship. Many in our community face similar challenges. Please protect residents from unfair evictions and provide the relief we need.

Communication from Public

Name: Camille D

Date Submitted: 01/28/2025 10:05 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote yes on this. The city needs protections for tenants in the wake of the devastating fires. The freezing of public aid only furthers the need for these protections for the next year as the city changes in relation to these disasters.

Communication from Public

Name: Lauren M

Date Submitted: 01/28/2025 10:07 PM

Council File No: 25-0006-S16

Comments for Public Posting: VOTE NO ON THIS MOTION I've lived in my building for years, but ever since COVID, it feels like a completely different place. People moved in who had no intention of paying rent, trashing the property and making life miserable for the rest of us. Normally, the landlord would have been able to evict them, but the city's policies have made that impossible. Now, I'm stuck living next to people who treat this place like a dumping ground, and there's nothing anyone can do about it. It's not just noise or mess—it's fear. I hear fights in the hallways. I see drug deals happening right outside my door. Packages disappear constantly, and car windows get smashed in the parking lot. Some of my neighbors are afraid to even walk to the laundry room alone. And the worst part? The people causing all of this know they can't be kicked out. They've been here for years now, never paying rent, never facing consequences, while the rest of us—who actually follow the rules—are left to suffer. Now, the city wants to make things even worse. This new policy will let tenants claim financial hardship from the fires with no proof at all. That means the same people who have already been abusing the system will get yet another free pass to stay while the rest of us continue living in fear. The city keeps saying these policies help renters, but what about renters like me? The ones who actually pay their rent and just want a safe place to live? If landlords can't evict the people destroying our homes, what's left for the rest of us? I don't have the money to move somewhere else. I just want my building to be a place where I can live in peace. But as long as the city keeps protecting the worst tenants over the good ones, that will never happen.

Communication from Public

Name: Claire
Date Submitted: 01/28/2025 10:11 PM
Council File No: 25-0006-S16
Comments for Public Posting: In this time of crisis we need to keep people HOUSED.

Communication from Public

Name: Cindy Mejia

Date Submitted: 01/28/2025 10:22 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Cindy Mejia. I am a Medical Staff Professional/Healthcare Worker and I live in Council District 11/Palms Area. I'd like to comment on item 15 and general public comment. I urge the Council to vote yes on item 15 as written. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. According to a recent report by The Rent Brigade, rent-gouging has surged by over 5,000% from January 7 to January 18. Landlords and agents are illegally overcharging renters by \$7.7 million per month, amounting to \$92.4 million annually above the legal limit. I myself have gone through a no fault eviction but with the Help of the Self Help Department won the case. Unfortunately I am now facing retaliation from the Rental Company due to me winning the case. LA City must pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. Additionally, I am personally being affected due to my Asthma with the terrible air quality as I know many other people who suffer the same condition. I humbly ask for your help in helping myself and other Angelenos like me to obtain assistance in relocation and stop the evictions by causing freezes and lowering rental cost. If given the opportunity I would like to speak publically as I was once an Intern during Mayor Antonio Villaragosa's term. Respectfully, Cindy Mejia

Communication from Public

Name: Theresa

Date Submitted: 01/28/2025 10:27 PM

Council File No: 25-0006-S16

Comments for Public Posting: The devastation from these fires cannot be understated. It is city wide and felt by every single person in LA. I don't know anyone who doesn't know someone directly affected by these fires, whether they were displaced due to smoke and ash damage, or lost their entire homes and businesses to the fires. The trauma is collective and unsurprisingly, our government continues to showcase just how little they care about the MAJORITY working class Angelenos in favor of price gouging, large corporations and empty gestures. When the shit really hit the fan, it was the communities most affected that sprung to action. We demand BETTER for all people of LA. Everyone I know, myself included, is one missed paycheck or one emergency away from homelessness. Our homeless population is already staggering while buildings sit empty. It is vile and inexcusable to raise rent under these conditions. It was abhorrent even before the fires, where most salaries remain stagnant as every part of the cost of living from gas to grocery to rent prices all increase. Something has got to give. The people most affected by this devastation deserve to stay in the city they call home. They deserve the support of community, they deserve to focus on their well being as they pick up the pieces of their charred lives and try to return to some semblance of normal. Each and every one of these people are your neighbors, your neighbors' neighbors, your friends, the people who make this city function. It could've been you. Think about how you would want to be treated. Think of what you stand to lose in the blink of an eye. Have a heart, remember your humanity. There is absolutely ZERO justification for these rent increases, and the people know that. Think it all the way through. I beg for less short-sightedness and more compassion.

Communication from Public

Name: Tanya

Date Submitted: 01/28/2025 10:41 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear City Council, I urge you to immediately halt all evictions and freeze any rent increases. These measures are crucial to protect tenants from displacement and ensure housing stability during these challenging times. We must prioritize the well-being of our residents and prevent further hardships for those already struggling. I ask that you take swift and decisive action to address this urgent issue.

Communication from Public

Name: Josh K
Date Submitted: 01/28/2025 10:52 PM
Council File No: 25-0006-S16
Comments for Public Posting: Landlords will not be able to sustain another rent freeze. Mom and pop landlords will suffer greatly from more limitations and restrictions. Expenses and inflation are far surpassing rent growth.

Communication from Public

Name: Simon R
Date Submitted: 01/28/2025 11:03 PM
Council File No: 25-0006-S16
Comments for Public Posting: I applied the bill.

Communication from Public

Name: Emmanuelle Mirsakov

Date Submitted: 01/28/2025 11:04 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am writing to express my strong opposition to the proposed emergency ordinance that seeks to implement a citywide eviction moratorium and rent freeze in response to the recent fires. While I empathize deeply with the families displaced by these tragic events, I believe this ordinance is both shortsighted and potentially damaging to the rental housing market, particularly for those most in need. Moreover, a citywide eviction moratorium and rent freeze are inappropriate in this context. Fires have not impacted all communities equally, and it is unreasonable to impose sweeping restrictions on areas entirely unaffected.

Communication from Public

Name:

Date Submitted: 01/28/2025 11:07 PM

Council File No: 25-0006-S16

Comments for Public Posting: The ongoing wildfires has been a devastating blow to daily life for everyone in Los Angeles. Unprecedented numbers of people have lost the housing they've resided in for years or entire generations. Even those who have not completely lost their housing have experienced work disruptions or health symptoms from prolonged dangerous air quality. Landlords are already leaping to prey on victims of this emergency with as much as 200% rent spikes, despite the ban on price gouging. Los Angeles leadership **MUST** take the strongest possible measures to protect Angelenos and stop these white collar crimes immediately. A county-wide rent and eviction freeze is absolutely non-negotiable. Los Angeles must address the root causes of housing instability and loss. Anyone being turned onto the streets during this catastrophe is a direct victim of negligence, corruption, and greed. This vote will clearly show the priorities of those being paid by Angelenos for leadership.