

Communication from Public

Name: L Goldberg
Date Submitted: 01/28/2025 10:19 PM
Council File No: 25-0006-S16

Comments for Public Posting: Dear LA City Council and Koreatown Councilmember Heather Hutt: Please vote YES on Agenda item 15, which halts rent increases and price gouging in the wake of the recent devastating wildfires surrounding the LA area. LA Landlords are at it again--attempting to let greed rule the day when a) families in various parts of Los Angeles have lost their homes, belongings, and insurance, which b) adds to the already-existing longtime housing hardships regarding excessive property taxes that trickle down to greedy rent increases by landlords, upon working people. It's bad enough that 60% of the U.S. working public earn \$40,000/year or less--that's \$800/week. One is rent-burdened if rent costs more than \$800/week--which all of Los Angeles does. (And then you all fake-hand-wring about the "homeless problem," when the City of Los Angeles, County of Los Angeles, and State of California are long-term complicit in allowing real estate owners and activities for the past 50 years to create this very homeless/Affordable Housing issue. New studies are showing that not only are more (previously) "affluent" people who lost everything are being gouged in their time of need with literally no roof over their heads or to return to, but lower-income areas including Koreatown are being gouged, as well (Source: 1/28/25: <https://laist.com/news/housing-homelessness/los-angeles-price-gouging-fires-housing-rent-brigade-spreadsheet-zillow-study>).
STOP THE PRICE GOUGING. Please vote YES on Agenda Item 15, which suspends rent increases through January, 2026. (Please take steps to stop the price-gouging forever, really. Unless you want a) to be voted out of your Council position, and/or unless you want b) people to leave town and be left with comparatively very few people left to pay the exorbitant taxes that this City charges, to operate, all while providing sub-par service for our taxes --on rent; corruption in the Dept of Transportation/parking/gouging on petty ticketing via physically & unhelpfully elongated "red curb" zones; Affordable Housing; crime; enforcement of basic cleanliness of our neighborhoods. Thank you.

Communication from Public

Name: Colleen Koperek

Date Submitted: 01/27/2025 03:31 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am urging the city council to immediately enact a 12-month city-wide RENT FREEZE AND a 12-month EVICTION MORATORIUM. You had the chance to pause rent hikes a few months ago, and since then, our city has faced its largest climate disaster in recent history. If you do not act today, you are condemning a record number of Angelenos to a life unhoused. Do the right thing, freeze rents and begin the evictions moratorium today.

Communication from Public

Name: Shauna W.

Date Submitted: 01/27/2025 10:58 AM

Council File No: 25-0006-S16

Comments for Public Posting: I would like to offer some additional prospective for consideration: - There is already legislation in place preventing price gouging for rental units, so using that as a support for this motion is immaterial. - Lets learn from the past mistakes and the protections you gave tenants during COVID and how those protections were wildly abused by many. Though you probably would not admit it, you know that millions if not billions of dollars were paid out for tenant that were fully capable of working and paying their rent during COVID, you just gave them the option to not have to. The effort to protect people affected by the fires is noble, but the reality is most of these protections will be abused by individuals who have not been directly affected by the fires; and at no ones cost but property owners. Though many of you would love to "stick it" to the large property owners, there are many small mom-and-pop owners whom have worked very hard to obtain property in Los Angeles. Many of these mom and pop owners being immigrants whom have come to this country legally, and worked tirelessly to own and invest in this county. If you really want to put protection into place preventing evictions and rent increases, make sure you require the tenants to PROVIDE PROOF that they have actually been affected by the fires, and not just provide a written declaration claiming they have been affected. I am talking real proof that they should be allotted these protections. -If the protections were passed, it would be intellectual to put maybe a 2-3 month freeze on rent increase and evictions - allowing people to get back on their feet or payouts from insurance or what not; not halting evictions and rent increases for a whole year. A whole year just seems excessive and absurd.

Communication from Public

Name:

Date Submitted: 01/28/2025 09:23 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:

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

Date Submitted: 01/28/2025 09:40 PM

Council File No: 25-0006-S16

Comments for Public Posting: While the intention behind a rent freeze may seem good on the surface, it's important to consider the long-term consequences. Rent control measures like this can discourage investment in property maintenance and development, ultimately leading to a shortage of available rental units and lower quality housing. Property owners are already facing rising costs, and freezing rents could make it harder for them to stay afloat, which might result in fewer affordable options down the road. Rather than freezing rents, the city should focus on increasing the housing supply and implementing policies that address the root causes of high rents—like zoning restrictions and building barriers.

Communication from Public

Name: Danielle Whitney Moore

Date Submitted: 01/28/2025 10:29 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: Shannon Massimo

Date Submitted: 01/28/2025 10:39 AM

Council File No: 25-0006-S16

Comments for Public Posting: A NO vote is a must for Item 15. There are many small time landlords with 1 or 2 rental properties who are still trying to recover from the first eviction moratorium. Many tenants just chose not to pay rent. Current evictions in the last year have had balances up to \$30,000 that the landlord is probably never going to see. They will not be able to go through such an event again.

Communication from Public

Name: Donald McVicar
Date Submitted: 01/28/2025 10:43 AM
Council File No: 25-0006-S16
Comments for Public Posting: Please vote No on 15

Communication from Public

Name: Lauren Andrews

Date Submitted: 01/28/2025 10:52 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: Dijana Harker

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

Council File No: 25-0006-S16

Comments for Public Posting: Please VOTE NO on Item 15 - Rent Freeze and Eviction Moratorium This is crazy. 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: Diana Crawford-Bell

Date Submitted: 01/28/2025 11:16 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. Our real estate market has been on a decline and we do not need this.

Communication from Public

Name: Albert G
Date Submitted: 01/28/2025 11:19 AM
Council File No: 25-0006-S16
Comments for Public Posting: Vote No on item 15 Good morning Please Vote NO on item 15, the citywide proposed rent freeze and evictions moratorium Thank you

Communication from Public

Name: Henry G
Date Submitted: 01/28/2025 11:22 AM
Council File No: 25-0006-S16
Comments for Public Posting: Please vote NO on item 15 the citywide proposed rent freeze and eviction moratorium

Communication from Public

Name: EVERARDO GONZALEZ
Date Submitted: 01/28/2025 11:24 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: Margret Erickson

Date Submitted: 01/28/2025 11:24 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote no on any eviction moratorium. I have several landlord clients who are already in danger of losing their rental properties due to non payment of rent. Self certifying offers a blanket opportunity for non affected tenants to slip through the cracks and offer them a loophole which is dangerous. I have one 97 year old client in particular who may die before he is able to evict his non paying tenant. I implore you to rethink this. Thank you.

Communication from Public

Name: Keren aminia

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

Council File No: 25-0006-S16

Comments for Public Posting: Please do not embolden crooks who are taking advantage of the already skewed rules related to eviction. These people rent properties serially with the intention to defraud honest landlords out of rent. The legal cost to evict a tenant can be \$10k and the rent losses much more during the 6 months it takes to process a just and legal eviction in LA. During the pandemic, I had a tenant who worked for cash, did not pay rent for 3 years, and cost me tens of thousands of dollars in losses. An eviction moratorium accommodates people like this! Regarding rent increases, I have tenants paying \$600 on a property with a market value of \$2,000. The City of LA does not accommodate increases of well below market value rents (which by the way the city of Inglewood accommodates for example). The rent increase moratorium related to the pandemic, perpetuated this unfair situation, where some tenants pay rent that is far below the monthly expenses of the unit. The city should absolutely help the fire victims, but transferring wealth from all landlord to all tenants in the city of LA just because 10,000 houses out of millions were destroyed is unfair!

Communication from Public

Name: Deborah Burnett

Date Submitted: 01/28/2025 01:13 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am extremely disheartened to hear of the proposed “rent freeze” for all of Los Angeles County. I own two buildings in City of Los Angeles and increases are due to take place in February and March 2025. The rents are very low...way under market rental levels for one and two bedroom apartment. I have several long-term tenants and the very limited increases have affected my ability to adequately maintain my properties. In addition, the COVID induced Eviction Moratorium has already been crippling along with lost rent from a tenant who I had to evict. It has been devastating for small “mom and pop” owners like myself. Now, with the Balcony Inspection and related plan fees and repairs associated with it, there is even more pressure. The balcony inspections are costly and I was recently told that the required design plan will cost between \$3,000-\$3,500 per design plan and must be completed within 120 days of the inspection. Then, repairs and replacements (very expensive(tens of thousands)) must be completed 120 days from design plan approval. It is a lot. From where is the money going to come? Help Lord! Every rent increase is desperately needed. I do not believe rent increases should be hindered any further. If there will be a freeze, please do not hinder rent increases, that have already been communicated to tenants, to proceed with the very minimal increase of 4% in City of Los Angeles and 5% as is the current statewide rent control. In addition, the Security Deposit interest jumped to 4.32% interest that must be paid or credited to renters annually. Who is representing us? It is as if the government is pushing “mom and pop” owners out of the rental market business. We are bleeding and being forced to fix the problem and we do not have the "big bucks." We need help. My heart goes out to my hometown people (I was raised in Altadena.) and all people affected by the fire. They do need help; I have been helping several, but the answer is not a rent-freeze. I sternly oppose the Los Angeles county-wide “rent freeze.” The price gouging laws, local and statewide rent control laws are effective enough to aide the current declared state of emergency (DSOE).

Communication from Public

Name: Amelia DeBoer
Date Submitted: 01/28/2025 01:34 PM
Council File No: 25-0006-S16
Comments for Public Posting: LA needs a rent freeze and better rent control NOW. We cannot continue to deal with skyrocketing rents amidst this crisis.

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: Alissa Winkler

Date Submitted: 01/28/2025 02:22 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: Lauren
Date Submitted: 01/28/2025 02:28 PM
Council File No: 25-0006-S16
Comments for Public Posting: The tenants of the affected and surrounding areas need a rent freeze and protections from predatory landlords forcing rent increases and evictions! Please pass this.

Communication from Public

Name: Kendra Miller

Date Submitted: 01/28/2025 02:53 PM

Council File No: 25-0006-S16

Comments for Public Posting: It is essential to keep our neighbors and community housed during this disaster and the months and years that will be required to recover. VOTE YES.

Communication from Public

Name: Ali
Date Submitted: 01/28/2025 10:45 PM
Council File No: 25-0006-S16
Comments for Public Posting: No Rent Freeze. With cost of insurance and interest rate sky high this measure will bankrupt a lot of small apartment owners. Rent freeze does not help people displaced with the fire.

Communication from Public

Name: Hannah Christine Langley
Date Submitted: 01/28/2025 02:59 PM
Council File No: 25-0006-S16
Comments for Public Posting: We need the following IMMEDIATELY: 1) Rent freeze through January 31, 2026 2) An Eviction moratorium for disaster-impacted tenants until January 31, 2026 3) Mandatory rent gouging reports to track and enforce violations Thank you!

Communication from Public

Name: Claire Kim

Date Submitted: 01/28/2025 03:14 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear City Council: 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. Sincerely, Claire Kim

Communication from Public

Name:

Date Submitted: 01/28/2025 03:39 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: Sabrina Grant

Date Submitted: 01/28/2025 03:41 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: Nicole Miner

Date Submitted: 01/28/2025 10:51 PM

Council File No: 25-0006-S16

Comments for Public Posting: Keep single family homes rentals immune. Sweeping rent freeze on all apartments and duplexes is fine. You must give landlords discretion in evictions.

Communication from Public

Name: Davis

Date Submitted: 01/28/2025 03:54 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear City Councilmembers, I urge you to vote yes on this motion. Aside from my family being directly impacted by the fires, I have had difficulty with working (due to shift cancellations and rescheduling). It has been a heavy financial burden to support family, friends, take care of my physical health while having to resume paying rent during these tragic times. So many people from my community are displaced and are dealing with trauma from surviving the fires. Our city needs as much support as possible to rebuild and recover. Your support in this motion for both a rent freeze and eviction moratorium will aid us in the journey to recovery for our LA community. Thank you for your time.

Communication from Public

Name: Jason

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

Council File No: 25-0006-S16

Comments for Public Posting: A rent freeze will be devastating to housing providers already reeling from the 2020-2024 COVID rent & eviction moratoriums and now LA Fires. We barely broke even to keep tenants housed before COVID happened, and now an natural disaster & tragedy is being used as another reason to add an unfair burden on us. With over 40% increases in insurance, 20% increases in utilities, 20% increases in labor & repair costs, which a building owner always has to pay, and now a spike in interest rates, most housing providers can barely make ends meet. A massive rent freeze through the last 4 years til COVID is now meaning most housing providers have been forced to take a significant loss, and are only now starting to increase their rents to cover this (which in many cases is no more than 3-10%/yr anyway as it's covered by either the rent stabilization ordinance, AB1482 or price gouging laws). Through the last few years, Los Angeles housing providers have lost a huge portion of their life savings - simply through the action of a government that think it's the job of private owners & individuals to provide a societal need of shelter for really no cost or even at their cost. A business should not be forced to sell for below a fair rate of return. If you asked any business to do this, it would cease to operate. Why are housing providers being treated any different? This is completely Un-American and against all principles of fairness.

Communication from Public

Name: Isabella Arzeno-Soltero

Date Submitted: 01/28/2025 04:08 PM

Council File No: 25-0006-S16

Comments for Public Posting: I support a rent freeze in fire affected areas.

Communication from Public

Name: Amy Klein

Date Submitted: 01/29/2025 07:44 AM

Council File No: 25-0006-S16

Comments for Public Posting: You must vote NO on an eviction moratorium citywide due to the fires!! There is no reason that people living in Chatsworth or Hollywood or Marina Del Rey should be able to stop paying their rent--saying that they have a hardship from fires! These fires are NOT like COVID...they simply don't impact most people in the city---or their ability to continue to work and pay their rents!

Communication from Public

Name:

Date Submitted: 01/29/2025 07:47 AM

Council File No: 25-0006-S16

Comments for Public Posting: No on Item 15. The moratorium on evictions and rent increases will not help the people of Los Angeles, especially the Landlords. I'm not a Landlord but understand this isn't something that'll help. It'll be just like Covid, when tenants take full advantage of the law and live rent free for extended periods of time.

Communication from Public

Name: Christina Longobart
Date Submitted: 01/29/2025 07:50 AM
Council File No: 25-0006-S16
Comments for Public Posting: No on Rent freeze. No on self certification for fire victims.

Communication from Public

Name: Richard Lindquist Klug

Date Submitted: 01/29/2025 08:06 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please Vote No. Having a "Self Certified" eviction moratorium is an invitation to fraud and rent squatting. People need to apply for SNAP benefits that are \$300 to \$400 but under your proposal they can self certify and stop paying their \$1500 rent. I got robbed on this during COVID and will never recover the money lost and EACH of my two tenants who did not pay bought new cars. They are clever and have out of state bank accounts so I will never collect. Vote no on this invitation for fraud and Squatting. After all, the fire was in the Pacific Palisades which is one of the most wealthy communities in Los Angeles. This is crazy!

Communication from Public

Name: Lizt Esther Garcia
Date Submitted: 01/28/2025 05:51 PM
Council File No: 25-0006-S16
Comments for Public Posting: Rent freezes, eviction moratorium & cracking down on rent price gouging are essential parts of re-building Los Angeles. The People need a break after this terrible disaster. Show solidarity with the victims of wildfires!

Communication from Public

Name:

Date Submitted: 01/29/2025 07:25 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: Dean Sklar

Date Submitted: 01/29/2025 07:25 AM

Council File No: 25-0006-S16

Comments for Public Posting: I'm a retired small operator of a couple apartment buildings. The costs of labor, materials, insurance and city services far outpace the tiny rent increases allowed by city council. Another year of no rent increases, after 4 years of no raises during COVID emergency, is simply not fair to housing providers. If the city owned and managed housing, I'm certain the city would raise rents to cover inflation. Why doesn't city council partner with small business to ensure people stay housed?? It seems like we have the same goals. You profess that providing housing should not be "a business", but anyone managing housing, the city or individuals, will need to be compensated for their work. We small owners are already doing that and should be fairly compensated. JUST WORK WITH US!! Oh, by the way, if you impose an eviction moratorium, I'm sure the result will be less available units, because landlords with empty units will not take the risk of bad actors intent on trying to getting free housing for a year. Yes, there are unscrupulous tenants.

Communication from Public

Name: Zayda

Date Submitted: 01/28/2025 04:31 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: Jane Fonda

Date Submitted: 01/29/2025 01:03 AM

Council File No: 25-0006-S16

Comments for Public Posting: Evictions must end as housing because more needed due to the displaced people from the many fires that have occurred in Los Angeles. Freeze rent. Stop the rent gouging that has been happening when people are trying to rebuild their lives.

Communication from Public

Name:

Date Submitted: 01/29/2025 09:59 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Ellaine Manuel. I'm from Keep LA Housed and I live in Westlake. 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:

Date Submitted: 01/29/2025 10:02 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote YES to a 12 month rent freeze and eviction moratorium so we can protect the most vulnerable in our community. After the LA fires rents have been going up drastically, only worsening the existing housing crisis our beautiful city is facing. Thank you

Communication from Public

Name: Brandi

Date Submitted: 01/29/2025 10:06 AM

Council File No: 25-0006-S16

Comments for Public Posting: It is imperative that citizens are protected during this tragedy. I urge City Council to vote yes on this motion.

Communication from Public

Name: Frank Rafie
Date Submitted: 01/29/2025 10:14 AM
Council File No: 25-0006-S16

Comments for Public Posting: As a landlord in the Los Angeles area, I want to start by acknowledging the immense tragedy that those impacted by the fires have experienced. Our hearts go out to them, and we deeply care for those who have lost their homes, livelihoods, and a sense of stability. However, let's ACKNOWLEDGE the challenges that landlords are facing in this unprecedented time. Over the past four years, we have already absorbed the financial strain of FOUR YEARS of rent freezes due to the ongoing impacts of COVID-19. During that time, operating costs—such as utilities, insurance premiums, repair and maintenance costs, and the rising prices of materials—have continued to escalate. The cost of essential repairs, from replacing appliances to updating worn-out fixtures, has only added to this burden. These increased expenses are necessary to maintain the habitability and safety of the properties we manage. The cost of managing rental properties has been increasing exponentially, and landlords, especially smaller operators, are struggling to balance the demand for upkeep, repairs, and safety (Earthquake Retrofit, Insurance Companies DEMAND to change of Electrical Junction Boxes, etc.) while also ensuring the sustainability of their businesses. The financial realities we are facing are difficult to reconcile with the notion of another rent freeze. While we understand the urgency of the situation for tenants who are recovering from the fires, landlords need to ensure they can continue to provide safe, functional housing and support the growing needs of their properties. As a community, we need to consider sustainable solutions that protect tenants while also allowing landlords to maintain the financial stability necessary to care for and improve the homes they provide. Without such balance, many landlords could be forced to reduce their services, delay essential repairs, or, in the worst case, exit the rental market altogether, further exacerbating the housing crisis. I urge you to consider all perspectives when evaluating policies that impact both tenants and property owners. It is imperative that we find a solution that supports everyone involved and ensures that landlords can continue to provide safe, well-maintained housing, while also offering tenants the support they need during this difficult time. Thank you for your time and attention to this matter. Regards, Frank

Communication from Public

Name: Fedor Simanov

Date Submitted: 01/29/2025 10:17 AM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Council and Mr. President, I, Fedor Simanov, a political refugee who was settled by you in permanent housing apartment in South LA. The private legal corporations that owns and that operates this facility is unable to perform even the most basic duties without frivolity, which negatively affects my ability to rebuild, develop and freely manage my life. I kindly requesting you to: issue a moratorium on evictions., pass a rent freeze order due to wildfires and bad ecologic situation., and initiate city-owned public social housing without any arbitrary enforcement of an abusive inbred rules, inspections, violations of privacy, independence and self-determination. Protect me from cuts of public programs and changes of political situation.

Communication from Public

Name:

Date Submitted: 01/29/2025 10:19 AM

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: Gabriel Grant

Date Submitted: 01/29/2025 10:33 AM

Council File No: 25-0006-S16

Comments for Public Posting: I support a 'No' Vote. This will cause financial hardship for landlords and potential unintended consequences. I fully support aiding fire victims, but the proposed measures unfairly place a disproportionate financial burden on rental property owners rather than distributing the responsibility across the broader community. Moreover, these proposals fail to provide a thoughtful, long-term plan to assist those directly affected by the fires. I urge the City Council to take more time to develop a balanced and effective solution.

Communication from Public

Name: Mia B

Date Submitted: 01/29/2025 10:39 AM

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 #1 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. In solidarity, Mia B

Communication from Public

Name: Justin Minich
Date Submitted: 01/29/2025 10:42 AM
Council File No: 25-0006-S16

Comments for Public Posting: To the Los Angeles City Council, My name is Justin Minich and I'm a renter in CD-10. I'm writing today to ask that you not only support the halting of evictions and freezing of rent for people affected by the wildfires, but for all renters citywide. Why? Because there is the distinct possibility that landlords will try to evict tenants not affected by the fires in order to raise rents on those units during a time when tens of thousands of people are trying to find housing. Would this be illegal? Yes, but so were the over 1,300 instances of price gouging found on Zillow, but the landlords tried to do it anyway (<https://laist.com/news/housing-homelessness/los-angeles-price-gouging-fires-housing-rent-brigade-spreadsheet-zillow-study>). Landlords cannot be trusted to follow the law. The Council should put their support firmly behind the thousands of Angelenos that desperately need the city's help, and not a small, corrupt group or rich property owners. Thank you for your time and consideration. Justin Minich

Communication from Public

Name: Jasmine

Date Submitted: 01/28/2025 06:24 PM

Council File No: 25-0006-S16

Comments for Public Posting: Rentals should not be used as capital. Housing is a fundamental right. The fact that so many property owners are using the tragedy of the LA fires to their monetary advantage, is disgusting. I rented a room from a friend's aunt who'd owned a house in the Palisades for over 50 years. I was lucky, had she not given me a discount I would have not been able to afford to live anywhere close to where I work. Now that house is gone, lost to the Palisades fire, and my dog and I, along with countless others, are without a place to live. Furthermore, unless I want to pay more than half of my monthly income, I am, by and large priced out of Los Angeles County. Even if I wanted to pay more than half my income, I couldn't because I also have to pay outrageous amounts for car insurance, gas, groceries etc. I was born and raised here in Southern California, but through no fault of my own, am being pushed out because of the cost of living, especially the cost of housing. No one should have to pay more than half their income on rent. Not one should have to pay more than 15% of their income on rent. However, city council, our Los Angeles government, who should be working for the everyday Angeleno, should at the very least do everything they can to prevent evictions, and these exorbitant, and exploitative increases of rental prices, it's the ethical decision, but also will be beneficial to everyday people who are just trying to do their best to survive.

Communication from Public

Name:

Date Submitted: 01/28/2025 06:26 PM

Council File No: 25-0006-S16

Comments for Public Posting: VOTE NO.

Communication from Public

Name:

Date Submitted: 01/28/2025 07:05 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: Negin Yazdininian

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

Council File No: 25-0006-S16

Comments for Public Posting: The eviction moratorium and rent freeze placed excessive financial burden on landlords. This is a hardship and not a long term or short term solution to the housing issue that has emerged from the fires. We urge the city to look at other responses to this issue that does not apply financial pressure to landlords.

Communication from Public

Name: Josh

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

Council File No: 25-0006-S16

Comments for Public Posting: I received notice from the AAGLA Association that the legislators in Los Angeles are thinking about another rent freeze. For me and my six unit property, which is my 401(k), it would mean that over the last 7 years I've only been able to raise rent one time. Please think about that. While, my expenses have gone up over 5% a year. I am so upside down on this property I can barely afford to maintain it. I didn't raise rent one year prior to Covid, as I was about to raise rent, There was a rent freeze and now again I was going to raise rent 3% and there might be another rent freeze..??? I don't understand how any of this is possible, (where the legislators can dictate/control what happens with your business, but does not account for the property owners expenses) The end result will be the end of all the small Ma and Pa landlords! All the apartments in Los Angeles will be owned by corporations and REITS! I'm asking, quite frankly begging you to represent me in this matter and to use common sense when it comes to this legislation. My rental property is in the middle of Los Angeles and was not impacted whatsoever by the fires. However, my home where I live was severely impacted by the fires, putting me financially further behind the eight ball. A rent freeze in this situation makes no sense whatsoever and would severely handicap property owners. It's not fair! If you could, please respond to this email, I would greatly appreciate it. Thank you for your consideration in this matter,

Communication from Public

Name:

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

Council File No: 25-0006-S16

Comments for Public Posting: Please vote no on rent increase freeze

Communication from Public

Name: Matthew Haverim
Date Submitted: 01/28/2025 07:36 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 common sense 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, drive up housing costs, and ultimately make housing more expensive for everyone.

Communication from Public

Name: Maria Pousson

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

Council File No: 25-0006-S16

Comments for Public Posting: I am an 86-year-old who depends on the income from her duplex to live. As housing providers, we have already gone 4 years without a rent increase during COVID. We already have rent control in the state, and the city of LA has a strict rent control of 4%. Since those affected by the fires are looking for new housing, a rent freeze does not directly benefit fire victims. In fact, rent control decreases the availability of apartments. During this same COVID period, we have had insurance skyrocketed, non-RSO buildings now pay a \$31.05 fee (just placed this month), and utilities have gone up. Just cause laws already protect existing tenants. One tenant I had didn't pay rent throughout all of COVID. Refused to sign up for assistance. He said he was impacted by COVID but still was able to purchase a new car and skipped after the moratorium ended. No rent from this tenant during COVID put me in dire financial straits. I spend a lot of time and effort offering good housing for my tenant. It is so sad that the city council made us out to be villains. Please vote no. This is a bad idea.

Communication from Public

Name: Piccard Management
Date Submitted: 01/28/2025 07:59 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:

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

Council File No: 25-0006-S16

Comments for Public Posting: Dear Office for the City Clerk, I beg of you, please do not freeze the rents in Los Angeles. As a Multifamily owner, my old source of income is the apartments that I own and manage and I oppose the proposed rent freeze. This would be terrible for all of Los Angeles. I am a huge advocate for affordable house and this would be detrimental. We already have been affected when the rents were frozen due to COVID, please please do not make this mistake again. We currently have a state wide price gouging ordinance in place and this is sufficient. Please consider my comments. Thank you.

Communication from Public

Name: Alan Ardehali

Date Submitted: 01/28/2025 08:33 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose any further rent increase freezes and eviction moratorium. Given the increases in all services in the past few years, it is impossible to continue to provide housing for our fellow angelones. I can not continue to keep my property as I can not continue to subsidize the building. It is just not possible anymore. I will have to sell the building. Additional rent increase freezes will make the housing crises in LA worse. Please vote against any rent increase freezes, please.

Communication from Public

Name: John Gregorchuk

Date Submitted: 01/28/2025 08:42 PM

Council File No: 25-0006-S16

Comments for Public Posting: We are in a housing crisis. We need investors flocking to LA to build more homes. Passing a new eviction moratorium and rent freeze will scare off investors and just might be the final nail in the coffin for new housing production in the city. The city should protect impacted tenants and not force mom and pop landlords out of business due to tenants not paying rent. During COVID, I watched as my parents depleted their savings trying to save their only retirement, a 21 unit apartment building that my father built in 2002. Tenants told my parents, "The city said we don't have to pay rent" and 50% of the tenants stopped paying rent to buy new cars. My parents had to sell their only retirement while the parking garage filled up with new BMWs and Mercedes.

Communication from Public

Name: Platonova Kristina

Date Submitted: 01/29/2025 08:31 AM

Council File No: 25-0006-S16

Comments for Public Posting: to Vote NO on Rent Freeze and Eviction Moratorium How do you think landlords are supposed to pay their loans, property taxes, and other expenses if tenants stop paying their rent? You need to remember that many landlords are regular middle-class families. It is not fair to the landlords, do you want them go to the bankruptcy? Middle class barely survive with all taxes, insurances, medical bills, and you want squeeze more money from middle class? It is not fair to landlords. Do you want them to go bankrupt? The middle class is barely surviving with all the taxes, insurance costs, and medical bills, and now you want to squeeze even more money from them?

Communication from Public

Name:

Date Submitted: 01/29/2025 08:55 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please do not pass any additional moratoriums at this time. Not fair to the owners.

Communication from Public

Name:

Date Submitted: 01/29/2025 08:57 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote YES. People are in absolute ruin. They must have time to rebuild their lives and recoup costs to get back to a place of stability. It's totally unreasonable and amoral for people to be evicted at this time. Life is complicated and precarious even during normal times. Do not kick those who are down in their time of need.

Communication from Public

Name: Jessica Parral
Date Submitted: 01/29/2025 09:06 AM
Council File No: 25-0006-S16
Comments for Public Posting: Please see comment attached as PDF file



**LOS
ANGELES
LGBT
CENTER®**

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January 28, 2025

Honorable Members of the City Council
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

Since 1969, the Los Angeles LGBT Center (Center) has cared for, championed, and celebrated LGBT individuals and families in Los Angeles and beyond. Today the Center's over 800 employees provide services for more LGBT people than any other organization in the world. We offer residential services for youth and seniors, drop-in services for people experiencing homelessness, immigration assistance, meal services, and so much more. Across all our programs, we see over 50,000 clients per month; or, over half a million visits each year.

We provide multiple types of housing for youth experiencing homelessness, including emergency shelter beds. We also provide a robust system of mentorship, workforce development, educational programs, health services, legal services and so much more to ensure our youth experiencing homelessness have the tools they need to become healthy and complete members of society. The Center is also the Youth Coordinated Entry System (YCES) agency for Service Provider Area (SPA) 4 in Los Angeles County. We work with a wide variety of coalitions responding to and working towards ending homelessness.

In response to the devastating wildfires across Los Angeles County, the Center hosted a Wildfire Relief Drive at our Anita May Rosenstein Campus in Hollywood on January 12th and partnered with the LGBTQIA+ Community Fire Relief Mutual Aid initiative to support queer and trans households and businesses affected by the fires. According to a 2023 study at the University of California, Irvine, LGBTQ+ individuals are twice as likely to be displaced by a disaster than cisgender, heterosexual people, with people of color the most vulnerable.ⁱ

Our work to support those affected by the fires will continue, and we all know the recovery process will require a long-term commitment. For that reason, we urge City Council to vote

yes on motion 25-0006-S16 introduced by Councilmembers Eunisses Hernandez and Hugo Soto- Martínez. This motion will freeze rent increases for tenants and provide additional emergency eviction protections to tenants impacted by the fire.

Many Angelenos were already facing unaffordable rent and persistent rent burden before these fires - more than half of renters are rent burdened, meaning they pay 30% or more of their income to rentⁱⁱ. Now they are more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Those not immediately impacted by the fires could see increased rents and evictions as well- documented price gouging continues without guardrails in place to protect renters. According to a recent report by The Rent Brigade, price gouging on rentals in Los Angeles surged by over 5,000% from January 7 to January 18.ⁱⁱⁱ

City Council has been critical in supporting the work we do at the Los Angeles LGBT Center to keep LGBTQ+ people housed. This mission will be all the more challenging without immediate action to stabilize Los Angeles rents and prevent exploitation of our city's recent tragedy. We hope that Council will pass this motion and that we can be a partner in healing the city together. Please vote yes on motion 25-0006-S16 and ensure that those who recently survived a natural disaster have one less life-changing crisis to worry about.

Sincerely,



Joey Espinoza-Hernández
Director of Policy and Community Building
Los Angeles LGBT Center

^{i 1} <https://socialecology.uci.edu/news/amplified-harm-lgbtq-disaster-displacement#:~:text=Key%20Findings,compared%20to%20cisgender%2C%20heterosexual%20individuals.>

ⁱⁱ https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations

ⁱⁱⁱ <https://drive.google.com/file/d/1OeSSR-rHilbvpr4BWVknkxpUcMeLCwac/view>

Communication from Public

Name: Robert W Clippinger

Date Submitted: 01/29/2025 09:17 AM

Council File No: 25-0006-S16

Comments for Public Posting: It is egregious to again put a cost not associated with the operations of any business on that business. The business cannot then survive. The tactics of The City of Los Angeles to force costs upon the balance sheets of apartment owners has to stop. This is not a market where properties are predominately owned by large corporations. The rental properties in Los Angeles are mostly owned by individua investors who cannot afford these constant aggressive tactics to take over their businesses.

Communication from Public

Name: Vlad

Date Submitted: 01/29/2025 09:23 AM

Council File No: 25-0006-S16

Comments for Public Posting: Esteemed Councilmembers and Staff, Please vote no on item 15, the rent freeze and eviction moratorium. Item 15 looks like an attempt to take a catastrophic event and use it to drive an unfair agenda against housing providers, specifically small mom & pop operators like us, with only 8 units. We've had just one 4% rent increase in the last four years while operating costs like utilities, maintenance, labor and materials have increased 15% - 30% . Property insurance has increased 150%! And these costs will again skyrocket due to the fires. The business will become unprofitable and you will force us to sell. The tenants will ultimately be displaced if a developer purchases our small building to tear down, further shrinking the already severely limited supply of naturally occurring affordable housing during one of the largest disasters in California history. Should this pass you are also putting my aging mother at risk of being displaced from her own house which can't be sustained on Social Security retirement benefits alone. Between medical bills health, auto and property insurance, utilities, maintenance, and living expenses, she relies on the rental income to live her life. COVID-19 actively prevented ALL residents throughout the state of California and Los Angeles Country from working. This was the basis for a blanket rent freeze and eviction moratorium imposed in L.A. City for several years. The wildfires are devastating for those directly impacted. However, they are limited to and impact a much smaller segment of the total population of L.A. City. As such a new blanket eviction moratorium and rent increase freeze are inappropriate and unjustified. This is not part of the solution for those that have been displaced. The city of Los Angeles and state of California already has strict laws in place under the LA RSO - Rent Stabilization Ordinance, along with Executive Orders from Governor Newsom issued over the last two weeks already provide additional protections for wildfire victims. Executive Order issued on January 12th prevents raising the rent after an eviction. This is to address any lingering concerns that an owner may file a false unlawful detainer action in order to wrongly increase rental rates for wildfire victims. An Executive Order by Governor Newsom issued on January 12th extends existing state law under Penal Code 396 that prohibits drastic increases in prices for goods and services, including housing until January 7, 2026 (an entire year

from the start of the emergency). Another Executive Order issued on January 17th prevents owners from evicting a current renter or terminating a tenancy due to an unauthorized person being in the unit that has temporarily been taken in due to the fires. Both Executive Orders are immediately in effect until March 8, 2025 and could be extended. Special Motion 21 provides protections for tenants that have taken in people and pets displaced by the fires. 60% of constituents opposed more rent control, back in November. Please focus on getting the ground ready for construction so that fire victims can rebuild on their properties. Vote no on any rent control measures! Please! Thank you

Communication from Public

Name: Kitty Wallace

Date Submitted: 01/29/2025 09:25 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please do not pass this rent freeze, nor any rent restriction measure. These will not only not help the victims of the fire, but these measures will harm them. Your measures will protect those who are in apartment buildings already. The fire victims are looking for housing. Freezing rents will lead to fewer openings for victims to find housing. Please do not make this natural disaster worse by imposing ill-conceived policy at a devastating time for all. Please spend this time finding ways to help clear the fire areas of debris and rebuild the communities.

Communication from Public

Name: Catherine

Date Submitted: 01/29/2025 09:25 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote yes on this motion; we work in the arts and our community, already one in which many members face housing precarity, has been greatly affected by the fires. We need so much more than even this, but it is essential in order to avert an even worse crisis in this city for the council to immediately enact a 12-month city-wide RENT FREEZE to keep tenants housed in the wake of this disaster. We need an 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. In this moment, where the nation itself is so unstable, this is an opportunity for Los Angeles to set an example.

Communication from Public

Name: Nicole

Date Submitted: 01/29/2025 09:27 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello, I urge you to vote YES on Agenda Item 15. Residents of Los Angeles have already suffered enough in the wake of the wildfires. A rent freeze, eviction moratorium, and mandatory rent gouging reports will help protect impacted renters from further harm, this time at the hands of predatory landlords. The LA city council must do something to protect those who have been most impacted by the fires.

Communication from Public

Name: Caillie

Date Submitted: 01/29/2025 09:32 AM

Council File No: 25-0006-S16

Comments for Public Posting: A rent pause is an essential part of economic and personal recovery for the people of this city. There is no earthly reason why rents need to go up while landlords will have no trouble filling their properties with thousands of displaced individuals desperate to find a home after the fires. I am begging the city council to agree to this rent pause while our city recovers.

Communication from Public

Name:

Date Submitted: 01/29/2025 09:38 AM

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: Bee

Date Submitted: 01/29/2025 09:56 AM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Councilmembers, the fires have devastated people all across our city including my own community members. I'm writing in support of council file: 25-0006-S16, asking you to vote yes on item 15 on the City Council agenda today. End Evictions! Freeze the Rent! Stop the Gouge!

Communication from Public

Name: Kristen Hanna
Date Submitted: 01/29/2025 02:32 PM
Council File No: 25-0006-S16
Comments for Public Posting: I agree with freezing the rent hike given everything LA has been through

Communication from Public

Name: Ross

Date Submitted: 01/29/2025 03:31 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.

Communication from Public

Name:

Date Submitted: 01/29/2025 03:43 PM

Council File No: 25-0006-S16

Comments for Public Posting: As a resident of CD-4, I strongly support this bill - it is necessary to help the recent fire victims find new homes and rebuild their lives in the city.

Communication from Public

Name: Anthony
Date Submitted: 01/29/2025 03:53 PM
Council File No: 25-0006-S16
Comments for Public Posting: Please keep struggling LA residents housed. Please vote yes on this motion.

Communication from Public

Name: Eric
Date Submitted: 01/29/2025 03:54 PM
Council File No: 25-0006-S16
Comments for Public Posting: Vote YES on item 15 of the city council agenda January 29, 2025 and PROTECT TENANTS.

Communication from Public

Name: Theresa Dettloff

Date Submitted: 01/29/2025 04:21 PM

Council File No: 25-0006-S16

Comments for Public Posting: PLEASE VOTE YES ON THIS MOTION!!!! We are the people of LA and we are in CRISIS! We need your help!!! Dont you DARE put us out on the streets after everything we have gone through. 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: Andrea Oloughlin

Date Submitted: 01/29/2025 04:40 PM

Council File No: 25-0006-S16

Comments for Public Posting: Councilmembers, I urge you to please VOTE YES on the motion to immediately enact a 12-month city-wide RENT FREEZE to keep Angelenos housed. The Los Angeles fires have had a ripple effect across our region where every week unfolds the insidious consequences of a long term disaster recovery. Now, not only are people who were displaced from the fires now having to seek housing that has ballooned in cost, but even residents that weren't in the immediate fire zone have been impacted by this nasty price gouge. I, for example, do not live in the evacuation zone but my landlord has decided to up my rent the week after the fires, even though he has not done so once throughout my 1.5 year residency thus far. I am appalled at how certain landlords have seen this catastrophe as an opportunity to burden families during a time of great duress; financially, physically, and emotionally. I work providing affordable fresh produce to the community of Lincoln Heights otherwise I would be there speaking my piece as a verbal public comment. I strongly urge you all to have consideration of the various impacts that this fire has had on our community. Please vote yes on the rent freeze.

Communication from Public

Name: Meldrick
Date Submitted: 01/29/2025 04:48 PM
Council File No: 25-0006-S16
Comments for Public Posting: Land lords are capitalizing on this natural disaster by increasing rent during an already desperate time. Immediately enact a 12-month city-wide RENT FREEZE to keep tenants housed in the wake of this disaster.

Communication from Public

Name: Courtney Hanlon

Date Submitted: 01/29/2025 05:51 PM

Council File No: 25-0006-S16

Comments for Public Posting: As a county-employed physician at our largest public hospital in Los Angeles, housing is without a doubt the most important aspect of maintaining health for patients of any socioeconomic status. We MUST support our citizens by enacting a rent freeze and eviction moratorium, particularly during an unprecedented time with so many thousands affected by the fires. Please consider your neighbors, your constituents, and the health of your community when voting to protect tenants. Thank you.

Communication from Public

Name: Julia
Date Submitted: 01/29/2025 09:33 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. In solidarity, Julia

Communication from Public

Name:

Date Submitted:

01/29/2025 10:56 AM

Council File No:

25-0006-S16

Comments for Public Posting: I am 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. This is an important vote for the residents of this city to help alleviate the constant pressures we face in the midst of an crisis.

Communication from Public

Name: Steve Kreitenberg

Date Submitted: 01/29/2025 10:57 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote no on the rent freeze and eviction moratorium. This is not part of the solution for those that have been displaced. We already have laws in place to combat price-gouging, and Special Motion 21 provides protections for tenants that have taken in people and pets displaced by the fires. Additionally, among those that have been displaced and lost their homes, there are owners that would appreciate less rent control instead of more of it. We've had just one rent increase in the last four years. Item 15 looks like an attempt to take a catastrophic event and use it to drive the tenants' rights agenda. Remember that 60% opposed more rent control, back in November. Please focus on getting the ground ready for construction so that fire victims can rebuild on their properties.

Communication from Public

Name: Kristina Belova
Date Submitted: 01/29/2025 10:48 PM
Council File No: 25-0006-S16
Comments for Public Posting: No rent freeze moratorium allowed in LA for fire victims. Eviction must be allowed if rent not paid! People will abuse the system and not pay rent!! We have seen that during Covid times!

Communication from Public

Name: Shana Fitzpatrick

Date Submitted: 01/29/2025 11:07 AM

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, Shana Fitzpatrick

Communication from Public

Name: Ky Trang Ho

Date Submitted: 01/29/2025 11:08 AM

Council File No: 25-0006-S16

Comments for Public Posting: Vote no on Item 15! Dear Members of the Los Angeles City Council, I am writing to express my concerns about the proposed eviction moratorium and rent freeze currently under consideration. While I understand the intent to assist those affected by the recent wildfires, I believe these measures may have unintended consequences that could exacerbate the housing crisis and harm both tenants and landlords in the long term. Enacting another eviction moratorium and rent freeze risks encouraging some tenants to take advantage of the system by choosing not to pay rent, even if they have the means to do so. This places an unfair burden on landlords, many of whom are small property owners relying on rental income to maintain their properties, pay mortgages, and cover operational costs. If landlords are unable to collect rent, they may face financial ruin, leading to foreclosures, reduced property maintenance, and a shrinking rental market. This, in turn, will worsen the housing crisis by reducing the availability of affordable housing. Instead of broad measures like eviction moratoriums and rent freezes, I urge the Council to consider more targeted solutions that address the root causes of housing instability while supporting both tenants and landlords. Here are a few suggestions: Direct Financial Assistance: Provide direct financial aid to individuals and families who have lost their jobs or homes due to the wildfires. This could include rental subsidies, temporary housing vouchers, or grants to cover relocation costs. Job Placement and Training Programs: Partner with local businesses and organizations to create job placement and training programs for those who have been displaced or lost their livelihoods. Helping people regain employment will enable them to pay rent and stabilize their housing situations. Low-Interest Loans for Landlords: Offer low-interest loans or grants to landlords who have experienced financial hardship due to unpaid rent. This would help them maintain their properties and continue providing housing without resorting to evictions. Mediation and Conflict Resolution Services: Establish a mediation program to help landlords and tenants negotiate payment plans or resolve disputes amicably. This would foster cooperation and reduce the need for evictions. Incentives for Affordable Housing Development: Encourage the development of more affordable housing units by

offering tax incentives or streamlining the permitting process for developers who commit to building low-income housing. By focusing on these solutions, the City of Los Angeles can provide meaningful support to those in need without undermining the rental market or jeopardizing the financial stability of landlords. I urge you to consider the long-term implications of the proposed measures and explore alternatives that balance the needs of tenants and property owners. Thank you for your time and attention to this critical issue. I hope the Council will prioritize policies that promote equity, sustainability, and resilience for all members of our community.

Communication from Public

Name: Clare
Date Submitted: 01/29/2025 11:08 AM
Council File No: 25-0006-S16
Comments for Public Posting: PLEASE VOTE YES!!! We need this due to the wildfires disaster!

Communication from Public

Name: Ky Trang Ho

Date Submitted: 01/29/2025 11:14 AM

Council File No: 25-0006-S16

Comments for Public Posting: Vote NO on Item 15! The eviction moratorium and rent freeze policies implemented since 2020, while initially intended to prevent a surge in homelessness during the pandemic, have ironically contributed to a long-term increase in homelessness. Here's how:

1. Landlords Withdrew Units from the Rental Market With eviction bans and rent freezes in place, many landlords—especially small property owners—were unable to collect rent or raise it to match inflation and rising maintenance costs. As a result, some landlords chose to take their properties off the market, sell them, or convert them into non-rental uses (such as short-term rentals or owner-occupied housing). This reduced the available supply of rental units, making it even harder for low-income renters to find housing.
2. Decreased Investment in Rental Housing When landlords cannot enforce lease agreements or adjust rents to market conditions, rental properties become a less attractive investment. Many developers and property owners shifted their focus away from building or maintaining rental housing. This stagnated housing supply growth and worsened the affordability crisis, particularly in cities like Los Angeles, where there was already a housing shortage.
3. Increased Rental Costs Once Moratoriums Ended Once eviction moratoriums expired, landlords—many of whom had endured months or even years of non-payment—sought to recover their financial losses. This often led to significant rent increases for new tenants and existing renters whose leases were up for renewal. Renters who had managed to stay housed during the moratorium were suddenly hit with unaffordable rent hikes, leading many to eviction or displacement.
4. Accumulated Rental Debt Led to Mass Evictions The moratorium allowed renters to defer rent payments, but it did not cancel rent obligations. Many tenants accumulated massive rental debt, which they were unable to pay once protections expired. Landlords, seeking to recoup losses, filed for eviction en masse. The result was a surge in homelessness as many low-income renters who had been temporarily shielded from eviction ultimately lost their homes when they couldn't pay their back rent.
5. Higher Competition for Limited Housing Increased Homelessness With fewer rental units available and rising rent prices, formerly housed individuals who faced eviction or displacement found it nearly impossible to secure new housing.

Shelters and temporary housing programs became overwhelmed, and the number of people living in cars, encampments, and on the streets grew significantly. The Numbers Speak for Themselves

Since the eviction moratoriums began in 2020, homelessness has continued to rise in cities that implemented these policies. In Los Angeles, for example, the homeless population increased by over 45% from 2020 to 2023, despite these tenant protections being in place. This suggests that the policies may have temporarily delayed evictions but ultimately made housing less available and less affordable, exacerbating homelessness in the long run.

A Better Solution Rather than eviction moratoriums and rent freezes that distort the rental market, a more effective approach would be government-funded rental assistance, subsidies for struggling tenants, and incentives for landlords to keep units available. By shifting the financial burden from private landlords to the government, cities could prevent evictions while maintaining a stable and functioning rental market. In summary, while eviction moratoriums and rent freezes were meant to protect tenants, they ultimately contributed to the housing crisis by discouraging investment, shrinking supply, and creating conditions that led to higher rents and more homelessness once protections ended.

Communication from Public

Name: Hillary
Date Submitted: 01/29/2025 11:16 AM
Council File No: 25-0006-S16
Comments for Public Posting: EVICTION MORATORIUM + RENT FREEZE NOW

Communication from Public

Name: Ky Trang Ho

Date Submitted: 01/29/2025 11:21 AM

Council File No: 25-0006-S16

Comments for Public Posting: Vote NO on Item 15! The proposed eviction moratorium and rent freeze are yet another political stunt designed to pander to the majority of the population—renters—at the expense of long-term housing stability. While these policies may sound like a solution, they have done nothing but drive up rental costs, shrink the housing supply, and make it even harder for renters to find an affordable place to live. As a landlord, I have personally felt the impact of these disastrous policies. Over the past four years, rent control and eviction bans have made it impossible for me to properly maintain and manage my properties. Faced with financial losses, increased operating costs, and an inability to enforce lease agreements, I have already removed three units from the rental market—and I fully intend to take my remaining properties off the market once my current tenants move out. This is the reality that the City Council refuses to acknowledge: When you strip property owners of their ability to manage their investments fairly, many of us choose to leave the rental market altogether. This only makes housing scarcer and more expensive for everyone. If your goal is truly to address affordability and homelessness, you should be working to increase the supply of housing, not implementing policies that drive landlords out of the market. If the city truly wants to support struggling renters, it should be funding rental assistance programs, not forcing private landlords to foot the bill. Enough is enough—stop using housing providers as scapegoats for failed policies, and start enacting real solutions that actually increase housing access and affordability. Thank you.

Communication from Public

Name: Dominique Peatry

Date Submitted: 01/29/2025 11:25 AM

Council File No: 25-0006-S16

Comments for Public Posting: This is a necessary need as families have not only been displaced but they also have been forced to depend on the resources of the public for basic necessities. While attempting to get back on their feet, families should not be forced to pay for rent that is partially or fully inhabitable

Communication from Public

Name: Alene

Date Submitted: 01/29/2025 11:38 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote YES on this motion. This will actively prevent the worsening of the homelessness crisis due to displacement from the fires. These protections will curb the growth of the crisis as well as improve conditions for tenants, aka YOUR CONSTITUENTS.

Communication from Public

Name: Bridget Ore

Date Submitted: 01/29/2025 11:46 AM

Council File No: 25-0006-S16

Comments for Public Posting: the city of los angeles NEEDS this action now! People across the city have lost their jobs, homes, and had their health dangerously imperiled by this disaster! pass this motion NOW!

Communication from Public

Name: Edgar Mijangos
Date Submitted: 01/29/2025 11:49 AM
Council File No: 25-0006-S16
Comments for Public Posting: Interests rates are up, insurance coverage is doubling. I am a small business investor only have one building all low rent fees, I can't stay afloat without yearly increases and rent from tenants.

Communication from Public

Name: Maya Appley

Date Submitted: 01/29/2025 11:52 AM

Council File No: 25-0006-S16

Comments for Public Posting: As a local physician, I am very concerned about the health impacts of the recent fires and housing insecurity. I'm writing in support of Council File: 25-0006-S16, asking you to vote yes on item 15 on 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.

Communication from Public

Name:

Date Submitted: 01/29/2025 12:06 PM

Council File No: 25-0006-S16

Comments for Public Posting: This will continue to devastate small businesses. We need to add to the supply of apartments, not put more families out of business and on the streets. No more rent freezes and eviction moratoriums.

Communication from Public

Name: Dan Howard

Date Submitted: 01/29/2025 12:30 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hi, My name is Dan Howard, and am a small mom and pop landlord in District 8. I love being a housing provider, and worked hard to not only purchase, but maintain the units I own. I only own 2 RSO units and one single family residence. I recently purchased the Single Family Residence and was told there was an unauthorized person living there. When I went to inspect, it was someone who refused to leave because he feels he now owns the property. The property is in diar dispair, and the original tenant (his mother) left in Jan 2024, and the previous owner felt helpless on the brinks of losing the property so, she decided to sell. Me not aware of the details of the issue, am forced to evict the unauthorized person, while maintaining the 4300 mortgage on the property as well. An eviction moratorium SHOULD not protect someone like this. I also should not have to look into filing bankruptcy as a result. Please, think of us small people, who desire to help those in need and NEVER evict anyone. Please please vote NO, and forward this to the planning committee in Palisades and Alta Dena for further review! We need a balanced decision that doesn't scew toward one side, but more so whats fair and right. Thank you for your consideration. Dan Howard

Communication from Public

Name: Emma

Date Submitted: 01/29/2025 12:39 PM

Council File No: 25-0006-S16

Comments for Public Posting: Residents of Los Angeles have experienced monumental loss and hardship in Jan 2025. It is already a city with a high cost of living and a lot of struggling working class residents. We need interventions to help our communities recover from these tragedies. Please, please vote Yes on agenda item 15. If you have been heartened by the way that LA residents have come together in solidarity and support of each other this month, you have the opportunity to help this vibrant, unique city heal. LA is not just entertainment and celebrities, it is hotel and tourism workers, hospitality professionals, blue collar workers and families who have been here for generations. We love this city and we are in crisis.

Communication from Public

Name: Lea Szajnbajn

Date Submitted: 01/29/2025 01:10 PM

Council File No: 25-0006-S16

Comments for Public Posting: Regarding item 15: Councilman Soto-Martinez's motion to impose a rent freeze is nothing more than an opportunistic move to advance his anti-owner agenda and the motion should be opposed. When did it become normal to prioritize the rights to housing of non-owners than that of owners? One commenter mentioned a tenant who received an eviction notice so the owner could move in a family member who had been displaced by the fires as if that was unfair. It is absurd to expect owners to pay property taxes and all other associated costs of ownership yet not be able to use their property for themselves or their families, and to suggest a stranger should receive priority for that unit of housing over an owner is the height of insanity. Mom and pop owners are just as much humans as tenants, yet the Council somehow feels that tenants should have more rights. Another commenter spoke about the conditions of her apartment - preventing landlords from being able to increase rents that are already held artificially low by rent control does nothing to encourage an owner to make any repairs or improve the conditions of their property, which has a snowball effect the longer maintenance is deferred. Another commenter said that she was in eviction court on the day of the fires - clearly, she was not a victim of the fires and was being evicted for another reason, perhaps even for non-payment of rent. Her suggestion that a tenant is at a disadvantage for going to court without representation when owners have legal representation is hands down disengenous because it is well-known that the laws and the courts favor tenants. If the Council want to protect tenants, then money raised from all the measures and propositions passed should be used for their financial difficulties, but asking owners to take on yet more of the burden after there are already so many laws burdening owners is unacceptable. Like others speaking out against item 15, I want to reiterate that a city wide rent freeze when the fires affected a tiny percentage of housing units in the city is gross overreach. The Council's decisions over the last few years, on top of already existing rent controlled laws, are actually causing units to be removed from the rental market. It is well-documented that tenants greatly took advantage of the rent moratoriums during Covid, and this Council only considered the finances of tenants in its decision, when landlords are people too.

Moves like today's motion by the Council will result in people who are able to do so keeping units vacant rather than risk having tenants who get more protections than them. This is not a solution and will backfire. Stop putting the burden on owners, please, we implore you.

Communication from Public

Name:

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

Council File No: 25-0006-S16

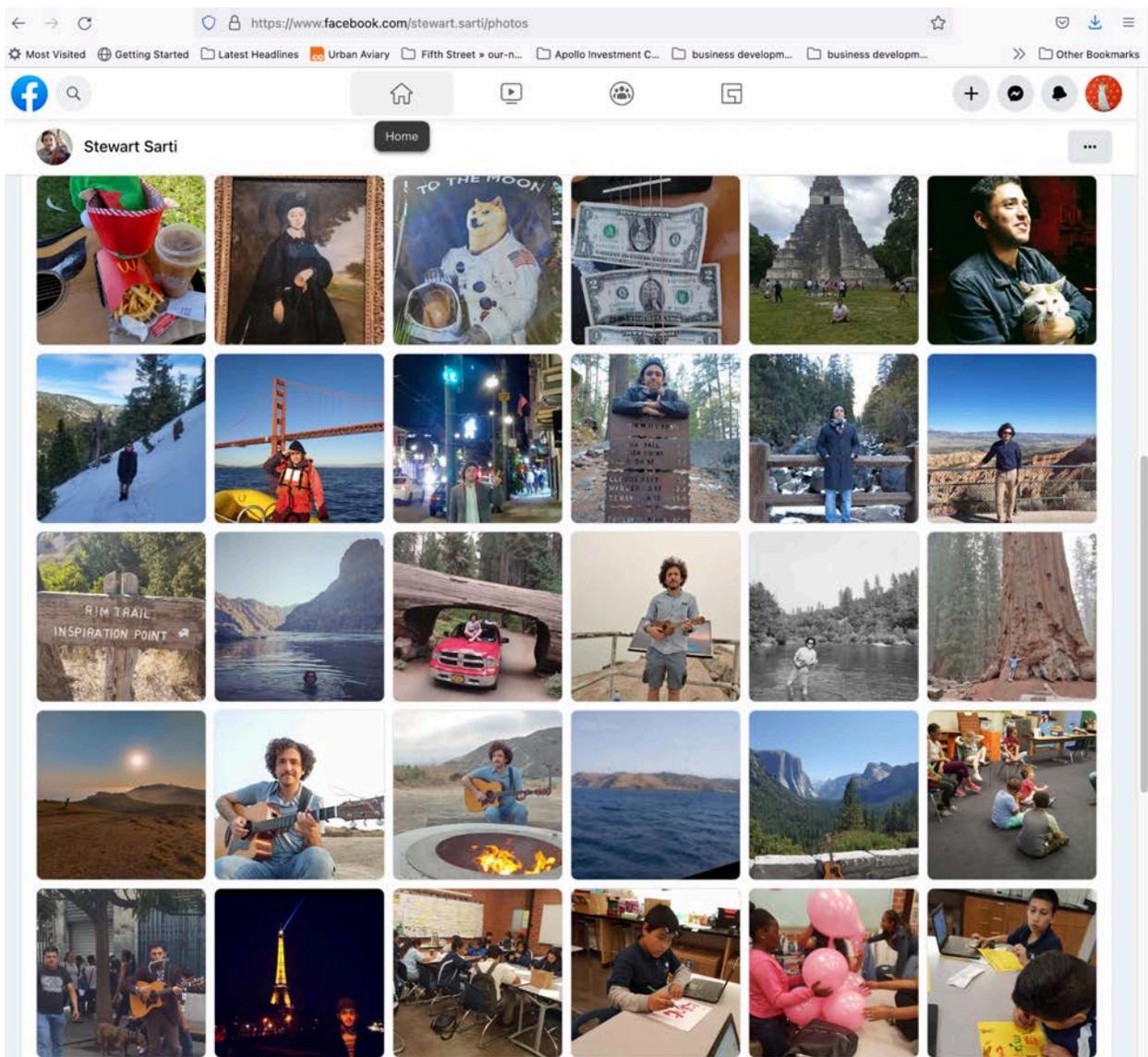
Comments for Public Posting: Please see attached.

To the Los Angeles City Council:

I am writing to express my strong opposition to the proposed eviction moratorium and rent freeze. These policies are not only unnecessary given the current state of affairs, but they are also actively harming landlords and responsible tenants.

I urge you to consider the following before making a decision on this matter:

- **Tenants are took advantage of the moratorium during COVID.** This tenant didn't pay rent for over two years. During that time, he used his extra money to travel the world. He didn't even cooperate with my application for rent relief from the state. He thought he was getting a free rent bonanza courtesy of me.



He was finally evicted in August 2022, owing more than \$17,000 in back rent, not to mention eviction fees.



He was left homeless. You encouraged his irresponsible behavior. This is just one example of the many stories I have heard from other landlords.



- **The moratorium harmed landlords to no end.** Many landlords are small businesses that are struggling to make ends meet. They cannot afford to go months without rent payments.

The proposed eviction moratorium and rent freeze will only encourage more tenants to take advantage of landlords. It is time to end these policies and return to a system where both landlords and tenants are held accountable.

Thank you for your time.

Sincerely,

Ky Trang Ho

Communication from Public

Name: Elizabeth Gomez

Date Submitted: 01/29/2025 01:19 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello, I'm writing in support of Councilman Hugo-Soto Martinez's motion to call for a rent freeze for all of LA county for the next year. As a resident of LA County I believe this motion should be requesting a rent freeze for 2 years to be honest seeing as the idea that housing for most fire victims will be resolved within the year is naive in my opinion. The majority of LA residents have been begging for better rent control protections and more affordable housing please I urge you to act in the best interest of local citizens. We need your help and we need a government that acts in our best interest to protect us!

Communication from Public

Name: Kelsey

Date Submitted: 01/29/2025 01:26 PM

Council File No: 25-0006-S16

Comments for Public Posting: The unhoused issue will get worse if we do not get rent control or a permanent rent freeze The fires were so devastating to our city, please do not add more stress to people's lives while they are already struggling so much by making folks worry if their rent is going to go up The air quality is already dangerous in our neighborhoods Don't make us pay more to stay and keep breathing the toxic air