

Communication from Public

Name: Lito Manalo

Date Submitted: 02/13/2025 10:46 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please do not pass this unjust motion. There are a lot of us mom and pop rentals with just 4 or less units. We rely on it for our subsistence. Asking us to close our eyes and keep silent while tenants sublease the rented premises to an unlimited number of occupants, take in an unlimjted number of sub lesees and pets, will cause the premature damages to our rentals, increased utility costs, and freeze our income again. You have inflicted so much punishment on us small landlords by freezing rents during the covid period. We landlords also have our problems and it is not fair that you would pass this motion to tie our hands from evicting erring tenants.

Communication from Public

Name:

Date Submitted: 02/13/2025 10:48 AM

Council File No: 25-0006-S16

Comments for Public Posting: Enough is enough! If your goal is to completely dissolve small home owners and enrich large "Black Rock" corporations, then by all means, keep these extreme moratoriums in place! Most landlords, ourselves included, are not extremely wealthy and rely on the rents in order to just hold the properties we own. How is it that tenants have ALL the rights? If that isn't completely one sided, I don't know what is. These extreme tenant rights and extreme moratoriums must end immediately or this Los Angeles landscape will look a heck of a lot worse for EVERYONE!
Sincerely, Joy Bergin

Communication from Public

Name: S Riddle

Date Submitted: 02/13/2025 11:21 AM

Council File No: 25-0006-S16

Comments for Public Posting: This is absolutely reckless. Many of us landlords have never been made whole regarding the COVID Eviction Moratorium. This is a disgrace and a disaster all on the backs of landlords. I urge and beg this to not go through. Renters should have to qualify through other ways and be responsible in obtaining the necessary relief if need be. Please be mindful of us.

Communication from Public

Name: Art Toye

Date Submitted: 02/13/2025 11:35 AM

Council File No: 25-0006-S16

Comments for Public Posting: An eviction moratorium is totally unfair to landlords. During the last eviction moratorium my tenant did not pay 2 1/2 years of rent before I could rerent it to another.

Communication from Public

Name: Fred Sutton
Date Submitted: 02/13/2025 01:28 PM
Council File No: 25-0006-S16
Comments for Public Posting: Please see attached letter



LOS ANGELES AREA
CHAMBER OF COMMERCE

Floor Alert

Item 13 – Eviction Moratorium

Oppose

Item 13 proposes to institute a 1-year eviction moratorium for nonpayment of rent and other terminations of tenancy due to economic hardship related to the fires. It also suspends all rent increases for additional occupants regardless of fire impact. While intended to provide relief, this policy is unnecessarily broad and risks significant unintended consequences.

The council has already passed emergency protections for people displaced by the fires. It also suspended additional increases for these individuals. Item 13 goes far beyond these measures, imposing an overly extended ban that relies on *self-attestation* of hardship, prohibiting rent collection with little to no verification. *Self-attestation* policies were abused during the pandemic, leaving many housing providers unable to recover losses.

Over 650 million dollars have been raised for fire relief in addition to a 2.5 billion dollar state package. The city has access to ULA funds for emergency rental assistance. With substantial resources available, rental operators should not be forced to provide housing without compensation.

Don't repeat the policy mistakes of COVID-19. The consequences remain: ongoing litigation, deterred investment, and continued harm to the city's housing stock. Unlike the pandemic, there is no citywide unemployment crisis or stay-at-home order to justify extreme measures.

Regulatory uncertainty has driven many housing providers away from LA, reducing supply and driving up costs. The LA City council has placed a mountain of regulation on housing providers, creating a maze of administrative burden. Council actions are deterring housing access. Residential permits dropped 23% in 2024. Most housing providers are small businesses that rely on rent payments to operate, conduct repairs, pay their mortgage and deliver the service of quality housing.

There are viable solutions. The devastating fires are a localized tragedy. Rental housing providers are not in the eviction business, are working with residents and contributing to relief efforts. The LA community has rallied to provide aid, and all actions should focus on using those dollars for direct rental assistance, rebuilding and efforts that truly help those in need.

Vote No

Communication from Public

Name: Anna Petlevaya
Date Submitted: 02/13/2025 01:35 PM
Council File No: 25-0006-S16
Comments for Public Posting: Please no rent freeze. This disturbs the housing supply.

Communication from Public

Name: Chris Tyler

Date Submitted: 02/13/2025 01:38 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge the Council to vote yes on item 13 and move forward with eviction protections. It is inexcusable that you've failed to take action to protect tenants in Los Angeles, and have continued kicking this motion between committees to delay any real action. Tenants who were already facing unaffordable rents, persistent rent burden, and chronic harassment are now more vulnerable than ever to displacement. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis across the city. This motion, as amended, will create a narrow and crucial eviction defense for tenants who have been economically impacted by the wildfires. This is extremely basic and straightforward. It is NOT an *eviction moratorium*. Tenants will have to prove they have been economically impacted and it is up to the courts whether that proof is sufficient. That is the entire point of a trial! I implore you all -- ACT with even a sliver of the urgency you acted on in January around every other fire-related emergency motion.

Communication from Public

Name: Keep LA Housed

Date Submitted: 02/13/2025 01:38 PM

Council File No: 25-0006-S16

Comments for Public Posting: The Keep LA Housed Coalition (KLAH) writes this letter in response to criticisms that have been levied against the City of Los Angeles' proposed eviction protections for tenants economically impacted by the wildfires, CF 25-0006-S16. First, we want to reiterate that the proposed tenant protections do not create an eviction "moratorium". Second, the proposed eviction defenses are already stricter on tenants than those passed during the COVID-19 Pandemic. Third, we cannot protect tenants during this crisis without passing tenant protections. The Los Angeles City Council must act without further delay to keep our neighbors safely housed.



February 13, 2025

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

RE: Keep LA Housed's response to criticisms of proposed tenant protections, Council File 25-0006-S16

Dear Councilmembers:

The Keep LA Housed Coalition (KLAH) writes this letter in response to criticisms that have been levied against the City of Los Angeles' proposed eviction protections for tenants economically impacted by the wildfires, CF 25-0006-S16. Last week, landlords claimed at the Housing and Homelessness Committee hearing that the proposed ordinance would create an "eviction moratorium" that would make it impossible for landlords to remain financially stable. Second, we heard complaints that the protections are "too broad". Third, we have heard councilmembers are interested in solutions besides tenant protections to keep people housed.

First, we want to reiterate that the proposed tenant protections do not create an eviction "moratorium". In fact, local governments are prohibited from making procedural prohibitions or limits to the eviction process.¹ Instead, the proposed ordinance would create an affirmative defense that an economically impacted tenant, such as a working-class landscaper or cook who lost their job because of the fires, could use if they were facing the threat of eviction. As with all affirmative defenses, the burden to prove the defense will be placed on the tenant, not the landlord, to prove at court. The judge or jury will then be asked if the tenant has proven their claim of economic impact. These protections are enhancements to the City's current just cause protections. For example, while the FMR threshold currently protects tenants from being evicted for nonpayment of rent if they owe less than one month of Fair Market Rent, it does not protect tenants who might be unable to pay for longer periods of time because of economic impacts from the fire. Similarly, the additional no fault protections in the motion will help protect economically impacted tenants from an owner move-in eviction, which is a category of evictions that UD lawyers have seen an uptick in post-fires and currently a permissible ground under just cause.

Second, the proposed eviction defenses are already stricter on tenants than those passed during the COVID-19 Pandemic. During the COVID-19 Pandemic, tenants did not need to sign a

¹ See *Birkenfeld v. City of Berkeley*, 17 Cal. 3d 129, 149 (1976)

declaration to attest to their COVID impact to access the City's protections. Under the proposed fire protection ordinance, tenants will not only have to sign a declaration, *under penalty of perjury*, but will also have to provide additional documentation, selected after careful review by the Los Angeles Housing Department, to utilize this defense. These fire protections are more narrow than the COVID protections.

Third, we cannot protect tenants during this crisis without passing tenant protections. We know some members of the City Council are interested in utilizing rental assistance, or other programs, instead of adopting tenant protections. Unfortunately, since the fires, we are already seeing an uptick in evictions. Tenant protections are not perfect, but they are the quickest and most effective tool the Council has to keep low-income tenants housed during this emergency. The City Council must adopt tenant protections alongside any other rental assistance or other proposed programs in order to protect tenants right now. Although many landlords have been arguing there was rampant tenant abuse of the COVID protections, the truth is that the COVID protections *prevented* homelessness during the pandemic. LAHSA attributed the modest decrease in the first Homeless Count after COVID to the eviction protections in place. When we don't have perfect data, the City needs to err on the side of keeping working people in their homes.

Working-class Angelenos are hurting. They were already facing a housing crisis before the fires. Now, they are facing rent gouging, inflated rents, and a shrinking supply of units as landlords lock in higher rental rates. The Los Angeles City Council must act without further delay to keep our neighbors housed.

Sincerely,

Keep LA Housed

Steering Committee Organizations:

Alliance of Californians for Community Empowerment (ACCE)
Coalition for Humane Immigrant Rights (CHIRLA)
Community Power Collective (CPC)
Eastside LEADS
Ground Game/POWER
InnerCity Struggle
Inner City Law Center
Legal Aid Foundation of Los Angeles
Ktown for All
Public Counsel
Strategic Actions for a Just Economy (SAJE)
Tenants Together

Communication from Public

Name: Deborah B Hoetger

Date Submitted: 02/13/2025 01:40 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am very much in favor of implementing eviction protections Los Angeles for tenants impacted by the fires. Please vote YES! As a constituent, I expect that protecting Angelenos as a primary duty of your elected position.

Communication from Public

Name: William E Handy Jr

Date Submitted: 02/13/2025 01:41 PM

Council File No: 25-0006-S16

Comments for Public Posting: We provide housing to 14,000 Angelenos. For 40 years our family company has owned and operated 3700 Rent Stabilized Units here in Los Angeles. The Rent Stabilization Ordinance does exactly what its name implies... it provided stable rent rates to Angelenos. The RSO also protects tenants from unscrupulous landlords. The RSO works today just as it has continuously done for 45 years since it's inception. There is no need to put further temporary restrictions on RSO housing. RSO housing is already protecting tenants and prospective tenants. We have very few vacancies and we serve our tenants well. We don't gouge our tenants. Our average rental rate is \$1100 per month. Our properties are nowhere near the fire affected areas and our small rental units are not the type that fire victims would choose to use for temporary housing. Not a single fire victim has applied for one of our vacancies! Please don't apply broad measures to all housing in Los Angeles, especially the already adequately protected Rest Stabilized rental units. When similar broad protections were applied during Covid, it was devastating to we Rent Stabilized housing providers. We suffered 22 million dollars in uncollectable rent and legal fees due to Covid rent moratoriums! I urge the board to install protections for our fire victims that are more focused on the type of housing they need. RSO rental tenants are already protected sufficiently. Thank you for listening to this housing provider today.

Communication from Public

Name:

Date Submitted: 02/13/2025 01:58 PM

Council File No: 25-0006-S16

Comments for Public Posting: It is possible that people who were not directly impacted by the wildfires could abuse the system of self-attestation if there is no verification process in place. Since the motion does not outline specific criteria or checks for proving hardship, potential issues could include: Ways the System Could Be Abused: 1. False Claims – Tenants who were not financially impacted by the fires could falsely declare hardship to avoid rent increases or eviction. 2. Broad Interpretation of “Impact” – Some renters might claim indirect effects (e.g., increased gas prices, loss of work hours) to qualify, even if they weren’t in the affected zones. 3. Lack of Landlord Recourse – If landlords are not allowed to challenge or verify tenant claims, some may face extended rent freezes or restrictions unfairly. How Abuse Could Be Prevented: • Documentation Requirements – Requiring proof of financial impact (e.g., job loss notice, FEMA/disaster relief applications). • Third-Party Verification – Cross-checking self-attestation with government relief programs or insurance claims. • Landlord Appeals – Allowing landlords to dispute dubious claims through a formal process. Since the motion seems to rely only on self-attestation, it leaves room for potential misuse unless additional oversight measures are added.

Communication from Public

Name: Araceli Palafox

Date Submitted: 02/13/2025 02:42 PM

Council File No: 25-0006-S16

Comments for Public Posting: On behalf of Enterprise Community Partners SoCal, I'm writing in response to item #13 (Council File #25-0006-S16): which proposes a series of eviction protections for tenants who've experienced economic hardship related to the January 2025 Los Angeles wildfires. While we support the set of eviction protections intended to keep tenants housed, we write to caution the council of the economic consequences of moratorium policies on affordable housing providers and ask that the Council exempt deed-restricted affordable units from the proposed eviction protections. Mission-driven affordable housing providers continue to face unprecedented levels of financial strain due to the rising cost of insurance, resident rental arrears, and a lack of sufficient and ongoing operations fundings. Imposing an eviction moratorium would further threaten the financial health of these organizations. As the Council considers advancing this set of protections for tenants, we urge the Council to also meaningfully protect and support our city's affordable housing community and the City's extremely limited affordable housing stock. Ensuring the sustainability of affordable housing providers ultimately ensures the stability of the residents who live in these affordable communities. Full letter attached.



February 13, 2025

L.A. City Council
Los Angeles City Hall
200 N Spring St
Los Angeles, CA 90012

Re: Council Item (13) 25-0006-S16

Dear Members of the Los Angeles City Council,

On behalf of **Enterprise Community Partners SoCal**, I'm writing in response to [item #13 \(Council File #25-0006-S16\)](#): which proposes a series of eviction protections for tenants who've experienced economic hardship related to the January 2025 Los Angeles wildfires. While we support the set of eviction protections intended to keep tenants housed, we write to caution the council of the economic consequences of moratorium policies on affordable housing providers and ask that the Council exempt deed-restricted affordable units from the proposed eviction protections.

Enterprise is a national nonprofit that develops technical and capacity building programs, advocates for policies centered around racial equity, and delivers the capital to create and preserve affordable housing for low-income families. Our vision is that one day, all people – regardless of race, income, or zip code – will live in vibrant, inclusive communities. To realize our vision, we advocate for policy and housing delivery systems that are centered on racial equity and designed to effectively meet the individual and cultural needs of all people. Over the last 37 years, Enterprise has worked across California to invest \$4.2 billion through Low Income Housing Tax Credits, grants, and loans to provide residents with high-quality affordable homes and strengthening community-based resources. We also provide technical assistance and capacity building support to affordable housing developers, public sector agencies, and community-based organizations, which provides us with both an in-depth and wide-reaching look at opportunities and challenges for affordable housing across the state.

At Enterprise we understand the urgency to keep residents housed and prevent more individuals from falling into homelessness during a time of crisis. We recognize the devastation caused by the wildfires which destroyed thousands of homes and businesses and left many L.A. residents displaced or without work. We appreciate the Council's swift response to protect tenants, especially those who are currently living in financial precarity due to experiencing a loss of work or income related to the wildfires. While moratorium policies help address housing insecurity during a crisis, they also pose a risk and threat to small landlords and the affordable housing community.

We know from the Covid-19 Pandemic that moratorium policies that simply delay the payment of rent or threat of eviction can lead to unintended consequences. While the most recent amended motion addresses concerns related to small landlords, **we urge the city to also exempt deed-restricted affordable units from the proposed eviction protections.** Mission-driven affordable housing providers continue to face unprecedented levels of financial strain due to the rising cost of insurance, resident rental arrears, and a lack of sufficient and ongoing operations fundings. Imposing an eviction moratorium would further threaten the financial health of these organizations, many of whom are still recovering from the Covid-19 Pandemic.

Enterprise will continue to lead and explore solutions in response to the growing challenges facing affordable housing providers. As the Council considers advancing this set of protections for tenants, **we urge the Council to meaningfully protect and support our city's affordable housing community and the City's extremely limited affordable housing stock.** Ensuring the sustainability of affordable housing providers ultimately ensures the stability of the residents who live in these affordable communities.

Sincerely,



Araceli Palafox
Sr. Program Director, State & Local Policy
apalafox@enterprisecommunity.org

Communication from Public

Name:

Date Submitted: 02/13/2025 03:14 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am in support of eviction protections due to the wildfires. Many of us have lost our livelihoods either directly or indirectly and have suffered economic devastation and should not have to also face eviction for something not of our own doing. So, I implore you to vote in favor of the eviction protections to protect the thousands of people who have been directly or indirectly impacted. Thank you.

Communication from Public

Name:

Date Submitted: 02/13/2025 03:23 PM

Council File No: 25-0006-S16

Comments for Public Posting: The City of Los Angeles has received tens of millions in donations to help families impacted by the wildfires. Why isn't the City using these donations to help people in need? The Los Angeles City Council should prioritize the money they're received to help people through direct rental assistance – not create more bureaucracy that will deter housing creation and investment. Under the motions included in Agenda Item #13, are bureaucratic hurdles, lengthy wait periods, and government mazes. Let's be smart and streamlined and advocate for the most effective way to help. Demand rent assistance for those hurt by the fires.

Communication from Public

Name: Karen Gilman

Date Submitted: 02/13/2025 03:28 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Council members, please support the No Evictions Protections as is proposed with NO amendments! We need this for all of our renters and especially now, after the fires, with greater demand for rental units and with the risk of rising rents! Thank you! Sincerely, Karen Gilman Cd 13

Communication from Public

Name: Priscilla Castaneda

Date Submitted: 02/13/2025 03:30 PM

Council File No: 25-0006-S16

Comments for Public Posting: Script Hello my name is Priscilla. I'm from InnerCity Struggle and I work in district 14. I'd like to comment on item 13 and general public comment. I urge the Council to vote yes on item 13 and move forward with eviction protections. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support rent assistance aid to tenants, it will be far too late for most to avoid displacement-- LAHD said getting support to tenants would take 4-8 months minimum. It's been over a month since the wildfires started. We need to pause the system. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. The motion, as amended, creates a narrow and crucial eviction defense for tenants who have been economically impacted by the wildfires. It is not an eviction moratorium. Tenants will have to prove they have been economically impacted and it is up to the courts whether that proof is sufficient-- this narrow protection will not be abused. It will help our fire impacted neighbors stay in their homes. LA City must provide eviction protections to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. Thank you.

Communication from Public

Name: Ana Carrion

Date Submitted: 02/13/2025 03:31 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello, my name is Ana Carrion. I am from Saje and live in the city of Los Angeles. I would like to comment on item 13 and the comments from the general public. I urge the Council to vote yes on item 13 and move forward with eviction protections. As a resident of Los Angeles, my story, as well as my friends, has been affected in our work, we are the bulk of the employees, or salaried workers, who have lost our jobs, creating a negative impact on our lives, becoming a new site of homeless people, losing everything, from the roof of our homes, to, our jobs, I ask the council members to vote in favor urgently. It is inexcusable that the Council has not taken action to protect Angelenos from displacement and rising rents. While I support rental assistance for tenants, it will be too late for most to avoid displacement: LAHD said that obtaining support for tenants would take 4-8 months at least. It's been over a month since the wildfires began. We need to pause the system. The wildfires have devastated our communities and tenants who were already facing unaffordable rent and a persistent rent burden are now more vulnerable to displacement than ever. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also spiraled out of control as a result of these fires, worsening our affordability crisis. The motion, as amended, creates a crucial, limited eviction defense for tenants who have been financially impacted by the wildfires. It is not an eviction moratorium. Tenants will have to prove they have been financially impacted and it is up to the courts whether that proof is sufficient – this limited protection will not be abused. It will help our neighbors affected by the fires stay in their homes. The city must provide eviction protections to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Renters are trying to recover from these wildfires and cannot face the threat of losing their homes. Thank you.

Hello, my name is Ana Carrion. I am from Saje and live in the city of Los Angeles. I would like to comment on item 13 and the comments from the general public. I urge the Council to vote yes on item 13 and move forward with eviction protections. As a resident of Los Angeles, my story, as well as my friends, has been affected in our work, we are the bulk of the employees, or salaried workers, who have lost our jobs, creating a negative impact on our lives, becoming a new site of homeless people, losing everything, from the roof of our homes, to, our jobs, I ask the council members to vote in favor urgently. It is inexcusable that the Council has not taken action to protect Angelenos from displacement and rising rents. While I support rental assistance for tenants, it will be too late for most to avoid displacement: LAHD said that obtaining support for tenants would take 4-8 months at least. It's been over a month since the wildfires began

We need to pause the system. The wildfires have devastated our communities and tenants who were already facing unaffordable rent and a persistent rent burden are now more vulnerable to displacement than ever. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also spiraled out of control as a result of these fires, worsening our affordability crisis.

The motion, as amended, creates a crucial, limited eviction defense for tenants who have been financially impacted by the wildfires. It is not an eviction moratorium. Tenants will have to prove they have been financially impacted and it is up to the courts whether that proof is sufficient – this limited protection will not be abused. It will help our neighbors affected by the fires stay in their homes.

The city must provide eviction protections to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Renters are trying to recover from these wildfires and cannot face the threat of losing their homes. Thank you.

Communication from Public

Name: Molly Kascel

Date Submitted: 02/13/2025 03:36 PM

Council File No: 25-0006-S16

Comments for Public Posting: Nobody should be having evictions because of the disastrous LA fires that have left so many out of work. Emergency unemployment is not enough for anybody to supplement rent and living expenses. Rent is already at untenable rates and now we will be facing record breaking homelessness if folks are not better protected.

Communication from Public

Name: Orlando Urquidez

Date Submitted: 02/12/2025 06:29 PM

Council File No: 25-0006-S16

Comments for Public Posting: This proposal an extreme overreach. An eviction moratorium providing assistance for fire-displaced residents has already been passed. Passing new and unnecessary regulations would be an undue burden on already heavily regulate multifamily industry. We ask that the City allocated existing ULA funds for direct rental assistance to those truly in need of additional assistance. It is unconscionable to place this burden upon persons who had no involvement in creating these circumstances.

Communication from Public

Name: Lauren Reichenberg

Date Submitted: 02/13/2025 08:35 AM

Council File No: 25-0006-S16

Comments for Public Posting: The proposals are an extreme overreach - and are unnecessary as the council has already passed an eviction moratorium for fire-displaced residents. Instead of new and unnecessary regulations, the City should use ULA funds for direct rental assistance to those truly in need. The proposal has nothing to do with those who lost their homes in the fire and puts the onus on private individuals to subsidize housing, and undue burden with rising interest rates and costs of maintenance.

Communication from Public

Name: J H Pekarovic

Date Submitted: 02/13/2025 09:43 AM

Council File No: 25-0006-S16

Comments for Public Posting: My family owns two medium-sized apartment buildings in Hollywood, and it took my family over 20 years to save for the down payments. Since COVID, we've been in survival mode trying to keep these properties, which are our primary source of financial security for retirement. During the eviction moratorium, we lost over \$120,000 in unpaid rent, and after the moratorium ended, tenants simply walked away. Unfortunately, we will never see that money again. Apartment ownership is a very low margin business, and due to these unpaid rents we couldn't make our December 2024 property tax payment and won't be able to pay the April 2025 one either. We'll need to find a way to pay before the County takes the buildings. Another moratorium could be the end for us. While it's important to support those affected by fires, putting all the burden on individuals who are working hard to provide housing isn't the solution. It will only create more problems. I urge the City Council to reconsider adopting this measure.

Communication from Public

Name:

Date Submitted: 02/13/2025 01:22 PM

Council File No: 25-0006-S16

Comments for Public Posting: The proposals are an extreme overreach - and are unnecessary as the council has already passed an eviction moratorium for fire-displaced residents. Instead of new and unnecessary regulations, the City should use ULA funds for direct rental assistance to those truly in need. the proposal has nothing to do with those who lost their homes in the fire and puts the onus on private individuals to subsidize housing, and undue burden with rising interest rates and costs.

Communication from Public

Name: Celine Viravong

Date Submitted: 02/13/2025 04:09 PM

Council File No: 25-0006-S16

Comments for Public Posting: Between the fires and the mass firings, we're in a crisis. We're asking for a CRUMB of what we truly need to keep our communities safe and housed. This is not a moratorium, it's a means of defense against WRONGFUL eviction. This is a step in the right direction, and we can't wait for a perfect solution before we start drawing lines in the sand and standing up for our most vulnerable.

Communication from Public

Name: Ansel Rodriguez

Date Submitted: 02/13/2025 04:18 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Ansel Rodriguez. I live in City District 14 and I'd like to comment on item 13 and general public comment. I urge the Council to vote yes on item 13 and move forward with eviction protections. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support rent assistance aid to tenants, it will be far too late for most to avoid displacement-- LAHD said getting support to tenants would take 4-8 months minimum. It's been over a month since the wildfires started. We need to pause the system. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. The motion, as amended, creates a narrow and crucial eviction defense for tenants who have been economically impacted by the wildfires. It is not an eviction moratorium. Tenants will have to prove they have been economically impacted and it is up to the courts whether that proof is sufficient-- this narrow protection will not be abused. It will help our fire impacted neighbors stay in their homes. LA City must provide eviction protections to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. Thank you.

Communication from Public

Name: Kristian Cardenas

Date Submitted: 02/13/2025 04:27 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please act NOW to provide people the necessary protections to stay housed. We can't have our housing issues getting worse and worse. This will be a setback to the goals that we all should have for the city. Don't listen to the landlords associations. They're greedy. Landlords are overblowing unverified claims about tenants abusing tenant protections. You are drawing on old racist and classist ideas about poor people “taking advantage of the system”, when in reality the working class and renting people of this city are simply trying to survive. There are procedural safeguards in both the civil and criminal justice systems designed to prevent abuse. The fires were over a month ago. Thousands of tenants have already been evicted. What are you waiting for? Stop playing games and do something. Is this how you respond to a crisis?

Communication from Public

Name: Ps. Omar Coronado

Date Submitted: 02/13/2025 04:30 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge the Councilmember to vote yes on item 13 on Friday's agenda and move forward with eviction protections. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support rent assistance aid to tenants, it will be far too late for most to avoid displacement-- LAHD said getting support to tenants would take 4-8 months minimum. It's been over a month since the wildfires started. We need to pause the system. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis.

Communication from Public

Name: Daniel Frost

Date Submitted: 02/13/2025 05:09 PM

Council File No: 25-0006-S16

Comments for Public Posting: In a time when protections are being rolled back across what I once considered a great country - please protect our people from predatory and opportunistic evictions. This is a time of crisis and a time that requires us to come together while we heal and rebuild.

Communication from Public

Name:

Date Submitted: 02/13/2025 08:54 PM

Council File No: 25-0006-S16

Comments for Public Posting: Last week, landlords organized together and sent an email to each other with the subject title "Going Into Battle Again". A real interesting attitude to have for the people who "house LA". They claim that since the fires only affected a small portion of our city, "the burden of response ought to be shared equally across all residents of the city rather than a small minority who happen to own apartments". This is absolutely appalling behavior. They also claim that investors will never build housing in LA which the city needs, which leads me to ask, where did investors lead us in the first place? Perhaps something as essential as housing shouldn't be in the hands of private actors, but that's a story for another day... The attitude of pinning the burden on renters while they make ZERO proposals of taking on any of the burden themselves lends you into the mindset of landlords. They claim to be helping LA by "providing housing" but then you turn around and another story of rent price gouging goes up. They'll lecture you about how tenant protections lets people "take advantage of the system" yet never put down money for maintenance for outdated units. They claim to be "mom and pop" landlords, yet those are the landlords who don't face the same restrictions as corporate enterprises, thus they "take advantage of the system" and raise the rent to whatever price they would like (like my old landlord who owns a single unit in North Hollywood). Simply put: they claim to be helping LA but insist on putting citywide burdens on their tenants. They want all the benefits and none of the cuts. In some ways, I agree with them. A disaster that affects even just a small fraction of the population creates a burden. The thing is though, when something affects one part of our community, it affects our ENTIRE community. And we all play a part. If we're all gonna pay for the wildfires, landlords should contribute and rake in fewer profits. Over 60% of Angelenos are tenants. Our city relies on the wellbeing of our tenants. The more tenants are hurt, the more our city hurts. I am writing in complete favor of AGENDA ITEM #13 (FILE 25-0006-S16) and urge all Councilmembers to vote YES. We had a housing crisis before the fires and limited tenant protections (and low-level penalties for guilty landlords) will only exacerbate the situation. I agree landlords: we ALL should take on this burden. That includes them.

Communication from Public

Name: Angela Birdsong
Date Submitted: 02/13/2025 09:36 PM
Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Angela Birdsong. I am a housing rights organizer for Los Angeles Community Action Network better known as LA CAN. I work in Council District 14, and I reside in the city of Inglewood, a close neighbor of the city of Los Angeles, and I am a landlord in Hermosa Beach. I'd like to comment on item 13 and general public comment. Councilmembers and Mayor Bass, the time for action is now. The recent wildfires have devastated our communities, displacing both housed and unhoused Angelenos. Without urgent protections, we will see an unprecedented wave of evictions, further exacerbating our homelessness crisis. We urge you to vote YES on Item 13 and enact immediate eviction protections. Why Immediate Action is Necessary * Tenants Cannot Wait for Bureaucracy: * While rent assistance is a crucial tool, LAHD has stated that distributing aid will take 4-8 months—far too long for tenants on the brink of eviction. * Families who lost jobs or income due to the fires need immediate protections to stay housed. * Displacement Crisis Will Worsen Without Intervention: * Thousands of Angelenos lost homes, jobs, and stability in these fires. * Renters already struggling under skyrocketing rents and persistent rent burden are now at heightened risk of eviction. * If the City fails to act, more families will be pushed out, increasing the strain on shelter and emergency services. * Price Gouging is Out of Control: * Landlords and corporate investors are exploiting this crisis by raising rents in impacted areas. * The City must enforce anti-gouging laws and provide tenant protections to prevent disaster profiteering. * The Wildfires Have Hit Unhoused Angelenos Hardest: * Many unhoused residents lost their only belongings, documents, and survival resources in the fires. * Encampment sweeps post-disaster have further displaced people, cutting them off from aid and stability. * The City must provide permanent housing solutions, not criminalization or displacement. * Preventing Homelessness is Just as Urgent as Addressing It: * Stopping the inflow into homelessness must be a priority—it is more cost-effective and humane than managing homelessness after it happens. * A failure to act will exacerbate the crisis, increasing costs for emergency housing, shelters, and healthcare. * City Leaders Must Act—Protect Angelenos Now: * The wildfires have devastated our communities—tenants need relief,

not eviction notices. * A "wait-and-see" approach is unacceptable when thousands are on the brink of losing it all. * We urge you to vote YES on Item 13 and enact immediate, strong eviction protections to keep Angelenos in their homes. The Council and Mayor have a choice: take decisive action to prevent mass displacement or allow corporate landlords to push more Angelenos into homelessness. The time to lead is now.

Communication from Public

Name: Gary R Phillips

Date Submitted: 02/13/2025 09:58 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge the City Council not approve this ill advised ordinance that, which is a not well disguised eviction moratorium. Residential landlords have not been able to increase rents because of Covid for almost 5 years. Last year was the first year that we could get a 4% increase while our costs increased more than 30%. We cannot afford to keep apartments habitable with ever increasing costs and rents that we cannot increase to even keep up with inflation, let alone provide an investment return. Almost the entire stock of apartment buildings in the City of Los Angeles are in areas that were not impacted by the fire. Almost no renters have been directly impacted. The only impact is going to be that landlords will have to spend a lot more money to make repairs because the cost of materials continue to go up while everyone is trying to rebuild their homes. So, in fact, the council should be trying to help landlords of buildings where the rents have been frozen artificially low. Most owners of apartment buildings are small, mom and pops, like our family, and we cannot afford another rent freeze for absolutely no reason. Additionally, the Governor's fund, FireAid, and private philanthropies have raised over 650 million, and the City has access to ULA funds. Has your office made any effort to work with these groups to provide direct rental assistance for those not receiving unemployment? Funding is available. Forcing housing providers to operate without compensation and creating laws open to abuse is unjustified. Please vote no on a rent freeze and please convince others to do the same. This will be very harmful to the city.

Communication from Public

Name: Christina Boyar
Date Submitted: 02/13/2025 02:56 PM
Council File No: 25-0006-S16

Comments for Public Posting: Please, please vote yes on this motion. It's been over a month since the wildfires broke out and tenants have needed and urgently need protections. This is not a moratorium. It provides for an affirmative defense in court if a landlord tries to evict someone who can't pay rent due to losing income from the wildfires. The data doesn't lie. Tenants in LA are rent burdened, living paycheck to paycheck, and studies show significant increases in rent prices and displacements after natural disasters. The recent Economic Roundtable study done for LARSO also shows that landlords were **more** than able to weather COVID tenant protections, and what's proposed here is much narrower. Quote: "Substantial concerns have been expressed that "mom-and-pop" owners have been or will be forced out of the rental business as a result of the nearly four-year freeze (May 2020 to February 1, 2024) on annual rent increases, and will be replaced by outside investors who will take less interest in the welfare of their tenants. No systematic research has been identified that would either confirm or negate these concerns." Both tenants and landlords come to council with stories. But the DATA really only supports what tenants have been advocating for. There will not be a perfect policy solution, but we need A SOLUTION urgently. People have already been evicted who lost their jobs in the fires because of the delay in passing this protection. I'm all for rental assistance, but that will come far too late for many who have lost or will lose their homes without this protection. Vote yes on this motion. Thank you.

Communication from Public

Name:

Date Submitted: 02/13/2025 06:44 PM

Council File No: 25-0006-S16

Comments for Public Posting: Enough of LA City/LA County driving out small mom and pop landlords who are providing essential housing. Burdening housing providers who are simply trying to survive, will not benefit anyone in the housing market, including renters! We are seeing the damaging effects that the COVID eviction moratorium has caused our county, (highest levels of rent, extreme risks for landlords to rent to anyone else, and ridiculous laws such as prohibiting owner move ins and making it impossible to live in your own home). The list can go on and on, but there is simply no justification to continue driving and ruining Angelenos investments, which many people rely as their only sources of income. Instead of burdening and raising risks even higher, why not provide subsidies for partial rental payments, or making a platform to connect folks displaced by the wildfires with landlords who have open vacancies and are willing to rent their properties with more protections in place? Another moratorium will completely destroy any small landlords that are left in this city. Very soon, only deep pocketed corporations will own most property in Los Angeles, further increasing Angelenos rents', too much high density housing with no parking available, etc.

Communication from Public

Name: Anthony Weiss

Date Submitted: 02/13/2025 07:22 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge the Council to vote yes on item 13 and move forward with eviction protections. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support rent assistance aid to tenants, it will be far too late for most to avoid displacement — the LA City Housing Department said that getting support to tenants would take four to eight months MINIMUM. It's been over a month since the wildfires started. We need to pause the system. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. The motion, as amended, creates a narrow and crucial eviction defense for tenants who have been economically impacted by the wildfires. It is not an eviction moratorium. Tenants will have to prove they have been economically impacted and it is up to the courts whether that proof is sufficient-- this narrow protection will not be abused. It will help our fire impacted neighbors stay in their homes. LA City must provide eviction protections to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. We are tired of begging the council for crumbs, only to be ignored while you listen to landlords. Tenants are coming in week after week telling you that they can't pay their rent. When will you listen? This is not an eviction moratorium. You won't find the phrase in the motion. It's a defense that can be used in court if a tenant has been economically affected by the fires. Landlords are spreading and exaggerating unverified claims about tenants abusing tenant protections. You are drawing on old racist and classist ideas about poor people "taking advantage of the system", when in reality the working class and renting people of this city are simply trying to survive. There are procedural safeguards in both the civil and criminal justice systems designed to prevent abuse. The fires were over a month ago. Thousands of tenants have already been evicted. Council has failed tenants in LA in so many ways, including by failing to adopt immediate

tenant protections. We had a housing crisis before the fire, it's only gotten worse. We can't start a rental assistance program right away to help, that is not a valid alternative to emergency eviction protections. Pass emergency eviction protections NOW!

Communication from Public

Name: Marvin

Date Submitted: 02/13/2025 07:24 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Marvin. I live in CD 13. I'd like to comment on item 13 and general public comment. I urge the Council to vote yes on item 13 and move forward with eviction protections. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support rent assistance aid to tenants, it will be far too late for most to avoid displacement-- LAHD said getting support to tenants would take 4-8 months minimum. It's been over a month since the wildfires started. We need to pause the system. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. The motion, as amended, creates a narrow and crucial eviction defense for tenants who have been economically impacted by the wildfires. It is not an eviction moratorium. Tenants will have to prove they have been economically impacted and it is up to the courts whether that proof is sufficient-- this narrow protection will not be abused. It will help our fire impacted neighbors stay in their homes. LA City must provide eviction protections to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. Thank you.

Communication from Public

Name: Kathee Miller

Date Submitted: 02/13/2025 07:32 PM

Council File No: 25-0006-S16

Comments for Public Posting: We should not continue to punish landlords over and over again. By saying no rental increases and no evictions in the city of Los Angeles this is giving all tenants the ability to not pay again as they did during covid, especially tenants that were not effected by this. This is unfair and an illegal taking of our properties. I urge city council to vote against this until they have a more definite plan of exactly who this effects instead of putting more restrictions on the entire city of Los Angeles.

Communication from Public

Name: Audrey Rhynerson

Date Submitted: 02/13/2025 08:14 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Audrey Rhynerson. I live and rent within CD5. I'd like to comment on item 13 and general public comment. I urge the Council to vote yes on item 13 and move forward with eviction protections. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support rent assistance aid to tenants, it will be far too late for most to avoid displacement-- LAHD said getting support to tenants would take 4-8 months minimum. It's been over a month since the wildfires started. We need to pause the system. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. As someone trying to find a new apartment, unrelated to the fires, I've seen firsthand how rent prices have increased since January. The motion, as amended, creates a narrow and crucial eviction defense for tenants who have been economically impacted by the wildfires. It is not an eviction moratorium. Tenants will have to prove they have been economically impacted and it is up to the courts whether that proof is sufficient-- this narrow protection will not be abused. It will help our fire impacted neighbors stay in their homes. Providing this small legal protection is the least that city council can do to help Angelenos affected by these devastating fires. LA City must provide eviction protections to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. Thank you.