



Fwd: Strong Opposition to Citywide Eviction Moratorium (Council File 25-0006-S16)

2 messages

Office of the City Clerk <cityclerk@lacity.org>

Tue, Mar 4, 2025 at 8:11 AM

To: City Clerk Council and Public Services <clerk.cps@lacity.org>

----- Forwarded message -----

From: **Daniel Zakharia** <danielsoldmyhome@gmail.com>

Date: Tue, Mar 4, 2025 at 8:08 AM

Subject: Strong Opposition to Citywide Eviction Moratorium (Council File 25-0006-S16)

To: Undisclosed recipients <daniel.zakharia@elliman.com>

Cc: <cityclerk@lacity.org>

Dear Councilmember,

As a local real estate professional working closely with housing providers and renters in your district, I wanted to echo the concerns shared by my clients regarding the proposed eviction moratorium. The real estate and rental housing community is extremely concerned about the devastating impact this policy will have on our already fragile housing market.

I am writing to strongly oppose the proposed citywide one-year eviction moratorium (Council File 25-0006-S16), which is set for discussion today, March 4th.

This proposal is **excessive, unnecessary, and entirely irresponsible**. With the County's eviction moratorium already in effect across all 88 cities, including Los Angeles, an additional city moratorium will create mass confusion, legal conflicts, and compliance issues for both renters and housing providers.

Let me be clear: extending non-payment protections up to **24 months** is not sustainable for small, independent housing providers. Property taxes, mortgages, insurance, utilities, and essential maintenance costs do not stop, and neither should rental obligations. Pushing providers to absorb two years of lost income is a direct path to financial ruin, forcing many to sell their properties and worsening the very housing crisis the City claims to address.

Moreover, before considering yet another moratorium, the Council must answer:

Where are the Measure ULA funds?

Measure ULA was promoted as the solution to prevent homelessness and support tenants and housing providers in times of crisis. Why are those funds not being deployed right now to provide direct rental assistance to tenants and financial relief to small property owners keeping the city's housing afloat?

Rather than burdening housing providers, the City should focus on real solutions using existing resources and proven programs like **Volunteers of America Los Angeles (VOALA)** to assist renters in need.

The path forward is not another blanket moratorium. Real solutions include:

Immediate distribution of **Measure ULA** funds for rental assistance.

Direct grants to small, mom-and-pop housing providers with 20 units or fewer.

Partnership with organizations like **VOALA** to deliver targeted support.

Streamlined, unified policies that eliminate contradictory and overlapping regulations.

Housing providers are not the enemy. We are essential to the stability of Los Angeles, and we cannot continue to carry the financial burden of ongoing failed policies. I urge you to vote **NO** on this harmful and unnecessary moratorium and refocus your efforts on balanced, effective solutions that protect both renters **and** housing providers.

Sincerely,

Daniel Zakharia | Real Estate Advisor
Douglas Elliman | 310.210.0059 | DRE #02165067
Beverly Hills | Los Angeles | Malibu
www.danielsoldmyhome.com | www.douglaselliman.com

150 El Camino Drive Suite 150, Beverly Hills, CA 90212

Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>

Tue, Mar 4, 2025 at 8:10 AM

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