

Communication from Public

Name: Angela Birdsong

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Council File No: 25-0812

Comments for Public Posting: Hi - My name is Angela Birdsong. I am writing on item 5. 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 want to thank the Council for LAHD for working to improve SCEP and REAP, but I am deeply concerned about the gaps in LAHD's report. Tenants deserve safe housing, and these programs only work if they are enforced properly. We ask that the council address these crucial gaps. I am most concerned about... SCEP Notice of Inspections: Tenants must receive clear advance notice, including exact inspection dates and what it will involve. Adequate Repairs: Landlords must do quality repairs with verification photos. Prevent Inspection Delays: Stop landlords from denying inspectors entry. Language Justice: Notices and reports must be in tenants' languages; inspectors should speak those languages when possible. Fines: Landlords should face escalating fines for repeated violations. Tenant Habitability Plans: Required whenever tenants must relocate for repairs; need stronger enforcement and appeals process. REAP Eviction protections: Tenants in REAP buildings must have an affirmative defense against eviction. Proof of repairs: Require landlords to submit receipts and before/after photos before removal from REAP. Escrow funds: Tenants should have faster, direct access to escrow accounts for emergency repairs. Inspection Frequency: Problem properties need more inspections, including neighboring units. Backlog: Extra staff won't fix systemic delays, council should mandate structural changes. Fines and Fees: Penalties should scale with severity and duration of violations so landlords can't write them off as "cost of business." Appeals: Shorten timelines and allow rent reductions during the appeal process. Outreach: Assess effectiveness and ensure language access. We ask that the council address these crucial gaps. Thank you