

## Communication from Public

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**Comments for Public Posting:** Good afternoon, As an organizer frequently serving the Filipino American community in Los Angeles, including Historic Filipinotown, I am commenting on Agenda item 20 for the March 5, 2025 LA City Council meeting, to 1) call for an extension of the ordinance banning renovictions, and 2) for the ordinance to be amended to also protect tenants with pending eviction cases. For 1: Substantial remodel evictions, or renovictions, are far too often a tool for landlords to subvert important rent cap policies into order to evict tenants and further choose profit at the expense of peoples' lives and well-being. This is unfair to tenants, who are often long-standing residents whose properties have been purchased by landlords who seek to unjustly remove tenants paying sub-market-rate rents. Renovictions contribute to the housing crisis, by creating a sneaky and bad-faith pathway for landlords to force out tenants who otherwise have no basis for eviction. At this moment, when so many are unhoused and even more are housing unstable, we need stronger tenant protections, not fewer. For 2: The exemption of protections for tenants with pending eviction cases is also deeply concerning, and must be amended. Past legislative actions by LA City have protected tenants up until the date of a final court judgment, and this policy should not subvert that. Just as defendants are innocent until proven guilty, so too should tenants be protected throughout their case period. Finally, as a climate justice advocate who works at an environmental organization: I do not believe in the false dichotomy that the climate and housing crisis cannot both be addressed together. We do need ambitious building decarbonization policies, but we shouldn't exacerbate homelessness for low-income tenants at the same time. That's why we need a ban on renovictions: so that, as the "renovation revolution" helps our buildings become greener, we are not leaving a loophole for vulnerable tenants to fall through. Thank you for your time and consideration. -Josh De Leon Filipino American community organizer Environmental justice advocate