

Communication from Public

Name: Mohawk Street Tenants Association

Date Submitted: 10/14/2024 03:14 PM

Council File No: 24-1225

Comments for Public Posting: Dear Members of the Housing and Homelessness Committee, We, the tenants of 1512 Mohawk Street, write to urge you to vote in favor of closing the "substantial remodel" loophole in the City's Just Cause for Eviction Ordinance and to adopt an urgency ordinance that will take effect immediately to protect us from the third round of evictions we are currently facing. Our eight-unit building has been a sanctuary for the children and seniors of our multigenerational families for decades. Most of us have lived here for 20 to 35 years, raising our children, building our lives, and becoming part of the community. However, since the building was purchased by FJ Equities in late 2022, we have been subjected to relentless efforts to push us out. When harassment hasn't worked, the landlord has turned to "substantial remodels." The pressure to vacate has been relentless. Management has repeatedly offered "cash for keys" buyouts, issued countless notices about changing tenancy terms, and imposed rent increases—all while threatening eviction and making vague claims about necessary renovations. Despite the eviction notices, no substantial work has been done on the units that have already been vacated, making it clear that the landlord's priority is not tenant safety or building improvements but rent hikes. The first tenants to leave were from Unit 3, a family that had lived here for 18 years. Their rent, which had only increased to \$1,100 over the years, was immediately raised to \$3,500 once they vacated. Unable to find affordable housing in the city, they had to relocate to Corona while continuing to commute over 60 miles to work in Pacific Palisades. After this, the tenants of Unit 2 were also forced to leave, with one tenant, Caroline, moving to Temple City and the other moving to West Covina, where they are subject to market-rate rents while further away from their home and support networks. Currently, there are 21 of us left across five households—including five children still in school and eight seniors. We are now facing our third eviction attempt. Despite successfully fighting and winning two year-long court battles against these unjust evictions, we have now received a third round of notices. These evictions are not only causing us immense stress, but are worsening the housing and homelessness crises that Los Angeles is already struggling with. Our building is home to multigenerational, working-class families who have built their

lives here. Many of us are raising our children and caring for elderly relatives. Some of us are disabled and dealing with serious health conditions, balancing medical treatment and doctor's appointments with stressful court dates. The constant harassment, eviction threats, and legal battles are exhausting and destabilizing. This situation is forcing us out of our homes, away from our jobs and schools, and dismantling the community we have spent decades building. We urge you to adopt an urgency ordinance that will go into effect immediately to close this loophole and stop these evictions against us. The eviction crisis in Los Angeles cannot afford further delays. The fate of our homes, our families, and our communities is in your hands. Thank you for your attention to this issue. Signed, Guillermo M., 63 years old Maria M., 59 years old Jose, 66 years old Luis M., 40 years old Maricris S., 44 years old Jazmin, 30 years old Matthew, 15 years old Isabella, 3 years old Lourdes R., 69 years old Wennie T., 62 years old Lilly, 65 years old Aracely A., 53 years old Modesto A., 51 years old Jocelyn A., 20 years old Frank A., 18 years old Jeverson C., 40 years old Camilla, 15 years old Alexis, 22 years old Pichai K., 62 years old Srimalit S., 66 years old 1512 Mohawk Street Tenants Echo Park Local of the Los Angeles Tenants Union

[Español abajo]

October 14, 2024

To: Los Angeles City Council, Housing and Homelessness Committee

From: 1512 Mohawk Street Tenant Association

RE: Agenda Item #8: Removing Substantial Remodel as a Basis for Eviction in JCO

Dear Members of the Housing and Homelessness Committee,

We, the tenants of 1512 Mohawk Street, write to urge you to vote in favor of closing the "substantial remodel" loophole in the City's Just Cause for Eviction Ordinance and to adopt an urgency ordinance that will take effect immediately to protect us from the third round of evictions we are currently facing.

Our eight-unit building has been a sanctuary for the children and seniors of our multigenerational families for decades. Most of us have lived here for 20 to 35 years, raising our children, building our lives, and becoming part of the community. However, since the building was purchased by FJ Equities in late 2022, we have been subjected to relentless efforts to push us out. When harassment hasn't worked, the landlord has turned to "substantial remodels."

The pressure to vacate has been relentless. Management has repeatedly offered "cash for keys" buyouts, issued countless notices about changing tenancy terms, and imposed rent increases—all while threatening eviction and making vague claims about necessary renovations. Despite the eviction notices, no substantial work has been done on the units that have already been vacated, making it clear that the landlord's priority is not tenant safety or building improvements but rent hikes.

The first tenants to leave were from Unit 3, a family that had lived here for 18 years. Their rent, which had only increased to \$1,100 over the years, was immediately raised to \$3,500 once they vacated. Unable to find affordable housing in the city, they had to relocate to Corona while continuing to commute over 60 miles to work in Pacific Palisades. After this, the tenants of Unit 2 were also forced to leave, with one tenant, Caroline, moving to Temple City and the other moving to West Covina, where they are subject to market-rate rents while further away from their home and support networks.

Currently, there are 21 of us left across five households—including five children still in school and eight seniors. We are now facing our third eviction attempt. Despite successfully fighting and winning two year-long court battles against these unjust evictions, we have now received a third round of notices. These evictions are not only causing us immense stress, but are worsening the housing and homelessness crises that Los Angeles is already struggling with.

Our building is home to multigenerational, working-class families who have built their lives here. Many of us are raising our children and caring for elderly relatives. Some of us are disabled and dealing with serious health conditions, balancing medical treatment and doctor's appointments with stressful court dates. The constant harassment, eviction threats, and legal battles are exhausting and destabilizing. This situation is forcing us out of our homes, away from our jobs and schools, and dismantling the community we have spent decades building.

We urge you to adopt an urgency ordinance that will go into effect immediately to close this loophole and stop these evictions against us. The eviction crisis in Los Angeles cannot afford further delays. The fate of our homes, our families, and our communities is in your hands.

Thank you for your attention to this issue.

Signed,

Guillermo M., 63 years old

Maria M., 59 years old

Jose, 66 years old

Luis M., 40 years old

Maricris S., 44 years old

Jazmin, 30 years old

Matthew, 15 years old

Isabella, 3 years old

Lourdes R., 69 years old

Wennie T., 62 years old

Lilly, 65 years old

Aracely A., 53 years old

Modesto A., 51 years old

Jocelyn A., 20 years old

Frank A., 18 years old

Jeverson C., 40 years old

Camilla, 15 years old

Alexis, 22 years old

Pichai K., 62 years old

Srimalit S., 66 years old

1512 Mohawk Street Tenants

Echo Park Local of the Los Angeles Tenants Union



14 de octubre de 2024

Para: Consejo de la Ciudad de Los Ángeles, Comité de Vivienda y Personas sin Hogar

De: La Asociación de Inquilinos de 1512 Mohawk

RE: Punto # 7 del orden del día: Eliminación de la remodelación sustancial como base para el desalojo en JCO

Estimados miembros del Comité de Vivienda y Personas sin Hogar,

Nosotros, los inquilinos de 1512 Mohawk Street, les escribimos para urgirles a votar a favor de cerrar el vacío legal de “remodelación sustancial” en la Ordenanza de Causa Justa para el Desalojo de la Ciudad y adoptar una ordenanza de urgencia que entrará en vigor inmediatamente para protegernos de la tercera ronda de desalojos que estamos enfrentando actualmente.

Nuestro edificio de ocho unidades ha sido durante décadas un santuario para los niños y personas mayores de nuestras familias multigeneracionales. La mayoría de nosotros hemos vivido aquí entre 20 y 35 años, criando a nuestros hijos, construyendo nuestras vidas y formando parte de la comunidad. Sin embargo, desde que el edificio fue adquirido por FJ Equities a finales de 2022, hemos sido objeto de incesantes esfuerzos para echarnos. Cuando el acoso no ha funcionado, el propietario ha recurrido a “remodelaciones sustanciales”.

La presión para desalojar ha sido implacable. La dirección ha ofrecido en repetidas ocasiones recompras de “dinero por llaves”, ha emitido innumerables avisos sobre cambios en las condiciones de arrendamiento y ha impuesto aumentos de renta, todo ello mientras amenazaba con el desalojo y hacía vagas afirmaciones sobre las reformas necesarias. A pesar de los avisos de desalojo, no se ha realizado ninguna obra sustancial en las unidades que ya han sido desalojadas, lo que deja claro que la prioridad del propietario no es la seguridad de los inquilinos ni las mejoras del edificio, sino el aumento de las rentas.

Los primeros inquilinos en marcharse fueron los de la Unidad 3, una familia que llevaba 18 años viviendo aquí. Su renta, que sólo había subido a \$1,100 dólares a lo largo de los años, se elevó inmediatamente a \$3,500 dólares una vez que se marcharon. Incapaces de encontrar una vivienda asequible en la ciudad, tuvieron que trasladarse a Corona mientras seguían viajando más de 60 millas para ir a trabajar a Pacific Palisades. Después de esto, los inquilinos de la Unidad 2 también se vieron obligados a irse, con una inquilina, Caroline, trasladándose a Temple City y la otra a West Covina, dónde están sujetos a rentas a precio de mercado mientras están más lejos de su hogar y redes de apoyo.

Actualmente quedamos 21 personas en cinco hogares, entre ellas cinco niños aún en la escuela y ocho personas de la tercera edad. Nos enfrentamos a nuestro tercer intento de desalojo. A pesar de haber luchado y ganado dos años de batallas judiciales contra estos desalojos injustos, hemos recibido una tercera ronda de avisos. Estos desalojos no sólo nos están causando un estrés inmenso, sino que están empeorando la crisis de vivienda y de personas sin hogar con la que ya está luchando Los Ángeles.

En nuestro edificio viven familias multigeneracionales de clase trabajadora que han construido aquí sus vidas. Muchos de nosotros criamos a nuestros hijos y cuidamos de familiares ancianos. Algunos de nosotros somos discapacitados y nos enfrentamos a graves problemas de salud, compaginando los tratamientos médicos y las citas con el médico con las estresantes citas con los tribunales. El acoso constante, las amenazas de desalojo y las batallas legales son agotadoras y desestabilizadoras. Esta situación nos está obligando a abandonar nuestros hogares, a alejarnos de nuestros trabajos y escuelas, y a dismantelar la comunidad que hemos pasado décadas construyendo.

Le urgimos a que apruebe una ordenanza de urgencia que entre en vigor inmediatamente para acabar con este vacío legal y detener estos desalojos contra nosotros. La crisis de los desalojos en Los Ángeles no puede permitir más retrasos. El destino de nuestros hogares, nuestras familias y nuestras comunidades está en sus manos.

Gracias por su atención a este asunto.

Firmado,

Guillermo M., 63 años

María M., 59 años

José, 66 años

Luis M., 40 años

Maricris S., 44 años

Jazmin, 30 años

Matthew, 15 años

Isabella, 3 años

Lourdes R., 69 años

Wennie T., 62 años

Lilly, 60 años

Aracely A., 53 años

Modesto A., 51 años

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Alexis, 22 años

Pichai K., 62 años

Srimalit S., 66 años

Inquilinos de 1512 Mohawk Street

Sección Local de Echo Park del Sindicato de Inquilinos de Los Ángeles

