

Communication from Public

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Comments for Public Posting: On behalf of Strategic Concept in Organizing and Policy Education (SCOPE), a community-based organization based in South LA, I am submitting a public comment in support of the Los Angeles Housing Department (LAHD) recommendations outlined in LAHD's report-back on Ellis Act evictions. SCOPE is working to ensure that tenants throughout Los Angeles, and in particular South LA, are protected and have access to resources and opportunities that allow them to thrive. Many South LA neighborhoods have seen their gross median rents increase while wages have stagnated. Therefore it is important to prevent bad faith Ellis Act evictions used by corporate landlords to circumvent local tenant protections in order to protect displacing already vulnerable working class tenants. No tenant should lose their home because their landlord decides to renovate or remodel, especially if their landlord's intention is to flip their unit and rent it out to higher-paying tenants in the future. The Tenant Habitability Program (THP) must be enforced. Preventing the eviction of tenants for renovation work is also of urgent importance in anticipation of the City's forthcoming building decarbonization policy which will require landlords to make energy efficiency renovations to their units. However, even when enforced properly, the Tenant Habitability Plan only protects rent-stabilized tenants from eviction for renovation work. All other tenants in Los Angeles—25% of the city—are vulnerable to decarbonization-related displacement due to a loophole in local and state law that allows evictions for substantial remodels. If the City is serious about decarbonizing our building stock in an equitable way, then we must protect ALL tenants from evictions for renovation work by closing the substantial remodel loophole. SCOPE respectfully urges that the committee will take this important step to uphold the rights of renters and prevent decarbonization from having catastrophic impacts on the low-income tenants in Los Angeles. We look forward to working with the committee on ensuring tenants are protected against wrongful evictions and rising rents.