



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

Fwd: Keeping the Single-Family Housing Exemption and 1 Year Vesting Period

1 message

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

Wed, Jan 18, 2023 at 9:26 AM

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

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

From: **Gina Semenza** <gina@southbayaor.com>

Date: Tue, Jan 17, 2023 at 4:03 PM

Subject: Keeping the Single-Family Housing Exemption and 1 Year Vesting Period

To: CityClerk@lacity.org <CityClerk@lacity.org>, contactCD4@lacity.org <contactCD4@lacity.org>, councilmember.Krekorian@lacity.org <councilmember.Krekorian@lacity.org>, Councilmember.Lee@lacity.org <Councilmember.Lee@lacity.org>, councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>, Councilmember.Blumenfield@lacity.org <Councilmember.Blumenfield@lacity.org>, councilmember.rodriquez@lacity.org <councilmember.rodriquez@lacity.org>

Cc: andrea.conant@lacity.org <andrea.conant@lacity.org>, hannah.lee@lacity.org <hannah.lee@lacity.org>, brenton.tesler@lacity.org <brenton.tesler@lacity.org>, josh.yeager@lacity.org <josh.yeager@lacity.org>, solomon.rivera@lacity.org <solomon.rivera@lacity.org>, joanne.kim@lacity.org <joanne.kim@lacity.org>, belem.lamas@lacity.org <belem.lamas@lacity.org>, semee.park@lacity.org <semeepark@lacity.org>, jeff.jacobberger@lacity.org <jeff.jacobberger@lacity.org>, lisa.hansen@lacity.org <lisa.hansen@lacity.org>, john.popoch@lacity.org <john.popoch@lacity.org>, liz.saldivar@lacity.org <liz.saldivar@lacity.org>, paola.bassignana@lacity.org <paola.bassignana@lacity.org>, walter.garcia@lacity.org <walter.garcia@lacity.org>, rocio.hernandez@lacity.org <rocio.hernandez@lacity.org>

Please see the attached letter.

Dear Committee Chair Raman and Council Members,

On behalf of the more than 25,000 REALTOR members above we respectfully urge the Committee to **reinsert both the Single-Family Housing Exemption as well as the 1 Year Vesting Period** as you evaluate the Just Cause expansion proposal.

These are significant and unprecedented expansions. In fact, the original housing report from September 26, 2022 contained these exemptions. These important exemptions should be reconsidered for a variety of reasons. Including to help solve our housing crisis, homeowners may need to temporarily rent some or all of their home. Burdensome regulations would likely affect homeowners' ability to offer their house for rent or interfere with their ability to reclaim possession of their home -- resulting in the further erosion of our critical rental housing supply.

Most residents are not even aware of this proposed expansion. As you know, stakeholder input is vital to the successful implementation of effective housing policy. Unfortunately, NO stakeholder input has been sought from single-family homeowners or representative associations.

Please know that each of our organizations and related membership are willing and ready to work collaboratively on this or any housing issue. REALTORS® are the only advocacy group that fights exclusively for homeownership and property rights.

We greatly appreciate your consideration of these matters.

Sincerely,

Greater Los Angeles REALTORS® Association
Pasadena Foothills Association of REALTORS®
South Bay Association of REALTORS®
Southland Regional Association of REALTORS®

Gina Semenza
Government Affairs Consultant
South Bay Association of REALTORS®

 **23_0117_LA City Just Cause Coalition Letter FINAL.pdf**
144K



PASADENA  FOOTHILLS
REALTORS®



January 17, 2023

City of Los Angeles
Committee on Housing and Homelessness
200 North Spring Street
Los Angeles, CA 90012

Re: Keeping the Single-Family Housing Exemption and 1 Year Vesting Period

Dear Committee Chair Raman and Council Members,

On behalf of the more than 25,000 REALTOR members above we respectfully urge the Committee to reinsert **both the Single-Family Housing Exemption as well as the 1 Year Vesting Period** as you evaluate the Just Cause expansion proposal.

These are significant and unprecedented expansions. In fact, the original housing report from September 26, 2022 contained these exemptions. These important exemptions should be reconsidered for a variety of reasons. Including to help solve our housing crisis, homeowners may need to temporarily rent some or all of their home. Burdensome regulations would likely affect homeowners' ability to offer their house for rent or interfere with their ability to reclaim possession of their home -- resulting in the further erosion of our critical rental housing supply.

Most residents are not even aware of this proposed expansion. As you know, stakeholder input is vital to the successful implementation of effective housing policy. Unfortunately, NO stakeholder input has been sought from single-family homeowners or representative associations.

Please know that each of our organizations and related membership are willing and ready to work collaboratively on this or any housing issue. REALTORS® are the only advocacy group that fights exclusively for homeownership and property rights.

We greatly appreciate your consideration of these matters.

Sincerely,

Greater Los Angeles REALTORS® Association
Pasadena Foothills Association of REALTORS®
South Bay Association of REALTORS®
Southland Regional Association of REALTORS®