

Communication from Public

Name: Sonja

Date Submitted: 10/28/2024 04:25 PM

Council File No: 24-1225

Comments for Public Posting: Remove substantial remodel as a reason for eviction under LA's Just Cause for Eviction Ordinance. Expand the Tenant Habitability Plan (THP) to protect all tenants in LA, not just those in rent-stabilized units. THP ensures that if landlords undertake major renovations, they must get their plans reviewed by the city and, if necessary, provide tenant relocation to ensure safety during the work.

Communication from Public

Name: Jennifer Ganata

Date Submitted: 10/28/2024 05:54 PM

Council File No: 24-1225

Comments for Public Posting: Dear Council Members, My name is Jennifer Ganata, and I am a tenant in Council District 13. I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. The City of Los Angeles will soon require energy-efficient upgrades and electrification of residential buildings, including rental units, as part of its climate action goals. If the substantial remodel loophole isn't closed, these necessary upgrades could result in tenant evictions. We cannot fight climate change by deepening the housing crisis—forcing families into displacement, homelessness, or long commutes contributes to sprawl and increases carbon emissions. We already have a smart, fair solution in place: the Tenant Habitability Plan. It allows rent-stabilized tenants to relocate during renovation and ensures their right to return once the work is done. This program should be extended to all renters to ensure that green upgrades happen without displacing vulnerable communities. I want to express my gratitude to Councilmember Blumenfield for his leadership on this issue, and I urge the rest of the Council to join in supporting this motion with the urgency it requires. Thank you.

Communication from Public

Name: Olivia Aguilar

Date Submitted: 10/29/2024 08:34 AM

Council File No: 24-1225

Comments for Public Posting: As a renter in Los Angeles I believe it's necessary to close the renoviction loophole immediately in order to stop the eviction of our Angeleno families and elders. The Mohawk St Tenants are just one example of why this loophole needs to be closed. We have elders who have been living there for over 30 years that are being evicted based on landlords wanting to make renovations. With over 77,000 renters facing evictions in 2023 alone, the closing of this loophole would bring that number down and most importantly keep people housed and off the streets. I am urging city council to vote yes on closing the loophole, and to add an urgency clause to end all renovictions immediately. This will keep many tenants in their homes including the Mohawk Street Tenants!

Communication from Public

Name: Jessica M

Date Submitted: 10/29/2024 11:58 AM

Council File No: 24-1225

Comments for Public Posting: My name is Jessica M. and I am a tenant in CD2. I urge the city council to vote YES to amend the “Substantial Renovations” clause of the Just Cause protections to close the renovictions loophole in L.A. once and for all. Amend the motion to include an “urgency ordinance” for an immediate moratorium on all renovictions – including those at Mohawk Street.

Communication from Public

Name: Jackie Ngan

Date Submitted: 10/28/2024 03:04 PM

Council File No: 24-1225

Comments for Public Posting: Dear Kevin De Leon, My name is Jaclyn Ngan, and I am a tenant in Council District 14 writing on Agenda Item 11. Please vote yes on the motion to end renovictions in LA allowed under the Just Cause Ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you. OTHER TALKING POINTS YOU CAN USE: Renovictions are a serious problem for tenants like me who aren't protected by Los Angeles' rent-stabilization ordinance. More than 200 households have been evicted for remodels in the past 12 months, and my family could be next if you do not act immediately. We need an urgency ordinance now. More than 35,000 eviction cases have been filed since January. This is a crisis. We cannot afford to wait any longer—council must pass an urgency ordinance to protect tenants like me from immediate harm. Rents here are already too high for families like mine. If I am evicted due to a renovation, I may not be able to afford to stay in Los Angeles. Evictions are devastating my community by displacing my neighbors and driving rents up. Allowing renovictions needlessly makes our housing problems worse. Council should pass an urgency ordinance and put a stop to renovictions today. Right now, hundreds of households are being evicted because of the substantial remodel provision in our Just Cause ordinance. These renovictions are making our housing crisis worse. We need an urgency ordinance today to protect vulnerable Angelenos from displacement and homelessness. Council should place an emergency moratorium on renovictions immediately. Otherwise, landlords will rush to serve notices and file cases before a permanent ordinance can be passed. Council should also specify that the moratorium applies up until a final judgment in an unlawful detainer case. Many other cities in Southern California

have recognized the danger of renovictions and have closed the substantial remodel loophole. Los Angeles should follow the lead of Inglewood, South Pasadena, Maywood, Culver City, and unincorporated Los Angeles County and do the same. Landlords are falsely claiming that the Tenant Habitability Program is so burdensome that it discourages repair work. On the contrary, it creates a streamlined and regulated process for making repairs which landlords are legally responsible for making.

Communication from Public

Name: Favian Gonzalez

Date Submitted: 10/25/2024 12:54 PM

Council File No: 24-1225

Comments for Public Posting: Dear Council Member, My name is Favian Gonzalez and I work in Los Angeles as a tenant advocate. Please vote yes on the motion to end renovictions in LA allowed under the just cause ordinance and amend it to include an urgency clause. Hundreds of families have been displaced due to renovation work. Data from the Los Angeles Housing Department confirms most renovictions are carried out by corporate landlords to get around rent control protections. Getting rid of long-standing tenants paying below market rate rents is part of their business plan, and the substantial remodel loophole allows them to do it. We must put a stop to this starting today with an urgency ordinance. We have a great solution that already exists in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to be relocated during construction work with the ability to return to their homes when complete. Extend this program to all renters in LA. This is really urgent—there are seniors and families in our community who will be served their third substantial remodel eviction at the end of November if this doesn't pass with an urgency clause. No one should lose their home because their landlord wants to renovate. Thank you.