

Communication from Public

Name: Stephany Calvillo

Date Submitted: 10/29/2024 11:42 AM

Council File No: 24-1225

Comments for Public Posting: Dear Council Member, My name is Stephany Calvillo, and I am a tenant in Council District 15 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. 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. Buildings are also the largest source of emissions in Los Angeles. As an energy efficiency and decarbonization advocate, I am working quickly to change this, including by advocating for the removal of gas appliances from homes. Yet — I caution to carry forth this work knowing that it could lead to tenant displacement due to the renoviction clause. We need to change this law now! 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.

Communication from Public

Name: Karla Perez

Date Submitted: 10/29/2024 10:12 AM

Council File No: 24-1225

Comments for Public Posting: Dear Council Members, My name is Karla Perez, and I am a tenant in Council District 8. I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. 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.

Communication from Public

Name: Stephanie P

Date Submitted: 10/29/2024 10:20 AM

Council File No: 24-1225

Comments for Public Posting: Dear Council Members, My name is Stephanie, and I am a tenant in Council District 13, speaking in support of Agenda Item 11. I urge you to vote yes on the motion to end renovictions in Los Angeles allowed under the Just Cause Ordinance and to amend it with an urgency clause. Renovictions have already displaced hundreds of families due to ongoing construction work. We have an effective solution in Los Angeles: the Tenant Habitability Plan, which allows rent-stabilized tenants to relocate temporarily during construction with the right to return once work is complete. Expanding this program to all renters across LA would provide essential protections. This matter is pressing—seniors and families in our community could face their third substantial remodel eviction notice at the end of November if this motion doesn't pass with an urgency clause. No one should be forced from their home due to a landlord's renovation plans. Thank you for your attention and action on this important issue.

Communication from Public

Name: Katie McVay

Date Submitted: 10/29/2024 10:27 AM

Council File No: 24-1225

Comments for Public Posting: Dear Council Member Soto-Martinez, My name is Katie, and I am a tenant in 13 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.

Communication from Public

Name: Mallory Bea

Date Submitted: 10/29/2024 08:59 AM

Council File No: 24-1225

Comments for Public Posting: More than 35,000 eviction cases have been filed since January. Each case a real person who may be elderly, who may have children, who may care for sick parents. 35,000 people removed from their homes — this is a crisis. We cannot afford to wait any longer— council must pass an urgency ordinance to protect tenants from the immediate harms caused by displacement.

Communication from Public

Name: Agustin Cabrera
Date Submitted: 10/29/2024 08:59 AM
Council File No: 24-1225
Comments for Public Posting: Please see our attached Support letter.

Dear Council Members,

Strategic Concepts in Organizing and Policy Education (SCOPE) is a thirty year old grassroots base-building organization based in Council District 8. **We 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. Without your action, the City's forthcoming Building Energy Performance Standard and other decarbonization efforts may inadvertently worsen our affordable housing crisis and push more families into homelessness.

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.

We want to express our gratitude to Councilmember Blumenfield for his leadership on this issue, and we urge the rest of the Council to join in supporting this motion with the urgency it requires. Thank you.

On behalf of SCOPE staff and members,

Agustin Cabrera

Policy Director, SCOPE

Communication from Public

Name: Lauren Ahkiam

Date Submitted: 10/29/2024 09:09 AM

Council File No: 24-1225

Comments for Public Posting: 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. Buildings are the largest source of emissions in Los Angeles. As a climate advocate, I am working quickly to change this, including by advocating for building decarbonization, efficiency, and electrification retrofits. Yet — I caution to carry forth this work knowing that it could lead to tenant displacement due to the renoviction clause. We need to change this law now! Thank you.

Communication from Public

Name: Catherine Baltazar

Date Submitted: 10/29/2024 09:17 AM

Council File No: 24-1225

Comments for Public Posting: Dear Council Members, My name is Catherine Baltazar, and I am the Policy Analyst and Organizer for Climate Resolve. 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. These retrofits are essential to improving the habitability and climate resilience for many tenants, especially during heat waves. However, 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, which would ultimately undo the great work these retrofits can accomplish. 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. Furthermore, we need to make sure this plan is enforceable to truly protect residents who relocate and request their right to return to the original unit. Our policy goals are simple but urgent: 1. Remove substantial remodel as a reason for eviction under LA's Just Cause for Eviction Ordinance. 2. 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. 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, Catherine Baltazar

Communication from Public

Name: Monica Chen

Date Submitted: 10/29/2024 09:34 AM

Council File No: 24-1225

Comments for Public Posting: My name is monica chen and I live in echo park cd13 I urge you to VOTE YES to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels with an urgency clause. I am a member of Resource Generation Los Angeles, an organization that engages young people with wealth and class privilege in movements for social change. Due to my personal experience of class privilege I have never experienced housing insecurity or been at risk of eviction. And I want everyone to be able to experience that safety and stability. I know that the council has heard pushback from property owners and landlords. My mom is a landlord of a few apartments and single family homes and I want to emphasize that she WILL BE OK - in fact these tenant protection policies are COMPLETELY NECESSARY to enable all of us (including wealthy people) to live in the type of safe, healthy and resilient neighborhoods we want. I urge you to act now to close the “renovictions loophole” with an urgency ordinance to stop landlords currently, repeatedly trying to displace my neighbors on Mohawk street. Thank you

Communication from Public

Name: Rachel Balderston

Date Submitted: 10/29/2024 09:43 AM

Council File No: 24-1225

Comments for Public Posting: My name is Rachel Balderston and I live in Angelino Heights in CD 1 I urge you to VOTE YES to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels with an urgency clause. I am a member of Resource Generation Los Angeles, an organization that engages young people with wealth and class privilege in movements for social change. Due to my personal experience of class privilege I have never experienced housing insecurity or been at risk of eviction. And I want everyone to be able to experience that safety and stability. I know that the council may hear pushback from property owners and landlords organized in opposition. Several of my family members are small time landlords and I want to emphasize that they WILL ALL BE JUST FINE - in fact these tenant protection policies are COMPLETELY NECESSARY to enable all of us (including wealthy people) to live in the type of safe, healthy and resilient neighborhoods we want. Our neighborhoods are safer, cleaner, healthier and more affordable and resilient when ALL of our neighbors can stay in their homes and communities. LA is in the midst of a housing crisis that affects me and my family too — when rents skyrocket, when luxury units sit empty and thousands of people sleep on the streets. I urge you to act now to close the “renovictions loophole” with an urgency ordinance to stop landlords currently, repeatedly trying to displace my neighbors on Mohawk street. Thank you

Communication from Public

Name: Edgar Barraza

Date Submitted: 10/29/2024 09:46 AM

Council File No: 24-1225

Comments for Public Posting: My name is Edgar Barraza, and here to urge city council members to vote yes on an urgency ordinance to stop the surge of renovation evictions now. I come as a representative of the Building Energy Equity and Power coalition (BEEP), which is made up of Environmental Justice Organizations across the state of California and we are seeing the state move steadfast on decarbonizing efforts which include policies and programs. And many statewide building decarbonization efforts don't have clear tenant protections nor enforcement which create major risk for large scale displacement across California. With the passing of this ordinance to end renovation eviction, we not only protect our communities from bad acting landlords, but also guarantee safeguards from statewide building decarbonization efforts.

Communication from Public

Name:

Date Submitted: 10/29/2024 09:55 AM

Council File No: 24-1225

Comments for Public Posting: Dear Council Members, My name is Lian, and I am a tenant in Council District 1. I urge you to vote YES on the motion to end renovictions under the Just Cause Ordinance, with an urgency clause. 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. Our policy goals are simple but urgent: 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.