

## Communication from Public

**Name:** Salma Valdez

**Date Submitted:** 03/04/2025 05:03 PM

**Council File No:** 24-1225

**Comments for Public Posting:** My name is Salma Valdez, and I am a tenant in council district 15 writing on Agenda item #20. Please support the temporary ordinance to end renovictions. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously agreed to put an end to, and today Council has the power to make good on that promise. Additionally, I am calling on the City Council to make sure the City Attorney and Housing Department follow through on their report back as soon as possible. We cannot allow this temporary ordinance to expire without a permanent ordinance in place. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #20

## Communication from Public

**Name:** Emilza Guzman  
**Date Submitted:** 03/04/2025 05:10 PM  
**Council File No:** 24-1225

**Comments for Public Posting:** My name is Emilza Guzman, I am a tenant in council district 15 writing on agenda item #20. Please support the the temporary ordinance to end renovictions. It is worrying that this ban is soon to retire with no permanent ordinance in place. This ban has been protecting many tenants from being wrongfully evicted. It is already hard to live Los Angeles, for there is a clear housing problem here. And Frankly, with no true ordinance to protect people in our city/county, it will only make it worse. Don't create even more evictions or a way to make more. Please vote yes on agenda item #20.

## Communication from Public

**Name:** Brittany D. Rivas

**Date Submitted:** 03/04/2025 10:47 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Housing and Homelessness Committee, My name is Brittany D. Rivas, and I work in CD 15 in the neighborhood of Wilmington and I am writing on Agenda Item #20. Please support the temporary ordinance to end renovictions. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously agreed to put an end to (FALL 2024), and today Council has the power to make good on that promise. Additionally, I am calling on the City Council to make sure the City Attorney and Housing Department follow through on their report back as soon as possible. June is right around the corner and we CANNOT allow this temporary ordinance to expire without a permanent ordinance in place. Most notably, Los Angeles will soon mandate electrification and energy-efficiency upgrades to residential buildings, including rental units. These upgrades will cause evictions if you do not act now to close the substantial remodel loophole. 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. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #20. Sincerely, Brittany D. Rivas

## Communication from Public

**Name:** Maeve Mascarenhas

**Date Submitted:** 03/04/2025 12:16 PM

**Council File No:** 24-1225

**Comments for Public Posting:** Dear Los Angeles City Council, My name is Maeve Mascarenhas. I live in District 14 and am an environmental justice advocate with Communities for a Better Environment. I am writing to you about Agenda Item #20 (2). I am asking you to support the ordinance to end renovictions with amendments to extend the expiration date of the ordinance and apply it to tenants with pending eviction cases. Los Angeles will soon mandate electrification and energy-efficiency upgrades to residential buildings, including rental units. These upgrades are an important step in reducing emissions in Los Angeles, of which buildings are a large source. However, if you do not act now to close the substantial remodel loophole, landlords will be able to use decarbonization upgrades as an excuse to subvert rent caps and to remove tenants paying below market-rate rents who they otherwise have no basis to evict. This would exacerbate our already dire affordable housing crisis, displace more families, and push more people into homelessness. We cannot address our climate crisis by worsening our housing crisis. We need to extend the temporary ordinance set to expire in June and expand it to include tenants with pending eviction cases so that the people of this city are protected as decarbonization renovations begin. Please vote yes on Agenda Item #20 (2) with amendments. Thank you.

## Communication from Public

**Name:** Sam Royall

**Date Submitted:** 03/04/2025 01:51 PM

**Council File No:** 24-1225

**Comments for Public Posting:** My name is Sam Royall, and I am a tenant in CD 13 submitting public comment for Agenda Item #20. Please support the temporary ordinance to end renovictions. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously agreed to put an end to, and today Council has the power to make good on that promise. Additionally, I am calling on the City Council to make sure the City Attorney and Housing Department follow through on their report back as soon as possible. We cannot allow this temporary ordinance to expire without a permanent ordinance in place. Rents here are already too high for working Angelenos like me. If I am evicted due to a renovation, I will likely be unable to afford to stay in Los Angeles. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #20.

## Communication from Public

**Name:** Ian Finley

**Date Submitted:** 03/04/2025 01:39 PM

**Council File No:** 24-1225

**Comments for Public Posting:** 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 this to pass quickly and with amendments. 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 the 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 the ordinance to put a stop to renovictions today.

## Communication from Public

**Name:**

**Date Submitted:** 03/03/2025 05:43 PM

**Council File No:** 24-1225

**Comments for Public Posting:** The ban on evictions done under the pretense of substantial remodeling absolutely must be extended and then permanently put into law. Even though the move to electrify buildings in LA is supposed to help the people of LA, especially underserved people, as long as the substantial remodeling loophole remains open electrification will not help us. Instead, it will be an excuse for landlords to take homes away from families and exacerbate the already severe housing/gentrification crisis in LA. I know that landlords sit on this council and will want to protect their interests and their peers' interests, but all of your duty is to the people who elected you, and that duty includes holding yourselves and your fellow council members accountable. To be extremely clear, you must remove the substantial remodel loophole, extending the ban on renovictions, and cement this ban in place. Besides the fact that all of you should be deeply concerned with the well-being of your constituents, there is no legal reason not to comply with what I am asking of you. Inglewood, South Pasadena, Maywood, Culver City, and unincorporated Los Angeles County have already foreseen the danger and closed the loophole. The California Supreme Court specifically allows legislative amendments to apply to pending eviction cases. And, a refusal to exempt pending cases would be a departure from the city's past legislation. Now is the time for you to act for those that elected you. Now is the time to show us that this council is not sliding into cronyism and oligarchy.

## Communication from Public

**Name:** Wendy Miranda  
**Date Submitted:** 03/04/2025 10:56 AM  
**Council File No:** 24-1225

**Comments for Public Posting:** My name is Wendy Miranda, and I am with Esperanza Community Housing, writing on Agenda Item #20. Please support the temporary ordinance to end renovictions. Hundreds of families have been displaced due to renovation work. This is a really urgent problem that the City Council already unanimously agreed to put an end to, and today Council has the power to make good on that promise. Additionally, I am calling on the City Council to make sure the City Attorney and Housing Department follow through on their report back as soon as possible. We cannot allow this temporary ordinance to expire without a permanent ordinance in place. There is no reason anyone should lose their home due to renovation work, especially when their landlord is doing it with the purpose of flipping the unit and renting it out for more money. Please vote yes on Agenda Item #20.