

Communication from Public

Name: Beatriz

Date Submitted: 03/06/2025 03:00 PM

Council File No: 24-1225

Comments for Public Posting: My name is Beatriz and I am a tenant in Los Angeles speaking on agenda item #18. I urge city council to vote YES on ending “substantial remodel” evictions immediately, with amendments that apply protections to pending cases, and to extend the interim ordinance to August. I stand in solidarity with the Mohawk Street Tenants who are currently fighting their 3rd round of evictions after having won their previous eviction cases. With the current lack of tenant protections, even case wins do not prevent housing insecurity. Landlords serve new eviction notices, perpetually dragging cases out in court. Landlords are exploiting current legal loopholes in order to continually threaten the housing of tenants. It is unjust, cruel, and exacerbates the current housing problem in Los Angeles. “Substantial remodel” evictions must stop, end renovations now.

Communication from Public

Name: Janet Gagnon

Date Submitted: 03/06/2025 07:52 PM

Council File No: 24-1225

Comments for Public Posting: LA City Council Substantial Remodel Moratorium Comments – Item 20 This substantial remodel moratorium is an ANTI-Habitability ordinance that will force renters to live in dangerous conditions and tie the hands of responsible owners by prohibiting them from making needed major system repairs/replacements and removing hazardous materials. These major repairs are already limited by state law to major systems such as plumbing, electrical and structural. Cosmetic remodels do not qualify. They also are limited to repairs that take 30 days or longer to complete AND make the unit unsafe for habitability. A delay in such repairs is dangerous and unconscionable. The City preventing such repairs for any length of time is directly in opposition to its duty to protect the health and safety of renters even for those that claim they do not want such protection and would rather put themselves at risk. This ordinance is the result of a Witch Hunt by extremists that want to force mom-and-pop owners out of business. LAHD's data clearly shows that the claimed waive of "renovictions" is a complete HOAX with less than 100 substantial remodels occurring over the past 2 years. This compared to 350,000 renter households in Non-RSO units. This VERIFIED and IMPARTIAL data should have stopped this motion from getting out of committee but for the closed mindedness of the Housing and Homelessness Committee members that would rather believe scary fairytales about bogeymen housing providers than live in the real world of data and responsible governance. It is shocking that members of this City Council would rather leap to false conclusions of guilt based on unverified stories than to acknowledge plain facts as presented by City staff. It is particularly disturbing that this motion is being brought by the leadership of the Budget Committee that should respect DATA over unverified claims. These council members would rather wrongfully villify responsible rental housing owners stripping them of their rights and obligations to conduct major repairs and keep renters safe than to simply acknowledge they were grossly misled by extremists. We strongly urge a NO VOTE on this outrageous moratorium that once again rips the rug out from under housing providers and shows the City Council to be completely unreliable, irrational and unjust. A vote FOR this moratorium is a vote FOR continued wrongful persecution of

private property owners providing the housing that is needed for working families to remain within the city. These are mom-and-pop owners trying to help the community by providing distributed affordable housing for those unable to purchase for-sale housing, including single family houses, condominiums, townhouses and manufactured housing. Yet with this ordinance, this City Council continues its wrongful abuse of them driving more and more out of business and further decreasing the supply of needed housing. When is this City Council going wake up and recognize rental housing providers as being important partners in providing affordable housing?! Instead of beating them up, you should be locking arms with them and finding ways to encourage them to stay in business!



"Great Apartments Start Here!"

Janet M. Gagnon
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March 6, 2025
Via Electronic Mail

Council President Marqueece Harris-Dawson
and the Members of the Los Angeles City Council
City Hall
John Ferraro Council Chamber, Room 340
200 North Spring Street
Los Angeles, California 90012

Re: Substantial Remodel Moratorium (a/k/a, Anti-Habitability Ordinance) – Agenda Item 18

Dear Hon. Council President Harris-Dawson and Members of the Los Angeles City Council:

The Apartment Association of Greater Los Angeles (AAGLA) represents rental housing providers throughout Los Angeles, Ventura and San Bernardino counties. More than 80% of our membership are mom-and-pop owners with 20 or fewer units. Our members provide distributed, affordable housing throughout the City, so that workers can live in the same neighborhood where they work and their children attend school.

The proposed substantial remodel moratorium is a “lose-lose” proposition for renters and rental housing providers. Substantial remodels are specifically defined under state law (Assembly Bill 1482 and Senate Bill 567) as major system repairs or replacements such as plumbing, electrical and structural systems or removal of hazardous materials. Cosmetic repairs are specifically excluded. Further, the repairs must take at least 30 days or longer to complete and render the unit unsafe for habitability during the process. These are not the type of repairs that can wait months to be conducted as would be required under this proposed moratorium. As such, rental housing providers would be faced with no other option than to sell their property “as is” to a developer for demolition and likely replacement as luxury housing. Renters would either be forced to live in buildings that require major system repairs (that cannot be done) or lose their housing when the property is demolished.

Further, this moratorium is unnecessary as the City is well able to conduct a study on substantial remodels without it. As the data from Los Angeles Housing Department presented at the Housing and Homelessness Committee clearly shows there is no widespread misuse of substantial remodels in the City. LAHD stated that only 98 substantial remodels have been conducted for Non-RSO units in the past 26 months, which is **less than 4 per month on average Citywide and only 2 occurring in 2025**. This **compared to the 350,000 renter households** in Non-RSO units (per the Economic Roundtable report from 2024).

While tenant activists may claim more substantial remodels are occurring there has been absolutely no verification of such claims and, in fact, the data clearly shows otherwise. This demonstrates that the City must conduct its own research as a neutral party to obtain accurate and substantial data before taking a drastic step such as a citywide moratorium. It is abhorrent that this draft ordinance is even being put forth without such data first being obtained and made available to the full City Council.



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Moreover, additional data is still lacking from the original motion that was passed 4 months ago in October 2024. At that time, an amendment was passed to require LAHD to bring back specific, detailed information on the RSO Tenant Habitability Plan. This information is critical for determining whether this RSO program is even being used by rental housing providers or is hindering their ability to conduct needed substantial remodels and forcing them into "as is" sales adding to the City's hemorrhaging of RSO units. Bringing back a draft ordinance now is premature and inappropriate as it lacks the necessary information that was requested.

As said, a substantial remodel is **only** for major system repairs and **not** cosmetic repairs. Mom-and-pop owners are already struggling due to the steep increases in property insurance premiums as well as rising costs for all skilled labor, materials and appliances as well as trash hauling, sewer, and utilities on top of monthly mortgage payments. To conduct the major system repairs needed, owners must obtain short-term loans with high interest rates. Also, they must suffer the loss of rental income while the units are vacant during construction. Once repairs are completed, owners must be able to raise rents to pay back these loans and cover ongoing costs. If they are prevented from doing so, they will not be able to remedy these major building issues and be forced to sell the property "as is" to developers for redevelopment as luxury housing. Owners will lose their retirement investment and the City will lose more affordable rental housing.

The rental housing industry is a patchwork of small businesses throughout the City providing distributed housing, so those that work locally and attend school locally can also live locally. These are not multinational corporations that warehouse renters in specific city blocks as in New York. They are the same small businesses as neighborhood grocery stores and family restaurants. Just as the City would not pass policies forcing grocery stores to become food banks or family restaurants to become soup kitchens, nor should it pass policies attempting to force multifamily private property owners to become public housing.

We urge the City Council to VOTE NO on this substantial remodel moratorium. Instead, we suggest that the City direct LAHD to conduct an in-depth study of substantial remodels and bring forward recommendations as to how the City can support existing rental housing providers to enable them to continue supplying needed affordable housing. Small rental housing has an important role to play in the total supply of housing alongside for-sale housing, including single family houses, condominiums, townhouses and manufactured homes. It should not be driven into extinction by policies that fail to recognize basic economic realities of small business owners.

Thank you for your time and consideration. Please feel free to reach out to me directly by telephone at (213) 384-4131; Ext. 309 or via electronic mail at janet@aagla.org.

Sincerely,

A handwritten signature in black ink that reads "Janet M. Gagnon". The signature is written in a cursive, flowing style.

Janet M. Gagnon, Esq.

CC: Daniel Yukelson, Executive Director, Apartment Association of Greater Los Angeles