

Communication from Public

Name: Thomas Alexander

Date Submitted: 10/16/2024 08:59 AM

Council File No: 24-1225

Comments for Public Posting: My name is Thomas and I am here to urge you to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels and vote yes on an urgency ordinance to stop the surge of these evictions now. Right now, hundreds of households are being evicted because of the substantial remodel provision in our Just Cause ordinance. 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. These renovictions are making our housing crisis worse. We need an urgency ordinance today to protect vulnerable Angelenos from displacement and homelessness. No one should lose their home because their landlord decides to renovate or remodel, especially if the landlord intends to flip the unit and rent it out at a higher rate. This tactic both displaces community members and reduces the city's already insufficient affordable housing stock. Instead, landlords should have to comply with city programs to temporarily relocate tenants and guarantee their right to return. All Angelenos deserve to live in healthy homes without fear of eviction and displacement. I urge you to join with the many other cities in Los Angeles County that have closed the "renovictions loophole" by amending the Just Cause Ordinance to stop evictions for substantial remodels. Thank you

Communication from Public

Name: Mariana Huerta

Date Submitted: 10/16/2024 10:55 AM

Council File No: 24-1225

Comments for Public Posting: My name is Mariana Huerta. I am a tenant, and I live in El Sereno, CD 14. I am here to urge you to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels and vote yes on an urgency ordinance to stop the surge of these evictions now. In the early 2000s, Los Angeles saw a surge in evictions for renovation work and quickly amended its Rent Stabilization Ordinance to remove renovations as a basis for eviction. Now we are seeing another surge, this time in properties not covered by the RSO. I ask that you extend these same eviction protections to all renters in Los Angeles. No one should lose their home because their landlord decides to renovate or remodel, especially if the landlord intends to flip the unit and rent it out at a higher rate. This tactic both displaces community members and reduces the city's already insufficient affordable housing stock. Instead, landlords should have to comply with city programs to temporarily relocate tenants and guarantee their right to return. As our elected leaders, we put our trust in you to serve the public and do everything in your power to ensure that residents can keep a roof over their head and prevent another family from having to live in their car or on the streets. This is one of the ways that you can take action to strengthen our City's renter protections and prevent thousands of people from losing their homes. It is the right and just thing to do. All Angelenos deserve to live in healthy homes without fear of eviction and displacement. I urge you to join with the many other cities in Los Angeles County that have closed the "renovictions loophole" by amending the Just Cause Ordinance to stop evictions for substantial remodels.

Communication from Public

Name: Alicia Rivera

Date Submitted: 10/16/2024 11:19 AM

Council File No: 24-1225

Comments for Public Posting: Please close loophole to stop evictions for renovations. It's a must to stop landlords from using that loophole to evict long time renters. Protect tenants and their families from possible homelessness. People who are already housed need to be protected. Thank you

Communication from Public

Name: Laura Akinagbe

Date Submitted: 10/16/2024 11:10 AM

Council File No: 24-1225

Comments for Public Posting: I want to give my experience as a homeowner using the substantial remodel eviction process in Long Beach. My husband and I purchased a fixer-upper triplex, living in one unit and renting out the 2 others. All 3 units had decades of neglect and the house was in disrepair. The planned renovations are substantial and include significant electrical, mechanical, plumbing, and structural work as well as asbestos abatement. If the tool of a substantial model is not being used correctly, that is an issue of enforcement. The “loophole” that activists claim is there can be closed by enforcing existing rules, not doing away with substantial remodel evictions altogether. When homeowners like ourselves follow every rule that has been laid out, then the system is working as it should. We did everything that is required or by the book to mitigate the negative impact of displacement: provided a \$4,500 relocation fee, months of advance notice, and the tenant can ask for the unit back after the remodel. LAHD statistics show 99.2% of evictions are for cause, and 0.8% are no-fault evictions. Substantial remodel evictions make up a sliver of the 0.8%. There is no emergency that justifies eliminating substantial remodel evictions, only the will of tenant activists to encroach on the vested rights of homeowners. It’s difficult to roll back rights once they’re given. It behooves the City Council to make changes conservatively. Once the bestowed rights are put into practice, they can have unintended repercussions, such as having a dampening effect on housing providers making upgrades to their properties. Housing providers have a legitimate need to maintain and upgrade their properties to keep them functional and valuable. Buildings age, systems wear out, and upgrades are often necessary to comply with current safety codes, energy standards, or simply to maintain a competitive property in the market. Failing to do so could result in the property becoming uninhabitable, which benefits no one, including tenants.

Communication from Public

Name: Daznia Hernandez

Date Submitted: 10/16/2024 01:33 PM

Council File No: 24-1225

Comments for Public Posting: My name is Daznia Hernandez. I am a tenant, and I live in Wilmington. I urge you to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels and vote yes on an urgency ordinance to stop the surge of these evictions now. It is unjust for someone to be evicted because their landlord decides to renovate or remodel. Not only are residents losing their homes, but new tenants are presented with high rent prices. This leads to cities having unaffordable housing and displacing people. Landlords should use city programs to temporarily relocate tenants and guarantee their right to return. Renovations will impact me because my family can not afford the increases of our rent. We get closer to being priced out of Los Angeles after every renovation. My family's monthly income goes almost entirely to our rent. Los Angeles is a place I have been part of my whole life. If we face eviction, finding housing will be extremely difficult. All Angelenos deserve to live in healthy homes without fear of eviction and displacement. I urge you to join with the many other cities in Los Angeles County that have closed the "renovictions loophole" by amending the Just Cause Ordinance to stop evictions for substantial remodels.

Communication from Public

Name: Emma Keough

Date Submitted: 10/16/2024 01:36 PM

Council File No: 24-1225

Comments for Public Posting: My name is Emma. I am a tenant, and I live in Los Angeles. I am here to urge you to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels and vote yes on an urgency ordinance to stop the surge of these evictions now. In the early 2000s, Los Angeles saw a surge in evictions for renovation work and quickly amended its Rent Stabilization Ordinance to remove renovations as a basis for eviction. Now we are seeing another surge, this time in properties not covered by the RSO. I ask that you extend these same eviction protections to all renters in Los Angeles. No one should lose their home because their landlord decides to renovate or remodel, especially if the landlord intends to flip the unit and rent it out at a higher rate. This tactic both displaces community members and reduces the city's already insufficient affordable housing stock. Instead, landlords should have to comply with city programs to temporarily relocate tenants and guarantee their right to return. 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. All Angelenos deserve to live in healthy homes without fear of eviction and displacement. I urge you to join with the many other cities in Los Angeles County that have closed the "renovictions loophole" by amending the Just Cause Ordinance to stop evictions for substantial remodels.

Communication from Public

Name: Elizabeth Goetzman

Date Submitted: 10/16/2024 01:52 PM

Council File No: 24-1225

Comments for Public Posting: My name is Elizabeth, and I am a resident in District 4. I am here to urge you to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels and vote yes on an urgency ordinance to stop the surge of these evictions now. In the early 2000s, Los Angeles saw a surge in evictions for renovation work and quickly amended its Rent Stabilization Ordinance to remove renovations as a basis for eviction. Now we are seeing another surge, this time in properties not covered by the RSO. I ask that you extend these same eviction protections to all renters in Los Angeles. No one should lose their home because their landlord decides to renovate or remodel, especially if the landlord intends to flip the unit and rent it out at a higher rate. This tactic both displaces community members and reduces the city's already insufficient affordable housing stock. Instead, landlords should have to comply with city programs to temporarily relocate tenants and guarantee their right to return. 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. 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. 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. The city has the Tenant Habitability Plan to temporarily house tenants during renovation work. Right now, that plan only extends to properties that fall under the rent stabilization ordinance. Council should extend the

program to all tenants in Los Angeles. All Angelenos deserve to live in healthy homes without fear of eviction and displacement. I urge you to join with the many other cities in Los Angeles County that have closed the “renovictions loophole” by amending the Just Cause Ordinance to stop evictions for substantial remodels. Thank you for your time! Elizabeth

Communication from Public

Name:

Date Submitted: 10/16/2024 02:19 PM

Council File No: 24-1225

Comments for Public Posting: My name is Michael Shaw. I am a tenant, and I live in CD11. I am here to urge you to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels and vote yes on an urgency ordinance to stop the surge of these evictions now. In the early 2000s, Los Angeles saw a surge in evictions for renovation work and quickly amended its Rent Stabilization Ordinance to remove renovations as a basis for eviction. Now we are seeing another surge, this time in properties not covered by the RSO. I ask that you extend these same eviction protections to all renters in Los Angeles. No one should lose their home because their landlord decides to renovate or remodel, especially if the landlord intends to flip the unit and rent it out at a higher rate. This tactic both displaces community members and reduces the city's already insufficient affordable housing stock. Instead, landlords should have to comply with city programs to temporarily relocate tenants and guarantee their right to return. Renovictions would impact me negatively, and are already negatively impacting numerous tenants.

Communication from Public

Name: Cassidy Bennett
Date Submitted: 10/16/2024 02:49 PM
Council File No: 24-1225

Comments for Public Posting: I am an attorney at Public Counsel and I live in Council District 4. I am here to urge you to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels and vote yes on an urgency ordinance to stop the surge of these evictions now. Removing substantial remodel as a cause for eviction is lawful under state law. The Tenant Protection Act of 2019 explicitly allows local governments to pass eviction protections that are more protective of tenants than state law, and a number of California cities have already taken this approach to ensure that renovations are not a pretext to evict long-term tenants and increase rents over the amount otherwise allowed by law. Substantial remodel evictions are ongoing in Los Angeles in units covered by the Just Cause for Eviction Ordinance. As attorneys, we see how these eviction notices are a tool for harassment and are used to evade legal rent limits. So that landlords are not spurred to serve new notices now and file new cases against tenants, resulting in more displacement, we are asking for an urgency ordinance to suspend the substantial remodel cause during the process to permanently remove it and replace it with Tenant Habitability Plans.

Communication from Public

Name: Black Women for Wellness Action Project- LaKisha Camese

Date Submitted: 10/16/2024 11:50 AM

Council File No: 24-1225

Comments for Public Posting: My name is LaKisha Camese. I am a Policy Analyst with Black Women for Wellness and serve on the OFLA Organizing & Steering Committes and our Housing Justice Initiative, and I work in the Leimert Park area. I am here to urge you to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels and vote yes on an urgency ordinance to stop the surge of these evictions now. In the early 2000s, Los Angeles saw a surge in evictions for renovation work and quickly amended its Rent Stabilization Ordinance to remove renovations as a basis for eviction. Now we are seeing another surge, this time in properties not covered by the RSO. I ask that you extend these same eviction protections to all renters in Los Angeles. No one should lose their home because their landlord decides to renovate or remodel, especially if the landlord intends to flip the unit and rent it out at a higher rate. This tactic both displaces community members and reduces the city's already insufficient affordable housing stock. Instead, landlords should have to comply with city programs to temporarily relocate tenants and guarantee their right to return. Renovictions would impact our community negatively because African American women over the age of 50 are the largest number of the newly unhoused population. All Angelenos deserve to live in healthy homes without fear of eviction and displacement. I urge you to join with the many other cities in Los Angeles County that have closed the "renovictions loophole" by amending the Just Cause Ordinance to stop evictions for substantial remodels.

Communication from Public

Name: Jordyn

Date Submitted: 10/16/2024 12:53 PM

Council File No: 24-1225

Comments for Public Posting: My name is jordyn I am a tenant, and I live in carson ca district 15 and I am here to urge you to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels and vote yes on an urgency ordinance to stop the surge of these evictions now. In the early 2000s, Los Angeles saw a surge in evictions for renovation work and quickly amended its Rent Stabilization Ordinance to remove renovations as a basis for eviction. Now we are seeing another surge, this time in properties not covered by the RSO. I ask that you extend these same eviction protections to all renters in Los Angeles. No one should lose their home because their landlord decides to renovate or remodel, especially if the landlord intends to flip the unit and rent it out at a higher rate. This tactic both displaces community members and reduces the city's already insufficient affordable housing stock. Instead, landlords should have to comply with city programs to temporarily relocate tenants and guarantee their right to return. Renovictions have impacted me negatively... my family was impacted because a renoviction took place because they wanted to increase the rent so that left us displaced from our home and we had to move and stay with relatives i had to switch schools and get used to living in a different environment after that it was hard to find a new place so im still living with relatives All Angelenos deserve to live in healthy homes without fear of eviction and displacement. I urge you to join with the many other cities in Los Angeles County that have closed the "renovictions loophole" by amending the Just Cause Ordinance to stop evictions for substantial remodels.

Communication from Public

Name: Christina Boyar

Date Submitted: 10/16/2024 01:14 PM

Council File No: 24-1225

Comments for Public Posting: My name is Christina Boyar and I'm an attorney at Public Counsel. I am a tenant, and I live in Council District 5. I am here to urge you to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels and vote yes on an urgency ordinance to stop the surge of these evictions now. In the early 2000s, Los Angeles saw a surge in evictions for renovation work and quickly amended its Rent Stabilization Ordinance to remove renovations as a basis for eviction. Now we are seeing another surge, this time in properties not covered by the RSO. I ask that you extend these same eviction protections to all renters in Los Angeles. No one should lose their home because their landlord decides to renovate or remodel, especially if the landlord intends to flip the unit and rent it out at a higher rate. This tactic both displaces community members and reduces the city's already insufficient affordable housing stock. Instead, landlords should have to comply with city programs to temporarily relocate tenants and guarantee their right to return.