

Communication from Public

Name: MARY SALINAS

Date Submitted: 02/28/2022 03:23 PM

Council File No: 20-0291

Comments for Public Posting: Small landlords can no longer fund the housing regulations outlined in the emergency order. For two years we have been forced to allow tenants to remain on our property rent free. We have paid increasing property taxes, HACLA fees, utilities, and repairs and maintenance. In addition we have been forced to invest hours of our time scouring websites, attending webinars, filing applications, and calling for updates to try to get paid rent we are owed. My husband and I own one property. We are currently owed \$45,150 in back rent. We cannot evict our tenant because of the moratorium, we cannot sue our tenant because they have filed an application for assistance, all we can do is wait and watch the bills pile up. Our property currently needs a new roof and we will have to once again take money from our family budget to maintain our property that we cannot use to generate income. I supported the regulations when they began and I still believe in tenant protections in the city of Los Angeles but they cannot be at the expense of small landlords. In a city where large developers are buying an ever increasing share of units, this is crippling small landlords. Small landlords tend to work with tenants before eviction, they will often waive late fees in times of tenant distress, they maintain their properties better, overall their compassion is an asset to the rental market in Los Angeles. It is time for the city to extend some of that compassion to the small landlords and help us out of this situation.

Communication from Public

Name: Chuck Schumer

Date Submitted: 02/28/2022 10:58 AM

Council File No: 20-0291

Comments for Public Posting: Dear City Council, the only remaining active moratoriums in this country are as follows: City of Los Angeles (until Local Emergency lifts), Los Angeles County (potentially through June 2023), Alameda County, CA (end of local emergency). Every other jurisdiction has lifted its eviction ban! There is probably good reason why the rest of the country has done so. Please lift Local Emergency Order and also its local moratorium on evictions. The time is now. Here are a list of progressive jurisdictions that have lifted: New Jersey State (January 1, 2022), New York State (January 15, 2022), Seattle, WA (February 28, 2022), Austin, TX (March 1, 2022)

Communication from Public

Name: Eugenia R.

Date Submitted: 02/28/2022 02:35 PM

Council File No: 20-0291

Comments for Public Posting: I am asking that the city council vote to continue the city emergency order in its current form. Los Angeles is not like other cities that have ended their eviction moratoriums. We host the largest population of unhoused neighbors, and it is imperative that we do not allow this number to mushroom further. I am writing in to speak for many of us who are not native English speakers and/or who do not have the capacity to write in. Many of us are suffering from many effects of the pandemic, from long covid, to loss of full employment, to trauma which incapacitates us. With the current geopolitical situation in Europe and its spillover effects on Los Angeles, we all will continue to feel the strain of an increasing cost of living. Ending the moratorium could be the tipping point that pushes the many vulnerable tenants I speak for onto the streets. Please measure the cost of what the city pays per unhoused person against what it would cost to keep them housed in their current housing. Then, please consider the additional cost of what it would cost the city to rehouse that person once unhoused. To that end, I ask the council advocate to make sure the landlords get paid via Housing is Key and other programs as quickly as possible, with priority given to mom & pop landlords. I also ask that the council advocate for an extension of Housing Is Key funding beyond its current limit of March 2022. We have completed one wave of pandemic, and there is no guarantee that another wave does not manifest. This is especially true when considering that our governments are relaxing other mandates that have been in place in order to keep everyone safe. Governments across the world have made the same mistake over and over again of relaxing mandates too early, only to put them back into place shortly afterward as another wave builds. Should the city emergency order end now, it would be very hard and costly to undo the effects of a sharp increase in our unhoused population. Thank you sincerely for your consideration.

Communication from Public

Name: Tom Brewster

Date Submitted: 02/28/2022 04:14 PM

Council File No: 20-0291

Comments for Public Posting: My name is Tom Brewster. Good morning Council Members. RAP did a splendid job in giving us Westchester Park. yet the Job is not finished. Still in the Senior Center and Library Parking lot are Campers and RV's with tons of trash, unsavory characters that still impede Seniors and familes to use our facilities And to make things more ridiculous is that LESS than 100 yds away is a SAFE PARKING AREA. Finish the job and give our seniors and families a safe place to come to. I also support item 2. The moratorium on parking enforcement has allowed over 60 vehicles to park on Jefferson Blvd next to Ballona Wetlands Ecological Reserve & Freshwater Marsh. Half of these vehicles are RVs. Half are cars. This environmentally sensitive habitat is one of the last significant freshwater wetland landscapes on our coast. The vehicle dwellers by the Wetlands & Marsh are causing crime & environmental hazards. This habitat is not safe for anyone including the unhoused. Some examples: o Meth lab in an RV. o 80 LAPD service calls last year. o 5 acre fire o 4 people shot o Defecating o Dumping their septic tanks & needles o Killing wildlife and plant species, some are on the endangered list o Desecrating this culturally significant area which is the burial ground for the Tongva Indian tribe. LA is park poor due to all the urban development. Public recreational spaces are declining & must be preserved. Please remove the parking moratorium on both RVs & cars to protect this delicate ecosystem & make it safe for all to enjoy. We checked all the safe parking areas for availability. 162 car parking spots & 55 RV parking spots are available for these vehicles. LAX has approved 75 parking spots for cars & RVs. Please offer these spots to the vehicle dwellers parked by the Wetlands & Marsh, which are prioritized locations. Thank you.

Communication from Public

Name: Aaron Taxy

Date Submitted: 02/28/2022 05:06 PM

Council File No: 20-0291

Comments for Public Posting: Attached is a letter on behalf of the Building Owners and Managers Association Greater Los Angeles (BOMA/GLA) on Agenda Item 20 - File No 20-0291.

City of Los Angeles Energy, Climate Change, Environmental Justice, and River Committee
Los Angeles City Hall
200 North Spring Street, Room 1060
Los Angeles, California 90012

Sent electronically via email

Subject: Item 20: 20-0291: RESOLUTION relative to the Declaration of Local Emergency by the Mayor, dated March 4, 2020, wherein he declared that conditions of disaster or of extreme peril to the safety of persons and property have arisen both internationally and within the United States as a result of the introduction of the novel coronavirus (COVID-19), pursuant to the provisions of the Los Angeles Administrative Code (LAAC) Section 8.27.

Dear Council President Martinez and Honorable City Council Members,

I write on behalf of the Building Owners and Managers Association Greater Los Angeles (BOMA/GLA), which represents over 135 million square feet of commercial office space throughout Los Angeles County and whose members contribute an estimated \$3.5 billion to California's economy.

As the City approaches nearly two years of the COVID-19 state of emergency and the State as removed local authority on commercial eviction moratoria, BOMA/GLA implores the Council to remove the eviction moratorium for commercial tenants.

Business is Back Open – Rent Payments Should Return to Normal

Thanks to your leadership, LA City is continuing to see the light at the end of the tunnel and a return to a semblance of normalcy: We have maintained manageable hospitalization rate, achieved mass-vaccination, and – over the past year – have seen businesses reopen safely. We are even now able to return to our workplaces and remove our masks indoors in most situations.

As a result of your efforts, office tenants can make use of their rented spaces once again. They have also rightfully benefited from financial relief provided by all levels of government (relief that *our* businesses, buildings, were excluded from receiving).

We also appreciate recent efforts to assess the broader COVID-19 State of Emergency and the current eviction moratorium policy.

Nonetheless, with businesses back fully up and running, shouldn't business tenants now be expected to pay their mutually negotiated, contractually obligated rent?

Council advanced the eviction moratorium in March 2020 under the premise that it would be lifted as soon as things returned back to normal.

We have seen marathons run through our streets, diners patronize their favorite restaurants from their indoor dining rooms, and an at-capacity crowd at the Rams' Super Bowl win, and now we can even remove our masks. While we must remain cautious, things clearly have returned back to normal – so should rent payments.

Follow the State and County

LA County lifted its commercial eviction moratorium on Tuesday, January 25 because due to State law limiting local jurisdictions to continue their commercial moratoria.

Los Angeles City remains the last major jurisdiction in California to have a commercial eviction moratorium on the books. We believe that this is not only out of compliance with State law, but also clearly unnecessary given that we are the final holdout of this policy.

We urge this Council to follow the County's lead and adhere to State law by removing the city's commercial eviction moratorium for the current COVID-19 State of Emergency.

Prolonging the Moratorium Will Create Longer-Term Economic Issues

In numerous member surveys, BOMA/GLA members have indicated that they have consistently renegotiated rent with their commercial tenants and provided significant rent abatement, early lease termination, and rent decreases.

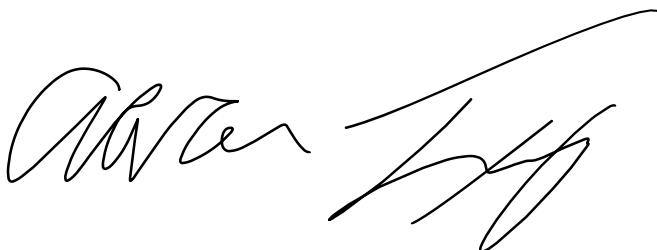
Yet many buildings still see nonpaying tenants: A BOMA/GLA member survey circulated in February indicated that the average member's office building has \$460,000 in rent owed to them from tenants who are fully open and operational – one building indicated it has \$6.2 million in rent owed. For retail properties, the numbers are often much worse.

Office building owners have shown goodwill to their tenants but will continue to incur unnecessary loss as long as tenants who are fully open and operational are effectively able to avoid their rent payments. These losses impact buildings' ability to pay their mortgages, employees, and reinvest in safer, cleaner buildings.

With our recovery in full swing, we are only creating longer term debt and broader economic challenges for ourselves by prolonging a dated commercial eviction moratorium.

Thank you for your consideration.

Sincerely,



Aaron Taxy
Director of Government and Public Affairs
BOMA Greater Los Angeles
(213) 332-4776
ataxy@bomagla.org

Communication from Public

Name:

Date Submitted: 02/28/2022 05:28 PM

Council File No: 20-0291

Comments for Public Posting: Please Please Please lift the moratorium on parking enforcement for vehicle dwellings. This is not benefitting anyone or anything, including the individuals dying in the RVs, the residents terrorized by these people, and the Ballona Wetlands which have been destroyed. This should be the first step into the City maintaining order and safety for the residents. The next step is to locate a safe parking area for individuals that chose to accept it. The rest need to leave. The City cannot allow this to continue.

Communication from Public

Name: Morgan Hatch

Date Submitted: 02/28/2022 06:05 PM

Council File No: 20-0291

Comments for Public Posting: I am a LAUSD teacher who supplements income with rental income. I presently have a tenant earning a paycheck who refuses to pay anything toward the rent - has been this way since November. And I think I am fortunate compared to many others. I ask about rent, he complains to Housing Department. I have taxes which I know the City will not forego. I have insurance. In schools, we are going to lift the indoor mask mandate in two weeks, yet the City is still resolved to declare an Emergency Order. Others no doubt have made the case that exigent circumstances have very specific threshold requirements which the City cannot reasonably assert at this time. Once I go into foreclosure, this teacher will have to relocate as much as I love the students I teach. My tenant will still be there.

Communication from Public

Name: Barry J Flood

Date Submitted: 02/28/2022 09:31 PM

Council File No: 20-0291

Comments for Public Posting: Dear Honorable City Council, I want to take this opportunity to express my concerns and grievances a little differently this time as my many previous attempts have always gone unanswered and never elicited a response from City Council and staff. This has demoralized my family and I feeling lost and forgotten. Previously I would have taken a well-researched and constructive approach in my public comments and letters, however, I will take a more emotional plea this time around. Maybe this route might elicit a human connection and actually get somebody from the City to listen to my family and I. Every day my family and I think about and worry about how to avoid being harassed by our professional-tenant, whom we did NOT put into our home who does not deserve these eviction-protections. We walk a fine line between still being communitive, doing what we are legally obligated to do as a landlord, shielding neighbors from the legal mess and drama all without triggering any trip-wires set forth by the City's anti-tenant-harassment ordinance which sets such a low-threshold. We try to keep communication to a minimal, in fact we prefer ZERO communication and would be glad to just bunker down and ride out this 22-month long eviction ban before being allow to formally terminate the tenancy. But we are unable to do so most times as our professional-tenant takes every shot he has to extort my family and I for \$50k to vacate our family home. He does this quite un-apologetically and has no problem gloating, knowing the City eviction ban grants him cover as we are powerless to do anything! Every interaction is quite the legal landmine as our tenant takes every opportunity to flex his 'temporary' tenant rights and make the most extravagant of health & safety complaints over trivial landlord duties like maintaining the landscaping! The general tenant-landlord relationship has been decimated by the City where there is essentially noose around our necks with a narcissistic tenant intentionally and willfully pulling on it. At a very minimum we worry and think about these most basic of interactions and our mental-health every day when we wake up and every night before we go to bed. This is torture what the City Council is bringing upon us. I want the City Council to understand that, this is torture, to be harassed each day by un-qualified-ERAP professional-tenant and not being able to do anything about this. Why are there not any

anti-landlord-harassment ordinances? My family and I want the City Council to know we do not plan to rent our home once we regain possession, nor do we plan to continue with an ADU project already approved by Building and Safety. The City Council is punishing and torturing families such as ours and we DO NOT deserve to be treated like this. Please all do the right thing and resign.

Communication from Public

Name: Silvo D

Date Submitted: 02/28/2022 10:11 AM

Council File No: 20-0291

Comments for Public Posting: Dear City Council. I think the eviction ban was well-intentioned and perhaps just during the early stages of the pandemic, but we are in different times now. Myself and my fellow small landlord community would like each member of the City Council to have some skin in this game. It is an unfair burden on small landlords to house unscrupulous tenants for free without much checks-and-balances for the homeowner. If the each City Council member truly believes this is the right path, then put a bigger stake into this legislation. Example, pass an ordinance that forgives property taxes, since that is a City benefit, while this imbalanced legislation is active. Perhaps each member of the City Council should also house a tenant, and hopefully one of the Council members gets lucky with a professional-tenant and see what they will think about their own policies when it impacts their own life. At a very minimum to show the housing-provider community that the City Council truly believes this is the correct policy for this endless 'emergency' (22 months later) all members should NOT be given a salary as that would show true leadership and true service to the public with some skin in this game. We have any seen any of this in the last 22 months and have reason to lose confidence in our elected 'leadership.' It is very easy to spend somebody else's money until you run out of somebody else's money. Let's see how charitable the City is when it has to budget in its own money and resources into this problem caused by the City and its failed housing-policies of the last decades.