

Communication from Public

Name: Frederick Ehrlich

Date Submitted: 06/29/2022 12:13 PM

Council File No: 20-0291

Comments for Public Posting: Despite the STATE OF CALIFORNIA'S and LOS ANGELES COUNTY'S BOTH TERMINATING ITS PROVEN UNCONSTITUTIONAL Practice of SELF-CERTIFICATION of Financial Harm (with No Proof of the same being required from tenants), THE CITY STILL UNABASHEDLY CONTINUES ITS SAME WRONGFUL POLICIES which Remains AS STRINGENT as it was started at the Beginning of the Pandemic, and thus COMPLETELY AND BLATANTLY IGNORES BOTH of the similar CANCELLED policies of The State and County's Jurisdictions. THUS, THE CITY IS COMMITTING "WRONGFUL ACTS" IN DOING SO ESPECIALLY IN THE LIGHT OF THE FACT THAT NO MORE RENTAL RELIEF IS NOW FORTHCOMING TO SAVE TENANTS. Thus THE CITY By Continuing Its Ill-Conceived Notions Of Protecting Tenants From Homelessness, THE CITY IS ACTUALLY GUARANTEEING MORE TENANTS WILL GET EVICTED, As This MASSIVE DEBT Will Only INEVITABLY Lead To MORE AND MORE EVICTIONS! AAGLA & AOA ON BEHALF OF OWNERS ARE SEEKING MASSIVE RESISTUTION FOR THE CITY'S WRONGDOINGS. THE CITY NOW HAS MORE EXPOSURE AS IT IS THE LAST HOLD-OUT IN THE STATE OF CALIFORNIA FOR THE COUNTY OF LOS ANGELES. THE CITY'S COUNCIL MEMBERS ARE UNWITTINGLY CREATING MORE HOMELESSNESS. The Eviction Moratorium was ONLY TEMPORARY Measure in response to the onset of the COVID-19 pandemic. THE CITY Is Open, Businesses Are Open, Schools Are Open, There Are No Lockdown Measures In Place And There Is A Strong Demand For Jobs. THE CITY IS NOW "CAUSING IRREPARABLE HARM" TO THESE TENANTS WHO WILL END-UP ON THE STREETS OR SHELTERS! IF THE CITY GENUINELY CARES ABOUT PROTECTING TENANTS FROM HOMELESSNESS then it Best to End this ILL-CONCIEVED AND WRONGFUL PLAN NOW AND NOT ALLOW THEM TO ACCRUE MORE AND MORE DEBT. TENANTS WILL NEVER BE ABLE TO CLIMB BACK OUT OF THE DEBTOR'S HOLE AS THE COUNCIL IS NOW BURYING TENANTS" DEEPER AND DEEPER "INSIDE A "DEBT-LADEN FINANCIAL COFFIN." THIS IS CREATING

A "CERTAIN HOMELESS ENDING" FOR THESE TENANTS!
END THIS EVICTION MORATORIUM IMMEDIATELY
“FOR THE SAKE OF HELPING TENANTS” TO NOT AMASS
ANY MORE INDEBTEDNESS TO THEIR ALREADY
INCONCEIVABLE MASSIVE DEBT LOAD! TENANTS WILL
NEVER RECOVER FROM WHAT YOU ARE DOING TO
THEM. WHAT ARE YOU WAITING FOR? WHAT ARE YOU
THINKING? THE CITY COUNCIL SHOULD NOT BE
ACTING AS AN OSTRICH AND BURYING ITS HEAD IN
THE SAND ANY LONGER. “THIS IS A PROBLEM WHICH
WILL 'ONLY GROW' WITH TIME.” DO YOU NOT REALIZE
THE HUGE UNINTENDED CONSEQUENCES OF YOUR
ILL-CONCEIVED ACTIONS? IF NOT, PLEASE RE-READ
THIS ENTIRE COMMENT AGAIN! PLEASE BE SMART FOR
THE SAKE OF YOUR CONSTITUENTS AND VOTE TO END
THE EVICTION MORATORIUM TODAY!



Los Angeles County Updated COVID-19 Tenant Protections Resolution*

	Phase I (February 1, 2022 – May 31, 2022)	Phase II (June 1, 2022 – December 31, 2022)
What's Staying the Same?	<p>Current residential tenant and mobilehome space renter protections extended through May 31, 2022, where not preempted by State law, including:</p> <ul style="list-style-type: none"> • Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)—including new pass-throughs or charges • Protection from evictions for: <ul style="list-style-type: none"> ○ No-Fault eviction reasons, except for qualified Owner Move-in Evictions ¹ ○ Nuisance ○ Unauthorized occupants or pets ○ Denying entry to landlord <p>Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.</p> <p>For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</p>	<p>Eviction protections for residential and mobilehome space renters:</p> <ul style="list-style-type: none"> • Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)—including new pass-throughs or charges • Protection from evictions for: <ul style="list-style-type: none"> ○ No-Fault evictions reasons, except for qualified Owner Move-in Evictions ¹ ○ Nuisance ○ Unauthorized occupants or pets <p>Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.</p> <p>For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</p>
What's Being Added?	NO NEW PROTECTIONS ADDED	<p>Effective July 1, 2022** - Eviction protections for nonpayment of rent, including self-certification to establish affirmative defense, for households with income at or below 80% Area Median Income (AMI) ONLY ³ due to COVID-19 financial hardship for rent incurred on or after July 1, 2022.</p>
What's Going Away?	Non-payment of rent eviction protections for commercial tenants to expire January 31, 2022. ²	<p>Effective June 1, 2022:</p> <p>Purchase property date (6/30/2021) requirement for owner move-ins.</p> <p>Requirement that tenants not be financially impacted by COVID-19 prior to landlord move-in.</p> <p>Denying entry to landlord, except when entry constitutes harassment.</p>

Applies to residential tenants, commercial tenants and mobilehome space renters in unincorporated Los Angeles County and applies to any incorporated city that does not have stronger local protections. Between October 1, 2020 and June 30, 2022, the County's COVID-19 Tenant Protections do not apply to tenants/renters facing eviction for nonpayment of rent due to COVID-19 related financial hardship, as they are preempted by state law.

Landlords can evict a tenant and members of their household in order to move into a single-family home, mobilehome space, condominium unit, and/or two unit(s) in a duplex, or triplex home under certain conditions. Visit <https://dcba.lacounty.gov/noevictions/> for more information.

Commercial tenants will have the following time to repay past due rent from March 2020-January 2021: Twelve (12) months those with 0-9 employees; Six (6) months for those with 10-100 employees. Income limits established by the California Dept. of Housing and Community Development (HCD): <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf>

Updated 3/31/2022



Communication from Public

Name: Susan

Date Submitted: 06/29/2022 03:35 PM

Council File No: 20-0291

Comments for Public Posting: Hi guys, me again. So I read that your meeting on 6/24 was to determine if you were going to lift the State of Emergency (aka no fault eviction moratorium) but the decision was to leave it as is. But then earlier I was reading the public comments and saw this: (I'm doing a cut and paste to repeat the comment in case you overlooked it...?) Communication from Public Name: Date Submitted: 06/28/2022 01:15 PM Council File No: 20-0291 Comments for Public Posting: No more local emergency in City of Los Angeles. All meetings are in person in your chambers, people are welcome to voice their opinions, the council members are promoting social gathering as attached on this note from council member Blumenfield promoting his 4th of July extravaganza in Woodland hills. Who are you trying to fool. You guys are breaking the ordinance by incentivizing mass social gathering of the public so you all shall be fine and penalize if it was a true emergency this shall no be proganda. Stop the local emergency and stop the eviction protections. Tenants can pay rent and they are not paying rent because you are promoting crime and thefts taking advantage of the millions of dollars invested on rent money that could be well spend on providing housing and battling homelessness. You guys are all thieves and the law will prevail SO this doesn't mean the Mayor and city council are lying to us, the public, does it? Because it sure sounds like the city council and the city have already lifted the state of emergency but only for themselves. I'm sure I read in the synopsis of the meeting it was about the emergency lift that would allow the council to meet in person at their regular meetings, but was voted down. So some of us have had emergency lifted in the City of LA, but others of us haven't? This sure sounds wonky to me.