

Communication from Public

Name: Ky Trang Ho

Date Submitted: 07/27/2022 06:27 AM

Council File No: 20-0291

Comments for Public Posting: The eviction moratorium is both destroying the economy and choking the housing supply. The Los Angeles eviction moratorium and rent freeze are now doing more harm than good for everyone -- especially renters. It's been well documented in the media that finding a place to rent is harder than ever for tenants and prices are higher than ever. Finding a place to rent in Los Angeles has become a competitive sport -- LA Times As Landlords Intensify Tenant Background Checks, Some Lawmakers Want New Limits On Screening -- LAist.com Cost of apartment rentals across the Southland spiking -- CBSNews.com Landlords are letting their units sit empty for fear of being taken advantage of. I closed down one of my co-living homes after a professional made my life hell and forced me to pay her \$6,000 to leave and forgive \$6,250 in back rent. When you eliminate my rights to evict an unruly tenant, you are trapping other tenants and homeowners with that person. None of the five tenants in a co-living home I operate in South LA are paying rent. Two of them are fully employed as armed security guards. The other three refuse to go back to work. What incentive do they have to work when you have eliminated all consequences for failing to pay for their largest expense -- housing? You will surely put me and other small landlords who provide affordable housing out of business. Corporations will buy our properties and raise rents even more. You will then shut even more people out of housing. Your ill-conceived policies will only create more homelessness than it prevents. California employers are struggling to hire workers. They have to increase wages and benefits to attract workers, which means they have to raise prices. This in turn further fuels inflation, which is only going to drive the cost of living in California ever higher. California Growth Continues in March Despite Labor Shortage -- U.S. News & World Report. No one is affected by COVID anymore. Anyone who wants a job can easily get three. Your short-term solutions to secure voter approval are going to have long-lasting, detrimental effects on the housing market and the economy for generations to come. Please end the eviction moratorium and rent freeze to give future generations a chance at affordable housing and a just economy. Thank you,

Communication from Public

Name: LA City Housing Provider

Date Submitted: 07/27/2022 06:37 AM

Council File No: 20-0291

Comments for Public Posting: You passed an ordinance to increase minimum wage for health care workers to make LA a livable city. Yet you have forced housing providers to work for free for over two years. How do you decide which occupations should have their pay increased while others are frozen? How does denying one type of service providers of their livelihoods make LA a livable city? How does depleting the housing stock, sending housing costs through the roof make LA a livable city? How does enabling tenants to take advantage of the system and not paying rent make LA a livable city?

Communication from Public

Name: Jesse

Date Submitted: 07/27/2022 12:10 PM

Council File No: 20-0291

Comments for Public Posting: End the theft of my home!!! End the eviction moratorium in my City of Los Angeles NOW!!! It is absurd for the LA City Council to allow tenants to live rent free at my house while I am still responsible for paying my mortgage and utilities. I applied for HousingisKey but my tenants! were not interested in participating so I did not get any financial assistance. All this time, I have been trying my best to keep up paying my mortgage so that I don't lose my home. I have been working on small second jobs here and there just to pay my mortgage, and I am not being able to see my children much because of that. I have already taken two personal loans and for \$80k and maxed out my credit cards to pay for my mortgage and utilities. Please tell me what you have done for me. YOU ARE STEALING FROM MY FAMILY!!! I have attempted to contact the squatters living at my house but they don't answer my calls. Their contract expired in July 2021. The last time I spoke to the tenants in person was back in April 2022 at the Superior Court, and they said that they were paying \$1500 monthly to their attorney so not to bother them asking for any rent because they were protected by the LA city eviction moratorium or else they would sue me for harassment. The LA City Council needs to be held responsible for the harm, prejudice and mental anguish that you put me and my family through. It is inconceivable that the government officials that are supposed to be protecting ALL its constituents are only protecting tenants. Protect me too!!! I am your constituent!!! I pay my taxes!!! I bought my house with money that I saved with lots of sacrifices and hard work. Now, I am not able to make ends meet to pay for my mortgage and utilities. By the way, these tenants have not been affected by Covid-19 because they have continued working. They constantly have weekend pool parties with 10-15 guests, they leave the AC on and lights on all day without a care in the world because they don't pay for utilities. They have bought new luxury SUVs, while I am trying to get personal loans to pay for my mortgage and utilities. Who do you think is really being affected here? I am your constituent!!! WHY DON'T YOU FORCE ALL BUSINESSES IN THE CITY OF LOS ANGELES TO GIVE ALL OF THEIR MERCHANDISE FOR FREE TO TENANTS? GIVE UP YOUR SALARIES!!! THAT'S WHAT YOU ARE DOING TO ME AND MY FAMILY!!! I AM YOUR

CONSTITUENT, A PERSON WHO HAS WORKED HARD TO
FINANCE A HOUSE WHICH STILL HAS A MONTHLY
MORTGAGE PAYMENT. End the eviction moratorium in the
City of Los Angeles NOW!!!

Communication from Public

Name: Jenny Kaczorowski

Date Submitted: 07/27/2022 03:25 PM

Council File No: 20-0291

Comments for Public Posting: After today's City Council meeting, I am left with deep heartache and a soul-crushing sense of futility. For nearly two and a half years, I have been maligned, marginalized, and treated as a social pariah for having the audacity to provide a home to a renter in Los Angeles. For 29 months, my family and I have lived with the uncertainty caused by the endless eviction moratorium. While all other industries have return to some kind of normal, Mom and Pop landlords are still shackled by a moratorium that prevents us from managing relationships with our tenants. My family has shouldered the financial weight of paying all of our rent, on time, along with the mortgage, property taxes, homeowners associate fees, maintenance, and repairs for the single condo we've leased to the same tenant since 2017. Both my husband and I have worked multiple jobs, including working from home while we were sick with COVID, to pay our obligations. During this time, the policies and protections put in place by the government have caused more harm than good to us and to our tenant. This is a narrative no one wants to hear, but it must be heard. Our tenant has not paid rent since February 2020. He has accumulated \$34,300 worth of debt AFTER receiving \$59,400 from the California Emergency Rent Relief Program (ERAP) – the maximum number of months available through the program. Month after month, he continues to accumulate rental debt, without making any effort to work with us, to communicate with us, to find a solution to keep him from being crippled by this debt. Most months he hasn't notified us of his inability to pay. Month after month just rolls by as we anxiously wait to see if we must cover our very real expenses without receiving rent. We have placed all our family's major financial decisions on hold, saddled with a condo we can't sell, can't collect rent from, and can't move into ourselves. Month after month, the weight of it has become heavier and heavier. What we once saw as a chance to own a small piece of the California Dream has become a nightmare with no end in sight. What am I supposed to do? I am grateful for the rent relief we have received, but this is about so much more than the lost income. It's about the relationship and trust we had with our tenant that has now been destroyed. It's about a moratorium that doesn't take into consideration the complexity of that relationship and assumes the City, County, and State know better

how to manage it than I do. We've reached the limits of any available rent relief and yet the moratorium stretches on. I completely understand extending grace for back rent. I am more than willing to stretch that repayment out as long as our tenant needs – well beyond the 12 months mandated by the emergency order. But how long will he be enabled to add his debt? My husband and I are not greedy corporate landlords seeking to exploit our tenant. When we needed more space for our growing family, we found a house to rent in a new neighborhood and opted to rent out our Playa Vista condo instead of selling while we determined if the new neighborhood in Hawthorne was a good fit. We chose a tenant who had poor credit and was often late with rent in the past. We took a chance and worked with him to make sure he could have a stable home. We set his rent due date mid-month, after his regular paycheck. We offered grace when he was late. We allowed him to pay in installments. Since 2017, we have only raised the rent once, despite the huge increase in market rate rents for Playa Vista – and despite our own landlord raising our rent multiple times. Because of the home we provided, for the first time in many years, he's been able to stay in one place instead of moving every 12 months. We've done everything right by our tenant, yet here we are, met by silence from our tenant and a City that refuses to hear us. Please, tell me the City has a plan for the 11 months (and growing) of rental debt that will not be covered by the state. Without the well-intended, poorly executed "protections" put in place by the City, my tenant likely would have found a less expensive home (instead of a two-bedroom condo in the very expensive community of Playa Vista), taken a less well-paying but available job, found a roommate, sold one of his multiple luxury cars - something to take steps to secure his financial future instead of piling up debt he will never get out from under. Each month that the city allows this to continue is another month heaped onto his back. The mayor's office and City Council are complicit in his future financial ruin. What is the City's plan to help renters from being crippled by debt that will follow them long after the orders have lifted and they move on to new homes? What is the plan to help Mom and Pop landlords who are holding all of this together? Our margins were thin to begin with and we're exhausted. What was intended to protect one group at the expense of another has just hurt us all.