

## Communication from Public

**Name:** Bruce

**Date Submitted:** 08/22/2022 03:36 PM

**Council File No:** 20-0291

**Comments for Public Posting:** Dear Council Members, As the Council can see from numerous public comments, the “small landlords” are the ones being hit hardest by unintended consequences of the eviction moratorium, meant as an emergency stop-gap, but now into its third year. I offered forgiveness of rent to my own tenants as soon as they all got laid off when the emergency arose, before the Council did anything. I told my tenants, don’t worry, I won’t kick you out during this crisis, I have savings to keep up the payments and keep a roof over your head. I felt it was the right thing to do. But none of us would have thought that promise would stretch on approaching three years. Now I don’t have those savings any more and I don’t know what to do. We “small landlords” are owners of a single rental property we saved all our lives to buy, lived in awhile and then rented out at tiny profit margins, who now must dig deep into our retirement savings every month to pay the mortgage, maintenance, taxes, insurance while receiving very low or no rent at all since the ERAP program shut. We generally have warm personal relationships with our tenants. Owners like us are being forced to give up and lose our properties to foreclosure or sell at a loss – probably to larger, impersonal corporate landlords who won’t personally care for the tenants as we have but who have the resources to snap up our distressed properties and weather another year or two of no rent. There is no fairness in destroying the retirement savings of all the small single property landlords in the city, and causing us all to lose our most vital asset. This certainly cannot be what the Council intended, is it? Not to have any small landlords left in the City? And there is exactly zero likelihood that tenants will ever pay this missing Covid rent back – they will simply slip away in the night once the time comes to start paying again. We, the small landlords, have no resources to try to chase after them. Perhaps the Council would consider a gradual lifting of the eviction moratorium. Do right by those of us who did right by our tenants from the start. Start by exempting single-property landlords who are not covered by the RSO. That is only a tiny percentage of rental properties, but we are the ones hardest hit by Covid. Or, if not yet a complete exemption, at least free up such small, non-RSO landlords to move in to our own property so we can consolidate our expenses. And/Or, provide City funding for our tenants to relocate or catch

up on their rent. Try to think about the people who are really hurting now. Start gradually to remedy the one-size-fits-all moratorium. The moratorium was an understandable knee-jerk reaction to what has turned out to be a long, complex problem. Letting the moratorium drag on for years is causing serious unintended consequences that are unnecessary. Please help us, as we have helped our tenants.

## Communication from Public

**Name:** susan

**Date Submitted:** 08/22/2022 05:21 PM

**Council File No:** 20-0291

**Comments for Public Posting:** City Councilmembers, We were told on July 27th by the one member who had the courage to host landlords, John Lee, that you were and would be working on assimilating a housing report on the State of Emergency with the end result being to lift so that Mom and Pop Landlords could begin recovering losses and return to having a life. That appears to not have been the case, which is no surprise as you have been incredibly lax and discriminatory with landlords. Perhaps you are still confusing us with the BIG landlords, the corporates, the millionaires, the investors. We are not confused but we are curious why you are. We are not getting rent, we are not able to legally owner occupy our own homes, we have desperate situations both personally and with our properties upkeep and repairs that we cannot address. And now, it appears, you have added to that, the inclination to slloooowww it all down, perhaps thinking that deus ex machina will arrive and go: City Council!! Here I am to make homeless disappear and affordable appear! You do seem to be waiting for some sort of solution that will take care of this great mess that you have created. And it is a mess. Your about-to-be newest progressive member, Euinnesses Hernandez even says "But I also recognize that most landlords are corporate landlords. It's not people like me or others who are doing it to survive. That's a very small percentage, and even they are not getting the support that they need" adding that rent still needs to be paid. Looks like you are going to have to reach into city's pockets to fund the poor and stop using us. We can fund ourselves, just shut the moratorium down and let us do it. But of course, our homes we have worked our lives to own are NOT being returned to us from your version of LACity eminent domain. You cannot and must not keep our properties out of our hands. They is ours and WE make the decisions, not you. We may only hold sway at present over the ballot box but you may be sure we will use it to demand equalization as well as income loss. I expect you have now far exceeded your mandate to keep the city suspended apparently indefinitely, but soon the courts, so shy in the beginning, will be more welcoming to lawsuits. In fact, have started a landlord's inclusion in Small Claims Court. That will most likely jump the shark before too long. Give us our property and get out of our lives. You are miserable roommates.

## Communication from Public

**Name:** Kathryn Tehrani

**Date Submitted:** 08/22/2022 01:11 PM

**Council File No:** 20-0291

**Comments for Public Posting:** I am in opposition to the extended eviction moratorium. It has been 2 years since the moratorium started. I understand that there are some tenants that are still having financial difficulties and they have been cooperative to apply for rental assistance, etc. But there are many tenants that are simply taking advantage of the moratorium and living rent free until who knows how long. This is not right and not fair to landlords that need to pay mortgage, rising costs on expenses and not fair to other tenants that pay their rent! Please vote no at the next council meeting!