

Communication from Public

Name: susan

Date Submitted: 08/25/2022 09:40 AM

Council File No: 20-0291

Comments for Public Posting: Well CC, here we go again. Another Friday, another vote and another continuation of the illegal, intransigent no fault eviction moratorium. But yet, WE now can easily assign fault after over 2-and one-half years of a city council and currently disappeared Mayor, who have been and continue to be determined to hold "small" landlord's properties hostage in a scheme to cover up your inability to solve affordable housing and homelessness. I suspect that after several meetings, drafts and handwringing plus a valiant effort to not do anything, the law of averages will win the day and a date will be set. We, those who have had to suffer, spend savings and our health (spending way too much time at doctors and in hospitals) taken out loans, even more desperate acts like bankruptcy or selling our property, will as you seem to think, at this point, be grateful for any acknowledgment. Oh, but not so fast! Here is our concern which we will demand in as many ways as possible, will it be 2022 and thereby ending the SOE...or, we fear more likely 2023, when the hands of a new admin can still manage to alter and/or thief our properties under bogus moratoriums. If you are upset at our lack of trust, haranguing, intrusion with our stories of despair, and unprofessional snark, I suspect that is because none of you are "small" landlords and thus none of you have managed any empathy or support except for tenants who have not paid and will not repay. Is this right? I was watching a clip on Twitter last night about NYC, (who lifted in 1/2022) and the Chinatown landlords who were completely f'd over. People who had saved for 20 years to buy in boroughs and were facing destitution. The progressive in charge of the movement said she did have sympathy for small landlords but since they had "wealth" which the tenants under her fierce protection did not, well...it seemed she was saying it'll all sort itself out. This utterly insane explanation reminded me exactly of our situation with our City Council. In my own case, I have no wealth. I have 3-on-a-lot in 90042, currently in great gentrification, but very iffy and a gang stronghold when I bought. There's also the fact, I have literally and honestly worked since I was 18 years old. I don't have wealth. I have 3-on-a-lot, a hefty mortgage, and a month-to-month as a fixed income senior. My neighbor, an immigrant from China, close to my age, too worked all his life after arriving here, and at present has managed to

obtain ten rentals through all those years of hard work. He does all the upkeep and repairs himself even after recovering from getting hit on his bike on his way to do a fix on one of his properties. Yet NONE of his tenants paid rent, nor would they fill out paperwork. Too busy shopping with that extra money. I am and continue to be stunned by your inability and complete lack of compassion and resources for my population of hard-working small business owners. I'd end this with 'shame on you' but I won't because you feel no shame, only relief that you had us to pass your burdens onto.

Communication from Public

Name: Eric

Date Submitted: 08/25/2022 10:35 AM

Council File No: 20-0291

Comments for Public Posting: I am a small "mom-and-pop" landlord in LA. I have tenants that stopped paying rent at the beginning of the year. They are not jobless, they simply have decided to not pay rent and self-certify they are "impacted by covid". The HousingIsKey program did reimburse them for several months rent, but in the six months since April when that state led program ended these tenants have accumulated over \$15000 in back-due rent, and have gone no-pay/no-contact. As a constituent, I need to know a few answers to plan accordingly: When will the moratorium end? Is the council placing that decision on the next Mayor and the moratorium should be expected to be in place until next year (which only begins the 1 year back-due payment period)? Tenants across the city are under the impression that like the state HousingIsKey program that Los Angeles will fund it's own program to compensate landlords and absolve tenants from a decade of debt collections. Is the city council planning to fund such a project, and when will it begin? The self-certification allowance allows fully employed tenants to claim an impact from COVID without offering any proof or justification for the claim. Would you be willing to propose an amendment to the Moratorium and phase out the self-certification loophole? The CDC has removed "all guidance" regarding COVID. Our hospitals are functioning normally. The pandemic is over. It's time to stop holding landlords over the barrel while they lose their homes. I look forward to the Council offering a path back to normalcy for mom-and-pop landlords.

Communication from Public

Name:

Date Submitted: 08/25/2022 10:46 AM

Council File No: 20-0291

Comments for Public Posting: Please explain what EXACTLY is the continuing emergency that apparently is only affecting L.A. City and not the rest of the county, state or country? Please put an end to this! No one on the City Council will answer WHAT the emergency is. THE EMERGENCY IS OVER.

Communication from Public

Name: Brendan Miller

Date Submitted: 08/25/2022 11:57 AM

Council File No: 20-0291

Comments for Public Posting: The SAFER LA order CONTINUES to apply to parks and recreation facilities across the city despite it being out of step with current recommendations from the CDC and the rest of the country. It is time to end these onerous and unfair requirements that disproportionately affect disadvantaged communities in LA. It is time to allow kids to return to their normal childhoods and enjoy life.

Communication from Public

Name: Antonio U.

Date Submitted: 08/25/2022 12:10 PM

Council File No: 20-0291

Comments for Public Posting: End The Los Angeles City Moratorium!!! You have demonstrated no sense of responsibility for property owners. Therefore, I am hereby requesting a formal response and an acknowledgement from all members of the Los Angeles City Council, including Mayor Garcetti to each of the comments made in this Public Comment forum. As tax payers, we can no longer afford not to be represented!!! We need to verify that our government representatives are aware of the negative and destructive effects of the eviction moratorium. This is our only safe method to voice our concerns. Also, just because tenant coalitions, tenants and lobbyists have been inundated your public meetings and offices, it does not mean that small mom and pop landlords are not affected and do not require your representation. On the contrary, if all of us are not present at the public meetings it is because we are working hard so that we can pay for our mortgages and utility bills for the property that you have taken away from us. We demand equal representation from all 16 government officials of the Los Angeles City Council and Mayor. To date, LA City Council members have not been held responsible for the votes taken against ending the emergency and moratorium. Again, this is not a request. It is your responsibility to let your constituents (i.e. small mom and pop landlords) know your verifiable reasons for taking those actions. Please note, Covid-19 is no longer a verifiable or valid reason. Additionally, you have granted free use of privately owned property to tenants without reimbursement to small mom and pop landlords, therefore I am also requesting a summary of the actions that you have taken to assist landlords in the City of Los Angeles. Status Quo is no longer acceptable!!! End The Los Angeles City Moratorium!!!

Communication from Public

Name: Jennifer

Date Submitted: 08/25/2022 12:54 PM

Council File No: 20-0291

Comments for Public Posting: I am writing as a concerned parent of a daughter who plays basketball and volleyball at Mar Vista Recreation. She has been complying with the mask wearing rules, but struggles to breathe and holds back sometimes on her effort because of this. In March 2022, when LA County removed the mask mandate for youth sports, I tried contacting Parks & Rec about changing mandates for their sports leagues. I was told they need direction from DPH, who then told me they had no jurisdiction over this. I was told to contact Rose Watson and I made multiple attempts to contact her via email and phone and had no response. It is frustrating to me that our kids are still forced to a mandate that is outdated and unwarranted. I implore you to please communicate to all recreation centers that you are aligning with the state and county. These kids are ready for some normalcy. Adults have not had to wear masks in gyms for months, kids in club sports, or in schools, do not have to, so why are you sticking to these outdated policies? Please let me know that changes are coming this week. I look forward to them being able to play with these new guidelines.

Communication from Public

Name: psychologically harmed person from city hypocrisy

Date Submitted: 08/25/2022 01:43 PM

Council File No: 20-0291

Comments for Public Posting: please take notice of State AB2179 language and ask why our local leaders have not informed the public about it. all rental debt is due by August 31, 2023. you reference that to City Ordinance 186585's own verbiage of a repayment period, "Tenants shall have up to 12 months following the expiration of the Local Emergency Period to repay any past due rent." Thus by inference the State of Emergency should lift by August 31, 2022 and repayment should begin to be compliant to State law. the City must be held accountable to their own laws. The City of Santa Monica has passed a new Ordinance that acknowledges State's August 31, 2023 absolute end date. Don't break any more laws, repayment must begin no later than September 1, 2022 to be compliant with State.

State AB 2179 requirements for all local municipalities which suggests the Local State of Emergency needs to end August 1, 2022. Rent is due for August 2022 and the Los Angeles City Council needs to clearly communicate that to its tenant constituency.

SEC. 2. Section 1179.05 of the Code of Civil Procedure is amended to read:

1179.05. (a) Any ordinance, resolution, regulation, or administrative action adopted by a city, county, or city and county in response to the COVID-19 pandemic to protect tenants from eviction is subject to all of the following:

(1) Any extension, expansion, renewal, reenactment, or new adoption of a measure, however delineated, that occurs between August 19, 2020, and June 30, 2022, shall have no effect before July 1, 2022.

(2) Any provision which allows a tenant a specified period of time in which to repay COVID-19 rental debt shall be subject to all of the following:

(A) If the provision in effect on August 19, 2020, required the repayment period to commence on a specific date on or before August 1, 2022, any extension of that date made after August 19, 2020, shall have no effect.

(B) If the provision in effect on August 19, 2020, required the repayment period to commence on a specific date after August 1, 2022, or conditioned commencement of the repayment period on the termination of a proclamation of state of emergency or local emergency, the repayment period is deemed to begin on August 1, 2022.

(C) The specified period of time during which a tenant is permitted to repay COVID-19 rental debt may not extend beyond the period that was in effect on August 19, 2020. In addition, a provision may not permit a tenant a period of time that extends beyond August 31, 2023, to repay COVID-19 rental debt.

(b) This section does not alter a city, county, or city and county's authority to extend, expand, renew, reenact, or newly adopt an ordinance that requires just cause for termination of a residential tenancy or amend existing ordinances that require just cause for termination of a residential tenancy, consistent with subdivision (g) of Section 1946.2, provided that a provision enacted or amended after August 19, 2020, shall not apply to rental payments that came due between March 1, 2020, and June 30, 2022.

Communication from Public

Name: Ladarius Mitchell

Date Submitted: 08/25/2022 01:46 PM

Council File No: 20-0291

Comments for Public Posting: Hi City Council, as a young black small landlord I wanted to have faith in our elected leadership but it is hard to do so today. Why do we still have a State of Emergency? I am reading the original verbiage and I ask does this still apply? "the Council of the City of Los Angeles ratified the Mayor's Declaration of Local Emergency, dated March 4, 2020, wherein he declared that conditions of DISASTER or of EXTREME PERIAL to the SAFETY of persons and property." It appears we are in a completely different world and place than the originally stated reasons for a State of Emergency. Can you honestly tell me this is still applicable? "the existence of a local emergency is essential to mobilize local resources, coordinate interagency responses, accelerate procurement of vital supplies, use mutual aid, and seek future reimbursement by the State and Federal governments in order to successfully address COVID-19." Please also see the updated CDC guidance from August 11, 2022. Then on August 18, 2022 CDC Director Lays Out Overhaul of Agency After Pandemic Missteps following a four-month review, Rochelle Walensky announces plans for changes at top US public health agency. If the CDC can admit to its own pandemic missteps perhaps LA City Council can too?



New COVID-19 guidance from CDC focuses on individual decisions

- Those exposed to the virus are no longer required to quarantine.
- Unvaccinated people now have the same guidance as vaccinated people.
- Students can stay in class after being exposed to the virus.
- It's no longer recommended to screen those without symptoms.

August 11, 2022



"This guidance acknowledges that the pandemic is not over, but also helps us move to a point where COVID-19 no longer severely disrupts our daily lives.

We know that COVID 19 is here to stay."

— Greta Massetti, PhD, MPH, Centers for Disease Control and Prevention

August 11, 2022

Communication from Public

Name: Mom and Pop Landlord

Date Submitted: 08/25/2022 02:06 PM

Council File No: 20-0291

Comments for Public Posting: I am following up on the email my wife sent you on 4/29/22 in the afternoon with the subject "An Angeleno's Plea" to City Council Members. Recently we visited the LAHD office on Sunset Blvd to discuss our tenant's hostile actions towards us and there is nothing we can do because of the moratorium. Just a little about me, I was born and raised in Los Angeles from middle class parents and have lived here all my life and continue to do so. We live in a duplex on one unit and rent out the other unit which makes us a mom and pop's rental property. We beg you to please consider having revisions towards the moratorium if it cannot be lifted anytime soon especially in cases such as ours in which our Tenants do not have COVID or had ever claimed they had it and should not be protected since they are not affected financially by COVID. We need to exercise our right Under state law, a landlord has a right to remove their property from rental housing use. When my wife and I moved onto the property it was only the two of us. We now have a growing family with several small kids. One of our parents had to move in with us so she can help take care of the kids when we are at work. My wife's parents whose health is also deteriorating in which her father will need heart surgery soon. My wife, an only child, would like to move her parents to the other unit so she can help take care of her parents and drive them to appointments. When we brought up to the tenants that we plan to do home remodeling to accommodate our kids they became retaliatory, hostile, and in retaliation suddenly called LA housing on us to complain about dozens of fixes (not asked for previously) that supposedly need to be done in their unit. There are many unscrupulous law firms who give this kind of advice to tenants free of charge. Moreover, one of the tenants moved in a stranger without authorization and has been taking advantage of the moratorium and not allowing us to do the proper background check on a stranger that comes and goes into the common areas as he pleases. This is against our lease agreement We do not feel safe in our own home, nor do we have the ability to let our kids play in the backyard because of this stranger living on the property. I called LAHD and they said there is nothing we can do to complete a thorough background check, we just have to tolerate them until the emergency moratorium is over. These tenants have made false accusations, implied threats, tried to

bully, intimidate, and harass our whole family and it has been a nightmare since then, especially living so close to them. We are not rich by any means and we have never initiated to raise the rent on them since they moved into that unit. Until this conflict, and even during it, we have always tried our best to be fair landlords and just good people, despite all the misery our tenant has put us through. Please know that we are not trying to do the Ellis Act to be retaliatory for their behavior, nor are we trying to evict them so we can get higher paying tenants. We understand that the Ellis Act would require us to take our property off the rental market and that we cannot rent the property to Market Value for 10 years. We are completely fine with all this because our only intention is to do what our growing family needs with our property so we can once again have peace and safety in our own home. After this experience, we are no longer interested in renting out our property. Again, please lift this Emergency protection or have it revised so that families that are mom and pops such as ours that are not developers are able to initiate owner occupancy or the Ellis Act on our tenants who are not affected by COVID so that we can get our home back and live a peaceful and secure life that all citizens of the city should have. They of course will be getting the required relocation fee of at least \$23,500 that the city imposes for the Ellis ACT or 17,500 for mom and pop owner occupancy.

Communication from Public

Name: susan

Date Submitted: 08/25/2022 02:50 PM

Council File No: 20-0291

Comments for Public Posting: Hi CC, it's me again. Just curious. I've mentioned several times in my comments how OUR city council provided no resources to help landlords, Did I miss something and if so, please let us know as we could all use any help we could get. But Housing/CC with their favoritism for tenants provided them with free lawyers. This certainly sounds like discrimination to the Mom and Pop, "small landlords", doesn't it? So, landlords, either not receiving any rent, or a fraction of the rent, had and continue to have to spend their money on an attorney while tenants continue to use used their free pass frequently. Mine did, having theirs send an absolutely ugly, threatening letter full of disinformation to me. I spoke with housing to see if any of the threats were true. They were not. Later, I asked the tenants why on earth would they sign off on such an ugly letter...? They said, 'oh it wasn't meant for you, it was meant for...(A Hard Nod at my second rental house)' that at the time housed a tenant with whom they were in constant conflict. I, of course, contacted the State Bar with a harassment complaint. What I am now very concerned about is your continued complicity with tenants and tenant groups and refusal to not provide any services or resources to small landlords. The cost of the eviction process and the attorney fees are a problem for cash-strapped small landlords. Can you remedy that by recognizing that this is an area in which you could help with support for the eviction process? We await your decision.

Communication from Public

Name: Margaret Light

Date Submitted: 08/25/2022 07:51 PM

Council File No: 20-0291

Comments for Public Posting: It is time to discontinue the state of emergency we have been operating since 2020. Please put together a thoughtful plan to “sunset” this declaration within a reasonable amount of time - with luck before year-end (calendar year). Thank you.

Communication from Public

Name:

Date Submitted: 08/25/2022 08:27 PM

Council File No: 20-0291

Comments for Public Posting: I vote to end the covid state of emergency and the vaccine mandate in the city of los angeles

Communication from Public

Name: LC Chen

Date Submitted: 08/25/2022 08:49 PM

Council File No: 20-0291

Comments for Public Posting: Please end the Covid emergency and align with the County and State. Please allow parks & rec, Cabrillo Aquarium and Griffith Observatory and our libraries to go mask optional. It's ridiculous that we are still under these Covid mandates when the rest of the country has moved on to regain our lives. I am vaxxed + boosted. My whole family is vaxxed. We complied, but now it is time to return to normal. Thank you.

Communication from Public

Name: Frankie

Date Submitted: 08/25/2022 08:52 PM

Council File No: 20-0291

Comments for Public Posting: This State of "Emergency" has to STOP. This is ridiculous. This Cities Council and Mayor have completely turned this city upside down and it appears that the State of "Emergency" is in place to keep your tyrannical choke hold on everyone who lives here, every business here, everyone who works here, and anyone who visits here. The danger is at a all time low not only here, but all over the country. Our once GREAT city is the laughingstock of the entire country. But every city "Leader" is so blinded by power that you don't see or hear it. Let your choke hold go and allow us to get back to normal... well as normal as Los Angeles can be.