

Communication from Public

Name: Mateo

Date Submitted: 09/09/2022 01:45 PM

Council File No: 21-0042-S3

Comments for Public Posting: I'm here with and in solidarity with the Keep LA Housed Coalition. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights.

Communication from Public

Name: frank nemiroff

Date Submitted: 09/09/2022 04:34 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Sir/Madam: I am a very small-time property owner with one building in Venice. My late wife and I invested our life savings and took out an additional mortgage on our home to purchase a 6-unit apartment building in Venice in 2013. Since my family's food distribution business closed during the Covid pandemic, my sole income is rental income. I am very sympathetic to those who were struggling to get through the initial shocks caused by the Covid shutdown. I initially supported the various eviction moratoria during the pandemic. The conventional wisdom back in March, 2020, was that this pandemic and lockdown would last a few months at most. We are now 2-1/2 years into this pandemic. I have a tenant who has not paid rent since February 2020. While most of the past due rent has been paid by rent relief programs, not everything has been covered. This tenant is presently 7 months in arrears, with total past due rent more than \$18,000 and rising each month. I am frustrated beyond words at being forced to continue to provide free housing for this tenant. I am aware that the moratorium says that tenants will have 12 months to make up missed rent payments, but this is completely unrealistic. These arrearages will have become too great to ever be repaid. Tenants will simply move out when they are ultimately forced to pay rent. The eviction moratorium has turned people like myself into providing free housing indefinitely for tenants who either can't pay rent or choose not to. This seems grossly unfair-placing a tenant's financial burden onto my shoulders. I am being required to carry the financial burden of a tenant by providing housing at no cost. I am thinking of the importance of food. Imagine if our city government told residents and grocery store owners that, due to the pandemic, residents didn't have to pay for food - rather they could build up a virtually unlimited charge account with grocery stores. Seems crazy! But this is what landlords like myself are having to deal with. I have never had to evict anyone, and I dread the thought of having to go through a lengthy and expensive legal process. Not all of us landlords are evil or large, well-financed corporations. If we are being required by our government to provide free housing to tenants who can't pay rent (or choose not to), then I think it is imperative that our government find a way to replace our lost income. On top of all this, we have been subject to a rent increase freeze since the beginning of Covid. So many of

our costs of owning and maintaining property have increased, yet have been unable to raise rents at all for 2-1/2 years. We were required to do a mandatory soft storey earthquake retrofit which cost \$70,000. I did this in 2018. The tenants complained bitterly about the noise, dust, commotion, and inconvenience of the construction, so I did not raise rents in 2019. I was planning to raise rents (maximum allowed was 3%) in 2020, but was prevented from doing so by the Covid emergency declaration. Now I have been stuck with rising expenses and 2018 rents into 2022. Being a landlord is oftentimes not all it's cracked up to be! I urge you to put an end to this eviction moratorium and rent freeze now. Thank you, -- Sincerely, Frank Nemiroff 323-394-7211

Communication from Public

Name:

Date Submitted: 09/09/2022 03:10 PM

Council File No: 21-0042-S3

Comments for Public Posting: How do I work around an eviction? It happened during Covid. I was 2 1/2 years behind in an apartment complex and visiting family when the court documents were filed and I came home to be locked out. What are you trying to accomplish? You were evicted because you hadn't paid rent, so that's a done deal. Are you trying to find someone else willing to rent to you after you stole from your last landlord? If so, you'll have an uphill climb ahead of you, and you won't get anyway until you accept responsibility and find a way to convince landlords that you've learned your lesson. To begin with, your whole attitude has to change. All this stuff about how it happened during COVID and you being away visiting family, none of it matters. The relevant facts here are that you were evicted because you were more than two and half years behind in rent, and that you presumably just felt that you could leave town without communicating with the landlord you were defrauding. COVID doesn't matter. To begin with, you obviously weren't covered by any unlawful eviction moratorium, as you would not have been evicted, but even if you feel like you had an excellent pandemic-related excuse, landlords won't care. We suffered enough when the government decided that we had to foot the bill so our tenants could stay at home without taking on less desirable work or moving to cheaper housing. Many landlords burned through their savings, took out loans, and some even lost their rental properties and their own home, just so their tenants wouldn't feel any financial stress. Use "During COVID" as an excuse in conversation with a landlord, and you might as well just shred your own application, because shredded is what it will be. Thanks to all the renters who thought they didn't have to pay rent during the pandemic, and the government that encouraged their thinking, landlords are now more cautious than ever. Sadly a significant number of us lost their properties or took them off the market to avoid further losses, and that creates increased demand for the remaining units. This is why we've been able to raise rents as much as we have, and it's why we can shred all those applications from people with bad credit and evictions on their records. There are just too many good applicants who will pay what we ask, so we don't need to even consider the rest – and why would we? Past behavior is the best predictor of future behavior, so you've just told us that you're the

kind of person who will leave town while you owe your landlord over two years and more of rent. No one wants to risk being saddled with that kind of tenant, not unless there's something in it for them. As recently as two years ago, many private landlords didn't screen for evictions, but the moratorium taught them not to take any chances, so your best bet is to look for a complex that advertises that they'll take you with bad credit. Now, evictions are so much worse than bad credit, but these places charge a much higher rent for subpar housing, in exchange for taking on high risk tenants like yourself. Obviously you'll need to pay your landlord whatever you owe before you can be considered, but once you've paid it off you might be able to get a place. You just need to accept that you will be paying more than other people, that you won't get anything nice, and that you have to humble yourself and grovel. You are such a high risk right now that you can't just pay your way out of it, you'll also need to convince any potential landlord that you know you did wrong and that you won't ever do it again.

Communication from Public

Name:

Date Submitted: 09/09/2022 03:55 PM

Council File No: 21-0042-S3

Comments for Public Posting: Is the eviction moratorium bad for America? What do you think? And before you answer, think about this. Is it OK for the government or anyone to steal from you? Yes, you.... Is it OK to allow someone to take something from you that belongs to you, not them, without permission, and threaten you with arrest if you don't allow them to do so? Is it ok to force a home owner to allow someone to live in or on their property for free for a year or two, or longer, without compensation, and not guarantee that compensation will eventually be paid to that land owner? And, in addition, guarantee that the person or persons living there for free, against your will, will not trash your property before they leave? If you are one of those folks that are doing these types of things, then, to you, at least, the answer must be a resounding "YES". Because the comparison or difference between the government forcing an eviction moratorium on American citizens and the government allowing the perpetrators of the riots in Seattle, Portland, Los Angeles, and other cities to riot, destroy your property, burn your businesses, etc. without having the rioters arrested and jailed are too damn similar. And that is exactly what happened. For the government to take our rights to be safe and protected in our own homes and businesses is criminal, and what a damn dictatorship would do, and that is exactly what is happening when the government allows or actually assists when these things happen. Is the eviction moratorium bad for America? You damn right it is. Just like when our democratic form of government is turned into a communist dictatorship by those that promised, under oath to do just the opposite. It is the taking of our rights by our government, and cannot be allowed to continue. Those rights are given by GOD, not our government, and if we really want to keep them, we had better be ready to fight for them...

Communication from Public

Name: Deborah

Date Submitted: 09/09/2022 03:48 PM

Council File No: 21-0042-S3

Comments for Public Posting: My name is Deborah, and I am a mom and pop landlord in the city of Los Angeles. My husband and I bought a duplex in 2018 as an investment property. Shortly after, Covid-19 hit and the city declared an eviction moratorium. Our tenant HAS NOT paid rent since the beginning of the eviction moratorium. She owes us thousands of dollars. We are hurting because we have to pay for property taxes, RSO fees, SCIP, repairs, utilities etc. I have written numerous letters with no response. The council recently extended the eviction moratorium. That means my tenant DOES NOT have to pay any rent for another year. She does not have to pay any back rent for the next two years. How is it reasonable or ethical to make a landlord pay all these fees when they have no income from the tenant? This is ludicrous and unreasonable. It does not make sense. PLEASE STOP THIS EVICTION MORATORIUM People are back at work. It has been 2.5 years since COVID started. Why are you punishing landlords? Thank you, Deborah

Communication from Public

Name:

Date Submitted: 09/09/2022 03:48 PM

Council File No: 21-0042-S3

Comments for Public Posting: Why is Biden's eviction moratorium unconstitutional? Because the federal government has NO authority to tell anyone they do not have to pay their bills. The Constitution tells the federal govt what it MUST do —provide for the common defense and MAY NOT DO—infringe on the right of the people to keep and bear arms. Read the Constitution—there is no place that gives any part of the federal government the right to tell people they don't have to pay their bills. Housing is a local matter. Landlords are providing a place to live, heat and water if not electricity. Do you think they get those things for free? Worse state and local governments DEMAND the taxes they want even if your tenants are not paying for the use of your property. They did not cut taxes; they did not say—okay you don't have to pay your taxes because your tenants aren't paying. Why are lefties so cheap and parasitic—always expecting someone else to pay for all their stuff? Learning from this landlords better start asking for a year's rent as security.

Communication from Public

Name:

Date Submitted: 09/09/2022 03:37 PM

Council File No: 21-0042-S3

Comments for Public Posting: What are the arguments against eviction moratoriums? Profile photo for Joe Folsom Joe Folsom · Follow Realtor/Builder/Broker at Modern Rustic Living (2010–present)ly An average Joe works all his life in a factory. He saves his money and decides to spend his life savings on a small apartment building with 6 rental units. The apparent building costs \$800,000 and needs about \$200,000 in repairs and remodeling cost to attract new renters and maintain a good rental rate. He only has \$500,000 in his life savings and not wanting to spend it all, he decides to borrow money to pay for his first big investment. The bank wants 30% down which is \$240,000. With the repairs costing \$200,000 on top of that he is \$440,000 out of pocket to make the deal work leaving his with only \$60,000 in his life savings which he had planned to use for his retirement. He decides to take a chance and goes through with the deal. The mortgage on the \$560,000 he borrowed from the bank is \$3,000 a month. He is renting each apartment out for \$1,000 X 6, so he is making a \$3,000 a month profit after paying his monthly mortgage. Joe is a smart guy and he knows there will be maintenance costs so he puts \$1,000 aside to cover that and the remaining \$2,000 he puts back in the bank as profit to replenish the \$440,000 he took out to buy the apartment house. Now if you do the math, it will take him 18 years to pay himself back the \$440,000 he took out of savings. Now along comes Covid 19 and a moratorium on evicting renters that are not paying their rent. 5 of the 6 renters decide to not pay their rent. Now Joe's cash flow is only \$1,000/mo. Joe can't pay his mortgage with rent money profit and with only \$60,000 left in his savings, he will be out of money in 2 1/2 years without the cash flow he needs from his renters. Joe is faced with the possibility to loose all his money and doesn't know what to do. Should he let the bank foreclose on his loan and take his apartment building or should he chance loosing everything and pay the difference from savings. You see....the moratorium just bankrupted this small investor and took his life savings. Do you think this is fair to him? The Federal Government just STOLE this mans life savings with a moratorium. Joe can't handle the stress of loosing his life savings and has a heart attack and dies. His wife can't handle the apartment house alone and ends up in a nursing home after having a stroke herself. All thanks to the moratorium.

Communication from Public

Name: Mario hercules
Date Submitted: 09/09/2022 04:23 PM
Council File No: 21-0042-S3
Comments for Public Posting: We need support before we became homeless due to covid we stop working it's no money to starve and no future I don't want to lose my apartment if I don't come with a solution and most of the people in need it's desperate

Communication from Public

Name: Maria Chan

Date Submitted: 09/09/2022 01:15 PM

Council File No: 21-0042-S3

Comments for Public Posting: Que se siguen las protecciones porque muchas de nosotros no tenemos suficiente dinero para pagar la renta por el covid19 nos a afectado en nuestra economía y salud de ya no poder trabajar a veces no compramos para la comida por pagar la rentay eso no es justo tenemos niños .que nos siguen protegiendo hasta que se normalice todo.

Communication from Public

Name: ANA B CARRION

Date Submitted: 09/09/2022 02:20 PM

Council File No: 21-0042-S3

Comments for Public Posting: hola mi nombre es Ana b carrion yo vivo en 1550 leighton ave. los angeles ca. he vivido aqui por los ultimos 15 years.y estoy aqui con SAJE organizaciion en coallicion de mantener alos angeles en casa, como inquilina quiero decirle al condado que no elimine las protecciones para inquilinos ya que la pandemia no ha sido herradicada totalmente, pero lo que si es el aumento de los desalojos de las familias ,convirtiendolas en numeros rojos en aumento a futuros homeless ,por ende el aumento de basura en las calles y el aumento prolifero de ratas en las calles que asu vez traen enfermedades como la tifoidea en los humanos haciendo una cadena en peligro de los residentes. es haora el momento de incorporar las protecciones permantes. todos los inquilinos del condado merecen el derecho a una vivienda adesible y segura y habitable libre de los acosos y discriminacion de las coorporaciones y propietarios apoyandonos bajo los derecho de los inquilinos. yo someti una aplicacion del cual todavia no he recibido respuesta de { emergencia rental asisten program}.YO TUVE COVID Y SE ME HA ACUMULADO MI RENTA PORQUE ESTUVE EN COMA POR DOS MESES EN EL HOSPITAL Y ME PUSIERON EN DIALISYS. COMO COMPRENDERAN MI SITUASION ES ALGO COMPLICADA. YA QUE TENGO UN HIJO BAJO MI RESPONDSABILIDAD MENOR DE EDAD. ME GUSTARIA RECOMENDAR FUERTES CODIGOS PARA SESGURAR EL MANTENIMIENTO Y PROTECCIONES CONTRA EL DESALOGO. DE LAS UNIDADES, Y ASISTENCIA FINANCIAL PARA INQUILINOS DESALOJADOS SIN CULPA PROPIA. PIDO ALOS SUPERVISORES DEL CONDADO TOMEN EN CUENTA QUE LA PANDEMIA SIGUE Y QUE HAY SECUELAS PERMANENTES QUE TENEMOS QUE APOYAR CON RECURSOS PARA LOS AFECTADOS GRACIAS ATTE. ANA CARRION.