

## Communication from Public

**Name:** small landlord losing hope

**Date Submitted:** 09/25/2022 10:04 AM

**Council File No:** 20-0291

**Comments for Public Posting:** I am not sure what is the City Council's big problem with doing what is right and ending this illegal Moratorium. Perhaps it's the inconvenience with the upcoming elections or perhaps it is rather the incompetence as after 32 months (and counting) there is still no plan to phase-out this illegal Moratorium. Firstly, the City has an 'independent' agency, LAHD, tasked with studying and coming up with recommendations to phase out this Illegal Moratorium (8/25) which they too have admitted they did not contemplate the original Ordinance fully and correctly. It took 19 dragging days before it was even heard by the Housing Committee. During the 9/15 Housing Committee, the audacity of Councilwoman Nithya Raman was insulting to Angelenos that were force to open their own homes for public use. After all that work done by LAHD, Raman is essentially saying she does not trust LAHD, perhaps it is inconvenient to her, and wants to discount and further drag out and institute unjustifiable extensions and MORE tenant protections? Raman is pushing to omit LAHD's institution of penalty under perjury in her view to, 'be consistent with County.' If Councilman Raman truly believed in being aligned with County, why she is asking to extend the Illegal Moratorium until February 28, 2023 with even more tenant-protections when County is declaring this over Dec 31 2022 with no further tenant protections! What a joke this is as this February 28 date is so arbitrary with no data to quantify other than just mere convenience. You are insulting Angelenos with this coddling. The abuse against small mom+pop landlords needs to stop. These policies will do NOTHING for affordable housing which has been the battle-cry of the City Council. The City Council is showing a lack of leadership. Other municipalities like Pasadena, Beverly Hills or San Diego have fully entrusted their own Housing Departments and adopted their reports immediately without any politics unlike in LA City. Shame on you City Council for playing with the livelihoods of hard-working, honest, tax-paying Angelenos. The only thing I will agree with in the Housing Committee is Councilman Harris-Dawson's plea that there needs to be distinction between the small mom+pop landlord and the corporate landlord when developing these 'fair and equitable' policies. Let's face it this has NOT been fair at all. I do not think many would argue against having more tenant

protections in the corporate own units. But haven't the small mom+pop landlords suffered enough with these heavy-handed policies?? How do you expect small mom+pop landlords to pay those ridiculous LARSO Relocation Fees which unscrupulous tenants have targeted. The only thing I will agree with Councilman Raman is small mom+pop landlords should not but subject to the LARSO Relocation Fee pay schedule. Instead please consider her proposal, in cases where a Relocation Fee is required, instead small mom+pop landlords pay the State defined amount in AB1482. The City Council needs to understand small mom+pop landlords provides much of the Naturally Occurring Affordable Housing (NOAH) in LA City and to do that they need to have the wiggle room to operate their units without more regulation. These policies will only erode that housing stock and bring in more corporate landlords to the market. Additionally with all the time that was stolen by this draconian policy as the City held our properties hostage , 32 months and counting, the City should consider subtracting that time period when calculating the Relocation Fee amount. It is an unfair burden to give tenants 32 extra months in their tenancy where a small mom+pop landlord will have to pay the larger Relocation Fee amount as the 3-year threshold was not discussed in the LAHD report. Please consider all the wrong you did to small mom+pop landlords and make this right. Lead, if possible, us out of this mess YOU created.

## Communication from Public

**Name:**

**Date Submitted:** 09/25/2022 07:45 PM

**Council File No:** 20-0291

**Comments for Public Posting:** Dear City Council, Just wanted to remind you how many tenants claimed impact by covid in order to get free rent and ,apparently, with your knowledge of the scam. This is fraud. After all, it was you who refused to ask for paperwork to prove their claims. Just another screw-up in your rush to moratorium without any strategy or even the simplest of plans in place. So, a group of us have recently begun to track on a graph of how badly Mom&Pop have been cheated. Those of us forced to 'volunteer' our homes due to your inability to find a correct and legal response that would have been "fair and equitable." Amazing how clumsy a city council, voted into the job by the people, do their work so badly. We are keeping a graph of money owed to Mom&Pop due to the failure of Housing is Key, and the complete lack of oversight that has dogged this Declaration of Emergency and its illegal offspring, the No-Fault Eviction Moratorium, since it began. Our city leaders panicked and then put in place a moratorium without strategy or forethought and, for sure, no afterthought. This perpetuated a tenant fraud on landlords because of YOUR gift of self-declaration of covid impact while indeed not being impacted at all. They were taught how to scam landlords in seminars presented by Tenant Groups. We have begun keeping stats on money owed to us and a few of our friends, because of the city willfully ignoring our plight though having admitted knowledge of it. This is very small sampling begun less than a week ago but it grows by the thousands daily. As of yesterday, the amount for only 18 landlords was \$710,000. Tenants are demanding the moratorium continue as they feel they are still in Covid danger. Unemployment is at its lowest in years, "help needed" posted online and in front of businesses everywhere, why not get a job and pay rent? But instead, tenant groups are asking for a continuation of the moratorium citing covid, rising inflation, inability to find affordable housing where they would have to pay rent instead of getting it free. Tenants self-declare covid impact yet have no proof. We cannot help but wonder how they managed prior pandemic. We all know where this entitlement and permission to be your worst-self began. But like our Government we must begin to stop the steal. There is no way tenants refusing to pay rent currently, now faced with a debt of many thousands of past unpaid rents, all due by Dec 2023 will be able to pay. This

disaster falls unfairly and directly on us, the Mom&Pop landlords, not the city as we don't believe the City Council is offering programs such as 'student loan'-like loans being available to tenants owing thousands in back rent. This City Council introduced a financial disaster that will soon have lasted three years plus. How are they going to pay" They are not. Los Angeles has a high rate of vaccinations. The pandemic is over. Covid is NOT, but we have palliative treatments and vaccinations and protocols. It is the New Normal all of us are and will be living with for the foreseeable future. LIFT THE MORATORIUM NOW and fix YOUR problems of no affordable housing and homelessness, through grants, new shelters, available apartments by dealing with the landlord corporations, with you paying the surplus rent, stop putting it on us. It is illegal, it is wrong, and it will get you in whole lot of trouble.