

Communication from Public

Name: frank nemiroff

Date Submitted: 09/25/2022 03:14 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,

Communication from Public

Name: Thomas Johnson

Date Submitted: 09/25/2022 07:27 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please let the Council Members know that the City's moratorium and rent increase freeze are hurting us badly. Our costs to maintain our property have risen steadily these last three years. Our property taxes, liability insurance, pest control, sewer and maintain fees, mortgage all have risen while we are prohibited from rising our rents to cover these costs increases. Please let the Council Members know we are just ordinary individuals that work to support our families' expenses. Having to support our tenants by allowing them to forgo their rental obligations for several months, on top of the rising increases in expenses is hurting us badly and ask that the Council Members vote to end the City's Moratoriums and rent increases to allow us to cover the rising maintain costs. Thank you Thomas Johnson Northridge, CA 91324

Communication from Public

Name:

Date Submitted: 09/25/2022 07:43 PM

Council File No: 21-0042-S3

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.

Communication from Public

Name: Ky Trang Ho

Date Submitted: 09/25/2022 01:08 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Members of the Ad Hoc Committee on COVID-19 Recovery and Neighborhood Investment, I have a real estate agent's license. I buy homes and rent them to tenants to earn a livelihood. The eviction moratorium is denying me my constitutional right to collect payment for the goods and services I provide my customers. It is time for the City's eviction moratorium and rent increase freeze to end. These emergency measures were put in place well over two years ago in response to serious public health and safety concerns. Since that time, significant strides have been made in addressing the virus with the availability of a vaccine and booster shot and through the reopening of the economy with businesses resuming normal operations, with the exception of the rental housing industry. These emergency measures have gone well beyond their intended purpose. Rental housing providers must be permitted to resume normal operations. Nearly all jurisdictions across the nation have recognized these advancements and have ended similar emergency measures. Yet, the City's emergency policies remain unchanged from those that were instituted at the very beginning of this pandemic. Both the eviction moratorium and rent increase freeze must end this year. As a responsible small business rental housing provider, I have faced tremendous financial hardships during the last over two years caused by the City's temporary emergency measures and skyrocketing building and operational costs which continue to rise. I have also struggled to pay numerous City rate and fee increases which have also significantly increased over the last few years. Small business rental housing providers have already started to sell their buildings which will make affordable housing even more limited and will harm entire communities. It is time to end these temporary emergency measures. The City must also thoughtfully consider any permanent housing policies and should not use the unprecedented events of the COVID-19 pandemic to hastily advance permanent regulations that will negatively impact the City's affordable housing. Thank you for your consideration. Ky Trang Ho

The eviction moratorium is an utter abuse of power

The LA city council and mayor are using it to pander to the populist because renters outnumber landlords by a wide swath. You are trying to show you're doing something to prevent homeless when we all know that it's only going to make the housing crisis worse in Los Angeles.

Landlords, including myself, are letting their units sit empty when tenants vacate for fear they'll be taken advantage of. We have no incentive to do our jobs when lawmakers have stripped away all of their rights.

I would rather earn no money than risk losing money from another tenant living rent free and then having to spend thousands of dollars to evict them later on or having to pay them cash for keys.

I am a licensed real estate professional. Buying properties and renting them is how I earn a livelihood. Rents are my only source of income. It is a business just like selling bacon-wrapped hotdogs or providing health care.

- Why are people in my profession the only ones forced to work for free?
- Why are we the only ones to have legal restrictions on how much we can raise prices?
- Why are we the only ones prohibited from going out of business?
- Why are we the only ones not allowed to enforce our contracts with our customers?

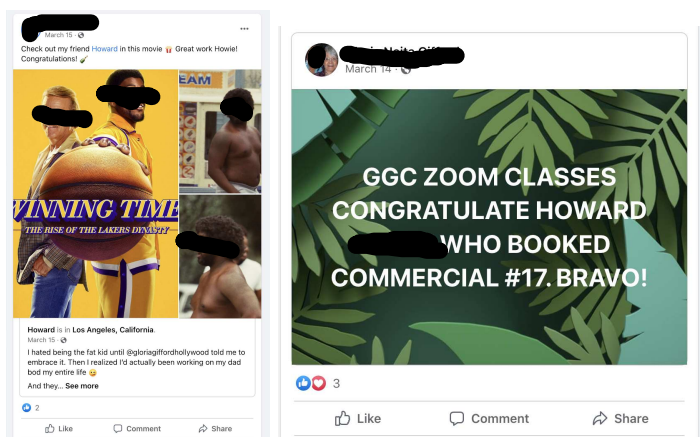
Why don't you put your money where your mouth is by renting a room in your house to someone? Why don't you forgo your salaries for the next two and a half years?

This tenant hasn't paid rent in two and half years.

He owes me about \$10K in back rent even after getting \$16K in rent relief. All the while he's bragging on Facebook about his wild success acting in TV shows and commercials.



Even his acting teacher and friends are bragging about him on Facebook.



He and his housemates in a co-living home in South Los Angeles have no respect for their home or the community, leaving trash all over the front yard.

Why should they bother cleaning their home when it's nearly impossible to get evicted in LA thanks to the eviction moratorium?



How long do you expect the public and me to subsidize his lifestyle?

Communication from Public

Name: Michael Lopez

Date Submitted: 09/25/2022 11:52 AM

Council File No: 21-0042-S3

Comments for Public Posting: Hello my name is Michael Lopez and I live in CD 4 in Los Feliz (previously CD13) I've been living here for nearly 10 years. I'm here 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. Without the moratorium, I would have been homeless. I was laid off early in the pandemic and unemployed for 10 months. I did not have access to unemployment funds for nearly two months and had to rely on friends and mutual aid groups for groceries. I've recently lost my job and while I'm using unemployment to pay rent, I don't know for how long. 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: small landlord losing hope

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

Council File No: 21-0042-S3

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: Kelly

Date Submitted: 09/25/2022 10:07 AM

Council File No: 21-0042-S3

Comments for Public Posting: As costs of water and maintenance continue to rise, landlords are being unfairly disadvantaged because we cannot raise rents to keep pace with such expenses. Additionally, what about the landlords that have adjustable interest rates? There needs to be some sort of consideration for the landlords. Rents need to be increased to help offset the increase in expenses over the past two years with no rent increases.