

## Communication from Public

**Name:** Dennis K. Ruby  
**Date Submitted:** 09/26/2022 06:12 PM  
**Council File No:** 21-0042-S3  
**Comments for Public Posting:** How much longer must the Landlords who have worked so hard to earn enough money to buy their first piece of rental property only to be told by the State of California's Government that they cannot collect rent? Do any of the representatives actually believe that the tenants who have avoided paying rent for the last 2-3 years will actually pay their landlord's back rent?

## Communication from Public

**Name:**

**Date Submitted:** 09/26/2022 06:17 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Agenda Item 1 Please end the Dangerous eviction moratorium. Young families who have been offered jobs in Los Angeles cannot accept their jobs because they cannot find housing. All the apartments and houses are occupied by people who are taking advantage of the eviction moratorium by not paying rent. They are not affected by COVID. They have jobs and many are turning their free rentals into drug dens. I know of some who are growing marijuana and some who are using these free rentals to do drug deals. Still they cannot. E evicted!! Meanwhile college graduates who have been offered wonderful jobs in the City of Los Angeles cannot accept these jobs because there is no housing. Companies are going to ,I've away from LA because they cannot hire quality people. Already this moratorium is making the homelessness worse. My friends are living in their car because they have been offered a wonderful job but cannot find housing! Please stop this. This will lead to more drug addicts and homelessness. END this madness!

## Communication from Public

**Name:** Thomas H Daniels

**Date Submitted:** 09/26/2022 02:02 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** To the Honorable Committee Members, City Los Angeles Ad Hoc Committee on COVID-19 Recovery and Neighborhood Investment: This Wednesday, I urge you to OPPOSE extending the rent freeze and eviction moratorium, for units under the Rent Stabilization Ordinance. I am a struggling affordable housing provider with several properties under the Rent Stabilization Ordinance and am a member of the Apartment Association of Greater Los Angeles (AAGLA). I am retired. I am looking to list my RSO properties because I cannot afford capital improvements. My rental income is fixed. Extending these protections further are not fair to small property owners, and are detrimental to tenants and to the City for these reasons: By extending these freezes longer, it will exacerbate the housing shortage in Los Angeles. Reduced rents mean deferment of capital upgrades. This means LESS REVENUE to the City. It also diminishes the quality of affordable housing stock. The State of California is open and thriving. My tenants are long-term, all working, with rents significantly below market already, due to the rent freeze established in March 2020. Further extensions in the rent freeze are not fair to housing providers. The right to a fair return is being seriously threatened by restricting rents in a time of rapidly rising costs. The State has successful COVID relief programs to help renters who are not able to pay rent. These funds are now arriving to renters' bank accounts. In addition to the City of LA, the State of California has also already set-up laws to protect renters. Renters that were impacted still have over A WHOLE YEAR to repay deferred rent! Long-term tenants in RSO units will commute greater distances just to stay in their cheaper units, vs. relocate closer to jobs. Extra traffic will hurt the environment. It will cause more congestion on our roads. By extending the rent freeze, in a time of inflation and rising costs, small landlords like myself are forced to consider going out of business, making plans to sell or remove housing stock via the Ellis Act once available. This will further reduce RSO housing stock in the longer term. Killing the Golden Goose just to get some more meat and votes from renters, in the short term, will reduce the supply of precious eggs in the longer term. Tenants who have created nuisance conditions are not incented to comply with terms of leases. "Bad tenants" cannot be evicted. It's not fair to all other tenants.

Nuisance tenants hurt neighborhoods, and jeopardize the quality of life of all tenants who have legal rights to live in peace and enjoyment. These effects will pit landlords against renters and vice versa. This will create more conflict and required mediation for the City. Please vote to end the moratoria on just-cause evictions and the rent freeze. Very Sincerely, Thomas Daniels, Apartment Owner 1013 Hyperion Ave. Los Angeles CA 90029

## Communication from Public

**Name:** Small landlord being destroyed

**Date Submitted:** 09/26/2022 12:53 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** To whole it may concern, Over the past 2+ years I as a small mom and pop rental provider I have endured great expense both financially and emotionally with a tenant who now feels empowered to just ignore me and not pay rent. Further to that he now is threatening me with harassment lawsuits just because I asked him to pay his rent. Enough is enough. He is working and I have proof of it. But because of the one sided "self-certification", I can do nothing except continue to pay mortgage, insurance, maintenance, property tax... The relationship between him and myself is now destroyed beyond repair and I am owed over \$26,000.00 in past rent. This is in addition to almost \$25,000.00 paid to me by housing is key. How will this ever be paid back to me and who will be responsible? We need an end date. Immediately. Please do the right thing for ALL of your constituents not just tenants. Thank you,

## **Communication from Public**

**Name:**

**Date Submitted:** 09/26/2022 01:19 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** takings

## Communication from Public

**Name:** Frank McGinity - President, Laguna del Rey and Strathmore Regency

**Date Submitted:** 09/26/2022 11:53 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Dear Members of the Ad Hoc Committee on COVID -19 Recovery We urge you to end the City's eviction moratorium and rent increase freeze. . As a small business , we have suffered hardship over the passed two years because of lost rents and increasing expenses. While the program the last two years might have been necessary, we note a number of tenants have taken advantage of the system. They are not paying rent, yet have jobs and could pay. And as long as you keep the eviction moratorium in place, we will have no opportunity to collect from tenants taking advantage of the system. Frank McGinity, President Laguna del Rey, Strathmore Regency.

## Communication from Public

**Name:** Over 60 and struggling

**Date Submitted:** 09/26/2022 11:57 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** I request that the COVID-19 related eviction protections CONTINUE AND BE EXTENDED INTO 2023. I am over 62 years old and losing the eviction protections will have devastating effects on my life, and on the life of many others, including families with children and elders to care for. Where will we go? I will be homeless as I have no where to go (I also have two cats, what shelters are safe for an older woman that also have room for my animal companions?). Homelessness is already immense in Los Angeles, how will the city handle even more? The effects of the pandemic are not over, many are still struggling, as am I, to replace the income that was abruptly ended by the pandemic. The economy is obviously struggling too. Many jobs that existed before the pandemic are no longer available or the openings have been greatly reduced. That is my experience and the experience of many. There may be other jobs available, but they are jobs that I don't have experience in or training for. My current income is only from Food Stamps and I spend my time trying to find work and ways to pay for my daily necessities, being evicted will put me on the street where my ability to find work will be almost nil.



## Communication from Public

**Name:** Mathew L Millen

**Date Submitted:** 09/26/2022 12:17 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** I am semi retired and the income from my triplex in San Pedro supplements my Social Security income. One unit is rented to a Section 8 tenant. One unit is rented to a bus driver. He just bought his SECOND motorcycle. I am required to maintain the building Civil Code 1941.1. HOWEVER THE COUNCIL HAS PROVIDED FOR NO RENTAL INCREASES SINCE 2020. My tenant has been working during COVID and has not suffered a loss in income. However expenses to operate the building have increased. Please lift the rent freeze

## Communication from Public

**Name:**

**Date Submitted:** 09/26/2022 10:36 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** The City's Moratorium on evictions and rent increase must cease. I am small business rental housing provider and already reeling from over two years of challenging rent collections, ban on rent increases, and enormous increases in building and operational costs which continue to rise during this hyperinflationary period. Simultaneously, over the last two years, City rates and fees including for the Systematic Code Enforcement Program (SCEP), RecycLA, and Los Angeles Department of Water and Power have also significantly increased. How hypercritical of you to raise rates and not allow landlords to attempt to pay rising costs. Not to mention the rate of inflation is over 8%. Continuation of these moratoriums will force small business rental housing providers to remove their buildings from the rental market. Buildings are already being removed from the rental market or sold to developers or corporate property owners who will turn the City's naturally occurring affordable housing into condominiums or luxury rental units. The already scarce affordable rental housing will be gone, a situation that harms everyone. Only rental housing providers remain subject to these expansive COVID measures – no other businesses have been subjected to prohibitions that freeze prices, limit legal remedies for pursuing revenue collections or impede contractual agreements. These emergency measures were imposed during an unprecedented emergency and put in place to address tremendous public health and safety concerns. Over the past two plus years, we have gained a better understanding of COVID-19, with a vaccine and a booster now readily available, schools have re-opened, business sectors are back to normal operations, and individuals are working and/or have new employment opportunities, and there has been mass attendance at large scale events such as this year's Superbowl. All of these changes reflect the vast difference in our lives today as compared to over two years ago when the pandemic began, and these emergency actions were taken. My units are currently being rented below the market rate. I am a first time home buyer in my family but my ability to build generational wealth is being jeopardized because I cannot afford to keep up with the rising expenses and take care of my family needs. I purchased the property to supplement my retirement as well. I may be forced to sell the property due to the inability to pay for the rising costs of

operating the units.

## Communication from Public

**Name:** Richard Klug

**Date Submitted:** 09/26/2022 10:44 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** End the moratorium now! We are no longer reimbursed by the State and Rent Cheats empowered by your eviction moratorium do not pay rent, communicate with us or give a shit. You have empowered very bad behavior and need to stop it now.

## Communication from Public

**Name:** Ky Trang Ho

**Date Submitted:** 09/26/2022 10:56 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Dear Councilmembers: As a small mom-and-pop landlord, I'm urging you to end the COVID eviction moratorium as recommended by the Housing Department. This moratorium has placed an unfair burden on us, threatening our own financial survival. The moratorium was meant to be a temporary, emergency measure during the height of COVID. Instead, small owners have become a defacto government housing program without sufficient compensation – seemingly indefinitely. We are not corporations. Many of us own just a handful of properties and have scrimped and saved to acquire them. We do not have deep pockets into which to go to cover the cost of our mortgages, water, repairs and maintenance. If this moratorium goes on, many of us will lose our properties. People are back at work, the City is open and there is simply no justification to continue burdening us with this moratorium. We urge you to end this moratorium now, and consider prioritizing City resources to help renters who need assistance. Sincerely, Ky Trang Ho Member, Coalition of Small Rental Property Owners, Apartment Owners Association, Apartment Association of Greater Los Angeles 90044

# For the sake of both renters and landlords, please end the eviction moratorium

Your overwhelmingly tenant-friendly policies will only hurt tenants in the long run because landlords more and more will opt to convert buildings into condos or tenancies in common, thereby reducing the rental housing supply.

No rent means no extra money to maintain aging buildings or repave broken driveways. Delinquent tenants will only have themselves to blame as their buildings slowly deteriorate.

Given that tenants outnumber landlords nearly five to one in the U.S., it's no wonder that cities and states have been overwhelmingly biased in their favor during the COVID-19 crisis. The ratio is much higher in the City of Angels, where [64% of households rent](#).



Source: <https://blog.capterra.com/need-to-know-about-landlord-insurance/>

[The Los Angeles Tenants Union](#) baffles me in calling on “tenants to choose food not rent.” How do they expect landlords to pay the mortgage, insurance, property taxes? If we didn’t pay property taxes, their kids wouldn’t have schools. They wouldn’t have police, firefighters, street lights.

There’s no need to prioritize paying for food when Americans are spoiled for choices in getting food free from food stamps, myriad food pantries and soup kitchens. Food is so plentiful in this country that even homeless people are obese.

Needy tenants can get a free smartphone and service from any number of providers thanks to the [Lifeline Assistance Program](#). They can also get free toiletries and clothes from various non-profits. They can get a forbearance on utility payments. Auto lenders and insurance companies are also offering discounts and relief assistance.

Losses are manageable for these large companies because they are still receiving payments from a majority of their thousands, if not millions, of customers. By contrast, most landlords, 50%, only own one rental property, according to [Landlordology.com](#). Please, stop and consider the difference. **Most landlords have only one paying customer.**

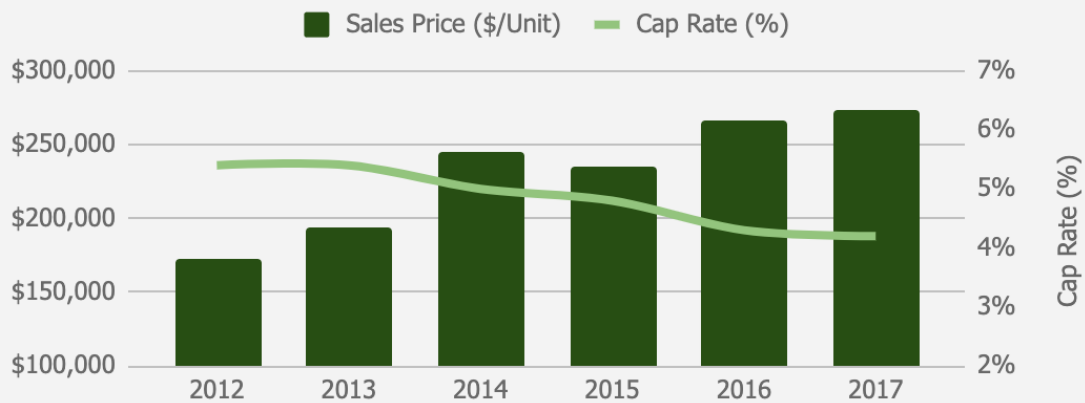
Individual investors, such as my husband and me, account for [three-quarters of the U.S. rental market](#). The likes of Donald Trump and Donald Sterling are few and far between in our industry.

Profit margins in the rental market as measured by cap lease rates are razor-thin if they exist at all.

Some landlords barely break even on rents and hope to profit in the long run from property appreciation and tax write-offs from depreciation.

## Sales Price and Cap Rate

Los Angeles, Multifamily, Annual, Transactions \$2.5 Million and Larger



Source: Real Capital Analytics

Source:

<https://arbor.com/blog/arbor-los-angeles-multifamily-snapshot-q4-2017/#:~:text=The%20U.S.%20overall%20average%20sales,high%20was%206.0%25%20during%202009.>

Landlords struggle to hold their heads above water after paying for maintenance, upkeep, mortgage, insurance, property taxes, utilities, property managers, capital improvements, advertising, software, legal fees. All the while, we have the same living expenses as our tenants.



## **Communication from Public**

**Name:**

**Date Submitted:** 09/26/2022 09:36 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** LAHD report recommending an end to eviction protections is discriminatory to those with disabilities

**The LAHD report which recommends ending eviction protections that were enacted as part of the city's emergency order is discriminatory against those with disabilities. There are those of us who have become disabled due to the pandemic, many of whom have long covid. The report recommends ending protections for us. We will most likely become homeless.**

**The report includes recommendations for not-at-fault Ellis Act evictions that were commenced prior to the city emergency order. The landlord would be allowed to use relocation assistance for back rent. The report allows non-disabled tenants to repay any back rent due over the course of one year. The LAHD recommendations ignore the Tenant Anti-Harassment Ordinance, which penalizes a landlord for threatening to use relocation assistance for back rent. The relocation assistance for those who have become disabled is still set at the lower amount, for those who are not disabled. It should be increased to match the current relocation assistance amount for a disabled tenant. The tenant who became disabled during the pandemic would have only 60 days to vacate, but this time is one year for any newly filed Ellis Act eviction.**

**For all that is decent and humane, please do not move forward with the cruel LAHD recommendations.**

## Communication from Public

**Name:**

**Date Submitted:** 09/26/2022 06:59 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Please lift the eviction moratorium! It is way overdue & housing providers are struggling without any relief. The pandemic is over, as the President has stated. It is time to remove this hardship from the housing providers. Enough is enough!

## Communication from Public

**Name:** Roxanne Arvizu  
**Date Submitted:** 09/26/2022 08:34 PM  
**Council File No:** 21-0042-S3

**Comments for Public Posting:** Hi, my name is Roxanne Arvizu and I live in Miracle Mile . I've been living here for 18 years, and I'm here with LATU and in solidarity with the Keep LA Housed Coalition. I want urge you to vote "YES" on items 19, 26 and 29, which would significantly expand permanent tenant protections in the county, including making Stay Housed LA a permanent county program, creating a permanent protection from nonpayment evictions, capping rent increases to no more than 3% annual through December 2023, and limiting discriminatory landlord screening practices. I also support the County initiating a plan to support incorporated cities interested in creating and adopting their own permanent tenant protections. LA County needs to adopt all of the recommendations in the Keep LA Housed Tenant Bill of Rights platform to ensure greater housing stability as tenants recover from the effects of the pandemic. Tenants in LA County need stronger permanent protections because in 2017 I gave birth to my first and only baby. My landlady Carolyn David with Museum Square LLC , Michelle Durey her manager began 4 years of brutal abuse and harassment all to make us move because they did not want a baby in their building. After 2 failed evictions filled with their lies and gaslighting they dismissed both. They abuse the judicial system to evict their rent control, vulnerable tenants. I have been paying my rent all year, and sadly just this month my baby got sick. Due to the Covid 19 pandemic I was unable to pay September 2022 rent but I will be all caught up on both September and October in the first week of October. Thank you City of LA for having protections in place for situations like this and vulnerable tenants with no family or other means of support to fall back on like staying with family if evicted. Unfortunately we would become homeless. I have a job that pays 16.00 and I am able to afford my rent controled home that I have lived in for 12 years and all my now 5 year old knows as home. I am so tired as I write this as I'm still caring for him and nursing him back to health, but this is too important for our city , our families and above all the children of LA. Please pass these much needed protections against predatory landlords like Carolyn David, to ensure that vulnerable rent control tenants who can pay their rent every single month, but are living paycheck to paycheck and therefore need leeway just in case (God forbid) an emergency

occurs. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Please vote “YES” on items 19, 26 and 29. Thank you for serving this great city and state, Roxanne Arvizu

## Communication from Public

**Name:**

**Date Submitted:** 09/26/2022 10:11 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Regarding the Moratorium I can't understand how you expect owners to continue to house people for free when we have Mortgages, property tax, utilities, repairs and up keep. This has gone on long enough. Where are our rights as landlords. Time for Governor Newsome to quit abusing his emergency powers as well as the county. People are not going to go back to work if they don't have to pay rent and can continue to collect from the system.

## Communication from Public

**Name:** Lost faith in LAcity officials

**Date Submitted:** 09/26/2022 11:52 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. I urge you to set defined end dates to the moratorium and rent freeze. The pandemic crisis should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the City. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the City continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the City’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. It is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help.