



City Clerk Council and Public Services <clerk.cps@lacity.org>

Fwd: AD HOC Committee feedback 21-0042-S3 small landlords & professional tenants

1 message

Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>

Mon, Oct 3, 2022 at 7:48 AM

----- Forwarded message -----

From: **Kendall** <kennos@gmail.com>
Date: Sun, Oct 2, 2022 at 10:18 PM
Subject: AD HOC Committee feedback 21-0042-S3 small landlords & professional tenants
To:

Greetings Councilmember and Staff,

First, I want to thank the members of the Los Angeles City Housing and Ad Hoc Covid-19 Committees for their time and diligence in reviewing and making recommendations to the LAHD Eviction Moratorium report.

I am writing now to share my concerns and request review of Section 1.b i & ii of the Ad Hoc and Covid-19 Recovery and Neighborhood Investment Report from the Committee's meeting, Wednesday, September 28 outlining recommendations for Council action.

Housing providers who were not permitted to rectify their Government Orders due to the City's COVID-19 eviction moratorium should not be further penalized, and a tenant further profit, due to crossing that 3-year tenancy threshold defined in the RSO. The recommendations in this report identifies and addresses the City's COVID-19 eviction moratorium period between March 4, 2020 to January 31, 2023, which noncompliance and related inspection fees shall be waived, however, it is silent on a related statute, Relocation Assistance 3-year threshold. The report in its current form has a gap which further rewards bad tenant behavior coupled with broken City policy. **Instead this Relocation Assistance should be waived, reduced to State AB1482's 1-month rent amount, or at a minimum the City's moratorium period should be subtracted from a tenancy length.** Is it the Council's intention to distribute excessive private welfare to tenants with the 3+ year tier of Relocation Assistance from the pockets of small mom & pop landlords even though this 2.5 year dead-period was identified and addressed for City fees? I would hope the Council corrects this important and overlooked detail in the LAHD housing report and its amendments. I have included the 2 natural subsections where more precise language can handle this gap below, in red.

Subsection 1.b

i. Evictions undertaken in order to comply with a Government Agency Order that requires the rental unit to be vacated, shall be allowed immediately upon the effective date of the ordinance amendment, in accordance with the procedures in LAMC 151.09; **Relocation Assistance amount shall be reduced to 1-month rent, or the duration of time between March 4, 2020 to January 31, 2023 shall be subtracted from a total length of tenancy**

ii. Provide that noncompliance and related inspection fees imposed between March 4, 2020 and January 31, 2023, due to a landlord's inability to comply with a Government Order to Vacate as a result of the City's COVID-19 eviction moratorium shall be waived by both LAHD and LADBS; **Relocation Assistance amount shall be reduced to 1-month rent, or the duration of time between March 4, 2020 to January 31, 2023 shall be subtracted from a total length of tenancy**

Tenant protections should not result in further harm and devastation to small housing providers. We have been trying to rectify a Government Order with an illegal subletter since November 2020 to no avail. The illegal subletter should not be rewarded extra Relocation Funds for squatting over 3 years because the City would not allow us to Comply to their own Order! Our family implores the Council to correct this detail that will have a major impact on all mom & pop landlords. I am open to further discussion.

Sincerely,
Kendall, on behalf of the Sor family
CSRPO, AAGLA



City Clerk Council and Public Services <clerk.cps@lacity.org>

Eviction Moratorium Public Comment

1 message

City Clerk Council and Public Services <clerk.cps@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>

Mon, Oct 3, 2022 at 1:09 PM

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 12:56:58 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **bjorn eriksson** <erikssonb2@gamil.com>
Date: Mon, Oct 3, 2022 at 12:50 PM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

Dear Council Members,

It is time for the local eviction moratorium and rent freeze to end.
I just paid the plumber \$1500, new air conditioner \$12000, insurance is due
Property taxes, Electric, gas .. the list is endless

I urge you to end these emergency measures now. 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. 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 actions are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help.

Thank you.

Sincerely,

bjorn eriksson
3626 Carmona Ave
Los Angeles, CA 90016
erikssonb2@gamil.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 12:40:54 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **Rita Aus** <marquismgr@gmail.com>
Date: Mon, Oct 3, 2022 at 12:40 PM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

It is time for the local eviction moratorium and rent freeze to end.

I urge you to end these emergency measures now. 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.

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Thank you.

Sincerely,

Rita Aus
2400 W Pico Blvd
Los Angeles, CA 90006
marquismgr@gmail.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 12:04:25 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **Aida Norhadian** <aida.norhadian@gaskainc.com>
Date: Mon, Oct 3, 2022 at 12:00 PM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

It is time for the local eviction moratorium and rent freeze to end.

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Thank you.

Sincerely,

Aida Norhadian
100 W Broadway
Glendale, CA 91210
aida.norhadian@gaskainc.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 12:34:19 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **'jim berryman' via Clerk - CityClerk** <cityclerk@lacity.org>
Date: Mon, Oct 3, 2022 at 12:30 PM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

It is time for the local eviction moratorium and rent freeze to end.

I urge you to end these emergency measures now. 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.

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Thank you.

Sincerely,

jim berryman
3603 S Walker Ave
San Pedro, CA 90731
berry.j@cox.net

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 12:03:49 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **Claudia Border** <claudiaborder@gmail.com>
Date: Mon, Oct 3, 2022 at 12:00 PM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

It is time for the local eviction moratorium and rent freeze to end.

I urge you to end these emergency measures now. 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.

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Thank you.

Sincerely,

Claudia Border
29321 Via Milagro
Valencia, CA 91354
claudiaborder@gmail.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 12:04:03 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **'Christapor Norhadian' via Clerk - CityClerk** <cityclerk@lacity.org>
Date: Mon, Oct 3, 2022 at 12:00 PM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

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I urge you to end these emergency measures now. 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.

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Thank you.

Sincerely,

Christapor Norhadian
100 W Broadway
Glendale, CA 91210
norhadianc@yahoo.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 12:03:36 -0700
Subject: Fwd: 3102006326

----- Forwarded message -----

From: **'Sol Shoumer' via Clerk - CityClerk** <cityclerk@lacity.org>
Date: Mon, Oct 3, 2022 at 12:00 PM
Subject: 3102006326
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

It is time for the local eviction moratorium and rent freeze to end.

I urge you to end these emergency measures now. 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.

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Thank you.

Sincerely,

Sol Shoumer
240 N Virgil Ave Ste 16A
Los Angeles, CA 90004
solesh@yahoo.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 12:03:19 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: '**Armen Norhadian**' via Clerk - CityClerk <cityclerk@lacity.org>
Date: Mon, Oct 3, 2022 at 12:00 PM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

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Thank you.

Sincerely,

Armen Norhadian
100 W Broadway
Glendale, CA 91210
armennorhad@yahoo.com

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From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 11:51:45 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **Shant Norhadian** <shant.norhadian@gaskainc.com>
Date: Mon, Oct 3, 2022 at 11:50 AM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

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Thank you.

Sincerely,

Shant Norhadian
100 W Broadway
Glendale, CA 91210
shant.norhadian@gaskainc.com

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From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 11:32:22 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **Jennifer Smith** <gylade@gmail.com>
Date: Mon, Oct 3, 2022 at 11:20 AM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

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Thank you.

Sincerely,

Jennifer Smith
3705 Potomac Ave
Los Angeles, CA 90016
gylade@gmail.com

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From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 11:32:08 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **'natalia cobar' via Clerk - CityClerk** <cityclerk@lacity.org>
Date: Mon, Oct 3, 2022 at 11:20 AM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

It is time for the local eviction moratorium and rent freeze to end.

I urge you to end these emergency measures now. 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.

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Thank you.

Sincerely,

natalia cobar
3615 Griffin Ave
Los Angeles, CA 90031
enellcobar@yahoo.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 11:31:54 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **siran yerevanian** <siran.yerevanian@gmail.com>
Date: Mon, Oct 3, 2022 at 11:10 AM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

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Thank you.

Sincerely,

siran yerevanian
PO Box 572254
Tarzana, CA 91357
siran.yerevanian@gmail.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 11:31:32 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **'Robert Jabour' via Clerk - CityClerk** <cityclerk@lacity.org>
Date: Mon, Oct 3, 2022 at 11:10 AM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

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Thank you.

Sincerely,

Robert Jabour
8491 W Sunset Blvd Apt 478
West Hollywood, CA 90069
rjabourrealty@yahoo.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 11:31:20 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **'emil cobar' via Clerk - CityClerk** <cityclerk@lacity.org>
Date: Mon, Oct 3, 2022 at 11:10 AM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

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Thank you.

Sincerely,

emil cobar
2326 Carmona Ave
Los Angeles, CA 90016
enellcobar@aol.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 11:31:06 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **Margarita Plascencia** <plascenciamargarita@gmail.com>
Date: Mon, Oct 3, 2022 at 11:00 AM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

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Thank you.

Sincerely,

Margarita Plascencia
3467 Plata St
Los Angeles, CA 90026
plascenciamargarita@gmail.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 11:30:48 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **Raul Palacio** <rpalacioc21@gmail.com>
Date: Mon, Oct 3, 2022 at 11:00 AM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

It is time for the local eviction moratorium and rent freeze to end.

I urge you to end these emergency measures now. 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. 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 actions are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help.

Thank you.

Sincerely,

Raul Palacio
6536 Seville Ave
Huntington Park, CA 90255
rpalacioc21@gmail.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 11:30:32 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **Sinan Mouline** <sinan@mouline.net>
Date: Mon, Oct 3, 2022 at 11:00 AM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

It is time for the local eviction moratorium and rent freeze to end.

I urge you to end these emergency measures now. 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.

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Thank you.

Sincerely,

Sinan Mouline
6148 Annan Way
Los Angeles, CA 90042
sinan@mouline.net

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 11:30:17 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **James Wood** <james@jkwproperties.com>
Date: Mon, Oct 3, 2022 at 10:50 AM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

It is time for the local eviction moratorium and rent freeze to end.

I urge you to end these emergency measures now. 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.

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Thank you.

Sincerely,

James Wood
11916 Courtleigh Dr
Los Angeles, CA 90066
james@jkwproperties.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 11:28:35 -0700
Subject: Fwd: End the Eviction Moratorium & Rent Freeze

----- Forwarded message -----

From: **Josh Herscher** <nbajosh@ca.rr.com>
Date: Mon, Oct 3, 2022 at 10:40 AM
Subject: End the Eviction Moratorium & Rent Freeze
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

It is time for the local eviction moratorium and rent freeze to end.

I urge you to end these emergency measures now. 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.

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Thank you.

Sincerely,

Josh Herscher
5533 W Jefferson Blvd
Los Angeles, CA 90016
nbajosh@ca.rr.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Mon, 3 Oct 2022 11:28:22 -0700
Subject: Fwd: 8058951801

----- Forwarded message -----

From: **Thomas Prendiville** <TJPrendiville@gmail.com>
Date: Mon, Oct 3, 2022 at 10:40 AM
Subject: 8058951801
To: City Clerk Holly Wolcott <cityclerk@lacity.org>

Dear City Clerk Wolcott,

It is time for the local eviction moratorium and rent freeze to end.

I urge you to end these emergency measures now. 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.

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Thank you.

Sincerely,

Thomas Prendiville
1850 Greenfield Ave
Los Angeles, CA 90025
TJPrendiville@gmail.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Tue, 27 Sep 2022 15:36:31 -0700
Subject: Fwd: Please end moratorium for Mom & Pop owners

----- Forwarded message -----

From: **Tim Reckart** <treckart@gmail.com>
Date: Tue, Sep 27, 2022 at 3:21 PM
Subject: Please end moratorium for Mom & Pop owners
To: <debby.kim@lacity.org>, <jeanne.min@lacity.org>, <solomon.rivera@lacity.org>, <curtis.earnest@lacity.org>, <anna.hovasapian@lacity.org>, <cityclerk@lacity.org>
Cc: <smallrentalpropertyowners@gmail.com>

Dear Committee Members,

I am writing to urge you to please end the eviction moratorium for Mom & Pop landlords, especially for those who need to owner-occupy.

The COVID-19 pandemic threw many things out of whack -- people were furloughed from jobs, were asked to stay home rather than work -- and so it made sense in a time of emergency to stabilize housing with an eviction moratorium. However, life has largely returned to normal. People are back at work, earning money, paying bills. And yet landlords are still being asked to go the extra mile for their tenants.

This is especially hard on Mom & Pop landlords, who depend on rental income for their livelihood. Many cannot pay their mortgages without it. 34% of landlords of two- to four-unit buildings are over 65 and most do not have another source of income. The effects of the pandemic hit all of us, property owners included. **Owner-occupancy is a hugely important recourse for those in a financial emergency.**

In my family's case, my brother and I pooled our savings and jointly bought a duplex in order to move our growing families into it. We did not expect the eviction moratorium to last as long as it has, and in the meantime we have been kept outside of our own house as our children grow. The tenants (three single men in their 30s) have not claimed any COVID hardship, but the city's overly broad policy has prevented us from evicting them for over two years. Despite our attempt at mediation with the city, the tenants are simply happy to stay as long as the city lets them. This is very unfair to multiracial families like ours, for whom ownership of a duplex is a crucial solution for the rising cost of living in LA.

Please consider the effects this policy is having on families like ours, and join together to lift the eviction moratorium.

Many thanks,
Tim Reckart, member of CSRPO

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Tue, 27 Sep 2022 14:17:53 -0700
Subject: Fwd: Plea to End COVID Moratorium

----- Forwarded message -----

From: **Hana Kitasei** <hkitasei@gmail.com>

Date: Tue, Sep 27, 2022 at 2:05 PM

Subject: Plea to End COVID Moratorium

To: <debby.kim@lacity.org>, <jeanne.min@lacity.org>, <solomon.rivera@lacity.org>, <curtis.earnest@lacity.org>, <anna.hovasapian@lacity.org>

Cc: <cityclerk@lacity.org>, <smallrentalpropertyowners@gmail.com>

Dear Committee members,

My name is Hana - I'm a member of CSRPO. My husband and I purchased a duplex to live in with our in-laws in Dec 2020. Unable to afford single family-homes, we turned to multi-family home ownership to afford buying in this city. We were able to move into the owner-occupied unit on top with our three kids, but **two years later, my in-laws still can't move in because of the moratorium on no-fault.**

2 years is a lot of time for families with young kids. Even 2 months makes a huge difference - financially, developmentally - you can imagine. And my in-laws are foster parents. The indefinite aspect of this moratorium has prevented them from providing stability to the kids they foster. Every month, as other cities ended their moratorium, we expected they would be able to move in. My in-laws waited, crammed into their 1-bedroom with their foster-child for a year. Finally their time ran out and they had to move to a bigger place in order to keep her with them. They now live in a temporary apartment, rented to them by a sympathetic Mom and Pop landlord who himself had been keeping his units vacant rather than risking renting to bad tenants he could not evict under the moratorium.

Our tenants have not suffered COVID hardship, they're paying rent, but that rent is so far below market price that they have argued it simply does not make sense for them to move. We tried a county mediation last year, and they argued "this is LA - who knows when the moratorium will end? Maybe we'll never have to move out because tenants have all the rights here."

Meanwhile, our tenants regularly go on yacht trips, to resorts, horse races, etc. So while the moratorium on no-fault evictions continues, we continue to subsidize their extravagant lifestyle, losing money every month while we make up the difference on the mortgage.

Will LA ever have affordable housing for two families with kids like ours? Or will we remain on the outside looking in while this broad emergency policy stays in place?

In the most recent sub-committee meeting on the LAHD proposal, it sounded like the LA City Council is keeping its eviction moratorium in place **not because they still believe that COVID is still an emergency, but because the moratorium could be used to address a distinct and unrelated emergency: the affordable housing and homelessness crisis.** This is dishonest, as every other city in America has recognized. If the COVID emergency is over, move on to crafting more thoughtful and specific legislation that addresses that. A moratorium made sense when people couldn't work, or the goal was to freeze the economy so there would be as little movement and cross-pollination as germs as possible, but that is simply not where we're at now.

Further, multi-family home ownership is recognized as a solution to the affordable housing crisis. And as long as our emergency moratorium is in place, we cannot stimulate and support multi-family home ownership. **We have survived this pandemic - it's time to move on to rebuilding our city.**

Thanks for your consideration.

Sincerely,

Hana

(917) 741 - 2842

www.hanakitasei.com

華

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>

To: City Clerk Council and Public Services <clerk.cps@lacity.org>

Cc:

Bcc:

Date: Tue, 27 Sep 2022 14:17:19 -0700

Subject: Fwd: END THE EVICTION MORATORIUM AND LIFT THE RENT FREEZE

----- Forwarded message -----

From: **Lena Hobson** <hobsonlena23@gmail.com>

Date: Tue, Sep 27, 2022 at 2:07 PM

Subject: END THE EVICTION MORATORIUM AND LIFT THE RENT FREEZE

To: <debby.kim@lacity.org>, <jeanne.min@lacity.org>, <solomon.rivera@lacity.org>, <curtis.earnest@lacity.org>, <anna.hovasapian@lacity.org>, <cityclerk@lacity.org>, Coalition of Small Rental Property Owners <smallrentalpropertyowners@gmail.com>

Dear Honorable City Council Members:

As a small mom-and-pop landlord, I'm urging you to end the COVID eviction moratorium as recommended by the Housing Department. As our elected officials, you should make every effort to ensure that equity and fairness are at the forefront when making recommendations and casting votes. The rent freeze should also end immediately and not be extended for another year. 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. Consider what the impact would be to all, not just one group, if you do not end the moratorium.

I am a member of the Coalition of Small Rental Property Owners (CSRPO), whose membership consists of small mom and pop property owners. We are a diverse group but what we have in common is that we have historically been natural housing providers. We are not wealthy. Often, we operate under very tight margins. We are hardworking individuals who continue in our efforts to take care of our tenants and the housing that we provide for them.

I own property in Leimert Park and have been an affordable housing provider for over 2 decades. For the time that I've owned this property, I have taken care of it by maintaining and upgrading units for the comfort and enjoyment of my tenants. I've done all of this with the intention of stabilizing my community. Yes, I support protections for tenants but small mom and pop owners have needed and continue to need protections, as well. The City of Los Angeles has unfortunately painted all property owners with the same broad brush. The majority of good owners are being punished for the bad behavior of a few, all while having to shoulder the woefully unfair economic burden of providing free housing to tenants who in some cases have taken advantage of the protections imposed by the moratorium. Where have been the financial supports to assist mom and pop owners in continuing to pay our mortgages, property taxes, insurance and overall maintenance of our properties? We have been cast aside with unbalanced policies that have harmed us and unfortunately for many, permanently.

Moving forward, I urge you to work with mom and pop owners to find reasonable solutions that are not egregiously one-sided. You have allowed us to fall through the cracks! Sadly, mom and pop owners are losing their properties and being forced to sell properties meant to remain in their families. We have been penalized and disregarded for far too long. In light of our long-standing, good faith efforts in operating our units, with the hope of sustaining our communities in the face of an ever changing landscape, it is time for the City Council to do right by us.

Many mom and pop owners are facing tenuous financial circumstances that have put their finances in serious jeopardy and will undoubtedly have a ripple effect for securing generational wealth within their families, and more broadly, in communities of color, where there are countless mom-and-pop owners. We are not wealthy corporations. We live in the same communities as our tenants; shop at the same grocery stores, as our tenants; and attend the same houses of worship, as our tenants. We are people too.

Regards,

Lena H.
Member, Coalition of Small Rental Property Owners
Council District 10

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Tue, 27 Sep 2022 13:51:26 -0700
Subject: Fwd: Lift the Eviction Moratorium and Rent Freeze

----- Forwarded message -----

From: **Courtney Small** <cs@csandfs.com>
Date: Tue, Sep 27, 2022 at 1:50 PM
Subject: Lift the Eviction Moratorium and Rent Freeze
To: debby.kim@lacity.org, jeanne.min@lacity.org <jeanne.min@lacity.org>, solomon.rivera@lacity.org <solomon.rivera@lacity.org>, Curtis.earnest@lacity.org <Curtis.earnest@lacity.org>, Anna.hovasapian@lacity.org <Anna.hovasapian@lacity.org>
Cc: cityclerk@lacity.org <cityclerk@lacity.org>, Coalition of Small Rental Property Owners <smallrentalpropertyowners@gmail.com>

Dear Committee Members,

As a small mom-and-pop landlord, I am urging you to end the COVID eviction moratorium. 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.

Thank you.

Courtney Carol Small

CS&FS Interiors
6715 Hollywood Blvd., Suite #220
Los Angeles, CA 90028
(323) 850-0866
cs@csandfs.com

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Tue, 27 Sep 2022 08:07:45 -0700
Subject: Fwd: Please set Defined END date to Eviction Moratorium

----- Forwarded message -----

From: **Audre Lopez-King** <alopezking@live.com>
Date: Tue, Sep 27, 2022 at 12:48 AM
Subject: Please set Defined END date to Eviction Moratorium
To: debby.kim@lacity.org <debby.kim@lacity.org>, jeanne.min@lacity.org <jeanne.min@lacity.org>, solomon.rivera@lacity.org <solomon.rivera@lacity.org>, Curtis.earnest@lacity.org <Curtis.earnest@lacity.org>, Anna.hovasapian@lacity.org <Anna.hovasapian@lacity.org>
Cc: Coalition of Small Rental Property Owners <smallrentalpropertyowners@gmail.com>, cityclerk@lacity.org <cityclerk@lacity.org>

Respected Committee Members,

My name is Audre Lopez King and I am a member of the Coalition of Small Rental Property Owners.

The local eviction moratorium and rent freeze are a knife wound to the heart of my business as a small mom and pop in Los Angeles.

My ability to maintain this investment has already been crippled by tenant biased out dated policies that have eroded my property rights, limited my ability to make an income, impeded my ability to refinance, make repairs, pay bills or afford to address tenant breaches of contract.

Rent is the life blood of my industry. Rent increases prior to covid were between 3-5% per year, now they are not allowed at all. You've taken my income and my ability to protect my family's legacy,(in allowing tenants to self-certify while you shielded them from eviction) and denied my right to fully enforce binding private contracts that would protect my livelihood. Due to these policies not only am I forced to cover the rents of adult men, women and their children, (and anyone they allow to live with them) but I also have to pay their water bills (to my knowledge RSO does not allow pass through and I have had to pay for combined tenant water bills in excess of \$30,000 and counting) and report my income to a none fiduciary body, in the form of a Rent Registry.

I am a small business owner without the means of a large corporation. I am not a city employee, nor has your agency assisted me with the care and maintenance of my property, with my legal fees, maintenance, water, trash, insurance, or my property taxes. I and persons like me, are unfairly burdened by these short-sighted decisions that have forced many of us to shutter entirely.

Existing and current policies have bound my hands to such a degree that several large companies (American Tower being one of them) squat on my property with near impunity while I struggle to, manage my investment, care for my family, and secure the monies needed to hold them accountable.

As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened and operational cost continue to skyrocket.

The freeze cannot continue. It was intended as a temporary measure in response to a pandemic that President Biden recently described as all but over. It is bad policy on top of over regulation that created this mess to begin with.

I, and others like me, are in the BUSINESS of helping Los Angeles house people. If our businesses are to survive, this moratorium must end.

I believe you are in a position to represent ALL Angelinos. I am an Angelino, please remove this policy yolk from my neck, and represent me too.

Ms. Lopez-King

Housing Provider
Member Coalition of Small Rental Property Owners

----- Forwarded message -----

From: Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc:
Bcc:
Date: Tue, 27 Sep 2022 07:57:40 -0700
Subject: Fwd: Please end the injustice to small landlords - end the eviction moratorium now

----- Forwarded message -----

From: **Malavika Nelvagal** <malavika.nelvagal@gmail.com>
Date: Mon, Sep 26, 2022 at 11:34 PM
Subject: Re: Please end the injustice to small landlords - end the eviction moratorium now
To: <Gilbert.cedillo@lacity.org>, <debby.kim@lacity.org>, <Councilmember.harris-dawson@lacity.org>, <solomon.rivera@lacity.org>, <Councilmember.ofarrell@lacity.org>, <jeanne.min@lacity.org>, <Councilmember.martinez@lacity.org>, <jenna.karic@lacity.org>, <anna.hovasapian@lacity.org>, <Councilmember.price@lacity.org>, <curtis.earnest@lacity.org>
Cc: <cityclerk@lacity.org>

Sent from my iPhone

On Sep 26, 2022, at 11:33 PM, Malavika Nelvagal <malavika.nelvagal@gmail.com> wrote:

Hello

I am a small landlord in LA city who has been affected the eviction moratorium that is now past 930 days and approaching 3 year mark!! The impact it has on my family and many small landlords like myself is unfathomable.

My financial and emotional impact has been significant. I am a small landlord with 1 property that was our first home which we decided to rent in 2017. Since covid, we saw partial to no rent from the tenant and that was 3 years ago. Housing Key covered some rent (15-18 months) which they paid in 2022.

In 2022 - we have received no rent from Jan- May. And some rent coming in now but have been burdened severely with repairs, rising service cost, rising HOA, mortgage, property tax.

My property is in Woodland Hills / Warner center area. **Rent has been stagnant for last 4 years.** I am owed a back rent of \$15,500 this year and counting. Meanwhile I am obligated to cover mortgage, property tax and everything else to maintain the property . **My son starts college in a couple of years and this is the money i am tapping in from his college to continue to be housing providers.**

LA city has been punishing landlords like myself in the name of solving housing problem. I understand the deserved need help. The blanket protections are not helping us. We are the victims here. Small businesses like myself are the backbone of the LA economy BUT clearly we are the unwanted !

I am just one of the thousands of landlords that I am in touch with who have horror stories to share . Every other city, county in US has ended the moratorium except us. We are being destroyed as affordable housing providers with the draconian policies that has no end in sight.

My townhome is being rented for 30% below market price in Woodland Hills. Yet I am being penalized to continue to do more without any support.

We have been trying so hard to have our voices heard yet all that the govt and the entire legal system does is represent tenants. We matter, we exist we need to be heard.

We are not here for profit. I am not making money on my property. It's not even breaking even. I need to sell my property and I cannot with the moratorium in place. With these policies I am being held hostage and forced to be business making a loss at the cost of me and my family's sanity .

We are being penalized to tell our stories with the fear of retaliation. How can we be silenced this way? How is it that LA city is so much worse than any city which ended their moratorium 9 months ago?

1. End the moratorium
2. Give our properties back to us

- 3. Allow owner move ins
- 4. Keep tenants accountable to pay back rent

We need help !

Distraught landlord.

Sent from my iPhone

26 attachments

-  **Fwd: End the Eviction Moratorium & Rent Freeze.eml**
10K
-  **Fwd: End the Eviction Moratorium & Rent Freeze.eml**
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-  **Fwd: Please end moratorium for Mom & Pop owners.eml**
11K
-  **Fwd: Plea to End COVID Moratorium.eml**
18K
-  **Fwd: END THE EVICTION MORATORIUM AND LIFT THE RENT FREEZE.eml**
18K
-  **Fwd: Lift the Eviction Moratorium and Rent Freeze.eml**
13K
-  **Fwd: Please set Defined END date to Eviction Moratorium.eml**
17K
- Fwd: Please end the injustice to small landlords - end the eviction moratorium now.eml**