



Fwd: Why Punish Landlords...why should they bear the brunt of the Covid epidemic?

1 message

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

Wed, Nov 30, 2022 at 7:55 AM

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

From: **Glynis Gerber** <gg@gerberco.com>

Date: Wed, Nov 30, 2022 at 6:00 AM

Subject: Why Punish Landlords...why should they bear the brunt of the Covid epidemic?

To: cityclerk@lacity.org <cityclerk@lacity.org>, LA CITY Councilman. Rosendahl <councilman.rosendahl@lacity.org>, LA CITY Councilmember. Alarcon <councilmember.alarcon@lacity.org>, LA CITY Councilmember. Cardenas <councilmember.cardenas@lacity.org>, LA CITY Councilmember. Garcetti <councilmember.garcetti@lacity.org>, LA CITY Councilmember. Hahn <councilmember.hahn@lacity.org>, LA CITY Councilmember. Huizar <councilmember.huizar@lacity.org>, LA CITY councilmember. Krekorian <councilmember.Krekorian@lacity.org>, LA CITY councilmember. Labonge <councilmember.Labonge@lacity.org>, LA CITY Councilmember. Parks <councilmember.parks@lacity.org>, LA CITY Councilmember. Smith <councilmember.smith@lacity.org>, LA CITY Councilmember. Reyes <councilmember.reyes@lacity.org>

Landlords are NOT THE ENEMY! Most landlords are trying to eek out a living...why should they bear the brunt of the COVID epidemic.

[Free Forms](#) [Contractors & Vendors](#) [COVID-](#)

[Live Stream](#) [Landlord/Tenant Advice](#) [Tenant](#)

Dear City Council Members:

Tuesday marks Day 1,000 since the beginning of the eviction moratorium. I oppose this draft ordinance's rent freeze. Rents have already been frozen for 32 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased.

Unless you're willing to take a retroactive pay cut and work at your 2019 salary level and cut the entire city budget back to the budget size back at the end of 2019, then you would be a hypocrite to impose a rent increase freeze on housing providers. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Rental property owners will be very grateful if you brought a swift end to the rent freeze.

Tenant Relocation Fees: I also strongly oppose imposing higher relocation fees for those owners with newer buildings and single-family homes. This tenant protection is already covered by AB 1482. Do you remember why there was a carve-out for newer buildings and single family homes? It was because you knew that this would discourage even more new development. You knew it then, what has changed? Bad policies like this have contributed to a decrease in housing inventory.

Do you want to encourage the creation of more units? If so, you need to unify RSO tenant relocation fees to match those of the state! In addition to discouraging the

creation of new units, instituting more draconian relocation fees on smaller owners and owners of newer buildings will inadvertently cause the process of approving applicants for housing more difficult and raise the bar for tenant qualification criteria.

Is the goal to create more housing or just control more housing? Relocation fees to the tune of “three (3) times the fair market rent (FMR) in the Los Angeles Metro area ... for a rental unit of a similar size, plus \$1,411, in moving costs”?

The constant chipping away at owner protections discourages the development of new multi-family units and ADUs.

I strongly oppose a monetary threshold to evict. Tenants already have free legal aid available to them when they face eviction. Setting a monetary threshold of rents owed before an owner can evict will cause all rents to increase. There are many owners that are proud to be charging below market rents; however, they will have no choice but to increase rents to market rate in order to regain their ability to enforce contracts. Owners need legal protection; if what is proposed passes, owners will have a legal incentive to raise the rent. This recommendation kills organic affordable housing.

Revise the COVID hardship declaration form! Removing the requirement for tenants to provide notice of COVID hardship within seven days of rent becoming due will enable more COVID hardship fraud! You can find a sample revised COVID Hardship Declaration Form at: <https://aoausa.com/downloads/basis-for-covid-hardship-declaration.pdf>.

Don't Forget Commercial Owners! There was no mention of expressly repealing "SEC. 49.99.3. PROHIBITION ON COMMERCIAL EVICTIONS". Without this wording in the ordinance, the commercial eviction protections will stay in place.

Thank you for voting for what is best for everyone instead of mis-guided tenant right's groups.

Sincerely,

Glynis Gerber

[Click here to post a public comment for the L.A. City Councilmembers.](#)

Sample letter for L.A. County Board of Supervisors:

Dear County Board of Supervisors:

Thank you for implementing some of the suggestions that AOA made back in August. Over the duration of the moratorium, 985+ days, inflation has exceeded the 7.5% increase in the proposed revision. So, if you can prove inflation, then you can claim COVID hardship? You are insulting the intelligence of all of us.

Solution: Limit “increased costs” strictly to medical-related expenses. This number should be a number large enough to impact the ability to pay rent. The amount of COVID-protected rent debt should not exceed the total amount of additional medical expenses.

Inflation and COVID are two separate issues, although both issues impacted owners and renters. When “financial hardship” is used, it refers to medical bills, unforeseen childcare expenses, or other expenses due to COVID - not gas and groceries. The way this is written continues to enable tenants to commit fraud. Shouldn't these protections be reserved for genuine cases?

With the way this is written, a 10% decrease in income is also vague. That should be a percentage decrease related to each specific month that COVID hardship is claimed. You need to make this very clear. It has not been clarified!

Solution: Set a limit to the amount of COVID protected rent debt to the difference between 2019 tax reported income and the average of reported income from 2020 and 2021. If there was no decrease in reported income, then there is no COVID hardship protection. Or, if only declaring COVID hardship in 2021, then the difference between 2019's reported income and 2021's reported income should be considered. Again, if there is no decrease, there is no COVID hardship protection. If there is a \$1,000 decrease, then that amount only should fall under COVID hardship protection.

With the burden to prove financial hardship, the COVID Hardship Declaration form utilized by the county needs revision. It is vague. It needs to be made easier to indicate the extent of the protection requested.

Solution: Please refer to the proposed revisions to the Basis for COVID Hardship Declaration Form that AOA submitted to you back in August.

AOA also suggested that a mechanism be created to provide consent to the rental property owner for third-party verification of financial information, to prove COVID-related hardship. We live in the modern era, where Photoshop can be used to edit bank statements. Without the ability to look at credit lines and bank accounts through a third party, this will be another area where fraud will be committed.

Solution: Original tax documents should be required to show previous and current income rates. Please recognize that there are a large number of tenants that are committing fraudulent COVID hardship declarations.

In the case of additional unauthorized occupants, you're encouraging a free-ride for some tenants. It's usually a \$100 charge for an extra tenant. If you wanted to protect them from eviction, that's one thing, but they shouldn't get a free ride. There are utility costs and wear and tear on the property.

Solution: Require additional unauthorized occupants to prove COVID hardship. If they cannot prove COVID hardship, then they should not be protected from eviction.

Thank you for your time and consideration,

Your Name

[Copy and paste your public comment for the L.A. County Board of Supervisors here.](#)

Email list for L.A. County Board of Supervisors:

Kathryn@bos.lacounty.gov

FourthDistrict@bos.lacounty.gov

GPinedo@bos.lacounty.gov

Sheila@bos.lacounty.gov

Imandel@bos.lacounty.gov

FMcGee@bos.lacounty.gov

HollyJMitchell@bos.lacounty.gov

Cchen@bos.lacounty.gov

FirstDistrict@bos.lacounty.gov

Email list for L.A. City Councilmembers:

- rita.kubela@lacity.org
- ann.sewill@lacity.org
- anna.ortega@lacity.org
- Tricia.Keane@lacity.org
- catherine.taylorgomez@lacity.org
- alexis.wesson@lacity.org
- Gilbert.cedillo@lacity.org
- debby.kim@lacity.org
- paul.krekorian@lacity.org
- karo.torossian@lacity.org
- Councilmember.harris-dawson@lacity.org
- solomon.rivera@lacity.org
- Councilmember.Lee@lacity.org
- Hannah.lee@lacity.org
- contactCD4@lacity.org
- andrea.conant@lacity.org
- Councilmember.Blumenfield@lacity.org
- councilmember.rodriquez@lacity.org
- Angelina.Valencia@lacity.org
- Dedee.Verdin@lacity.org
- councilmember.ofarrell@lacity.org
- councilmember.kevindeleon@lacity.org
- joe.buscaino@lacity.org

Copyright © 2022 Apartment Owners Association of California, Inc. All Rights Reserved.



This message was sent to juliegoler@gmail.com from:

Apartment Owners Association | newsletter@aoausa.com | AOA | 6445 Sepulveda Blvd. #300 | Van Nuys, CA 91411



Manage Your Subscription

--

To see what I'm reading in real-time and read my reviews as I write them, like Julie's Book Groups Facebook Page:
<http://www.facebook.com/pages/Julies-Book-Groups/239999749395898>.

Julie Goler
Book Group Facilitator
juliesbookgroups.com
julie@juliesbookgroups.com

--

Typos courtesy of Siri who finished at the bottom of her dictation class.
If you'd like to see what I'm reading in real time and read my reviews as I write them, please like Julie's Book Groups Facebook Page!
<http://www.facebook.com/pages/Julies-Book-Groups/239999749395898>.

Julie Goler
Book Group Facilitator
juliesbookgroups.com
julie@juliesbookgroups.com

Glynis Gerber | Gerber & Co., Inc. CPAs

1880 Century Park East, Suite 200 | Los Angeles, CA 90067
310.552.1600 Main | 310.432.4372 Direct | 310.552.1626 Fax
Beyond Beancounting®

www.GerberCo.com

