

Communication from Public

Name: Shane
Date Submitted: 04/21/2020 09:03 PM
Council File No: 09-0234-S4
Comments for Public Posting: Support Responsible Banking Investment Monitoring Program, prioritize working with banks that provide relief to mortgage holders and renters during COVID-19.

Communication from Public

Name: Hilda Rodriguez-Guzman

Date Submitted: 04/22/2020 12:03 AM

Council File No: 09-0234-S4

Comments for Public Posting: My name is Hilda Rodriguez-Guzman, I am a member of ACCE. I strongly believe that as part of the responsible banking ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on.

Communication from Public

Name:

Date Submitted: 04/22/2020 02:46 AM

Council File No: 09-0234-S4

Comments for Public Posting: I support the amendments to the Responsible Banking Ordinance that would enact complete rent forgiveness throughout the city. Nobody should have to owe rent or mortgage during the pandemic given that a lot of people are not legally allowed to work. Where do you expect people to get that money from? Do you think that people will be getting paid double when we return back to work? It is absurd to expect people to owe rent AT ALL while we do not have a source of income. It is not up to renters - one of the city's most vulnerable populations in the midst of a housing crisis - to pay people's debts. Landlords who bought property are responsible for the risk inherent in owning property - not the tenants. We do not have any equity, so why is the responsibility for that risk placed on us? If we suspend mortgages as well, then the financial responsibility of landlords will also be alleviated. Please cancel rent during the pandemic! We really need it! People need to be able to eat!!

Communication from Public

Name: Jacob

Date Submitted: 04/22/2020 08:06 AM

Council File No: 09-0234-S4

Comments for Public Posting: LA City Council Members, please support the amendments to the responsible banking ordinance to include rental relief for the large majority of Los Angeles residents who are renters. This crisis has left many people unemployed at no fault of their own, and any assistance that goes to landlords for mortgage relief should also include rental relief for the same logic that EVERYONE is suffering right now and EVERYONE needs help. Suspending evictions, and deferring rent payments until after the crisis is over is grossly inadequate. You cannot assume that people make enough money to make those kinds of additional payments on top of the huge portion of their income going to their normal rental payment (up to 50% for some!). It is immoral to burden working class people in this way, when they have no way to weather this economic burden with the wages they typically make. Just assuming that this economic impact lasts 6 months it would be a horrible mistake and large harm to the economy and to the people if they come out of this crisis with \$6,000 of debt owed on rent, because that is money the HAD NO ABILITY to earn. Even paying something like that off over 12 months is hard for people to do at the median or even average income level given that rent is already such a large portion of people's income. That kind of debt stalls economies, because instead of being able to spend money on essential goods and services, you are forcing people to choose between feeding themselves and paying back rent. That is wrong, do the right thing. People should not have to make these kinds of decisions.

Communication from Public

Name: Claudia R Perea
Date Submitted: 04/22/2020 09:01 AM
Council File No: 09-0234-S4

Comments for Public Posting: Millions of Angelenos have been furloughed and lost their jobs completely. We are experiencing months of lost income. Prior to COVID, 40 percent of Americans would not have been able to handle a \$400 emergency. The average savings rate in America is less than 2 percent annual income. Prior to COVID, the majority of people lived paycheck to paycheck. Imagine going months without a paycheck. Even a postponement of rent is not enough relief as many (a vast many) will still be out of a job after the COVID restrictions lift. If they do gain employment, they will likely take any available position, even a low paying one. How will they be able to pay current rent and previous rent, even if the thousands in deferment is paid over a year's time? However, it is also not fair to leave the burden on Property Management Companies and landlords. Please WAIVE at least May and preferably MAY and JUNE rent to support Renters and provide stimulus relief to Property Management/Property Owners. Yes, this is a burden that we are asking of California's financial coffers, but we see that the Federal Government does not realize the scope of California's economy. Providing only a slow-rollout \$1200 stimulus simply does not go far enough in Los Angeles. Canada has provided three full months of \$2000/month, taking into consideration the actual cost of living for its citizens. If the plan is not to provide relief to the Property Management/Property Owners than please consider an additional stimulus check to all Californians. Please consider relief to the Management/Owners in exchange for a full waiver of rent as potentially the fiscally responsible option. Yes, these are trying times. This is the time for you to lead with bold action.

Communication from Public

Name: Gina Viola
Date Submitted: 04/22/2020 09:10 AM
Council File No: 09-0234-S4

Comments for Public Posting: I'm writing as part of the Healthy LA coalition because I'm worried that this health crisis will also become a long-term eviction and economic crisis, leaving me (or our most vulnerable community members) jobless, with lots of debt, and at risk of becoming homeless. I own a small temporary employment agency that specializes in staffing trade shows. I am not able to provide any of my staff with work until trade shows and conventions resume. Most of my staff already live paycheck to paycheck and it is imperative that they have protections so that they do not lose their homes. Therefore, I urge city council to 1) pass a complete eviction moratorium that keeps us safe in our homes, 2) make sure mortgage relief is tied to relief for renters so that tenants don't accumulate rent debt, 3) pass a right of recall to ensure workers are rehired when the health emergency ends, 4) bring back measures to council to protect unhoused people. Unhoused folks should be moved into vacant hotel rooms immediately. This should have been done on day 1 of the stay at home order.

Communication from Public

Name: Harry Gilbert

Date Submitted: 04/22/2020 09:29 AM

Council File No: 09-0234-S4

Comments for Public Posting: As a doctoral student at USC, I've lost funding and job opportunities for the summer from both USC and at other institutions in Los Angeles. These were opportunities that had already been lined up. As such, my budgeting for summer is severely reduced with little alternatives for funding. Like so many other poor and working class residents of Los Angeles fighting to stay above water and not go into debt, I ask that LA City Council push to monitor banks

Communication from Public

Name: Katie McVay

Date Submitted: 04/22/2020 10:01 AM

Council File No: 09-0234-S4

Comments for Public Posting: Hello there, I'm writing in support of Item 28. Los Angeles is a community and we should be prioritizing those businesses that recognize that. Banks that recognize this unprecedented crisis and the moment it represents should be prioritized for business with the city. Thanks!

Communication from Public

Name: Alexandra Suh

Date Submitted: 04/22/2020 10:11 AM

Council File No: 09-0234-S4

Comments for Public Posting: My name is Alexandra Suh and I am a proud constituent of CD 10 as well as Executive Director of KIWA. As part of the Responsible Banking Ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on. Many, many of our community members are not able to pay rent and we need to find ways to prevent the loss of their homes. Thank you for your attention to all Angelenos. Let's continue to support each other.



Housing Jobs & Transit for All

April 20, 2020

Re: Agenda Item #28, Responsible Banking Ordinance

To Los Angeles City Council,

Thank you for considering Item #28, which would leverage the City of LA's "power of the purse" as a banking services consumer to support our region's housing stability during the COVID-19 emergency. Through amendments to LA's Responsible Banking Ordinance, Los Angeles can incentivize behavior by financial institutions that better protects renters and mortgage holders during the unprecedented economic crisis caused by the COVID-19 pandemic and resulting "Stay at Home" order.

The City of Los Angeles is 64% renters, almost two-thirds of the population of this city. The majority of these renters were already rent burdened *before* mass income loss due to this crisis. Recent reports state that less half of LA County residents are currently employed, a more drastic employment loss than almost anywhere else in the country.¹ LA City residents desperately need help at this time.

We urge the Council to add explicit language into Item #28 to **tie any mortgage relief to relief for renters**. Policies that require or incentivize mortgage relief must also protect a landlord's tenants in order to prevent evictions and further homelessness. In other words, if a landlord is not paying their mortgage, they should not be charging rent to their tenant(s) in the meantime.

This approach is one being taken by Rep. Ilhan Omar's bill, [Rent and Mortgage Cancellation of 2020](#), introduced on April 17, 2020 with multiple co-sponsors and a long list of endorsing housing advocacy organizations. Rep. Omar's bill explicitly conditions any federal funding for mortgage holders or lenders on relief for renters.

We urge City Council to pursue a similar strategy here in Los Angeles, with Item #28, as well as with any other potential proposals that are considering funding for, cancellation, or other relief for mortgage holders and lenders.

¹ <https://www.forbes.com/sites/carlieporterfield/2020/04/18/less-than-half-of-los-angeles-county-residents-report-having-jobs-survey-finds/#a4c0c0925c7d>.

Equity requires that we be explicit about relief for the city's most vulnerable families, who are overwhelmingly renting their homes.

Sincerely,

Alliance for Community Transit – Los Angeles (ACT-LA)

Communication from Public

Name: Chelsea

Date Submitted: 04/22/2020 10:23 AM

Council File No: 09-0234-S4

Comments for Public Posting: My name is Chelsea and I am a constituent of CD 14. As part of the Responsible Banking Ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on.

Communication from Public

Name: Brady Collins

Date Submitted: 04/22/2020 10:26 AM

Council File No: 09-0234-S4

Comments for Public Posting: Hello, my name is Brady Collins and I am a constituent of CD4. As part of the Responsible Banking Ordinance we must ensure that mortgage relief is tied to relief for renters, who are the most vulnerable in this crisis. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on, contributing to our other crisis: homelessness. In Koreatown where I live, there are many tenants in my community that I know are struggling to make rent because of COVID19 and their entire family is at risk of losing their home. Please add rent relief to the Responsible Banking Ordinance so that LA can truly recover from this pandemic.

Communication from Public

Name: Violeta Centeno
Date Submitted: 04/22/2020 10:27 AM
Council File No: 09-0234-S4

Comments for Public Posting: Hello Councilmember Ryu, I am a new constituent of CD 4, your district. The process of getting into contact with my representatives is something new for me, I have not always been a responsible constituent in voicing matters that are important to me, or the witnessing of matters that appear evident in the community. Though I wish I would have started sooner, this pandemic has opened my eyes to the reality in which we all are facing and has urged me to be vocal about matters that directly face me and my community. I understand that you and other council members like yourself are tirelessly working around the clock to find solutions to the outcome of Covid-19. As a renter I advocate strongly on behalf of renter protections, as a daughter of a homeowner I advocate strongly on homeowner protections. I fully support the Responsible Banking Ordinance and the insurance that mortgage relief is tied to relief for renters. Lets make it happen for both parties, lets close the landlord/renter gab. Thank you for your time, Violeta

Communication from Public

Name:

Date Submitted: 04/22/2020 10:27 AM

Council File No: 09-0234-S4

Comments for Public Posting: Relief for both mortgage holders like my mother and renters like myself are both needed during the COVID19 crisis, as my mother and many other Angelenos are out of work during this time.

Communication from Public

Name: Bethany Leal

Date Submitted: 04/22/2020 10:27 AM

Council File No: 09-0234-S4

Comments for Public Posting: My name is Bethany Leal and I am a constituent of CD 8. As part of the Responsible Banking Ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on. Housing is fundamental to a civilized society, please lead in ensuring that Los Angeles is civilized.

Communication from Public

Name: Leticia M Muro
Date Submitted: 04/22/2020 10:28 AM
Council File No: 09-0234-S4
Comments for Public Posting: As part of the responsible banking ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on.

Communication from Public

Name: Rabeya Sen

Date Submitted: 04/22/2020 10:30 AM

Council File No: 09-0234-S4

Comments for Public Posting: My name is Rabeya Sen and I am with Esperanza Community Housing. We need you to act NOW to fully protect our health and livelihoods. As part of the responsible banking ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on.

Communication from Public

Name: Eun Young Youn

Date Submitted: 04/22/2020 10:47 AM

Council File No: 09-0234-S4

Comments for Public Posting: My name is Eun Young Youn and I am a constituent of CD 4. As part of the Responsible Banking Ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on. My husband could not work, so my whole family are stressed for the payment of rent.

Communication from Public

Name: Sohl Kim

Date Submitted: 04/22/2020 10:49 AM

Council File No: 09-0234-S4

Comments for Public Posting: My name is Sohl Kim and I am a constituent of CD10. As part of the Responsible Banking Ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on. I have friends who struggle to pay the rent.

Communication from Public

Name: Thomas Kim

Date Submitted: 04/22/2020 10:51 AM

Council File No: 09-0234-S4

Comments for Public Posting: My name is Thomas Kim and I am a constituent of CD 10. Please amend the Responsible Banking Ordinance to ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on. There is an unbelievable amount of stress in my community about being able to stay in their home and to afford basic necessities. We need our elected representatives to protect the community from crippling rent debt.

Communication from Public

Name: Ruby Rivera

Date Submitted: 04/22/2020 10:58 AM

Council File No: 09-0234-S4

Comments for Public Posting: I work with youth from the Ramona Gardens community. During this challenging pandemic our youth are not only worried about their health or succeeding acaemically but the financial impact this pandemic has on their family is an added stress. All of our youth members are renters and fear of being evicted once the moratorium is over is prevalent. This fear is rooted in the reality that current rents are already high and unaffordable, having to pay rent when the crisis ends in addition to back rent is a debt these families cannot take on. The current protections are just a delay on evictions. We need a real blanket moratorium on evictions that protects all tenants. We also need to ensure that as part of the responsible banking ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on.

Communication from Public

Name: Kaye Kim

Date Submitted: 04/22/2020 11:03 AM

Council File No: 09-0234-S4

Comments for Public Posting: My name is Kaye Kim and I am a resident of CD 2 in Van Nuys. Please time in rent relief to mortgage relief. Any mortgage relief that is not tied to rent relief will amount to increased future evictions and increased homelessness in the future. It will be LA City's repeat of bank bailouts that failed to protect homeowners a decade ago.

Communication from Public

Name: Latifah Alexander
Date Submitted: 04/22/2020 11:24 AM
Council File No: 09-0234-S4
Comments for Public Posting: See attached letter.



April 20, 2020

Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

RE: Proposed Amendments to Section 20.95.1 of Chapter 5.1 of the
Los Angeles Administrative Code

Dear Council Members:

On April 7, two motions were introduced in the City Council to require the City Attorney's office, in coordination with the Office of Finance and the City Administrative Officer, to report back on potential amendments to the Responsible Banking Ordinance with an emphasis placed on housing assistance.

Since the beginning of this national pandemic, California banks have been outreaching and working proactively and constructively with customers to minimize the adverse financial effects of this crisis. The industry is providing a variety of support to individual customers and small business owners. Examples of assistance include fee waivers; deferred payments for credit cards, auto loans and mortgages; loan modifications; low-rate and zero-rate loans and other accommodations.

Importantly, early proactive action has been taken to provide homeowners with relief from residential mortgage loan payments. Realizing that these payments are often the most substantial payment for a household, action has been taken on federally-backed mortgage loans to provide payment forbearance and to halt potential foreclosure actions. Individual institutions were also pleased to work collaboratively on a voluntary basis with the governor to announce important residential mortgage relief.

Recently enacted federal legislation, known as the Coronavirus Aid, Relief & Economic Security (CARES) Act, provides \$2 trillion in economic stimulus. The relief measure provides financial help for the American people, provides relief for small businesses and their employees, takes significant steps to stabilize our economy and protect jobs, and

delivers more support for healthcare professionals and the patients fighting the coronavirus.

The CARES Act builds upon previous relief for residential mortgage loan borrowers as follows:

- **Single Family Forbearance** – For loans backed by federal government agencies or government sponsored entities (Fannie Mae and Freddie Mac):
 - Mortgage servicers are required to grant up to 180 days of forbearance to borrowers who request and make an affirmation of financial hardship due to COVID-19. That initial period must be extended up to another 180 days at the borrower’s request.
 - Mortgage servicers are restricted from assessing penalties, fees or extra interest during the forbearance period.

- **Multi-Family (5+ units) Forbearance** – Borrowers may request forbearance for a 30-day period, with up to two 30-day extensions:
 - Mortgage servicers are required to document the borrower’s hardship.
 - Borrowers must provide tenant protections, including prohibitions on evictions for nonpayment or late payment fees.

In addition to the forbearance and foreclosure moratorium described above, important state and federal consumer protections were put in place since the last economic recession and are designed to help distressed residential mortgage loan borrowers. Specifically, California state law requires mortgage servicers to outreach and have conversations with borrowers to explore possible solutions and foreclosure prevention alternatives before beginning the foreclosure process.

The proposed motions introduced and referred to the Budget and Finance Committee requires enhanced disclosure requirements around mortgage loan relief as part of the Los Angeles Responsible Banking Ordinance. During this time, it is important to remember that the overwhelming majority of loans are owned by the Federal Government. Mortgage loans serviced by financial institutions are governed by the terms and conditions dictated by the investor- in this case, government sponsored entities like Fannie Mae and Freddie Mac. Relief offered to borrowers by banks servicing those loans are done under prescriptive terms and at the direction of investors. We believe that the additional reporting requirements proposed under the Los Angeles Responsible Banking Ordinance will unfairly mischaracterize the type of relief that banks are able to give under

the terms of their servicing agreements. We are also concerned that this additional obligation to gather and track these metrics will distract from, rather than enhance, the efforts of those banks that are actively deploying resources to help their communities recover from this pandemic. The industry is willing to work collaboratively on future changes to the Responsible Banking Ordinance to ensure enhanced reporting requirements are achievable and meaningful to policy makers.

Sincerely,



Jason Lane
VP/Deputy Director of Government Relations

JL:la

cc: Richard Llewellyn, City Administrative Officer
Mike Feuer, City Attorney
Los Angeles City Office of Finance

Communication from Public

Name: Natalie Godinez
Date Submitted: 04/22/2020 11:29 AM
Council File No: 09-0234-S4

Comments for Public Posting: Hello, my name is Natalie Godinez and I'm part of the Eastside LEADS Coalition, as well as a supporter of the Healthy LA Initiative. I am urging you to make sure mortgage relief is tied to relief for renters so that tenants don't accumulate rent debt. The impact of this pandemic will be widespread and will continue to affect tenants long after the public emergency ends especially those who are low income. It is frankly absurd to expect people who can't pay their rent now due to job loss will be able to add more rent to their bill for twelve months.

Communication from Public

Name: Latifah Alexander
Date Submitted: 04/22/2020 11:32 AM
Council File No: 09-0234-S4
Comments for Public Posting: Please see attached letter.



April 17, 2020

Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

Re: Debt Collection: Proposed Amendments to the Definition of Essential Businesses

Dear Council Members:

On April 7, order number 55 was advanced as a motion to direct the Mayor to amend the Safer at Home order to specifically declare credit agencies and collection agencies as non-essential businesses and further impose a moratorium on all debt collection efforts.

We ask that you consider amending this motion to exempt creditors collecting their own debt, as enacted in the District of Columbia and proposed in the state of New Jersey. Banks collecting on their own debt are uniquely positioned to help their customers establish payment arrangements and agreeable terms, and in many cases, offer forbearance of monthly payments. Customers may not be able to avail themselves of these opportunities if creditors are prohibited from outreaching to them when they have fallen behind on their payments.

A consumer's financial wellbeing requires an open dialog with their creditors, and it is imperative to have policies that provide consumers with more options that will allow them to continue to access credit and services. We urge you to consider amending this motion to allow creditors collecting on their own debt to continue doing so under the city's Safer at Home order.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Lane', written in a cursive style.

Jason Lane
VP/Deputy Director of Government Relations

Communication from Public

Name: Deborah

Date Submitted: 04/22/2020 11:56 AM

Council File No: 09-0234-S4

Comments for Public Posting: My name is Deborah and I am a constituent of CD4. As part of the Responsible Banking Ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on. Tenants are generally in a more precarious financial situation as paying rent is directly tied to paycheck.

Communication from Public

Name: David Abud

Date Submitted: 04/22/2020 12:06 PM

Council File No: 09-0234-S4

Comments for Public Posting: My name is David Abud and I am a constituent of CD14. As part of the Responsible Banking Ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on. I work for a restaurant and grocery store workers center called KIWA. Every single one of our members is struggling right now to pay for basic necessities. At least half of our members have had to defer rent payments this past month. We cannot pass mortgage relief only to let predatory landlords continue to collect rents from workers who are out of work and already struggling. You must defend the working people of Los Angeles now.

Communication from Public

Name: Alexis Perez

Date Submitted: 04/22/2020 12:28 PM

Council File No: 09-0234-S4

Comments for Public Posting: Honorable City Council and Mayor, As part of the Responsible Banking Ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on. Thank you for this consideration.

Communication from Public

Name: Rachmiel Moss

Date Submitted: 04/22/2020 12:33 PM

Council File No: 09-0234-S4

Comments for Public Posting: Similar to an eviction moratorium, mortgage deferral or forgiveness is absolutely necessary due to the price of homes in our city compared to the small size and inefficiency of federal aid distributions. Most angelinos can't work nearly as much as they need to in order to stay above water right now, please have some mercy

Communication from Public

Name:

Date Submitted: 04/22/2020 01:55 PM

Council File No: 09-0234-S4

Comments for Public Posting: Tenants are in danger of accumulating rent debt and continue to face evictions in the future while struggling to support themselves and make up the lost wages. Therefore, mortgage relief must be tied to relief for renters.

Communication from Public

Name: Rebecca Rufer

Date Submitted: 04/22/2020 03:01 PM

Council File No: 09-0234-S4

Comments for Public Posting: As part of the responsible banking ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on. Rent postponement is not enough. We can not afford to pay back rent in 12 months or ever when we have had limited or no income during this time. A 25% increase in our rent to pay back 3 months is simply unacceptable and impossible for many. Please commit to protections for renters by pushing for rent cancellation/forgiveness for 3 months for ALL RENTERS. Thank you for what you do and thank you for protecting the citizens of LA.

Communication from Public

Name: Abigail Coleman

Date Submitted: 04/22/2020 03:27 PM

Council File No: 09-0234-S4

Comments for Public Posting: Hi, As part of the responsible banking ordinance we must ensure that mortgage relief is tied to relief for renters. Otherwise, tenants could continue to accumulate rent debt and face possible eviction later on. Thank you! Abigail Coleman