

Communication from Public

Name: Rene Christian Moya
Date Submitted: 05/05/2020 03:59 PM
Council File No: 20-0002-S53
Comments for Public Posting: Please find attached my support letter on behalf of Housing Is a Human Right, the AIDS Healthcare Foundation's housing advocacy division, on Item #7 for the City Council's May 6, 2020, meeting.



Housing Is A Human Right
6500 Sunset Blvd.
Los Angeles, CA 90027

5 May 2020

Honorable City Council Members
Los Angeles City Council
200 North Spring Street
Los Angeles. CA 90017

Dear City Council Members:

Given the unprecedented public health crisis and massive economic impact caused by the COVID-19 pandemic, the residents of Los Angeles desperately need adequate protections to ensure Angelenos remain housed during, and in the immediate aftermath of, the crisis.

Housing Is a Human Right—the housing advocacy division of AIDS Healthcare Foundation—**SUPPORT OF ITEM 7** on the City Council agenda for May 6, 2020. Now, more than ever, it is vital for the State of California to lift the statewide restrictions that limit rent stabilization policies through the suspension of the Costa-Hawkins Rental Housing Act of 1995.

Over 4 million California residents have filed for unemployment since the enactment of the Governor's statewide Stay-at-Home order. While this order remains necessary, we must act to ensure renters in Los Angeles and across California do not face increased housing insecurity in the wake of the immediate public health threat. We support all efforts to ensure Los Angeles renters do not face unsustainable rent increases in the short- and medium-term, which will only prolong the pain of millions of renters and hamper the economic recovery. Los Angeles must call for the immediate repeal or suspension of the outdated Costa-Hawkins Act to remove barriers to the City's powers to protect renters. Failure to act will result in hundreds of thousands of renters losing their homes over the coming months.

We want to thank the members of City Council for taking up this matter at a time of crisis. The Costa-Hawkins Act has been an impediment to the fight for the human right to housing

in California since its enactment in 1995. It is time for the State of California to remove this barrier to action now and we applaud the City Council for taking leadership on the matter.

Sincerely,

A handwritten signature in black ink that reads "René Christian Moya". The signature is fluid and cursive, with a large initial "R" and "M".

René Christian Moya
Director

Housing Is a Human Right

Rene: #37 Rent freezes on Non-RSO units, and a request that the State remove any barriers so that the city can implement the ordinance. **#29** Certifying election results from Nov 3 2020. **#38** Classifying unpaid rent as consumer debt.

#29 - SUPPORT (no comment)

#37 - SUPPORT - The COVID-19 pandemic is at the same time a public health and economic emergency of unprecedented proportions. Over 3 million Californians have filed for unemployment, and the unemployment rate is likely to climb to levels unseen since the Great Depression. State and local officials need to act to ensure renters in Los Angeles and across California do not face increased housing insecurity at a time of economic collapse. We therefore support all efforts to ensure Los Angeles renters do not face unsustainable rent increases in the short- and medium-term, which will only prolong the pain and hamper the economic recovery. The City of Los Angeles should endorse the Rental Affordability Act and call on the State of California to suspend the Costa-Hawkins Act with immediate effect, which would remove barriers to rent control in California.

#38 - SUPPORT - The unprecedented economic dislocation caused by the COVID-19 pandemic demands bold solutions to keep people in their homes, in the interest of public health, social stability and broader economic well-being. We support the motion to classify rent that gone unpaid as a result of the economic shock to ensure short-term protections to prevent evictions do not merely delay the inevitable displacement of hundreds of thousands of Angelenos over the coming months.

Susie: **#34 - SUPPORT** - As transportation continues to be an ongoing struggle for those living on the streets of Los Angeles, we support the use of under-utilized City LADOT busses to service our homeless population, including the movement of meals and equipment to areas where our homeless population continues to congregate and for the voluntary transport of homeless individuals to obtain shelter and/or medical needs.

Miki: #28 city contracted banks who are affecting property owners and tenants - this agenda item asks for 2 report backs. The initial item also ask for continued report backs in 30 day increments while the emergency order is in place. **#58** Official city stance to support mortgage relief during COVID (most likely supporting federal motion)

Support with reservations

Item 28

While encouraging financial institutions to provide protections to property owners and renters during the COVID-19 emergency is an admirable goal, the language at this time is very vague and needs to set real goals which must be met. The protections in Representative Ilhan

Omar's Federal Rent and Mortgage Cancellation Act is the model we support. To the extent that this measure moves our city in the direction of that goal we support it and urge strengthening it to achieve that goal.

SUPPORT

Item 58

The protections in Representative Ilhan Omar's Federal Rent and Mortgage Cancellation Act is the model we support. To the extent that this measure moves our city in the direction of that goal we support it and urge strengthening it to achieve that goal.

Link to **Federal Rent and Mortgage Cancellation Act:**

<https://omar.house.gov/sites/omar.house.gov/files/Omar%20-%20Rent%20%26%20Mortgage%20Cancellation%20Act%20-One%20Pager%20and%20Legislative%20Framework.pdf>

Trinidad: #33 Coronavirus impacts on undocumented individuals. **ITEM 33 SUPPORT.** I strongly urge the LA City Council to adopt this motion to find and fill any gaps in federal assistance for Undocumented immigrants impacted by COVID19 in Los Angeles. In California, there are 2.3 million undocumented immigrants, and they contribute 2.5 billion in state and local taxes. Los Angeles has the highest number of undocumented immigrants in the entire state with upwards of 814,000. This community is part of the fabric of our city and contributes to its diversity and wealth. They deserve as much help as any Angeleno, because in the end, they are Angelenos.

#39 Prohibiting terminating tenancy during a state of emergency. **ITEM 39 SUPPORT.** There is no debate here - pass this motion NOW! At the height of the Great Depression, there was a 25% unemployment rate across the country. As of today, according to the USC Downside Center for Economic and Social Research, Los Angeles has an employment rate of 67%! Shelter in place has forced Angelenos to stay at home - no wages and no work should also mean no rent and no eviction. Last month, City Council voted to allow landlords to file evictions later for non payment of rent today. For council members who voted to allow evictions on June 1st for non payment of rent in April, like my councilmember Mitch O'Farrell, why don't you forgo your wages like 67% of Angelenos suddenly weighing the terrible choice to pay rent or pay for food.

Jacquie: #35 Implementation practices for COVID funds. - **SUPPORT.** #11 price gouging - **SUPPORT.** We support any and all efforts that prevent inequitable distribution and availability of goods at all times, but especially during a crisis. Price gouging is a problem we are seeing throughout the city. It is imperative that strong measures be taken to halt it and apply appropriate consequences.

This measure needs to be more specific as to what constitutes price gouging and what penalties will be imposed, it needs to be in line with any existing rules, regulations, Ordinances and statutes.

Susie: #57 - **SUPPORT** We support the contracting of hotels, motels and other lodging - including vacant units - by the City of Los Angeles to provide isolation for First responders who have an extremely high exposure rate to Covid 19, may need nearby lodging due to long work hours with short turnaround times or who run the risk of transmitting COVID 19 to members of their household. The City should provide funds so that the contract may exceed current FEMA rules, allowing for the contracting of entire hotel/ motel properties so that they are able to employ full time staff.

Susan: #59 Official city position to support federal relief funds. #60 Official city position to support paid leave. #61 Official city position on rent and mortgage relief fund. #62 Official city position to establishing a federal fund source to support item 61. #63 Official city positions on extending visas to all critical workers. #66 Rental Relief funds - we can demand that money be transferred from Economic Development funds to this fund.

Agenda Item #60 - SUPPORT. I applaud the efforts of City Council to recognize the need to protect our working-class families by protecting their jobs, their homes, and their safety. There are limitations due to State and Federal laws, and it is good to see City leadership challenge these issues and raise awareness around them. People are urged to Shelter at Home during this crisis, but they don't always have the means to do so. They also might not have enough sick time in order to recover from an illness or take care of a sick family member. That is why I support a City position to support to expand Federal funding to all workers experiencing sickness during this time.

Agenda Item #59 and #62 - SUPPORT. The City is taking a bold step in acknowledging that many of our residents are impacted by COVID. Unfortunately we are limited when it comes to creating, enforcing, or funding when it comes to addressing these issues. I support this motion from City Council for an official City position that would support the funding of programs to keep mortgages and rents paid during this critical time for all of us in the Nation. The Federal Government needs to step up support in making sure we can keep people housed now and in the time after the crisis.

Agenda Item #61 - SUPPORT IF AMENDED. The City is taking a bold step in acknowledging that many of our residents are impacted by COVID. Unfortunately we are limited when it comes to creating, enforcing, or funding when it comes to addressing these issues. I support this motion from City Council for an official City position that would support the funding of programs to keep mortgages and rents paid during this critical time for all of us in the State. I would respectfully ask that the motion be expanded for either a 12-month period, or indefinitely. Asking all back due rent and mortgage payments to be made the day after lifting the order is too short of a window of time for people to get back up on their feet.

Agenda Item #63 – SUPPORT. I fully support the extension of visas to ALL employees and workers during this time of crisis. We absolutely need to recognize that it's the people working to harvest our food out of the fields that have provided our Nation with the stability we desperately need at this time. We need to support all of our Visa holders Nationwide and those working on their path to citizenship right now. Anyone who is here now with us during this time of crisis, is in this with us. We need to stand united.

Agenda Item #66 – SUPPORT. fully support the creation of a Renter Relief Fund for the City. We must ensure this is something that can be funded on the level that it needs to be in order to actually provide real relief. I would strongly recommend liquidating money from the Economic Development Funds as well as proposed EIFD funds. We must re-allocate our resources to taking care of our tenants now, and use funds for the creating of economic stimulation and urban renewal to ensure a roof over people's heads when it is desperately needed and not for some futuristic vision.

Agenda Item #25 - SUPPORT IF AMENDED. We urge the LA City Council to enact item 20-0413 for the distribution of parking permits for front line medical staff. Seattle, which has been largely burdened by COVID cases since early March, quickly enacted a permit program to allow hospital staff to park on nearby streets. This permit, which began on March 30, reduces some of the stress involved in going to work for these essential healthcare workers. Los Angeles is a city infamous for high traffic and minimal available parking. With this item, which would make temporary parking zones for medical providers, LA can show their healthcare workers that we appreciate their hard work by reducing the time and stress involved in hunting for a parking space at work. The concern we have with this streamlining the process for street closures is that it not result in moving, disrupting or harassing unhoused people during this emergency. Further we have concerns that specific, enforceable provisions for ending this easier process for closing streets after the urgent needs of dealing with the Coronavirus have ended.

Each item is radically different, so it's not feasible to just formulate a template to drop in items. These items will require a small amount of research. Each item was allocated based

on the person in charge of it most likely having some pre-knowledge of the item. Please keep the statement of each item to 1 paragraph so that all the items can then be merged into one official letter from HHR. By creating each paragraph, we can then use them as interchangeable pieces if other people want to use our items to submit them as public comment.

Left over items if anyone wants to add to their list.

#25 Street closures - Support (Miki) - The concern we have with this streamlining the process for street closures is that it not result in moving, disrupting or harassing unhoused people during this emergency. Further we have concerns that specific, enforceable provisions for ending this easier process for closing streets after the urgent needs of dealing with the Coronavirus have ended.

(from Lauren): **SUPPORT IF AMENDED.** We urge the LA City Council to enact item 20-0413 for the distribution of parking permits for front line medical staff. Seattle, which has been largely burdened by COVID cases since early March, quickly enacted a permit program to allow hospital staff to park on nearby streets. This permit, which began on March 30, reduces some of the stress involved in going to work for these essential healthcare workers. Los Angeles is a city infamous for high traffic and minimal available parking. With this item, which would make temporary parking zones for medical providers, LA can show their healthcare workers that we appreciate their hard work by reducing the time and stress involved in hunting for a parking space at work. The concern we have with this streamlining the process for street closures is that it not result in moving, disrupting or harassing unhoused people during this emergency. Further we have concerns that specific, enforceable provisions for ending this easier process for closing streets after the urgent needs of dealing with the Coronavirus have ended.

#50 UCLA covid research program funding - report back only

#67 Small business loans from the city - forbearance only. Should be pushed to the end of the loan.

Communication from Public

Name: Jerard Wright

Date Submitted: 05/05/2020 10:20 PM

Council File No: 20-0002-S53

Comments for Public Posting: On behalf of the Los Angeles County Business Federation or BizFed, I am writing to express strong concerns with the factual dishonesty used in the background stating that the provisions in Costa Hawkins have contributed to the affordable housing crisis. According to research done by UC Riverside last year, one of the key factors that have led to our housing availability and housing affordability crisis has been the loss of Community Redevelopment Agencies (CRAs). CRA's were a key asset for the city to partner with market-rate developers to provide the needed subsidy to build more affordable housing. When those CRAs were eliminated in 2009-10 right after the Great Recession, we have now seen in the last 3 years that slow drizzle turn into a storm of key issues that have plagued the city from lost economic development opportunities and lost opportunities to build more affordable housing to where the city can keep up with the demands. BizFed has in the past and will continue to protect Costa Hawkins because it has stimulated the growth of new housing development of all kinds needed to offset and protect the RSO units. Another factor that has led to our housing affordability and availability crisis has been the added fees the city has tacked on to the cost of each new unit of housing, according to a study by the State Housing and Community Development agency in their 2017 report they cite that the increase to the number of fees has significantly made the cost of each new market-rate unit more expensive. What is more alarming is that each affordable unit costs 20-25% more than market-rate units due to the added requirements and demands placed in by local cities. Finally, the proposed resolution to repeal Costa Hawkins goes against State law that Governor Newsom signed under AB 1482 last year. We do recognize the issues of housing affordability and availability plaguing our city but repealing this law is not the answer. We want to partner with the City to identify solutions to fix housing availability and housing affordability. We must all work to do the long term goals of supporting bills like SB 795 (Beall-Portantino) that seeks to provide the resources to Local Governments to build affordable housing. Short term political thinking such as repealing Costa Hawkins does not solve long term problems. There are other solutions such as cleaning up internal departments to reform and improve the administration of Section 8 vouchers

and their respective inspections. These time delays hurt tenants AND landlords alike making them unreliable as a funding source and a source of stability to help provide that delta for tenants and property owners alike. Again BizFed wants to partner with the City to build real solutions to solve our housing crisis to help our city and our region thrive. Thank you for your time and attention