

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

Neighborhood Council: Atwater Village Neighborhood Council

Name: Monica Waggoner

Phone Number: 310-383-8409

Email: monica@atwatervillage.org

The Board approved this CIS by a vote of: Yea(16) Nay(0) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 06/11/2020

Type of NC Board Action: For

Impact Information

Date: 06/16/2020

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-0002-S77

Agenda Date:

Item Number:

Summary:



3371 Glendale Blvd.
P.O. Box: 105, Los Angeles, CA 90039
Email: Board@AtwaterVillage.org
Message Phone: 323 230-3406
www.AtwaterVillage.org



AVNC Officers Co-Chairs: Courtney Morris, Edward Morrissey • Treasurer: Josh Hertz • Secretary: Karen Knapp

RE: S.B. 939 (Wiener) / Eviction Prohibition / Commercial Property, Business or Non-Profit Organization / State of Emergency Proclamation / COVID-19 Pandemic
Section Council File: 20-0002-S77

Los Angeles City Council City Hall
200 N. Spring St.
Los Angeles, CA 90012

Dear Mitch O' Farrell and Honorable members of the Los Angeles City Council

Atwater Village neighborhood council (AVNC) recognizes and applauds the financial efforts the city is making in contributing funds to create loan programs for local businesses as stated in council file 20-0683.

We recognize that many of our small business owners will not qualify for loans as this is contingent upon their personal and business financial standings and credit. Many of our small businesses have shuttered due to COVID-19. Even with PHASE 3 reopening under way, many businesses will have a financial decline in revenue and sadly many will not be able to reopen due to the loss of revenue and costly commercial rents.

Atwater Village is a community enriched by our small businesses, and many are directly impacted by COVID-19. Help us preserve the community and not penalize those small businesses that are no longer financially able to fulfill their leases as they are directly impacted by COVID-19.

AVNC supports the State legislation currently proposed under SB939

SB 939 would impose new obligations on landlords and provide protections for commercial tenants who meet specified criteria. SB 939 would impose a moratorium on eviction of those qualified commercial tenants while emergency COVID-19 orders are in effect. Any eviction actions commenced after the date of the emergency COVID-19 order, but before the adoption of SB 939, would be void and unenforceable. If enacted, SB 939 would permit commercial tenants to open negotiations for new lease terms, and provide commercial tenants the ability to terminate the lease without liability if those negotiations fail.



3371 Glendale Blvd.
P.O. Box: 105, Los Angeles, CA 90039
Email: Board@AtwaterVillage.org
Message Phone: 323 230-3406
www.AtwaterVillage.org



AVNC Officers Co-Chairs: Courtney Morris, Edward Morrissey • Treasurer: Josh Hertz • Secretary: Karen Knapp

This effort would not cost the city money but would provide a much needed path of renegotiating rents for many small business owners who will see a financial decline upon their reopening thus affecting the commercial lease rents and much needed commercial tenant protections for those businesses that are directly impacted by COVID-19. Furthermore, if a landlord is unwilling to negotiate it would provide tenants the right to terminate their lease without penalty to fulfill their contract. The legislation proposes the efforts the tenant would have to meet before terminating the lease agreement.

Atwater Village is a community full of many small businesses and part of what makes Atwater special. We love our local businesses and want to see our community thrive.

Thank you for your consideration,

Atwater Village Neighborhood Council