

Communication from Public

Name: Lauren Every-Wortman

Date Submitted: 03/26/2020 07:31 PM

Council File No: 20-0147-S19

Comments for Public Posting: We are all facing financial hardships because of the “Safer at Home” measure. While we understand it’s our duty to share the burden, that burden cannot fall solely on the shoulders of renters who are more likely to have been laid off, had their hours cut, or been furloughed because of the COVID-19 epidemic. We must have a rent freeze for at least the month of April. We cannot afford to pay this back at a later date...Home owners have more power to have their mortgages deferred or can refinance their homes. Renters will be out on the streets in 6 months after the “eviction moratorium” is lifted and we still can’t pay our rents. LA’s homeless crisis is already bad enough. Don’t put more people out on the streets.

Communication from Public

Name: R Atwater

Date Submitted: 03/26/2020 09:09 PM

Council File No: 20-0147-S19

Comments for Public Posting: "Only when the tide goes out do you discover who's been swimming naked." - W. Buffet Good luck everyone. Stay well.

Communication from Public

Name: Drew Paonessa

Date Submitted: 03/26/2020 08:55 PM

Council File No: 20-0147-S19

Comments for Public Posting: I urge the Council, during this time of unprecedented crisis, looking at the City of New York as our not to distant future, to consider the effects that COVID-19 will have on our most vulnerable communities. To understand that without a freeze on rents many of the working people of Los Angeles will only defer another crisis. Many of our working families can barely afford inflated rent in the City already. By only deferring their current rent payments to be paid later through "payment plans" we would just be kicking the can down the road. Los Angeles needs a freeze on rents now to allow the City to get through this crisis together and not leave a slew of eventual evictions in its path.

Communication from Public

Name: Healthy LA Coalition
Date Submitted: 03/26/2020 09:04 PM
Council File No: 20-0147-S19
Comments for Public Posting: Please include in the 20-0147-s19, submitted on behalf of Healthy LA Coalition.

March 27, 2020

Honorable Members of the City Council
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012

Re: Proposed Tenant Protections During the COVID-19 Crisis (Council File 20-0147-s19)

Dear Honorable Council Members:

The Healthy LA collective writes in response to the draft “eviction moratorium” ordinance that will be considered at the March 27th City Council hearing (“the Proposed Ordinance”).¹ Healthy LA is a network of over 200 advocacy organizations, worker centers, labor unions, service providers, religious congregations, community groups, affordable housing developers, public interest lawyers, public health and safety organizations, and many more uniting across lines of race, class, and geography to propose concrete solutions to the many hardships caused by the COVID-19 pandemic.

We are facing an unprecedented crisis in our country’s history. In a few short weeks, the national economy has ground to a halt. Economic projections suggest that we may see more than thirty percent of the workforce facing unemployment, and in California, over a million people have filed unemployment claims in just the past two weeks.

This unimaginable emergency requires an immediate and uncompromising commitment to protect all Angelenos. One of the most fundamental protections in this moment is the ability to shelter in a home. Of course, this is impossible if evictions are allowed to continue. We need a full and unconditional eviction moratorium and rent forgiveness.

Unfortunately, the City has not done enough. The proposed ordinance is not a true eviction moratorium - rather, it provides only a defense to an eviction for failure to pay rent that may be applicable when the tenant’s failure to pay was caused by the COVID-19 virus, as well as some protections against no-fault evictions. In fact, landlords can still file eviction actions against tenants for all the reasons they normally could, including failure to pay rent; this only provides a defense if the tenant meets a narrow exception. Calling it an eviction moratorium is misleading tenants and the public to think that appropriate action has been taken to ensure tenants cannot be evicted during the crisis.

In partnership with the Healthy LA collective, we submit the following comments and recommendations regarding the Proposed Ordinance. In solidarity with the millions of renters across LA, we call on the City Council to make several amendments to strengthen the Proposed Ordinance. As a resource to help advance a stronger ordinance, we have included as an exhibit a model eviction moratorium.

¹ http://clkrep.lacity.org/online/docs/2020/20-0147-S19_ord_draft_03-25-2020.pdf.

I. The Proposed Ordinance must be strengthened to better protect at-risk households.

Remove causal requirements. The Proposed Ordinance requires a tenant to “show an inability to pay rent due to circumstances related to the COVID-19 pandemic.” It will be difficult and in many cases impossible for a tenant to document that the loss of income is due to COVID-19. This is an unfair burden to place on low-income tenants, undocumented immigrants, informal sector, self-employed, or independent contractor workers, and many others who are struggling to survive this health emergency. It is also an administrative nightmare for the City and the Courts.

Further, the Proposed Ordinance may require a tenant to divulge private medical information to their landlord in order to adequately establish an affirmative defense against an unlawful detainer lawsuit. By requiring a tenant to establish that their inability to pay rent is related to “health-care expenses related to being ill with COVID-19 or caring for a member of the tenant’s household who is ill with COVID-19”, the City may run afoul of anti-discrimination and fair housing laws. The City will also put already vulnerable and sick tenants at risk of retaliation, harassment, and illegal lockouts as fear regarding this public health crisis continues.

Finally, the relationship should be presumed because anything else is likely to incentivize people to continue working outside of the home, risking spread of the infection. Specifically, consider that the U.S. Centers for Disease Control (CDC) is recommending that people who exhibit any symptoms should stay at home. At the same time, the CDC discourages medical professionals from testing everyone with symptoms. If someone with mild symptoms loses income because they act responsibly by following the CDC's advice and stay at home, but they never exhibit symptoms that are serious enough to get tested, they would be unable to document the impact of COVID-19. They would be penalized for acting responsibly. The way the current affirmative defense is structured will cause people with symptoms to continue to go to work until their symptoms are serious enough to warrant testing. This is the opposite of physical distancing. The City should not adopt policies that discourage people from practicing proper public health measures or penalize anyone who did.

If a causal connection requirement is to be included, there should be a presumption that all nonpayment of rent is due to COVID-19 and the burden should be placed on the landlord seeking to evict a tenant to produce evidence to the contrary.

Expand the scope to prohibit evictions on other grounds. The Proposed Ordinance does not protect tenants evicted because of unauthorized occupants and/or pets, breach of lease covenants, or due to nuisance complaints, such as noise caused by children who are now home after the closure of schools, or no-fault evictions when an occupant is not ill or under quarantine. Yet, individuals and households evicted under these grounds would still be put at grave risk in this current pandemic if they were to lose their home. The Mayor and the Governor’s orders are straightforward - stay at home. Being evicted and all that it entails (court appearances, packing and moving belongings, searching for new housing, needing to access additional supportive services, potentially becoming homeless) increases the likelihood of social contact and increases the likelihood of getting or spreading the virus. The City must do its part in protecting the health and safety of all of its residents.

We need to prevent all evictions during this emergency, including evictions based on failure to pay rent; breach of lease covenants; unauthorized occupants and/or pets; nuisance and all no-fault evictions without conditions. The police power grants this authority, and other cities, such as Oakland which is voting on a broader eviction moratorium this week, are going beyond the Governor's Executive Order. Los Angeles must be a statewide leader and exercise its police powers to the fullest extent to enact the strongest eviction protections to tenants.

Prevent the serving of notices and filing of an eviction. Tenants should not be risking their health to fight for their housing in court. The Proposed Ordinance should be amended to clarify that the ordinance does not just provide an affirmative defense - it applies to all actions by a landlord to initiate an eviction. Specifically, the ordinance should be amended to state that landlords are prohibited from serving notices pursuant to CCP 1161(2), filing, or prosecuting unlawful detainer actions, or otherwise seeking to evict or constructively evict a tenant, during the pandemic. The City of Santa Monica's Executive Order included such specificity.

Waive all late fees. The motion approved at the last City Council meeting explicitly requested that the ordinance waive all late fees associated with nonpayment of rent, but the Proposed Ordinance does not address late fees. We must waive all late fees in order to protect tenants who will be unable to pay rent on time through no fault of their own. And to the extent that tenants are required to pay back rent, late fees should not be added to an already significant financial burden.

Avoid evictions at the end of repayment period: As landlords receive mortgage relief, rent should be forgiven, reducing the need for complicated back rent payment arrangements. But to the extent back rent must be repaid, back rent should be treated as traditional consumer debt, not as rent due. This small, but important clarification will allow rent to be collected through standard consumer debt collection practices, but not be the grounds for eviction, preventing the potential for mass evictions at the end of the payment period. The following language should be added to the Proposed Ordinance:

“No owner shall evict a residential tenant for failing to repay past due rent subject to a repayment period under this section.”

Establish a longer payback period: To the extent rent is not forgiven, tenants must have more than six months to repay back rent. As described above, it will take many tenants months to get back on their feet after this crisis and they should not be burdened by unrealistic repayment obligations. Tenants should have, at bare minimum, 24 months to repay back rent.

Add affirmative notice requirement: The City Attorney report notes that it cannot create a penalty for failure to provide notice of the tenant's right to defer payment if there is no obligation to provide notice. Therefore, in order to comply with the spirit of the Motion adopted, the ordinance should be amended to affirmatively require landlords to give tenants notice of new protections, and then provide penalties for failure to provide notice, consistent with existing practice.

Include additional protections to keep tenants in their homes: The City should also ensure that tenants are protected from more than just an unlawful detainer lawsuit. The City should also include provisions that:

- prohibit reductions in services and amenities during the emergency period;

- prohibit rent increases during the emergency period and for at least 180 days after the termination of the emergency period, and;
- limit entry to the residential unit by the owner in order to protect the health and safety of all persons.

The attached model ordinance includes language detailing these provisions.

Finally, as the due date for rent payment approaches, we are seeing increases in threats to illegally lock tenants out. Penal Code Section 418 already makes it a crime to illegally lock out a tenant or to turn off the utilities. Sadly, the LAPD's enforcement of violations is inconsistent - officers often tell tenants that have been illegally locked out that their remedy is to sue landlords in civil court. This coalition will be reaching out to the Police Chief Moore and to the Police Commission but request that the City Council send a clear statement that Penal Code Section 418 must be strictly enforced.

II. An eviction moratorium is a start; the magnitude of the crisis requires more.

Before the pandemic, many tenants in Los Angeles faced a housing crisis. Many tenant households could barely afford rent, even in a healthy economy - 54.5% of tenant households were only making 80% of Area Median Income (and thus qualified for non-existent affordable housing), and 51% of tenants paid more than 30% of their income in rent.²

A tenant living below the poverty line paying more than 30% of their income in rent does not have sufficient disposable income to repay deferred rent in 6 months, 12 months or ever. And tenants are far from guaranteed that they will have employment after the crisis is over. For this reason, it is essential that a comprehensive solution include rent forgiveness without tax and credit consequences, homeowner protections, and strategies to ensure stronger housing stability in the long term.

Rent forgiveness. With mortgage relief already underway, rent forgiveness needs to be a priority. Some financial institutions began suspending mortgages voluntarily. On Wednesday, the Governor announced major financial relief for homeowners and property owners in the form of 90 day mortgage suspensions from most of the major financial institutions. These protections help homeowners, multifamily landlords, and nonprofit affordable housing providers in a time of great need. But in LA, a city of majority renters, that is less than half the equation. Mortgage relief and rent forgiveness must be a package deal; otherwise, we are just deciding that property owners are more important than renters, and that is not a position our city can take.

To the maximum extent possible, the City should work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and pursue options to forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. Economic relief and displacement protections should not be limited to property owners – the City must also prioritize the tenants who are at grave risk of losing their homes with rent forgiveness.

A carefully crafted rent forgiveness program is not an unfair burden on landlords, given our emergency. By forgiving rents during this emergency we will be keeping people in their homes and saving lives. In doing so, we are not leaving landlords out to dry. As described, landlords are receiving mortgage relief at the same

² 2017 American Community Survey, U.S. Census Bureau.

time that rental income would be suspended. As well, the city can and should be creating a rental relief with emergency financial assistance that landlords could access as long as they are compliant with health, safety and habitability laws. At this time several other cities and states, like New York, Boston, and San Francisco are already considering rent forgiveness. LA can be a leader in protecting our tenants in this time of unimaginable crisis.

Homeownership protections. The City should take steps to protect low- and moderate income homeowners at risk of default and financial distress due to the spread of COVID-19 through assistance programs that achieve the following:

- Work with the State and financial institutions, and their servicing entities, to continue suspending mortgage payments for homeowners and landlords, and pursue options to forgive rent obligations for any tenant in the home for the duration of the crisis, including a recovery period after the state of emergency is lifted.
- Provide resources to homeowners to determine whether they are eligible for a suspension on mortgage payments.
- Establish a mortgage assistance fund for all low-income homeowners who are not eligible for mortgage suspension.
- Establish a moratorium on trustee's sales, recordation of notices of default, and evictions of people who are post-trustee's sale of their homes, but have yet to move out.
- Work with State and County agencies to suspend collection from low-income homeowners of property tax assessments made through the Property Assessed Clean Energy" (PACE) loans and other home improvement and clean energy loan programs.
- Monitor businesses activities targeting vulnerable homeowners, providing consumer education and enforcement.

Long-term housing stability. Many lessons were learned from the foreclosure crises that do not need to be repeated. The California Homeowner Bill of Rights (BNOR) provides protections for both homeowners and neighborhood properties that should be enforced locally to every extent possible. Given the COVID-19 pandemic, we should ensure that emergency measures are coupled with an unprecedented investment by the City in measures to:

- Prevent predatory and speculative real estate acquisitions and accumulation by corporate entities made increasingly possible by the economic fallout of the current crisis;
- Advance social housing and other strategies to produce permanently affordable and community-controlled housing;
- Develop plans and resources to preserve small and medium multifamily housing exiting the market for low-income households by purchasing the properties for conversion to permanently affordable housing owned and operated by existing tenants, community land trusts, and/or mission-driven affordable housing developers;
- Provide technical assistance and capacity building initiatives that will help ensure that the local nonprofit, tenant associations and other potential homeowner groups have the supports needed to execute transactions, maintain ownership and explore the best financial feasibility to promote long term success for preserving community assets; and
- Use and enforcement of tools to curb blight so that neighborhood properties that have been foreclosed do not become blighted properties while they await disposition.

The City has the ability to protect all of its residents in this time of great uncertainty and ensure that all residents who currently have homes can stay in them. We hope that that City will take the first step towards doing so by passing a full and robust eviction moratorium and advancing a rent forgiveness program. Half-measures and business-as-usual won't do. To survive one of the greatest challenges the City has ever faced, we need this Council to commit to these life-saving protections.

Sincerely,

Healthy LA

ORDINANCE NO. _____

An ordinance adding Article 14.6 to the Los Angeles Municipal Code to temporarily prohibit certain residential and commercial evictions due to the COVID-19 pandemic.

WHEREAS, international, national, state, and local governments and health authorities are responding to an outbreak of a disease caused by the novel coronavirus referred to as COVID-19;

WHEREAS, the State of California, the County of Los Angeles, and the City of Los Angeles are experiencing a public health crisis from the COVID-19 pandemic that will have lasting impacts on residents and the economy;

WHEREAS, on March 4, 2020, the Governor of the State of California declared a State of Emergency to exist in California as result of the threat of COVID-19;

WHEREAS, on March 4, 2020, the Los Angeles County Board of Supervisors and Department of Public Health declared a local emergency and local public health emergency to aid the regional healthcare and governmental community in responding to COVID-19;

WHEREAS, on March 4, 2020, the Mayor of Los Angeles declared a local emergency based on the COVID-19 pandemic;

WHEREAS, the Centers for Disease Control and Prevention, the California Department of Health, and the Los Angeles County Department of Public Health have all issued recommendations including but not limited to social distancing, staying home if sick, canceling or postponing large group events, working from home, and other precautions to protect public health and prevent transmission of this communicable virus;

WHEREAS, as a result of the public health emergency and the precautions recommended by health authorities, many residents and businesses in the City of Los Angeles have experienced or expect soon to experience sudden and unexpected income loss;

WHEREAS, the Governor of the State of California has stated that individuals exposed to COVID-19 may be temporarily unable to report to work due to illness caused by COVID-19 or quarantines related to COVID-19 and individuals directly affected by COVID-19 may experience potential loss of income, health care and medical coverage, and ability to pay for housing and basic needs, thereby placing increased demands on already strained regional and local health and safety resources, including shelters and food banks;

WHEREAS, further economic impacts are anticipated, leaving tenants, both residential and commercial, vulnerable to eviction;

WHEREAS, during this local emergency and in the interest of protecting the public health and preventing transmission of COVID-19, it is essential to avoid unnecessary housing displacement to protect the City's affordable housing stock and to prevent housed individuals from falling into homelessness;

WHEREAS, on March 16, 2020, the Governor issued Executive Order N-28-20, which authorizes local jurisdictions to suspend certain evictions of renters and homeowners, requests a moratorium on foreclosures, and protects Californians affected by COVID-19 against utility shutoffs;

WHEREAS, the Governor's Executive Order N-28-20, further authorizes local jurisdictions such as the City of Los Angeles, to establish additional measures to promote housing security and stability to protect public health and mitigate the economic impacts of COVID-19;

WHEREAS, on March 16, 17, and 23, 2020, the Mayor issued Public Orders to mitigate the impacts of the COVID-19 pandemic on the residents of the City of Los Angeles;

WHEREAS, the City of Los Angeles deems it necessary to protect public health, life, and property during this declared state of emergency by protecting commercial and residential tenants from certain evictions during the state of emergency; and

WHEREAS, the City of Los Angeles wishes to suspend commercial and residential evictions based on non-payment of rent and no-fault evictions of residential tenants when the tenants have been affected by the COVID-19 pandemic, and to suspend the removal of occupied residential units from the rental market under the Ellis Act.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. A new Article 14.6 is added to Chapter IV of the Los Angeles Municipal Code to read as follows:

ARTICLE
14.6

TEMPORARY PROTECTION OF TENANTS DURING COVID-19 PANDEMIC

SEC. 49.99. FINDINGS.

The City of Los Angeles is experiencing an unprecedented public health crisis brought by the Coronavirus, which causes an acute respiratory illness called COVID-19.

On March 4, 2020, the Governor of the State of California declared a State of Emergency to exist in California as result of the COVID-19 pandemic. That same day, the Mayor also declared a local emergency.

On March 16, 2020, the Governor issued Executive Order N-28-20, which authorizes local jurisdictions to suspend certain evictions of renters and homeowners, among other protections. The Executive Order further authorizes the City of Los Angeles to implement additional measures to promote housing security and stability to protect public health and mitigate the economic impacts of the COVID-19 pandemic.

The economic impacts of COVID-19 have been significant and will have lasting repercussions for the residents of the City of Los Angeles. National, county, and city public health authorities have issued recommendations, including, but not limited to, social distancing, staying home if sick, canceling or postponing large group events, working from home, and other precautions to protect public health and prevent transmission of this communicable virus. Residents most vulnerable to COVID-19, including those 65 years of age or older, and those with underlying health issues, have been ordered to self-quarantine, self-isolate, or otherwise remain in their homes. Non-essential businesses have been ordered to close. More recent orders from the Governor and the Mayor have ordered people to stay at home and only leave their homes to visit or work in essential businesses. As a result, many residents are experiencing unexpected expenditures or substantial loss of income as a result of business closures, reduced work hours, or lay-offs related to these government-ordered interventions. Those already experiencing homelessness are especially vulnerable during this public health crisis.

The COVID-19 pandemic threatens to undermine housing security and generate unnecessary displacement of the City's residents and instability of the City's businesses. Therefore, the City of Los Angeles must take measures to protect public health, life and property.

This ordinance temporarily prohibits evictions of residential and commercial tenants during the COVID-19 health crisis. This ordinance further suspends withdrawals of occupied residential units from the rental market under the Ellis Act, Government Code Section 7060, *et seq.*

SEC. 49.99.1. DEFINITIONS.

The following words and phrases, whenever used in this article, shall be construed as defined in this section:

- A. **Amenities.** The term “amenities” refers to Housing Services, as defined in Los Angeles Municipal Code Section 151.02 and RAC Regulation 410.
- B. **Commercial Real Property.** The term "commercial real property" refers to any parcel of real property that is developed and used either in part or in whole for commercial purposes.
- C. **Emergency Period.** The term "Emergency Period" is March 4, 2020 to the end of the local emergency as declared by the Mayor, or the Statewide Emergency as declared by the Governor, whichever ends later.
- D. **Eviction.** The term “eviction,” “evict,” or “to evict” means using any judicial or non-judicial means to involuntarily remove a tenant from Commercial Real Property or Residential Real Property, including but not limited to:
 - 1. issuing a notice to vacate or other lease termination or eviction notice;
 - 2. filing, serving, or otherwise initiating a judicial eviction lawsuit;
 - 3. prosecuting a pending eviction lawsuit, other than as necessary to request a continuance or other suspension of the matter or to comply with an order of the tribunal;
 - 4. seeking or causing any order for the physical eviction of a tenant to be executed;
 - 5. suspending or terminating any landlord-supplied utility service to premises;
 - 6. allowing premises to become unfit for human occupancy by failing to provide necessary maintenance or repairs, or by making repairs in an unsafe manner that risks jeopardizing tenants’ health;
 - 7. demolishing all or part of the Commercial Rental Property or Residential Rental Property; or
 - 8. taking any action to make or move forward any application to the City for approval of an eviction under Los Angeles Municipal Code Sections 151.09(A)8, 9, 10, 11, 12, 13, or 14.
- E. **Eviction Notice.** The term “eviction notice” means any notice directing a Tenant to vacate residential premises or purporting to terminate a tenancy.
- F. **Owner.** The term "owner" is any person, acting as principal or through an agent, offering Residential or Commercial Real Property for rent, and includes any predecessors or successors in interest to the owner.

G. **Residential Real Property.** The term "residential real property" is any dwelling or unit that is intended or used for human habitation.

H. **Tenant.** The term "tenant" is any tenant, subtenant, lessee, sublessee or any other person entitled to use or occupancy of Residential Real Property or Commercial Real Property.

I. **Utility Services.** The term "utility service" is any essential service provided by the landlord including water, cooking & heating gas, electricity, telephone, internet, WiFi, trash collection, and sewer.

SEC. 49.99.2. GENERAL PROHIBITION ON EVICTIONS.

A. Throughout the Emergency Period:

1. No Owner shall evict or seek to evict a tenant from Residential Real Property or Commercial Real Property located within the City of Los Angeles.
2. Any eviction notice issued to a tenant during the Emergency Period is void and shall not be enforced against the tenant.
3. No Owner shall take any action to enforce a writ of possession issued by a court concerning Residential Real Property or Commercial Real Property, including (without limitation) scheduling a lockout.

SEC. 49.99.3. PROHIBITION ON RESIDENTIAL EVICTIONS.

A. No Owner shall serve an eviction notice or otherwise attempt to evict or evict a tenant from Residential Real Property for a period of 30 days after the Emergency Period ends. The Owner shall have the burden of proving compliance with this provision.

B. The Los Angeles Housing and Community Investment Department shall stay any pending applications for approval of an eviction under Los Angeles Municipal Code Sections 151.09(A)8, 9, 10, 11, 12, and 13 for the duration of the Emergency Period.

SEC. 49.99.4. PROHIBITION ON COMMERCIAL EVICTIONS.

No Owner shall serve an eviction notice or otherwise attempt to evict or evict a tenant of Commercial Real Property for a period of 30 days after the Emergency Period ends. The Owner shall have the burden of proving compliance with this provision.

SEC. 49.99.5. PROHIBITION ON REMOVAL OF OCCUPIED RESIDENTIAL UNITS.

No Owner may serve a notice to remove occupied Residential Real Property from the rental market under the Ellis Act, Government Code Section 7060, *et seq.*,

for a period of 60 days after the Emergency Period ends. If a tenant has already been served a notice, any applicable periods are tolled during the Emergency Period. Tenancies may not be terminated under the Ellis Act until 60 days after the expiration of the Emergency Period.

SEC. 49.99.6 PROHIBITION ON REDUCTION IN SERVICES AND AMENITIES

An Owner shall not reduce Housing Services, as defined in Section 151.02 and RAC Regulation 410, including, without limitation: utilities, laundry facilities, parking, access to common areas and common recreational facilities, resident managers, refuse removal, furnishings, food service, gate access, elevator service, and janitorial service, during the Emergency Period.

SEC. 49.99.7 PROHIBITION ON EVICTIONS FOR RENT ACCRUED DURING EMERGENCY.

No Owner shall serve a notice pursuant to paragraph (2) of Section 1161 of the California Code of Civil Procedure or otherwise evict a tenant for nonpayment of rent that accrued during the Emergency Period. Nothing in this section shall relieve the tenant of any liability for unpaid rent. The rent shall become a consumer debt and may be collected as any other debt owed but not through the unlawful detainer process. Before any action is taken by an Owner, tenants shall have up to twenty-four months following the expiration of the Emergency Period to repay any past due rent. Owners are encouraged to work with local agencies that will be making rental assistance available for qualifying tenants.

SEC. 49.99.8. RENT INCREASE MORATORIUM.

Any notice of rent increase for Residential Real Property or Commercial Real Property issued during the Emergency Period shall not be effective and enforceable until 180 days after the termination of the Emergency Period.

SEC. 49.99.9. LATE FEE MORATORIUM.

Notwithstanding any lease provision to the contrary, no late fees may be imposed for rent that became due during the Emergency Period. No Owner shall impose or collect any fee upon a tenant based on the late payment of rent coming due within the Emergency Period. Any such fee previously collected shall be refunded to the tenant. A person injured by a violation of this subsection shall have the right to bring a civil action in a court of competent jurisdiction to recover any such fees unlawfully withheld, along with his or her costs and reasonable attorney fees. In the case of a willful violation, such person shall also be awarded a statutory damage equal to the greater of triple his or her actual damages or \$1,000.

SEC. 49.99.10. LIMITATIONS ON ENTRIES BY OWNER.

It shall not be a violation of a residential rental agreement for a tenant who

occupies Residential Real Property to deny entry by the Owner during the Emergency Period. For purposes of this section, "Owner" includes any person accompanying the Owner or authorized by the Owner to enter the Residential Real Property (such as a prospective buyer, maintenance personnel or future tenant).

SEC. 49.99.11. REQUIRED NOTICE TO TENANTS.

Owners must post a notice providing information about the TEMPORARY PROTECTION OF TENANTS DURING COVID-19 PANDEMIC Ordinance, as well as contact information for the Los Angeles Housing and Community Investment Department (HCIDLA). The notice must be provided to tenants in writing and be posted in a conspicuous location in the lobby of the property, near a mailbox used by residents of the property, or in or near a public entrance to the property. Obligatory notice statements required by this ordinance shall be written in the language that the Owner and/or the Owner's agents normally use for verbal communications with tenants.

SEC. 49.99.12. PROHIBITION ON RETALIATION.

No Owner shall terminate or attempt to terminate a residential tenancy that existed during the Emergency Period wholly or in part because of the tenant's assertion or exercise of a right or protection arising under this Ordinance. It shall be a defense to a lease termination or eviction proceeding that the Owner's action was motivated wholly or in part by the tenant's assertion of such right or protection. A person injured by a violation of this subsection shall have the right to bring a civil action in a court of competent jurisdiction to recover his or her actual damages, along with his or her costs and reasonable attorney fees. In the case of a willful violation, such person shall also be awarded a statutory damage equal to the greater of triple his or her actual damages or \$1,000.

SEC. 49.99.13. CITY COUNCIL REQUESTS ACTION BY FINANCIAL INSTITUTIONS.

The Los Angeles Council hereby requests and urges banks and financial institutions to suspend mortgage payments, foreclosures, and late fees for low-income homeowners and landlords, with immediate forgiveness, and encourages financial institutions to provide zero-interest emergency unsecured loans and grants to small businesses and non-profits within Los Angeles that are unable to meet rent, mortgage, or other fixed operating costs.

SEC. 49.99.14. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION.

This ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15060(c)(2) (no direct or reasonably foreseeable indirect physical change in the environment), 15061(b)(3) (no environmental impact), 15269(c) (specific actions necessary to mitigate an emergency), and 15378

(regulatory actions). In response to the COVID-19 crisis, which has been declared a national, state, and local emergency, this ordinance implements rent stabilization measures and an eviction moratorium for existing residential units in the City with tenants who have been negatively impacted by the emergency.

The ordinance is necessary to mitigate an emergency and contains no provisions modifying the physical design, development, or construction of residential or nonresidential structures. Accordingly, it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment and result in no physical changes to the environment.

SEC. 49.99.15. RETROACTIVITY.

This article applies to all eviction notices and all unlawful detainer actions based on such notices, served or filed on or after March 4, 2020.

SEC. 49.99.16. SEVERABILITY.

If any provision of this article is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this article which can be implemented without the invalid provisions, and to this end, the provisions of this article are declared to be severable. The City Council hereby declares that it would have adopted this article and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.

SEC. 49.99.17. ENFORCEMENT

(A) The violation of any provision of this article may be raised as an affirmative defense at any time during a proceeding brought by an Owner for recovery of possession of Residential Real Property or Commercial Real Property.

(B) An Owner who violates any provision of this article is guilty of a misdemeanor and subject to a fine in an amount no greater than \$1,000 per violation.

(C) A Tenant injured by an Owner's violation of any provision of this article has a private right of action against the Owner for violation of Cal. Bus. & Prof. Code Section 17200, et seq., and shall be entitled to attorney's fees and exemplary damages according to proof.

Sec. 2. **URGENCY CLAUSE.** The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: the City of Los Angeles will suffer irreparable damage, including loss of life and property, should the devastating effects of COVID-19 not be quickly mitigated. The Council, therefore, adopts this ordinance to become

effective upon publication pursuant to Los Angeles City Charter Section 253.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and

Legality MICHAEL N. FEUER,

City Attorney

File No. _____

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members.

CITY CLERK

MAYOR

Ordinance Passed-----

Approved

Communication from Public

Name: Stephen Watson
Date Submitted: 03/26/2020 09:57 PM
Council File No: 20-0147-S19

Comments for Public Posting: Dear Council Members, My mom and I are small apartment owners who just spent all of our money on soft story retrofitting for the building. It is my understanding you are going to pass that the tenants who are financially suffering for Covid 19 will not have to pay the rent. I called my lender Chase bank and they said we will still need to pay our loan payment, which we had to increase to pay for the soft story retrofitting. My place of business is non essential so it is closed down. We do not have reserves to pay the mortgage and what you are passing will cause us to go into foreclosure and destroy our credit. You are offering no help to the small business owner who has been trying to offer good clean affordable housing. If you are going to not let us collect rent then make it we don't have to pay for trash, water, gas, property taxes, maintenance, etc. I called my insurance company and they sent me the clause that a virus is excluded from the policy and we can not claim loss of rent. Most small buildings are owned by mom and pops not big equity firms. If you want to talk my number is 213-446-3636.

Communication from Public

Name: Louise Eccard

Date Submitted: 03/26/2020 10:04 PM

Council File No: 20-0147-S19

Comments for Public Posting: Dear Council, Our family owns one of the cities historic landmark apartment buildings. We care about the building as well as our tenants. We sympathize with those tenants who are truly impacted financially by the Corona virus. However, in our experience, every tenant case is different. It would be a huge mistake to not require documentation to support a tenants case in non payment of rent. If every tenant were to use this clause to avoid rent, we will not be able to finance the proper upkeep and huge maintenance costs associated with an older historic building. It is critical that each and every request to defer rent be based on each person's unique financial situation. Please require financial documentation that shows a tenant cannot pay their rent. Thank you, Louise Eccard 609 S Burnside Ave #303 Los Angeles, CA 90036

Communication from Public

Name: Terry Ballentine
Date Submitted: 03/26/2020 10:29 PM
Council File No: 20-0147-S19

Comments for Public Posting: We are experiencing a global pandemic that has necessitated government intervention at all levels to curtail further advancement of the Coronavirus (COVID-19) and minimize the financial loss affecting a multitude of industries and the individuals whose livelihoods depend on the industries. Urge the City Council to take a holistic and balanced approach in recognition of the detrimental impact of COVID-19 on the City's renters and rental housing providers, all of whom need support during this most challenging time. With regard to the temporary eviction moratorium and related ordinance, there are several important issues and recommendations to raise with the Council: Deferred payment of rent has sweeping financial implications on not just the multifamily rental housing industry but also the small businesses that you support including vendors, suppliers, and trades. Without rent revenue, you will have no other option but to significantly reduce all non-essential building services and will have difficulty paying your property taxes, mortgages and other financial obligations. Eviction moratoriums will not replace a renter's lost wages or cover the cost of medical prescriptions and related essentials. The most direct and impactful way to assist residents and businesses alike is through the establishment of emergency assistance fund to provide essential financial support to all impacted residents and businesses struggling during these uncertain and turbulent times. I urge the Council to provide mortgage relief for rental property owners who are negatively impacted due to the loss of rent revenue, and to temporarily suspend all City fees for businesses and suspend or institute a grace period for payments of City's trash and sewage for those who are impacted by COVID-19 pandemic. I Urge the City Council to recognize that small owners depend on their modest rental income to support themselves, their families, and maintain the building for their renters. Accordingly, ask the City Council to ensure that rental housing providers be permitted to request and accept partial rental payments from renters without modification of lease agreements or limitation on their ability to later seek payment of unpaid rent. The proposed urgency ordinance does not establish specific written notification requirements or that renters provide supporting documentation reflective of their loss of income and inability to pay rent. Urge the Council to require

renters to provide written notice prior to rent due dates, or establish a notice period similar to the Los Angeles County's Emergency Order, which specifies that a renter must provide written notice within seven (7) days after the date that rent is due, absent extenuating circumstances. By having renters provide rental housing providers with written notification and related supporting documentation of their inability to pay rent as soon as the circumstances set forth in the ordinance arise, rental housing providers and renters can avoid unnecessary court filings, as well as enabling owners to make financial adjustments, if and where possible. Reasonable, verifiable, supporting documentation is essential in minimizing the likelihood of fraud and disputes related to the basis for the non-payment of rent. Examples of supporting documentation could be a letter from an employer or medical doctor, pay stubs or bank statements depending on the individual's circumstances. As a Mom & Pop property owner, I hope to be able to survive this crisis by reasonable actions that will ensure an equitable and fair result. Thank you.

Communication from Public

Name: Celine Kuklowsky
Date Submitted: 03/26/2020 10:34 PM
Council File No: 20-0147-S19

Comments for Public Posting: I am writing to ask that you support Healthy LA's platform to protect workers and renters who are most "at-risk" economically and will be the most hard hit by this crisis. This includes the many gig and temporary workers, as well as low-wage insecure labor, any and everyone that is being laid off, who's hours are reduced or fired, and for the many angelenos that work under the table and have no rights, will receive no paid vacation time or sick leave, and are in fear of being made homeless by this situation. So many of my own friends will not be able to pay rent next month and will have no choice but to forego payment. It is critical that you implement a moratorium on all evictions for all angelenos, and create a rent forgiveness program for people and businesses who will not be able to make their rent. If businesses are forced to shut down, they should not be expected to pay rent. If folks are no longer being compensated, they should also not be expected to pay rent. This goes for continuing to suspend mortgage payments for homeowners and landlords who will also not be able to make their rent for the duration of the crisis, with a period of adjustment and recovery after the state of emergency is lifted. This crisis can wreak havoc on people's lives, livelihoods, abilities to stay in their homes. We must do everything we can to protect our most vulnerable communities, to prevent more people from being made homeless, to not burden folks with further debt when their job futures are uncertain. This global pandemic is the opportunity to do what is right and to help redress some of the massive injustices and inequalities in our society that this virus is exposing. Please support Healthy LA's policy demands and legislative platform.

Communication from Public

Name: G. Juan Johnson

Date Submitted: 03/26/2020 10:34 PM

Council File No: 20-0147-S19

Comments for Public Posting: SUBJECT: COMMUNICATION FROM THE CITY ATTORNEY and ORDINANCE FIRST CONSIDERATION relative to adding Article 14.6 to the Los Angeles Municipal Code (LAMC) affording tenant protections during Coronavirus COVID-19 Emergency Declaration. ITEM NO. 20-0147-S19 I support the passage of the ordinance with the following reservations: 1. Prohibition on residential eviction. This passage needs to be stronger. Rather than a bottom up approach, the council needs to take a top down approach; landlords of residential apartment properties must be prohibited from serving 3-day notices during the length of the local covid-19 emergency. In order to serve a three day notice during the emergency, further, it has to be served by the HCID after they have determined the notice to be not in violation of the local emergency period; the owner must request the HCID to serve the notice. 2. Code enforcement inspectors some making over \$200,000 per year, must to every extent possible during the crises, assure the diligent enforcement of HEALTH AND SAFETY CODE - HSC 17920.3. "Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building: (a) Inadequate sanitation shall include, but not be limited to, the following: (14) General dilapidation or improper maintenance. (c) Any nuisance. (d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly", will be enforced in that such enforcement is for the Public Welfare and in the interest of Public Safety. If construction is an exception from the stay at home order, or as long as construction continues, the Public's health and safety as regards health and safety regulations must be adhered to including the provisions of all housing services as the state, county, and city has determined those housing services and benefits to be, including rent reimbursements, intercom maintenance, and parking services. 3. That "circumstances" of "loss of income due to the COVID-19 epidemic" and "expenditures that stem from

government-ordered emergency measures" shall be interpreted to apply to those persons, including those over the age of 65, who have not been able to find gainful employment because they were by the government ordered or advised to stay at home or because places of employment due to the pandemic, are closed and not hiring workers. 4. The California legislature declares: "It is recognized that the practice of denying employment opportunity and discriminating in the terms of employment for these reasons foments domestic strife and unrest, deprives the state of the fullest utilization of its capacities for development and advancement, and substantially and adversely affects the interests of employees, employers, and the public in general." 5. Renter/tenant household necessities may include rent, food, utilities, parking, auto expense, phone and internet, medical, insurance, plus other bills like credit cards. The city must provide cash to each residential tenant in the amount of \$1500. The city can afford it and that the money can be paid back thru the increase of city taxes, or other taxpayer supplied revenue sources. The city has provided \$11 million to small businesses affected by this crises; let the city provide \$11 million in loans to residential tenants in the form of the \$1500 per household. G. Juan Johnson 1522 Hi Point St 9 Los Angeles CA 90035 Phone 323-807-3099 ref. county board of supervisors damage claim file number 20-1158110*001 ref. city damage claim dated Jan 22, 2020 from GJ Johnson at 2:32 p.m. ref. that denial of equal opportunity by city funded neighborhood councils (city department of neighborhood empowerment) to ballot qualified write-in candidates violates the city code of ethics and is against Public Welfare and does discriminate i.e. foments domestic strife and unrest

Communication from Public

Name: Julian Ponce

Date Submitted: 03/26/2020 07:47 PM

Council File No: 20-0147-S19

Comments for Public Posting: Please support the Healthy LA petition! This is a drastic emergency and people need your protection and leadership.

Communication from Public

Name: Manuel F Pires Jr

Date Submitted: 03/26/2020 06:47 PM

Council File No: 20-0147-S19

Comments for Public Posting: Hello, my name is Manuel F Pires Jr and I am your constituent from Macarthur Park. I am calling on City Council enact stronger protections for our community in response to COVID-19. Our families and vulnerable community members need immediate action to protect our health and our livelihoods. At tomorrow's Emergency Council meeting, I urge the City to support motions to: Enact a Strong Moratorium on Evictions related to both nonpayment of rent and the presence of unauthorized occupants and pets, as well as all "no cause" evictions. People should not have to go to court to prove the impact of coronavirus on them to counter an eviction filing. Nobody should be evicted during an emergency that requires people to shelter in place. Have the City should work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and FORGIVE RENT OBLIGATIONS FOR THE DURATION OF THE CRISIS, including a recovery period after the state of emergency is lifted. Implement an immediate freeze on all residential and commercial rent increases and prohibit landlords from charging late fees. Immediately supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. Protect workers' livelihoods by enacting "just cause," "right of recall," and "worker retention" policies to stop unscrupulous employers from unjustly terminating workers during this crisis, and to ensure that when it is safe to return to work, they still have jobs to return to. Prioritize workplace health and safety, including mandated paid time for and access to hand-washing and sanitizing, provision of protective gear, and appropriate training for those still at work, especially grocery workers, food service workers, and delivery drivers. Provide 14 days of paid sick leave to all workers and prohibit retaliation against those who take it. Workers must feel safe to stay home through their illness for the public's safety

Communication from Public

Name: Derek Maher

Date Submitted: 03/26/2020 06:57 PM

Council File No: 20-0147-S19

Comments for Public Posting: Hello, my name is Derek Maher and I am your constituent from the Miracle Mile area in Los Angeles. I am calling on City Council to enact stronger protections for our community in response to COVID-19. Our families are vulnerable and community members need immediate action to protect our health and our livelihoods. At tomorrow's Emergency Council meeting, I urge the City to support motions to: Enact a Strong Moratorium on Evictions related to both nonpayment of rent and the presence of unauthorized occupants and pets, as well as all "no cause" evictions. People should not have to go to court to prove the impact of coronavirus on them to counter an eviction filing. Nobody should be evicted during an emergency that requires people to shelter in place. The City should work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and FORGIVE RENT OBLIGATIONS FOR THE DURATION OF THE CRISIS, including a recovery period after the state of emergency is lifted. Implement an immediate freeze on all residential and commercial rent increases and prohibit landlords from charging late fees. Immediately supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. Protect workers' livelihoods by enacting "just cause," "right of recall," and "worker retention" policies to stop unscrupulous employers from unjustly terminating workers during this crisis, and to ensure that when it is safe to return to work, they still have jobs to return to. Prioritize workplace health and safety, including mandated paid time for and access to hand-washing and sanitizing, provision of protective gear, and appropriate training for those still at work, especially grocery workers, food service workers, and delivery drivers. Provide 14 days of paid sick leave to all workers and prohibit retaliation against those who take it. Workers must feel safe to stay home through their illness for the public's safety.

Communication from Public

Name: Genevieve

Date Submitted: 03/26/2020 06:01 PM

Council File No: 20-0147-S19

Comments for Public Posting: Hello, my name is Genevieve and I am your constituent from Echo Park, District 13. I am calling on city council to vote to enact stronger protections for our community in response to COVID-19. Our families and vulnerable community members need immediate action to protect our health and our livelihoods. At tomorrow's Emergency Council meeting, I urge the council to support motions to: Enact a Strong Moratorium on Evictions related to both nonpayment of rent and the presence of unauthorized occupants and pets, as well as all "no cause" evictions. People should not have to go to court to prove the impact of coronavirus on them to counter an eviction filing. Nobody should be evicted during an emergency that requires people to shelter in place. Have the City should work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and FORGIVE RENT OBLIGATIONS FOR THE DURATION OF THE CRISIS, including a recovery period after the state of emergency is lifted. Implement an immediate freeze on all residential and commercial rent increases and prohibit landlords from charging late fees. Immediately supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. Protect workers' livelihoods by enacting "just cause," "right of recall," and "worker retention" policies to stop unscrupulous employers from unjustly terminating workers during this crisis, and to ensure that when it is safe to return to work, they still have jobs to return to. Prioritize workplace health and safety, including mandated paid time for and access to hand-washing and sanitizing, provision of protective gear, and appropriate training for those still at work, especially grocery workers, food service workers, and delivery drivers. Provide 14 days of paid sick leave to all workers and prohibit retaliation against those who take it. Workers must feel safe to stay home through their illness for the public's safety.

Legislative Proposals

March 22

HOUSING STABILITY

- **Rent forgiveness and mortgage suspension.** Across the country, financial institutions are already increasingly suspending mortgage payments. To the maximum extent possible, the City should work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and pursue options to forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. Economic relief and displacement protections should not be limited to property owners – the City must also prioritize the tenants who are at grave risk of losing their homes with rent forgiveness. In addition to the suspension of mortgage payments, the impacts of rent forgiveness may also be offset in some cases by emergency financial assistance predicated on the landlord's compliance with all health, safety, and habitability laws (described below).
- **Moratorium on evictions.** The City moved to adopt some restrictions on eviction proceedings last week, but the proposed ordinance does not go nearly far enough in the face of this crisis. The City must enact a sweeping moratorium against the eviction of any tenant in Los Angeles. This moratorium must have universal application. Requiring proof of a direct causal effect of COVID-19 may exclude individuals indirectly affected by the secondary and tertiary economic effects of the health crisis. For instance, workers who cannot find jobs due to the economic downturn may not be able to prove a causal connection—yet that does not change the fact that they cannot afford to pay their rent. In addition, it is crucial that the City draft the moratorium broadly, in order to prevent landlords from filing creative eviction lawsuits to get around it. (An analogous situation is that it is already common for landlords to file meritless cases based on false allegations of nuisance or

breach of lease, in order to charge market rates at rent-stabilized apartments.) Any unlawful detainer case forces tenants to appear in court, which contravenes the Governor's and the Mayor's shelter at home policy. Furthermore, we can expect that many tenants who are evicted will either become homeless, or crowd into relatives' homes—both scenarios that will make it easier for the virus to spread. To achieve the crucial objectives of preventing homelessness and slowing COVID-19, the eviction moratorium must be strengthened to include the following:

- The moratorium should cover *all* evictions, not just those based on nonpayment of rent, and with no requirement to prove a causal connection to COVID-19. This includes, but is not limited to, evictions based on failure to pay rent; breach of lease covenants; unauthorized occupants and/or pets; nuisance (such as noise caused by children who are now at home after the closure of their schools); and no-fault evictions.
- The moratorium must address both the filing of cases, and create legal defenses:
 - Landlords must be barred from filing any and all unlawful detainer cases in the Los Angeles Superior Court system during and for a period following the moratorium.
 - Service by the landlord of any eviction notice during the moratorium period, as well as the filing of any unlawful detainer case during the moratorium period, must each be complete defenses to an unlawful detainer case.
- In the event that unpaid rent is not forgiven, tenants must have a minimum of 24 months from the end of the emergency to make late rent payments.
- Any unpaid rent that is not forgiven will be transformed into consumer debt which can be collected via the civil process, not through the unlawful detainer process.

Rent Freeze. The City took very little action to ease rent burden or prevent rent gouging for LA's tenant community at last week's meeting. As of now, the City is simply banning the charging of late fees for the duration of the crisis. But it is becoming increasingly clear that a broad swath of workers is suffering

economically from the COVID-19 pandemic and the consequences of displacement and overcrowding are more dire than ever. With the City's high pre-existing levels of rent burden, the relatively large rent increases allowed under the rent stabilization ordinance and the assessment of late fees can jeopardize many families' housing. To promote housing stability, the City should:

- Immediately freeze rents at their March 4, 2020 rates to protect tenants during this public health crisis, including a period of time after the state of emergency has been lifted, and allow the City Council to consider permanent adjustments to LARSO's annual allowable increase.
 - Legislate that a landlord's increasing rent during this time, or requiring, as a way to avoid the rent freeze or raise the rent, that a tenant sign a new lease, shall each be a complete defense to any unlawful detainer case the landlord files thereafter regarding this tenancy.
 - Establish clear and effective enforcement procedures to ensure that landlords are complying with the rent freeze provisions and tenants are aware of and able to exercise their rights under the rent freeze.
 - Fully fund tenant outreach and education, and establish a tenant hotline to report violations of the eviction moratorium, rent forgiveness or rent freeze.
 - The City should require an extension of all expiring leases for at least six months, instead of the just three month period the City Council is currently contemplating in their eviction moratorium motion. Failure to extend a lease in this manner shall be a complete defense to an unlawful detainer case.
 - To the extent possible, HCID should extend deed-recorded rent restrictions for the duration of the eviction moratorium.
- **Emergency Rental Assistance.** To the extent that unpaid rent is not forgiven, ensure that rental assistance is available after the eviction moratorium expires. An emergency rental assistance program should be created to minimize the burden on low-income tenants and is predicated on the landlord's compliance with all health, safety, and habitability laws.

- **Foreclosure Protections for Tenants.** The City should strengthen the protections in LAMC § 49.42 to ensure that the City is doing everything in its power to protect tenants in properties subject to foreclosure.
- **Homeowner Assistance.** Protect low-income homeowners at risk of default and financial distress due to the spread of COVID-19 through assistance programs that achieve the following:
 - Work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and pursue options to forgive rent obligations for any tenant in the home for the duration of the crisis, including a recovery period after the state of emergency is lifted.
 - Provide resources to homeowners to determine whether they are eligible for a suspension on mortgage payments.
 - Establish a mortgage assistance fund for all low-income homeowners who are not eligible for mortgage suspension.
 - Establish a moratorium on trustee's sales, recordation of notices of default, and evictions of people who are post-trustee's sale of their homes, but have yet to move out.
 - Work with State and County agencies to suspend collection from low-income homeowners of property tax assessments made through the Property Assessed Clean Energy" (PACE) loans and other home improvement and clean energy loan programs.
- **Enforcement and Outreach.** HCID, in coordination with the City Attorney, shall impose penalties if landlords do not inform tenants of their rights under these provisions. Penalties for landlord noncompliance with any of these emergency restrictions should be the basis for punitive action by the City or affected tenants, with a statute of limitations sufficient to allow enforcement after the state of emergency is over. The City shall also fund outreach by community-based organizations to tenants, and provide a complaint hotline to tenants. The City shall fund sufficient staffing to ensure timely enforcement of tenants' rights.

March 13

Housing Stability

The City of Los Angeles expects that the COVID-19 pandemic of this hour will be exacerbated by the crisis of homelessness we already suffer. COVID-19 is poised to not only sicken our population, but to increase rates of poverty and homelessness – a dynamic that will worsen the spread and impact of the virus. Too often, individuals experiencing homelessness lack the resources they need to sanitize their surroundings, quarantine at home, and recover if they fall ill. We must act decisively to prevent this virus from causing even more Los Angeles residents to lose their housing. Working with all appropriate city departments, other public agencies, and stakeholders, the city must do everything in its power to increase housing stability during this health crisis through the following actions:

- **Moratorium on evictions.** Enact a sweeping moratorium against the eviction of any tenant in Los Angeles. This moratorium must have universal application. Requiring proof of a direct causal effect of COVID-19 may exclude individuals indirectly affected by the secondary and tertiary economic effects of the health crisis. For instance, workers who cannot find jobs due to the economic downturn may not be able to prove a causal connection—yet that does not change the fact that they cannot afford to pay their rent. An eviction moratorium must also help contain the spread of the virus and reduce unnecessary risks by preventing mandatory court dates in eviction proceedings, which contravene the Governor’s mandate that gatherings of more than 250 be cancelled. To achieve these crucial objectives, this moratorium must be drafted to include the following:
 - Landlords must be barred from filing unlawful detainer cases in the Los Angeles Superior Court system during and for a period following the moratorium.
 - Service by the landlord of an eviction notice during the moratorium period, as well as the filing of an unlawful detainer case during the moratorium period, shall each be complete defenses to an unlawful detainer case.
 - All unlawful detainer cases in which there is not yet a final judgment must be stayed or dismissed. Trial shall not be held, and neither a judge

nor any clerk of the court shall enter judgment against any defendant, or issue any writ of execution.

- Execution of any judgment for plaintiff in an unlawful detainer case, regardless of when entered, shall be stayed until 180 days after the end of the moratorium. The Sheriff shall be restrained from evicting any occupant until 180 days after the end of the moratorium.
 - No tenant, at any time, shall be evicted for nonpayment of rent, late charges, or any other fees or charges accrued during the moratorium or during a period thereafter.
- **Moratorium on utility shutoffs.** Access to utilities is critical to residents' ability to sanitize their homes, wash their hands, and maintain their health. The City should enact a moratorium on the shutoff of utilities for residences and businesses, whose stakeholders rely on continuing operation in order to maintain their income and their housing.
 - **Rent Freeze and Ban on Late Fees.** A broad swath of workers is suffering economically from the COVID-19 pandemic and the consequences of displacement and overcrowding are more dire than ever. With the City's high pre-existing levels of rent burden, the relatively large rent increases allowed under the rent stabilization ordinance, and the assessment of late fees can jeopardize many families' housing. To promote housing stability, the City should:
 - Freeze rents immediately to protect tenants during this public health crisis and allow the City Council to consider permanent adjustments to LARSO's annual allowable increase.
 - During the period of the eviction moratorium, and for a period thereafter, prohibit landlords from charging any late fee to tenants or requiring, in order to avoid the rent freeze or raise the rent, that any tenant sign a new lease.
 - The landlord's charging of a late fee to a tenant, increasing rent during this time, or requiring, as a way to avoid the rent freeze or raise the rent, that a tenant sign a new lease shall each be a complete defense to any unlawful detainer case the landlord files thereafter regarding this tenancy.

- Establish clear and effective enforcement procedures to ensure that landlords are complying with the rent freeze provisions and tenants are aware of and able to exercise their rights under the rent freeze.
 - Fully fund tenant outreach and education, and establish a tenant hotline to report violations of the eviction moratorium or rent freeze.
 - Landlords shall be required to extend all expiring leases until 120 days after the end of the eviction moratorium. Failure to extend a lease in this manner shall be a complete defense to an unlawful detainer case.
- **Emergency Rental Assistance.** Ensure that rental assistance is available after the eviction moratorium expires, minimizes burdens on low-income tenants, and is predicated on the landlord's compliance with all health, safety, and habitability laws.
 - **Enforcement and Outreach.** HCID, in coordination with the City Attorney, shall impose penalties if landlords do not inform tenants of their rights under these provisions. The City shall also fund outreach by community-based organizations to tenants, and provide a complaint hotline to tenants. The City shall fund sufficient staffing to ensure timely enforcement of tenants' rights.
 - **Foreclosure Protections for Tenants.** The City should strengthen the protections in LAMC § 49.42 to ensure that the City is doing everything in its power to protect tenants in properties subject to foreclosure.
 - **Homeowner Assistance.** Protect low-income homeowners at risk of default and financial distress due to the spread of COVID-19 through assistance programs that achieve the following:
 - Halt mortgage payments for individuals suffering economic hardship during the spread of COVID-19.
 - Establish a mortgage assistance fund for all low-income homeowners.
 - Establish a moratorium on trustee's sales, recordation of notices of default, and evictions of people who are post-trustee's sale of their homes, but have yet to move out.

- Work with State and County agencies to suspend collection from low-income homeowners of property tax assessments made through the Property Assessed Clean Energy” (PACE) loans and other home improvement and clean energy loan programs.

PROTECTIONS FOR UNHOUSED PEOPLE

1. Immediately open vacant city, state, and county-owned buildings, vacant lots, and other public properties and provide items needed to slow/stop the spread. Make use of hotels and motel rooms for people to quarantine and to protect unhoused people who are elderly or have conditions that will make COVID-19 especially deadly.
2. Make right on LACAN’s ”Dirty Divide” demands and supply dumpsters, showers, hand washing stations, vermin abatement, laundry vouchers, soap, and water to every informal settlement in Los Angeles. Expand trash pick up and sidewalk cleanings (not sweeps).
3. Stop dismantling informal settlements and pushing residents into the shadows and away from assistance. Allow encampment residents across the City of LA to return and outfit the settlement with supplies and services needed to keep them healthy. Sweeps everywhere should be halted.
4. Immediately suspend enforcement of LAMC 56.11 daytime “tents down” provision as long as tents allow ADA clearance and are 10 ft from operable driveways. Allowing tents to remain up and people to stay in those tents during the duration of this public health crisis allows occupants to isolate themselves as needed for public health and safety.
5. Immediately suspend enforcement of LAMC 56.11 “60 gallon” rule. Stop the confiscation of property necessary to maintain encampment residents’ health and survival.
6. Increase GR and SNAP benefits. Moratorium on the job search requirement for GR (general relief) and SNAP benefits during this public health crisis, so the focus can be on health and quarantine instead of job searches during a time when employment is slowing.

7. Immediately implement 24/7 restroom access in parks, beaches, and government properties with unarmed attendants. The largest stock of public restrooms and handwashing stations are in public parks, beaches, and government properties and can be made immediately available.

8. STOP towing RVs and other vehicles that people are using for shelter. Vehicles that can be used by unhoused folks to provide recommended social distance should not be towed for reasons like debt collection or unpaid registration.

PROTECTIONS FOR HOSPITALITY WORKERS

PREVENTION: HAND WASHING

Mandate that all Airport, Stadium and Hotel employers give employee an extra 15 minutes of break time every 4 hours for washing hands and sanitizing.

In hotels, housekeepers should have an affirmative reduction in workload equivalent to 30 minutes of work (typically one “room credit”), and must not be penalized if they do not complete daily room cleaning quotas, so that they are able to perform thorough cleaning and have time to frequently wash their hands.

Together, this means three legislative actions:

- A. Suspend room quotas for hotel housekeepers until further notice,
- B. mandate that all housekeepers be given a break after each room to wash their hands and disinfect,
- C. permanently reduce room quotas by 1 credit if the room quota is normally 16 or less, and by two credits if the room quota is more than 16.

CONTROL LAYOFFS

- Protect workers with fair layoff and recall by seniority rights, so laid off workers are ensured a job when the crisis subsides. See Santa Monica Municipal Code Section 4.66.10 et seq.
- Adopt a “just cause” provision to prevent unscrupulous managers from trumping up reasons to fire workers. See Philadelphia Municipal Code

Section 9-4700 et seq.

- Adopt worker retention to protect workers through bankruptcy and subcontracting. See Santa Monica Municipal Code Chapter 4.67.050; Los Angeles Municipal Code Section 183.00 et seq.

TRAINING: CENTRALIZE PUBLIC HEALTH TRAINING FOR HOSPITALITY WORKERS

All housekeepers and cooks in the Airports, Stadiums and Hotels should be trained on public health by a single non-profit authority not controlled by employers. A model is the “public housekeeping” training law adopted last year by the City of Santa Monica. See Santa Monica Municipal Code Section 4.67.060

ENFORCE THE CITY’S SHORT TERM RENTAL LAW, STARTING WITH MULTI-UNIT BUILDINGS AND RENT CONTROLLED APARTMENTS

Public safety measures in the hospitality industry are not meaningful if a significant part of our hotel units are being run through illegal, unregulated operators. This is especially true when short-term rental businesses occupy entire buildings or multiple units in a building and take over rent controlled units, which are often in larger, denser buildings.

PROTECTIONS FOR ALL WORKERS

WORKER AND COMMUNITY HEALTH AND SAFETY

1. Enforce AB5 anywhere workers are being denied sick leave or access to benefits as a result of being misclassified. Presumption that all workers in the current crisis, including but not limited to all service workers, grocery, retail, drug, food and other delivery workers, and improperly classified port drivers, are employees.
2. Require all employers to offer universal 14 days (80 hours) of paid sick leave with the understanding that in a public health emergency all workers have immediate access to their paid sick time regardless of approval by a doctor. Pro-actively enforce new and existing paid sick leave policies.

3. Mandate that all employees have time to wash their hands at least every 30 minutes, and that the employer provides at its expense all necessary sanitary cleaners, including but not limited to sanitizer, disinfecting cleaning products, and protective gear (gloves, etc.) and appropriate training on their proper use. Mandate sufficient staffing to ensure sanitary bathrooms are stocked with all necessary items to protect public health.
4. Workers, particularly those still engaging with the public, must be trained in public health protection either by a government entity, or a non-profit authorized by a government entity not controlled by the employer. See the Santa Monica Municipal Code Section 4.67.060.
5. Enact and enforce anti-retaliation protections for workers taking paid sick leave or paid family leave, or who are quarantined. No workers should be disciplined or fired for taking leave or as a result of being quarantined.

IMMEDIATE PROTECTIONS FOR WORKERS

1. To protect workers further, just cause terminations only to ensure employers do not take advantage of the crisis to unfairly fire workers. See Philadelphia Municipal Code Section 9-4700 et seq.
2. Right of recall by seniority for workers laid off during the crisis. (See Santa Monica Municipal Code Section 4.66.10 et. seq.
3. Worker retention in case companies go bankrupt and/or are sold during the crisis. See Santa Monica Municipal Code Chapter 4.67.050; Los Angeles Municipal Code Section 183.00 et seq.
4. Permit workers to alter their schedules to address childcare and family needs arising from the pandemic without retaliation and with good faith efforts to maintain hours. Offer full-time hours to existing employees before hiring new staff.

PROTECTIONS FOR SCHOOLS & FAMILIES

1. Close schools proactively and immediately
2. Fund social services in the wake of the closures
3. Outline of health and safety protocols for the home.

4. Fifteen additional paid sick days per year for all workers in LA County. Additional PTO for workers w/o paid sick time.
5. Weekly disaster stipend for working parents to stay home with children.
6. All economic barriers to coronavirus testing and treatment removed.
7. Network of food and supply distribution centers, to students who need food but are not in school, to get it.
8. Free, reliable broadband access and access to electronic devices to students while at home.
9. Debt forgiveness, suspended rent and mortgage payments, shut-off of eviction court and utility courts
10. Not penalizing schools' funding based on attendance or missed standardized tests.
11. Systematic support for all unhoused students in LAUSD and all unhoused people.
12. Additional support for students w disabilities and medically fragile students.

Healthy LA Coalition

Communication from Public

Name: Taikye Wright-Brown

Date Submitted: 03/26/2020 04:13 PM

Council File No: 20-0147-S19

Comments for Public Posting: In a sudden and unfortunate turn of events this week, I and millions of other people across the nation lost our only sources of income at no fault of our own. And with this new reality, we have fallen into a deep state of uncertainty and despair about how we will provide proper and sufficient nutrition, housing and healthcare—among countless other basic necessities—for ourselves and our families. So naturally, as the COVID-19 crisis worsens, we are looking to officeholders at every level of government to do the job they are so fortunately still being paid to do, and which we the people they are responsible to have charged them with: to ensure that our needs are met, our interests are protected, and justice is unfailingly served. I firmly believe that in effect the proposals outlined in the amended motion meet this standard, and I ask that the Council Members move with a sense of urgency to enact them. By protecting those of us who are in danger of unjust eviction or rent-related financial burden, you can rest assured that you are providing critically needed relief to your constituents. And for that we will surely thank you.

Communication from Public

Name:

Date Submitted: 03/26/2020 11:34 PM

Council File No: 20-0147-S19

Comments for Public Posting: As a lifelong renter I stand behind groups like healthyLa and Stonewall Democratic Club and strongly endorse the package of tenant and worker protections under consideration by the Los Angeles City Council at its emergency meeting on Friday, March 27, 2020. I also encourage and urge our partners in the California state legislature to resume meeting in the immediate future and to augment these local measures with statewide relief. Millions of Californians will go to sleep tonight with fear and uncertainty, and we need all jurisdictions across the state working in tandem with statewide leadership to bring immediate protections to all Californians, especially those who are already our most vulnerable. LA is a not only a city of immigrants but resilient angelinos who now more than ever need this city council to support them.

Communication from Public

Name: Wayne from Nigger controlled Nigger Encino

Date Submitted: 03/26/2020 11:45 PM

Council File No: 20-0147-S19

Comments for Public Posting: This is illegal and constitutes "a taking of private property for public use without just compensation." I support this BECAUSE THE CITY WILL GET SUED AND LOSE. Thank you in advance for suing the City. Sincerely, Wayne, a white Nigger, and City-Pay-to-Play as yet uncompensated Nigger victim. Stupid, poorly drafted, unprepared, and unvetted--sounds like a great class action suit for landlords (like Me, I was THINKING OF RENTING MY APARTMENT, BUT INSTEAD DECIDED NOT TO AND KEEP IT OFF THE MARKET BECAUSE I DON'T WANT TO BE SUBJECT TO THIS TAKING.") LIKE IT. OH....AND 42 U.S.C. section 1983, 1985--FUCK U

Communication from Public

Name: Christopher Vincent

Date Submitted: 03/26/2020 11:17 PM

Council File No: 20-0147-S19

Comments for Public Posting: This comment is requesting a 90-day rent suspension for all LA County residents. Mayor Garcetti has halted all commerce in Los Angeles and paying rent is a form of commerce. I'm staying home for the greater good, I'm not making any money but I'm expected to pay rent? How is this fair? Governor Newsom coordinated with major banks for a mortgage suspension of 90 days. How are we renters supposed to survive this? For the sake of our health and well being, for the sake of clarity in this time of crisis please consider suspending the rents. Stay safe and thank you for all of your hard work, Christopher Vincent Los Angeles Resident since 2013.

Communication from Public

Name: Lucia Pier

Date Submitted: 03/26/2020 11:18 PM

Council File No: 20-0147-S19

Comments for Public Posting: Hello, my name is Lucia Pier and I am your constituent from Los Feliz. Thank you for the steps that City Council has taken so far in response to the COVID-19 pandemic. Today I am calling on City Council to enact stronger protections for our community in response this crisis. Our families and vulnerable community members need immediate action to protect our health and our livelihoods. At tomorrow's Special Council Meeting, I urge the City Council to support motions to: Enact a Strong Moratorium on Evictions related to both nonpayment of rent and the presence of unauthorized occupants and pets, as well as all "no cause" evictions. People should not have to go to court to prove the impact of coronavirus on them to counter an eviction filing. Nobody should be evicted during an emergency that requires people to shelter in place. Guarantee that the City will work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and FORGIVE RENT OBLIGATIONS FOR THE DURATION OF THE CRISIS, including a recovery period after the state of emergency is lifted. Implement an immediate freeze on all residential and commercial rent increases and prohibit landlords from charging late fees. Immediately supply dumpsters, showers, hand washing stations, bathrooms, vermin abatement, soap, and water to every informal settlement in Los Angeles. Protect workers' livelihoods by enacting "just cause," "right of recall," and "worker retention" policies to stop unscrupulous employers from unjustly terminating workers during this crisis, and to ensure that when it is safe to return to work, they still have jobs to return to. Prioritize workplace health and safety, including mandated paid time for and access to hand-washing and sanitizing, provision of protective gear, and appropriate training for those still at work, especially grocery workers, food service workers, and delivery drivers. Provide 14 days of paid sick leave to all workers and prohibit retaliation against those who take it. Workers must feel safe to stay home through their illness for the public's safety. Thank you for your time.

Communication from Public

Name: Steve Ducey

Date Submitted: 03/26/2020 11:02 PM

Council File No: 20-0147-S19

Comments for Public Posting: City Council must do more to protect renters in accordance with the demands of the Healthy LA coalition. It is far too burdensome to require Angelenos to prove they were directly impacted by the COVID-19 pandemic as virtually everyone in the city has been impacted in some way or another. This means-testing needs to be removed entirely. Nobody should be evicted during an emergency that requires people to shelter in place. Additionally, Council must act to provide rent forgiveness for tenants unable to pay rent and any pay back period must be significantly longer than 6 months. The 24 months as advocated for by Councilmember Bonin is far more in line with what tenants will be capable of doing given the circumstances we are currently facing. The state of California has already acted to protect the mortgages of homeowners but tenants have been offered no protection and rent is due in 5 days. The Mayor's emergency order does not go anywhere near far enough and still allows landlords to file eviction proceedings for non payment of rent. Well over half the city are rents and hundreds of thousands of people were already paying 90% of their income in rent. There is no way they will be able to catch up in just 6 months. Do the right thing! Protect renters!

Communication from Public

Name: Rebecca

Date Submitted: 03/26/2020 09:34 PM

Council File No: 20-0147-S19

Comments for Public Posting: Dear LA City Council, I have been a kind and responsible property owner in the Los Angeles area for many years. My family and I are very concerned that this moratorium could cause owners to lose their buildings or at the very least have to sustain many months of lost rents which in many cases might not ever be recovered. This is through no fault of the tenant or landlord- simply the result of the epidemic. I have seen no move on the part of the city of Los Angeles to compensate owners for lost rents through tax credits of any sort. It is possible that if someone loses their job due to Covid-19 and does not pay rent for the 90 days and then has 6 months to get caught up-a landlord could lose 9 months of income if the tenant should leave at the end of that time. Again-this is no one's fault. I just believe no-one has given promise of relief to landlords and we are legally required to give it to tenants. Why should we have to bear the burden alone without the support of the city at this time? This can also be catastrophic if owners have to lay off workers such as gardeners and other maintenance personnel. We still have the same obligations to our staff, insurance payments, property and business taxes and proper upkeep of our properties... I believe that it is reasonable to give relief to renters but what about the small businesses who provide safe, affordable housing? I welcome any response to help all of us who are worried about our small businesses and the people who depend upon us for housing and jobs. Sincerely, Rebecca Levitsky

Communication from Public

Name: Ari Simon

Date Submitted: 03/26/2020 09:56 PM

Council File No: 20-0147-S19

Comments for Public Posting: COVID-19 is creating an unprecedented, dire situation in Los Angeles that is leaving so many of my friends, neighbors, and Angelenos financially wrecked and extremely vulnerable. It is becoming increasingly clear that workers across all sectors and job types are suffering economically from the COVID-19 pandemic and the consequences of displacement and overcrowding are more dire than ever. This moment calls for far broader government intervention from the City of Los Angeles to ensure the safety, wellbeing, and livability of Los Angeles citizens, regardless of citizenship status. In accordance with the legislative proposal shared by the Healthy LA Coalition: First, City Council needs to adopt a rent forgiveness and mortgage suspension policy. To the maximum extent possible, the City should work with the State and financial institutions to continue suspending mortgage payments for homeowners and landlords, and pursue options to forgive rent obligations for the duration of the crisis, including a recovery period after the state of emergency is lifted. Second, the eviction moratorium ordinance proposed last week does not go nearly far enough in the face of this crisis. The City must enact a sweeping moratorium against the eviction of any tenant in Los Angeles. The moratorium should cover all evictions, not just those based on nonpayment of rent, and with no requirement to prove a causal connection to COVID-19. This includes, but is not limited to, evictions based on failure to pay rent; breach of lease covenants; unauthorized occupants and/or pets; nuisance (such as noise caused by children who are now at home after the closure of their schools); and no-fault evictions. Landlords must be barred from filing any and all unlawful detainer cases in the Los Angeles Superior Court system during and for a period following the moratorium. Service by the landlord of any eviction notice during the moratorium period, as well as the filing of any unlawful detainer case during the moratorium period, must each be complete defenses to an unlawful detainer case. In the event that unpaid rent is not forgiven, tenants must have a minimum of 24 months from the end of the emergency to make late rent payments. Any unpaid rent that is not forgiven will be transformed into consumer debt which can be collected via the civil process, not through the unlawful detainer process. Third, City Council needs to adopt a temporary

rent freeze. To ensure housing stability, the City should immediately freeze rents at their March 4, 2020 rates to protect tenants during this public health crisis, including a period of time after the state of emergency has been lifted, and allow the City Council to consider permanent adjustments to LARSO's annual allowable increase. The City needs to establish clear and effective enforcement procedures to ensure that landlords are complying with the rent freeze provisions and tenants are aware of and able to exercise their rights under the rent freeze. This should be accompanied by a tenant outreach and education, and establish a tenant hotline to report violations of the eviction moratorium, rent forgiveness or rent freeze. The City should also require an extension of all expiring leases for at least six months, instead of the just three month period the City Council is currently contemplating in their eviction moratorium motion. Failure to extend a lease in this manner shall be a complete defense to an unlawful detainer case. Fourth, HCID, in coordination with the City Attorney, shall impose penalties if landlords do not inform tenants of their rights under these provisions. Penalties for landlord noncompliance with any of these emergency restrictions should be the basis for punitive action by the City or affected tenants, with a statute of limitations sufficient to allow enforcement after the state of emergency is over. The City shall also fund outreach by community-based organizations to tenants, and provide a complaint hotline to tenants. The City shall fund sufficient staffing to ensure timely enforcement of tenants' rights. Thank you very much for taking these bold, necessary steps to ensure that Angelenos can continue to be safely, securely sheltered in the city we call home.

Communication from Public

Name: Greater Fairfax Residents Association

Date Submitted: 03/26/2020 05:17 PM

Council File No: 20-0147-S19

Comments for Public Posting: Community Impact Statement on Los Angeles City Council motions to freeze rents and LADWP bill increases. Re: Council File Number 20-0147-S19 The Organizing Group of the Greater Fairfax Residential Association (GFRA) supports the two Council motions to provide relief to Los Angeles residents by issuing a freeze on rent increases and a freeze on Los Angeles Department of Water and Power (LADWP) bill increases, as well as a moratorium on missed payments, during the Coronavirus public health emergency, retroactive to Mayor Garcetti's first Coronavirus (COVID-19) related Order, which went into effect March 12, 2020. The Greater Fairfax Residents Association represents Angelenos who live in CD4 and CD5, north of Wilshire Boulevard, south of West Hollywood, east of La Cienega, and west of LaBrea. Its mission is to represent the residents of these neighborhoods on all issues impacting their quality of life. Sincerely, Dick Platkin and Dale Kendall, Co-Chairs

Communication from Public

Name: Brian

Date Submitted: 03/26/2020 05:18 PM

Council File No: 20-0147-S19

Comments for Public Posting: The City Council should consider and seek to protect the interests of all LA residents. While the draft ordinance considers and protects the interests of renters, which is important, it does not consider or protect landlords, particularly small landlords, which ultimately will also negatively affect renters. It may be that many tenants will not pay rent for the months that this emergency goes on, and for 6 months thereafter, if at all. Will the City provide relief to landlords from having to pay utilities bills during that time? Will the County provide relief from having to pay property taxes? Although news reports indicate that the County may be able to waive the penalty on a case-by-case basis after the delinquency deadline, given how high the penalty is and without any specific standards regarding waiver, it is very risky for property owners not to pay by the deadline, leaving them with less cash to deal with emergencies and deficits that are likely to arise due to the lack of income including rental income. There is a real possibility that renters cannot or do not pay their back rent after the 6 months, even with the stimulus legislation. Reports have indicated that mortgage lenders have agreed to defer mortgage payments for 30 to 90 days, but they are not agreeing to forgive those mortgage payments. Utility companies are not agreeing to defer or forgive bills if renters do not pay. Essentially, the risk and impact of nonpayment of rent are being entirely shifted to landlords, who in many cases are individuals and not large companies. If landlords cannot pay mortgage payments after the 30- to 90-day period, that may result in foreclosure, which does not help any LA residents. Please do something to mitigate the risks to landlords and shift some of that risk to the utility companies, the City, and the County.

Communication from Public

Name: Lauren Hamer

Date Submitted: 03/26/2020 04:45 PM

Council File No: 20-0147-S19

Comments for Public Posting: We need a rent suspension for all residential renters - WITHOUT fear of eviction, reprisal or damage to their credit - now! I am terrified for my neighbors that they will be homeless. We know that 8/15 of the city council people are landlords. This should not influence their vote. They should think about the explosion of homelessness if they do not address this problem now with a city wide rent suspension!! Everywhere around us people are losing their jobs as businesses shutter temporarily, this means families going without food and the possibility of not being able to pay rent. PLEASE think of the most vulnerable and poor in this city, not the landlords and property owners!

Communication from Public

Name: Megan

Date Submitted: 03/26/2020 03:49 PM

Council File No: 20-0147-S19

Comments for Public Posting: I recently learned that over half (eight of the 15 members) of city council are landlords. This presents an enormous and inequitable conflict of interest in the council's ability to make fair judgements on the overwhelming need for economic relief to LA's citizens during the outbreak, particularly the urgent need for a total rent freeze while we navigate this unprecedented crisis. That the city council represents only the ownership class is a travesty and a joke. Angelenos need real representation and real relief now!!

Communication from Public

Name: Jessica Lall
Date Submitted: 03/26/2020 01:49 PM
Council File No: 20-0147-S19
Comments for Public Posting: Please see attached letter.



March 26, 2020

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

Re: **COVID-19 Ordinances at March 27th Special City Council Meeting**

Dear Council President Martinez,

Central City Association (CCA) has promoted the vibrancy of Downtown Los Angeles and investment in the region since 1924 and during these difficult times, we remain steadfast in our commitment to ensuring that our region is a place where businesses and institutions can continue to successfully operate. We appreciate your leadership during this challenging time and commend City Council's efforts to slow the spread of COVID-19 and provide relief for residents, workers and businesses.

While this letter serves to outline our serious concerns regarding the negative impacts of agenda Item #2 the COVID-19 Citywide Worker Retention and COVID-19 Right of Recall Ordinances (CFs 20-0147-S15, 20-0147-S35, 20-0147-S42) and Item #4 the COVID-19 Supplemental Paid Sick Leave Ordinance (CF 20-0147-S39), we believe that Item #1 the Temporary Protection of Tenants During COVID-19 Pandemic Ordinance (CF 20-0147-S19) is thoughtful and balanced, and it should be adopted as presented. Our comments regarding each of these proposed ordinances is detailed below.

Item #1: Temporary Protection of Tenants During COVID-19 Pandemic Ordinance

We believe this ordinance will provide eviction and rent relief to residential and commercial tenants in a balanced manner. The six month payback period for deferred rent for residential tenants and the three month payback period for commercial tenants is reasonable and will provide due financial relief for tenants while still offering some financial assurance and degree of stability to property owners who must be able to cover operating expenses, taxes, mortgage payments and other ongoing costs at this time. **This ordinance should be adopted as it is written.**

Item #2: COVID-19 Citywide Worker Retention and Right of Recall Ordinances

These ordinances would provide workers laid off due to the COVID-19 pandemic to receive priority re-hiring by seniority and provides protections for employees by seniority after a change of ownership, requiring businesses to rehire and retain employees by the incumbent business, after a successor business reopens following a change in ownership, respectively. These ordinances would severely limit an organization's ability to hire based on their needs, which is more important than ever as businesses must be able to act nimbly to survive this economic crisis. These additional rules would also create extreme confusion among businesses already attempting to process an overwhelming amount of rapidly changing information and requirements at this time, and further depress the economic viability of organizations. **For these reasons, we oppose these ordinances and believe that more consideration needs to be given to businesses that would be further extremely impacted including small businesses and businesses in the hospitality industry including restaurants, bars and hotels.**



Item #4: Supplemental Paid Sick Leave Ordinance

This law would require organizations to provide 80 hours of sick leave to employees during the COVID-19 pandemic. It is unreasonable to place the burden of suddenly providing sick leave to employees on businesses that are greatly financially constrained to begin with and have not had any time to financially plan for such a consideration. **Here again, we are very worried about this proposal and its economic impact on employers, especially small businesses and those in the hospitality and restaurant industries who are already struggling to stay afloat during this public health crisis, and we oppose this ordinance.**

We understand the intent of Items #2 and #4 are to protect employee's rights, but we believe they go too far, do not consider differences in business size or industry and will negatively impact a vast number of organizations' ability to survive during this unprecedented challenging economic time. These ordinances are sweeping policy changes and should not be done without adequate public input, economic analysis and discussion. The City of Los Angeles needs to partner with employers and employees to develop solutions that are feasible, not respond with emergency measures like these that will worsen the economic environment and potentially inflict great damage on our local businesses. These ordinances should at the very least be referred to committee for public discussion and analysis while Item #1 should move ahead as presented.

CCA and its members are ready to partner with you to ensure that our economy can fully thrive on the other side of this pandemic. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Lall", is written over a light blue horizontal line.

Jessica Lall
President & CEO, Central City Association of Los Angeles

CC: Members of the Los Angeles City Council

Communication from Public

Name: Logan Nyman

Date Submitted: 03/26/2020 01:38 PM

Council File No: 20-0147-S19

Comments for Public Posting: Please enact rent freeze for 4/1 and the following 3 months for Los Angeles renters. We are doing our best to comply with the Gov't mandate to stay home and should not lose those homes because of this.

Communication from Public

Name: K.G.

Date Submitted: 03/26/2020 01:41 PM

Council File No: 20-0147-S19

Comments for Public Posting: Renters MUST have a full or partial rent freeze to survive this epidemic. With most people out of work for months they will be financially devastated. Going deep into dept on back rent would be disasterous for many individuals and households who just break even every month. The same is true for people with mortagages like myself. Unless there is a rent freeze there will be mass evictions and people loosing their homes in the near future.

Communication from Public

Name: Amy

Date Submitted: 03/26/2020 12:38 PM

Council File No: 20-0147-S19

Comments for Public Posting: Los Angeles needs a rent and mortgage freeze. Protect both renters and landlords by forgiving all housing debt. Insisting on repayment after people are back to work -- many people will never be able to pay it off. I'm speaking up for the common interest, not myself. My landlord owns just our fourplex, which he lives in himself. He's out of work because of COVID-19, too, and as I already work from home with no disruption to my income, I will be paying him my rent in full regardless so he has personal cash on hand. Many, many other people don't have that option. If Cheesecake Factory can take care of its business, so can our great city. We're already an example to the country about how to handle this crisis. Let's do it again for tenants and landlords everywhere.

Communication from Public

Name: elisa foster

Date Submitted: 03/26/2020 11:10 AM

Council File No: 20-0147-S19

Comments for Public Posting: Hello! I am asking that a full stoppage on rent be considered as the people of Los Angeles navigate these difficult and extraordinary times. So many have already been laid off or experienced loss of income due to the SARS-CoV-2 pandemic, which directly impacts their ability to pay rent. This is an amazing city, one that I was born and raised in, and has so much to offer its residents. At the same time, it's incredibly expensive to live here. Most of us are living without a financial emergency fund, and with employment in such a precarious position we need help now more than ever. Postponing payments until later will only create more debt for residents – and because so many residents are living paycheck to paycheck, they will have no way to pay it back. Please consider a full stoppage on rent for the residents of Los Angeles so that people can stay in their homes. Thank you for your time.