

## Communication from Public

**Name:** Miriam Miller

**Date Submitted:** 04/22/2020 08:24 AM

**Council File No:** 20-0409

**Comments for Public Posting:** Mortgage suspension must be addressed concurrently, not subsequently with agenda items 37, 38, 40. If the Council takes action without securing mortgage suspension, the economic devastation will be insurmountable for recovery of the tax base and Los Angeles economy. Property taxes: the vast majority of all multi-family mortgages have mandatory monthly real estate tax impounds. This means that almost all multifamily Communities have already paid their taxes and will be making monthly installments on an on going basis. In fact, with the April payment, all of our communities have prepaid real estate taxes through June. Unless you can return these prepayments to the multi family Communities, you cannot approve Items 37,38 and 40. With respect, we urge you not to endorse and support these Items due to the fact that they will worsen a situation beyond repair.

## Communication from Public

**Name:** Eric Eisenberg  
**Date Submitted:** 04/22/2020 08:18 AM  
**Council File No:** 20-0409

**Comments for Public Posting:** Dear Council Members, Much has been done to help renters, but your support for property owners has been silent. We supply the homes, and shops that makeup Los Angeles, many of us do this as a career, others have their retirement invested in the buildings that they own and depend on rents they receive to survive. We pay mortgages, insurance, maintenance and a litany of other expenses as any other business would, we have employee's with families, we pay tradespeople, yet time and time again this council treat property owners as the enemy, why? I ask that you take a more holistic approach when protecting renters, one that does not have a ripple effect destroying property owners, their families and employees. Eliminating evictions for non-payment of rent, would not be acceptable in any other industry, you wouldn't, ask a gas station to allow people to come in every day for free gas with no recourse The most practical solution is to expand the section 8 system to pay the rents for those renters of both commercial and residential who are in need and vulnerable. That is a holistic approach, one that keeps people employed and housed.

## Communication from Public

**Name:** Shane  
**Date Submitted:** 04/21/2020 10:19 PM  
**Council File No:** 20-0409  
**Comments for Public Posting:** Reclassify Unpaid Rent as Consumer Debt, protect our people for the long term.

## Communication from Public

**Name:** Heather Booth

**Date Submitted:** 04/22/2020 09:23 AM

**Council File No:** 20-0409

**Comments for Public Posting:** I urge the council to pass this motion - deferred rent during this period should never be allowed to become a reason to evict tenants, or the majority of the renters in Los Angeles will have to eventually defend themselves against an eviction case, rendering all of of your efforts to keep tenants housed moot.

## Communication from Public

**Name:** Harry Sherman  
**Date Submitted:** 04/22/2020 09:05 AM  
**Council File No:** 20-0409  
**Comments for Public Posting:** We don't want more neighbors on the street. Protect those that are at risk of becoming homeless due to the Corona virus, and give people a logical way to pay back their rental debt. Please support this motion!

## Communication from Public

**Name:**

**Date Submitted:** 04/22/2020 02:49 AM

**Council File No:** 20-0409

**Comments for Public Posting:** I absolutely support classifying unpaid rent as consumer debt, not subject to the unlawful detainer process and allowing landlords and tenants to create temporary rent reduction agreements. People should not be getting evicted for being unable to pay rent during the pandemic when they can't work! It is the government's fault for mismanaging this crisis and that burden should not be placed on everyday people. Rent shouldn't even be owed during this period!

## Communication from Public

**Name:** Kendall P Mayhew  
**Date Submitted:** 04/21/2020 11:53 PM  
**Council File No:** 20-0409  
**Comments for Public Posting:** This agenda item should be passed as a part of the larger effort to provide real rent relief for tenants in the city.

## Communication from Public

**Name:** Azad Amir-ghassemi

**Date Submitted:** 04/22/2020 10:41 AM

**Council File No:** 20-0409

**Comments for Public Posting:** This is a very useful ordinance that other municipalities have implemented, classifying debt as consumer, makes the case that the effects of the pandemic should not fall hardest on those marginalized with the biggest issues. instead of evicting tenants over unpaid rent, landlords would be encouraged to work out rental repayment agreements: THIS MAKES SENSE!



## Communication from Public

**Name:**

**Date Submitted:** 04/22/2020 10:32 AM

**Council File No:** 20-0409

**Comments for Public Posting:** Many tenants like myself need an ordinance to reclassify unpaid rent incurred during the COVID-19 emergency as consumer debt, which means that landlords would not be able to evict tenants over rent debt. Instead of evicting tenants over unpaid rent, landlords would be encouraged to work out rental repayment agreements, which is a more proactive way to approach this situation that does not risk more homelessness to occur during and after this crisis.

## Communication from Public

**Name:** Katie McVay

**Date Submitted:** 04/22/2020 10:07 AM

**Council File No:** 20-0409

**Comments for Public Posting:** Hello there, I'm writing in support of item 38. There is no reason not to pass this item. Los Angeles is, by and far, out of work. If unpaid rent is reclassified as consumer debt, it allows residents to take the time to work out rental agreements with their landlords and pay back what rent they may owe without fearing that they will lose their homes. Prevent needless suffering and anxiety for Los Angeles residents and pass item 38. Thanks!

## Communication from Public

**Name:** Ada Cordero Sacks  
**Date Submitted:** 04/22/2020 10:10 AM  
**Council File No:** 20-0409  
**Comments for Public Posting:** Rent is not "consumer debt" and should not be classified as such. This is a bad idea, and may be considered a 'taking' implicating the city (and my tax dollars) in litigation. Moreover, it will encourage renters to discharge their newly classified rent/consumer debt in bankruptcy. I strongly encourage the Council to oppose this measure.

## Communication from Public

**Name:** Maria Morales

**Date Submitted:** 04/22/2020 10:12 AM

**Council File No:** 20-0409

**Comments for Public Posting:** Hi, my name is Maria Morales, I live in district 8, I'm a new mother taking care of my newborn, I'm on parental leave and I'm afraid my job might not be there when I come back, how am I gonna pay my mortgage without a job and raising a newborn. This is why I'm urging all councilmembers but especially my councilmember Marqueece Harris Dawson to support this motion. We need to cancel/Forgive rents and Mortgages to keep Angelinos in their homes during this crisis. Half of Angelinos have lost their jobs, they won't be able to pay back their rent or mortgage in 3 months at once, I lot of them don't have jobs and not all jobs might not come back after this crisis.

## Communication from Public

**Name:** Jovita

**Date Submitted:** 04/22/2020 09:32 AM

**Council File No:** 20-0409

**Comments for Public Posting:** Renters of Los Angeles do not and cannot afford to add more "debt" into our lives especially during a pandemic in which unemployment is at a staggering high rate. As stay-in-home orders extend, we, the renters, do the same with the last of our money. Some households are running out of food and cannot afford to buy the mandatory face coverings, so it should be out of the question to ask folks to pay rent on May 1st. I myself, cannot afford to pay rent, back pay any rent or pay this "consumer debt" you are voting on. It is inhumane for the City Council to expect the residents of the city to increase their debt. We do not need you to freeze rent increases but freeze all rent and mortgages and house the homeless in the vacant hotels.

## Communication from Public

**Name:** Rajan Dosaj

**Date Submitted:** 04/22/2020 09:47 AM

**Council File No:** 20-0409

**Comments for Public Posting:** I have two tenants who were terminated from their employment due to Covid-19. Both have completed the forms but only one has given me supporting documentation. The other tenant has made excuses such as her employer does not give out termination forms. I told this tenant the state of California requires it and of course she shrugged it off. It is obvious to me that she is playing me and the system and she knows that I am powerless to do anything especially now that you have placed the entire burden on the owners/landlords. The ordinance that states tenants are not required to give supporting documentation to owners/landlords etc., may encourage tenants to commit fraud. In your Executive Order N-37-20 you state, "This documentation may be provided to the landlord no later than the time upon payment of back-due rent".... "may be provided?" How are owners/landlords expected to work with that? Why does the tenant have the option to give the supporting documentation to the owners/landlords? How are owners/landlords supposed to protect themselves from tenants who may be committing fraud with this option in the ordinance? I am already experiencing questionable behavior with this one particular tenant who will stretch this out, pay as little as possible during the 12 month payback and be quite happy to go to small claims court under the Consumer Debt Motion where the tenant will successfully plead poverty and win. It is not asking much that the tenant take on some responsibilities by simply and I mean simply providing documentation such as termination forms, copies of unemployment checks etc. This information can help the owners/managers verify that they have indeed been terminated and cannot pay some or all of the rent as a result of Covid-19. It also help owners/landlords as they consult with their attorneys so that they can be prepared for what may come down the road or more importantly what may come at them. Remember we are in the dark as well. In addition, I have not run across any language, in any of your proposals or documents that addresses fraud and the consequences should a tenant take advantage of the current situation. Are there consequences? If so, where are they and why are they not stated any documentation for all to see? While I have been supportive to the two tenants who have claimed that they cannot pay their entire rent due to Covid-19, I cannot accept the fact that you have placed the entire burden and responsibility of

this situation on the owners/landlords. Owners/landlords have mortgages, property taxes, permits, insurances, utilities, repairs, inspection fees etc. that we still have to deal with through this Covid-19 issue. Are the owners/landlords receiving any breaks on any of the above expenses? If the Consumer Debt Motion passes you will be further burdening the Owners/Landlords Right now owners/landlords need support and protections just like the tenants. Give us the information we need, fix the language and the ordinance to protect all, not just for the tenants. Thank you

## Communication from Public

**Name:** Jasmyne Cannick

**Date Submitted:** 04/22/2020 11:33 AM

**Council File No:** 20-0409

**Comments for Public Posting:** Dear Council President Martinez, Councilmember Harris-Dawson, et all, I am a resident in the 8th Council District and I am writing to urge your YES vote on agenda items 37, 38 and 39 relative to freezing the rent, classifying unpaid rent as consumer debt that cannot be punished via eviction and a total eviction moratorium regardless of proof of hardship from loss of income due to the coronavirus pandemic. Next to those experiencing homelessness, renters are among the hardest hit demographic in the City of Los Angeles because of the coronavirus pandemic. Quite frankly, we were struggling and becoming homeless BEFORE this hit thanks to gentrification and the high cost of rent equally. It's only intensified now that this pandemic has happened. What renters need is REAL relief--not symbolism.



## Communication from Public

**Name:** Jeremy Wilson

**Date Submitted:** 04/22/2020 11:48 AM

**Council File No:** 20-0409

**Comments for Public Posting:** For 20-0409 unpaid rent may not be considered as consumer debt. Consumer debt by definition is credit card debt, mortgage debt, or any loans from a bank. The landlord is not a banking institution or entity and there is no legal basis in court that you can call it that in any court of the land. A landlord can be a person, corporation, or management corporation but not a banking entity that gives out loans for rent. A rental agreement is NOT a loan and can be contested in court. Landlords can collect rent by contractual rental agreement on a monthly, biweekly, or weekly basis. Any unpaid rent is holding over the premises and the tenant defaulting. The whole part b to reduce rent paid by agreement between landlord and tenant should not be approved breaking all former arranged and signed contractual agreement of all rented spaces. The motion should not even be introduced or passed to create legal problems and conflicts for landlords, tenants, lawyers, and the judicial system to override covenants already made. It is an improper process saying rents can be negotiated down. If you can do that how about legalizing that rents can be redefined by contract in the reverse manner between landlords and tenants upwards. You should approve tents being titrated up and down by agreement and not just one direction of going down.

## Communication from Public

**Name:** Alisa Abecassis  
**Date Submitted:** 04/22/2020 06:40 PM  
**Council File No:** 20-0409

**Comments for Public Posting:** On behalf of myself, my partners and fellow landlords, I am writing to voice my opposition to agenda items 38 and 39. We as landlords have and continue to be committed to providing quality housing to our valued tenants and have been doing so for the past 25 years. Over the course of that time we have had numerous instances where we have worked with tenants through financial hardship to keep them in their units. We have also had to evict tenants for drug dealing, harassment of other tenants in addition to complete non-payment of rent without explanation. We are deeply sensitive some of our tenants losing their jobs and lack of income during this time and we continue to work with those who come to us and try to work through a solution to help them avoid eviction. We are deeply opposed to agenda item 38 which would classify unpaid rent as consumer debt and therefore not subject to the unlawful detainer process. Item 39 eliminates all eviction proceedings for 30 days past the lifting of the emergency order. As a business, if a tenant chooses not to pay rent without working with us, what leverage or recourse do we have? What stops a tenant from living rent free for a year or more even if they haven't lost their job? Multifamily residential housing is a business with significant operating expenses. We have to pay property taxes, mortgages, utilities, maintenance costs, our resident managers etc. We are trying our best to work with our tenants but if there is no relief or assistance for landlords this problem is going to much bigger in the long term than the current situation. Just as an example, Hunt, a Freddie Mac lender with whom we have the majority of our mortgages is not granting any forbearance to anyone who took a distribution in 2019. To not have any rental income and to have to absorb a mortgage payment along with all the other expenses I outlined earlier is a recipe for disaster that could negatively impact the tenants in all of our buildings combined. It is imperative that our elected officials think about all of the ramifications of their actions when enacting policy. What might appear to be a quick solution could spell disaster in the housing market for years to come. The best possible way to address the current situation is to substantially expand item 66 for tenant assistance. In addition, expanding of section 8 programs and property tax relief for landlords who are diligently working with tenants could go a long way toward keeping renters in their

units during this difficult time. We all have to work together. We know this is going to be hard and there is no magic bullet. But to put the entire cost of housing on landlords is unreasonable, unfair and short sighted. Please help us help our tenants.

## Communication from Public

**Name:** Thomas

**Date Submitted:** 04/22/2020 01:14 PM

**Council File No:** 20-0409

**Comments for Public Posting:** Hello to the council and the public, I have already been informed by my landlord that I will be evicted on June 1st due to delinquent rent. My work hours have been reduced by 90% due to Covid-19. I filed for unemployment on March 19th and have not received any mail. I have not received my stimulus check. My landlord has been uncompromising. I'm disappointed in the dearth of compassion. Please make the moral decision for them. I hope you do not fall for the landlords claiming to be more vulnerable than their tenants. Please help those who sincerely are in the most need of assistance. Thank you, Thomas

## Communication from Public

**Name:** Rachmiel Moss

**Date Submitted:** 04/22/2020 12:43 PM

**Council File No:** 20-0409

**Comments for Public Posting:** Governor Gavin Newsom has already issued an executive order that authorizes local governments to halt evictions for renters and homeowners, slows foreclosures, and protects against utility shutoffs for Californians affected by COVID-19. Clearly there is an expectation that some people will not be able to make rent in the coming months. Snowballing that rent, and allowing them to be evicted over it is cruel, and amounts to nothing less than a postponement of eviction, which is a death sentence to these families with nowhere else to go.