

Communication from Public

Name: David Potter

Date Submitted: 05/05/2020 10:19 PM

Council File No: 20-0522

Comments for Public Posting: I urge you to vote no on Agenda items # 2 and # 3 The most important thing I have to say we need more housing in Los Angeles City. Currently the City of Los Angeles is doing a very good job at driving away future new housing and potential developments. In a short 6 week period the City has attempted to pass and has passed ordinance regarding rental units that would drive any rational developer or builder out of the City of Los Angeles. We need to be embracing new housing not running it off with obscure and crazy ordinances. Stop the eviction moratoriums we are not in the eviction business but the City of Los is forcing many small business owners in this direction. The civil remedies are simply crazy and unfair and awarding attorney's fees is inappropriate. Regarding the added notice requirements they are onerous and unnecessary. Small business owners are not the administrative assistance of Los Angeles City Council. If you guys want notices sent out it should be done by the City of Los Angeles

Communication from Public

Name: Susan Collins

Date Submitted: 05/06/2020 01:45 AM

Council File No: 20-0522

Comments for Public Posting: I strongly oppose this. The Los Angeles City Council is advocating for and implementing policies that prevent property owners from collecting rents needed to pay mortgages and taxes. Property taxes were still collected by April 15th, as well as business taxes. The proposed motion allows tenants to stop making any payment of rent and to continue to not pay for up to 12 months after this crisis, regardless if their income has been impacted or not, by this crisis. It also allows tenants to have additional tenants and pets in a previously no pets building. Additional residents increase utility use which will increase property owners expenses, at the same time that our income is being removed. It removes our ability to ensure other residents safety by following a protocol for new residents by requiring a background check on people residing in their building. I do not know anyone that can survive having all their income removed for over a year. As a property owner, I depend on the income received from our rental property just as the tenants depend on their paychecks. I would like to advocate for the use of an expanded housing voucher program. During this time of crisis renters should be eligible for rental subsidies when they are able to provide verification of a loss of income that is substantial enough to cause a hardship and is due to the crisis caused by COVID-19. Funding to keep people in their homes and prevent an increase in homelessness prevention is already available through Measure HHH, but is being spent ineffectively. Last year it was determined that the Los Angeles Homeless Services Association (“LAHSA”) was ineffective and lacked direction. LAHSA’s 2019 annual budget is estimated at \$400 Million. During this crisis, LAHSA is executing a hazard pay increase clause in their contract that provides them with a 50% pay increase, with all overtime paid at the additional 50% based on the higher amount. If we can pay an admittedly ineffective organization, with no definitive benchmarks for success, close to \$600 Million, there is no reason to require property owners to absorb such a lion’s share of the financial burden of this crisis. Those funds need to be re-directed to an emergency rental voucher program. This will keep people in their homes, out of poverty and allow property owners to continue to reinvest in other areas of our community’s economic recovery and growth. Failing to address the massive over spending on

housing units for the homeless and the hideously outrageous amount being spent with LAHSA, which is an unelected, ineffective and unaccountable agency is a failure of leadership. I respectfully request the members of this council to aggressively reallocate these funds into an expanded rental voucher program and Vote No on this item. Thank you

Communication from Public

Name: Alisa Abecassis
Date Submitted: 05/06/2020 10:12 AM
Council File No: 20-0522

Comments for Public Posting: Landlords are housing providers who are not in the eviction business and are not seeking ways to evade the provision of the temporary eviction moratorium. The remedies posted are excessive and unfair. Establishing two sseparate standards for the awarding of attorney's fees in inequitable and inappropriate. Housing providers should not be required to obtain a court determination that the renter's actions was frivolous in order to be eligible for reasonable attorney's fees. With regard to added notice requirements is redundant and burdensome. The notice should be provided in the same language of the lease as that should be reflective of the predominant language of the renter.

Communication from Public

Name: Marianna Kolonelos

Date Submitted: 05/05/2020 01:55 PM

Council File No: 20-0522

Comments for Public Posting: Agenda Items 2&3: As long-term, law-abiding housing provider who places tenant safety in highest regard, I strongly oppose the proposed ordinance. We are not in the eviction business and are not seeking ways to evade the provisions of temporary eviction moratorium. The civil remedies proposed are excessive and simply unfair. Further, establishing two separate standards for the awarding of attorney's fees is inequitable and inappropriate. Housing providers should not be required to obtain a court determination that the renter's action was frivolous in order to be eligible for reasonable attorney's fees. With regard to the added notice requirements, providing a second notice relative to the protections of the ordinance would be administratively burdensome as we already provide similar notice to our renters based on the original ordinance requirements. Further, the notice should be provided in the same language as was provided in the lease agreement as that should be reflective of the predominant language of the renter. The proposed ordinance and added notice requirement seem an effort to burden housing providers and create avenues for those who seek loopholes and erode tenant-landlord trust. It does not provide additional protection for good tenants, those who adhere to tenant law. There are already ordinances in place to speak to these unprecedented and trying times. Further stress and aggravation caused by these new measures will only end up hurting tenants and clogging our legal system.

Communication from Public

Name: Westland Development Group

Date Submitted: 05/05/2020 03:01 PM

Council File No: 20-0522

Comments for Public Posting: Dear Chief Justice Cantil-Sakauye and Members of the Judicial Council: Thank you for allowing us to be present In your thoughts as items 2-3 are being raised. I have had the opportunity to make my small business, and the fate of my employees known in my previous response to Request for Amendment to Emergency Rule 1 adopted on April 6, 2020.It is critical for small rental operators to have the same liberties, and justices that stabilize our market as a whole. It is with great importance that the council know I have been a provider of housing for over 40 years throughout our great state. Housing providers are not in the eviction business, and are not seeking ways to evade the provisions of temporary eviction moratorium. Further, establishing two separate standards for the awarding of attorney's fees is inequitable and inappropriate. Housing providers should not be required to obtain a court determination that the renter's action was frivolous in order to be eligible for reasonable attorney's fees. With regard to the supplemental notice requirements, providing a second notice relative to the protections of the ordinance would be administratively burdensome as you have already provided similar notice to your renters based on the original ordinance requirements. Further, the notice should be provided in the same language as was provided in the lease agreement as that should be reflective of the predominant language of the renter. We would greatly appreciate the councils time, and consideration in this pressing matter. Very respectfully, Abraham Assil