

Sample letter for L.A. City Council:

Dear City Council Members:

Tuesday marks Day 1,000 since the beginning of the eviction moratorium. I oppose this draft ordinance's rent freeze. Rents have already been frozen for 32 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased.

Unless you're willing to take a retroactive pay cut and work at your 2019 salary level and cut the entire city budget back to the budget size back at the end of 2019, then you would be a hypocrite to impose a rent increase freeze on housing providers. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Rental property owners will be very grateful if you brought a swift end to the rent freeze.

Tenant Relocation Fees: *I also strongly oppose imposing higher relocation fees for those owners with newer buildings and single-family homes. This tenant protection is already covered by AB 1482. Do you remember why there was a carve-out for newer buildings and single family homes? It was because you knew that this would discourage even more new development. You knew it then, what has changed? Bad policies like this have contributed to a decrease in housing inventory.*

Do you want to encourage the creation of more units? *If so, you need to unify RSO tenant relocation fees to match those of the state! In addition to discouraging the creation of new units, instituting more draconian relocation fees on smaller owners and owners of newer buildings will inadvertently cause the process of approving applicants for housing more difficult and raise the bar for tenant qualification criteria.*

Is the goal to create more housing or just control more housing? *Relocation fees to the tune of "three (3) times the fair market rent (FMR) in the Los Angeles Metro area ... for a rental unit of a similar size, plus \$1,411, in moving costs"?*
The constant chipping away at owner protections discourages the development of new multi-family units and ADUs.

I strongly oppose a monetary threshold to evict. *Tenants already have free legal aid available to them when they face eviction. Setting a monetary threshold of rents owed before an owner can evict will cause all rents to increase. There are many owners that are proud to be charging below market rents; however, they will have no choice but to increase rents to market rate in order to regain their ability to enforce contracts. Owners*

need legal protection; if what is proposed passes, owners will have a legal incentive to raise the rent. This recommendation kills organic affordable housing.

Revise the COVID hardship declaration form! Removing the requirement for tenants to provide notice of COVID hardship within seven days of rent becoming due will enable more COVID hardship fraud! You can find a sample revised COVID Hardship Declaration Form at:

<https://aoausa.com/downloads/basis-for-covid-hardship-declaration.pdf>.

Don't Forget Commercial Owners! There was no mention of expressly repealing "SEC. 49.99.3. PROHIBITION ON COMMERCIAL EVICTIONS". Without this wording in the ordinance, the commercial eviction protections will stay in place.

Thank you for voting for what is best for everyone instead of mis-guided tenant right's groups.

Sincerely,

Your Name

You can leave a public comment or email the L.A. City Councilmembers directly.

[Click here to post a public comment for the L.A. City Councilmembers.](#)

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