

Subject: Please vote NO on Rent Freeze

From: CB Ferrari <theCBSpencer@gmail.com>

Date: 2/1/2025, 2:57 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Council Members,

Please vote NO on the motion from Council Members Eunisses Hernandez, Hugo Soto-Martinez and Adrin Nazarian regarding a blanket rent increase freeze as well as an eviction moratorium.

This proposed Rent Freeze and Eviction Moratorium order is as damaging to Middle Class landlords as the policies that Trump puts forth.

Proposals like this mirror Trump's policies as they drive the little guy out of business, only to be replaced by oligarchs and big developers. It is short-sighted and irresponsible. Stop it.

I am a small landlord, and during these devastating fires, my family was evacuated from our home. We weren't allowed back until it was safe. I know I am not the only small landlord who personally suffered from this tragedy... and I wonder how many small landlords completely lost their personal residence to the fires. Do you even care about us?

In addition to all the irresponsibly biased (and unsustainable) housing policies that have been hurting us for years, are you aware of the significant increase in expenses small landlords are already incurring? Let's just take a peek into how much just property insurance has ALREADY increased for us over the years.... BEFORE these devastating fires:

EVERY year, insurance premiums go up. For the past few years, it has gone up about 9% per year (including the pandemic years). There have been no "freezes" on the insurance company premiums, regardless of my property being rent controlled (meaning low or NO rent increases for years). To be clear: the city council has enacted NO protections for small landlords in rent control. None.

And because of this, just last year (before the fires) the premiums for the insurance policies for my rentals went up 69%. A sixty-nine percent increase. And you want to take away the 4% rent allowance increase I have? It is obscene.

With policies like this, small landlords are being forced to sell to big landlords like Donald Sterling, Bezos and Trump.... landlords who do not care about their tenants like most small landlords do. Like I do.

But I am concerned that you may actually want to help and benefit the oligarchs. Your policies sure do.

As of January 2025, city council members in Los Angeles earn \$218,000 per year, which is the highest salary in the country. More specifically:

Eunisses Hernandez \$238,903.02
Hugo Soto-Martinez \$245,373.88

I am concerned that your love for money and power is greater than your love for our beautiful city.

Please vote NO on the Rent Freeze and Eviction Moratorium. Keep our landlords diverse.

Sincerely,
Elizabeth Ferrari

Subject: Re: Vote No : Rent Freeze / Eviction Suspension RSO

From: Mathew Millen <matmillen@msn.com>

Date: 2/1/2025, 3:22 PM

To: Michael Millman <michaelmillman@gmail.com>, Andrea Conant <andrea.conant@lacity.org>, "jeanne.min@lacity.org" <jeanne.min@lacity.org>, "alexis.wesson@lacity.org" <alexis.wesson@lacity.org>, "alexandra.leard@lacity.org" <alexandra.leard@lacity.org>, "kevin.brunke@lacity.org" <kevin.brunke@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, "erin.bromaghi@lacity.org" <erin.bromaghi@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, Joshua Yeager <josh.yeager@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, bob.tamkin <bob.tamkin@mosscompany.com>, Daniel Yukelson <dan@aagla.org>, David Englin <david.englin@bizfed.org>, Bill Dawson <bill@sdrsm.com>, irma vargas <ivargas528@gmail.com>, Joe Patel <joepatel26@aol.com>, "kimani.black@lacity.or" <kimani.black@lacity.org>, "Khoury, Andrew" <andrew.khoury@latimes.com>, "Dillon, Liam" <Liam.Dillon@latimes.com>, "joanne.kim@lacity.org" <joanne.kim@lacity.org>, Ari Chazanas <ari@lotusproperties.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, Stuart Waldman <stuart@vica.com>, "dakota.smith@latimes.com" <dakota.smith@latimes.com>, Jeff Faller <jeff@aoausa.com>, Debra Carlton <dcarlton@caanet.org>, Fred Sutton <fsutton@caanet.org>, Andrea Horta <hortayaya@yahoo.com>, "roxburypropertiesinc@msn.com" <roxburypropertiesinc@msn.com>, Mark Sokol <mark@mphotel.com>, Elaine Golden-Gealer <elaine@elaine360.com>, Carolyn Honda <ckhonda1@me.com>, Arnie Corlin <ACorlin@aol.com>

To the Honorable Members of the LA City Council:

The Mansion Tax has apparently raised over \$200,000,000. Magic Johnson and the great Dodgers Organization has raised \$100,000,000. Those funds should be used to provide rent vouchers to service workers, & employees of burnt out businesses who lost their jobs as a result of fires. Most probably the employers of service workers will find new housing in Los Angeles County and re hire them to care for their children or clean their homes.

I am 77 years old, a veteran of the US Army with a disability. I live in my own 5 unit building. I rely upon the rental income from my apartments to supplement my social security.

Many Apt Assn of Greater Los Angeles owners are like me, they bought buildings years ago so they would have income in their retirement.

It is unfair to legislate that people can live for free for 1 year in a Los Angeles apartment when society should bear the responsibility for assisting those in need.

Owners will have to pay for the water, sewer and trash, property taxes, rent registration fees, and all the maintenance costs of the apartment and the tenant lives for free for

1 year! Not fair. Please use the Mansion Tax money and Dodger's \$100,000,000 to provide rental vouchers for low income people who lost employment due to the fires.

Respectfully

Mathew Millen, San Pedro apartment owner

From: Michael Millman <michaelmillman@gmail.com>

Sent: Saturday, February 1, 2025 1:32 PM

To: Andrea Conant <andrea.conant@lacity.org>; jeanne.min@lacity.org <jeanne.min@lacity.org>; alexis.wesson@lacity.org <alexis.wesson@lacity.org>; alexandra.leard@lacity.org <alexandra.leard@lacity.org>; kevin.brunke@lacity.org <kevin.brunke@lacity.org>; Lisa Hansen <lisa.hansen@lacity.org>; erin.bromaghi@lacity.org <erin.bromaghi@lacity.org>; Marie Rumsey <marie.rumsey@lacity.org>; Joshua Yeager <josh.yeager@lacity.org>;

Jacob Burman <Jacob.Burman@lacity.org>; bob.tamkin <bob.tamkin@mosscompany.com>; Daniel Yukelson <dan@aagla.org>; David Englin <david.englin@bizfed.org>; Bill Dawson <bill@sdrsm.com>; irma vargas <ivargas528@gmail.com>; Joe Patel <joepatel26@aol.com>; kimani.black@lacity.or <kimani.black@lacity.or>; Khouri, Andrew <andrew.khouri@latimes.com>; Dillon, Liam <Liam.Dillon@latimes.com>; joanne.kim@lacity.org <joanne.kim@lacity.org>; Ari Chazanas <ari@lotusproperties.com>; Danielle Elliot <d.elliott1@sbcglobal.net>; Stuart Waldman <stuart@vica.com>; dakota.smith@latimes.com <dakota.smith@latimes.com>; Jeff Faller <jeff@aoausa.com>; Debra Carlton <dcarlton@caanet.org>; Fred Sutton <fsutton@caanet.org>; Andrea Horta <hortayaya@yahoo.com>; roxburypropertiesinc@msn.com <roxburypropertiesinc@msn.com>; Mark Sokol <mark@mphotel.com>; MATHEW MILLEN <matmillen@msn.com>; Elaine Golden-Gealer <elaine@elaine360.com>; Carolyn Honda <ckhonda1@me.com>; Arnie Corlin <ACorlin@aol.com>

Subject: Vote No : Rent Freeze / Eviction Suspension RSO

It appears the Council agrees with Bob Blumenfield and Traci Park that All These alleged Emergency Resolutions may not Rise to Standards set for Virus (March 2020) and " Back door " attempt to deny Owners the Council approved Annual Rental Increase: 4% ? Additionally; Tim McOsker and John Lee asked LAHD to confirm the Exact Number of Palisades Worker who permanently Lost their Jobs and do they actually Live in RSO Units ? Council confirmed that Dodgers and Magic Johnson has Raised over Three Hundred Million dollars for Fire Relief including Rental Payments for Workers and others. FEMA has a Program to provide Rental Vouchers for all Tenants effected by the Fires ? In Conclusion; there maybe No Emergencies for Most Tenants /Workers and Several Active Programs to provide Relief. A Tenant should be able include in their Eviction Defense that Rent could not be paid due to the Wild Fires? The Council Voted on November 14 2023 to extend the Annual Increase by 4 %; and Owners have been posting Rent Increase for last 2 Months or Longer. Essential Housing Services and Material has increased by 26 % and Insurance by 500%; and Water; Sewage and Trash by 14 % or More? Owners need support and Help Vote No Rent Freeze

Happy Valentines Michael Millman Mar Vista 310 431 6574

--

Michael Millman/ Attorney
T.310 477 1201
F.310 477 0260
PO Box 64637
WLA Cal 90064

Subject: Re: Vote No : Rent Freeze / Eviction Suspension RSO

From: Mathew Millen <matmillen@msn.com>

Date: 2/1/2025, 3:22 PM

To: Michael Millman <michaelmillman@gmail.com>, Andrea Conant <andrea.conant@lacity.org>, "jeanne.min@lacity.org" <jeanne.min@lacity.org>, "alexis.wesson@lacity.org" <alexis.wesson@lacity.org>, "alexandra.leard@lacity.org" <alexandra.leard@lacity.org>, "kevin.brunke@lacity.org" <kevin.brunke@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, "erin.bromaghi@lacity.org" <erin.bromaghi@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, Joshua Yeager <josh.yeager@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, bob.tamkin <bob.tamkin@mosscompany.com>, Daniel Yukelson <dan@aagla.org>, David Englin <david.englin@bizfed.org>, Bill Dawson <bill@sdrsm.com>, irma vargas <ivargas528@gmail.com>, Joe Patel <joepatel26@aol.com>, "kimani.black@lacity.or" <kimani.black@lacity.org>, "Khour, Andrew" <andrew.khour@latimes.com>, "Dillon, Liam" <Liam.Dillon@latimes.com>, "joanne.kim@lacity.org" <joanne.kim@lacity.org>, Ari Chazanas <ari@lotusproperties.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, Stuart Waldman <stuart@vica.com>, "dakota.smith@latimes.com" <dakota.smith@latimes.com>, Jeff Faller <jeff@aoausa.com>, Debra Carlton <dcarlton@caanet.org>, Fred Sutton <fsutton@caanet.org>, Andrea Horta <hortayaya@yahoo.com>, "roxburypropertiesinc@msn.com" <roxburypropertiesinc@msn.com>, Mark Sokol <mark@mphotel.com>, Elaine Golden-Gealer <elaine@elaine360.com>, Carolyn Honda <ckhonda1@me.com>, Arnie Corlin <ACorlin@aol.com>

To the Honorable Members of the LA City Council:

The Mansion Tax has apparently raised over \$200,000,000. Magic Johnson and the great Dodgers Organization has raised \$100,000,000. Those funds should be used to provide rent vouchers to service workers, & employees of burnt out businesses who lost their jobs as a result of fires. Most probably the employers of service workers will find new housing in Los Angeles County and re hire them to care for their children or clean their homes.

I am 77 years old, a veteran of the US Army with a disability. I live in my own 5 unit building. I rely upon the rental income from my apartments to supplement my social security.

Many Apt Assn of Greater Los Angeles owners are like me, they bought buildings years ago so they would have income in their retirement.

It is unfair to legislate that people can live for free for 1 year in a Los Angeles apartment when society should bear the responsibility for assisting those in need.

Owners will have to pay for the water, sewer and trash, property taxes, rent registration fees, and all the maintenance costs of the apartment and the tenant lives for free for

1 year! Not fair. Please use the Mansion Tax money and Dodger's \$100,000,000 to provide rental vouchers for low income people who lost employment due to the fires.

Respectfully

Mathew Millen, San Pedro apartment owner

From: Michael Millman <michaelmillman@gmail.com>

Sent: Saturday, February 1, 2025 1:32 PM

To: Andrea Conant <andrea.conant@lacity.org>; jeanne.min@lacity.org <jeanne.min@lacity.org>; alexis.wesson@lacity.org <alexis.wesson@lacity.org>; alexandra.leard@lacity.org <alexandra.leard@lacity.org>; kevin.brunke@lacity.org <kevin.brunke@lacity.org>; Lisa Hansen <lisa.hansen@lacity.org>; erin.bromaghi@lacity.org <erin.bromaghi@lacity.org>; Marie Rumsey <marie.rumsey@lacity.org>; Joshua Yeager <josh.yeager@lacity.org>;

Jacob Burman <Jacob.Burman@lacity.org>; bob.tamkin <bob.tamkin@mosscompany.com>; Daniel Yukelson <dan@aagla.org>; David Englin <david.englin@bizfed.org>; Bill Dawson <bill@sdrsm.com>; irma vargas <ivargas528@gmail.com>; Joe Patel <joepatel26@aol.com>; kimani.black@lacity.or <kimani.black@lacity.or>; Khouri, Andrew <andrew.khouri@latimes.com>; Dillon, Liam <Liam.Dillon@latimes.com>; joanne.kim@lacity.org <joanne.kim@lacity.org>; Ari Chazanas <ari@lotusproperties.com>; Danielle Elliot <d.elliott1@sbcglobal.net>; Stuart Waldman <stuart@vica.com>; dakota.smith@latimes.com <dakota.smith@latimes.com>; Jeff Faller <jeff@aoausa.com>; Debra Carlton <dcarlton@caanet.org>; Fred Sutton <fsutton@caanet.org>; Andrea Horta <hortayaya@yahoo.com>; roxburypropertiesinc@msn.com <roxburypropertiesinc@msn.com>; Mark Sokol <mark@mphotel.com>; MATHEW MILLEN <matmillen@msn.com>; Elaine Golden-Gealer <elaine@elaine360.com>; Carolyn Honda <ckhonda1@me.com>; Arnie Corlin <ACorlin@aol.com>

Subject: Vote No : Rent Freeze / Eviction Suspension RSO

It appears the Council agrees with Bob Blumenfield and Traci Park that All These alleged Emergency Resolutions may not Rise to Standards set for Virus (March 2020) and " Back door " attempt to deny Owners the Council approved Annual Rental Increase: 4% ? Additionally; Tim McOsker and John Lee asked LAHD to confirm the Exact Number of Palisades Worker who permanently Lost their Jobs and do they actually Live in RSO Units ? Council confirmed that Dodgers and Magic Johnson has Raised over Three Hundred Million dollars for Fire Relief including Rental Payments for Workers and others. FEMA has a Program to provide Rental Vouchers for all Tenants effected by the Fires ? In Conclusion; there maybe No Emergencies for Most Tenants /Workers and Several Active Programs to provide Relief. A Tenant should be able include in their Eviction Defense that Rent could not be paid due to the Wild Fires? The Council Voted on November 14 2023 to extend the Annual Increase by 4 %; and Owners have been posting Rent Increase for last 2 Months or Longer. Essential Housing Services and Material has increased by 26 % and Insurance by 500%; and Water; Sewage and Trash by 14 % or More? Owners need support and Help Vote No Rent Freeze

Happy Valentines Michael Millman Mar Vista 310 431 6574

--

Michael Millman/ Attorney
T.310 477 1201
F.310 477 0260
PO Box 64637
WLA Cal 90064

Subject: Vote No : Rent Freeze / Eviction Suspension RSO

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/1/2025, 1:32 PM

To: Andrea Conant <andrea.conant@lacity.org>, jeanne.min@lacity.org, alexis.wesson@lacity.org, alexandra.leard@lacity.org, kevin.brunke@lacity.org, Lisa Hansen <lisa.hansen@lacity.org>, erin.bromaghi@lacity.org, Marie Rumsey <marie.rumsey@lacity.org>, Joshua Yeager <josh.yeager@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, "bob.tamkin" <bob.tamkin@mosscompany.com>, Daniel Yukelson <dan@aagla.org>, David Englin <david.englin@bizfed.org>, Bill Dawson <bill@sdrsm.com>, irma vargas <ivargas528@gmail.com>, Joe Patel <joepatel26@aol.com>, kimani.black@lacity.or, "Khour, Andrew" <andrew.khour@latimes.com>, "Dillon, Liam" <Liam.Dillon@latimes.com>, joanne.kim@lacity.org, Ari Chazanas <ari@lotusproperties.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, Stuart Waldman <stuart@vica.com>, dakota.smith@latimes.com, Jeff Faller <jeff@aoausa.com>, Debra Carlton <dcarlton@caanet.org>, Fred Sutton <fsutton@caanet.org>, Andrea Horta <hortayaya@yahoo.com>, roxburypropertiesinc@msn.com, Mark Sokol <mark@mphotel.com>, MATHEW MILLEN <matmillen@msn.com>, Elaine Golden-Gealer <elaine@elaine360.com>, Carolyn Honda <ckhonda1@me.com>, Arnie Corlin <ACorlin@aol.com>

It appears the Council agrees with Bob Blumenfield and Traci Park that All These alleged Emergency Resolutions may not Rise to Standards set for Virus (March 2020) and " Back door " attempt to deny Owners the Council approved Annual Rental Increase: 4% ? Additionally; Tim McOsker and John Lee asked LAHD to confirm the Exact Number of Palisades Worker who permanently Lost their Jobs and do they actually Live in RSO Units ? Council confirmed that Dodgers and Magic Johnson has Raised over Three Hundred Million dollars for Fire Relief including Rental Payments for Workers and others. FEMA has a Program to provide Rental Vouchers for all Tenants effected by the Fires ? In Conclusion; there maybe No Emergencies for Most Tenants /Workers and Several Active Programs to provide Relief. A Tenant should be able include in their Eviction Defense that Rent could not be paid due to the Wild Fires? The Council Voted on November 14 2023 to extend the Annual Increase by 4 %; and Owners have been posting Rent Increase for last 2 Months or Longer. Essential Housing Services and Material has increased by 26 % and Insurance by 500%; and Water; Sewage and Trash by 14 % or More? Owners need support and Help Vote No Rent Freeze

Happy Valentines Michael Millman Mar Vista 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637
WLA Cal 90064

Subject: Vote No : Rent Freeze / Eviction Suspension RSO

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/1/2025, 1:32 PM

To: Andrea Conant <andrea.conant@lacity.org>, jeanne.min@lacity.org, alexis.wesson@lacity.org, alexandra.leard@lacity.org, kevin.brunke@lacity.org, Lisa Hansen <lisa.hansen@lacity.org>, erin.bromaghi@lacity.org, Marie Rumsey <marie.rumsey@lacity.org>, Joshua Yeager <josh.yeager@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, "bob.tamkin" <bob.tamkin@mosscompany.com>, Daniel Yukelson <dan@aagla.org>, David Englin <david.englin@bizfed.org>, Bill Dawson <bill@sdrsm.com>, irma vargas <ivargas528@gmail.com>, Joe Patel <joepatel26@aol.com>, kimani.black@lacity.or, "Khour, Andrew" <andrew.khour@latimes.com>, "Dillon, Liam" <Liam.Dillon@latimes.com>, joanne.kim@lacity.org, Ari Chazanas <ari@lotusproperties.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, Stuart Waldman <stuart@vica.com>, dakota.smith@latimes.com, Jeff Faller <jeff@aoausa.com>, Debra Carlton <dcarlton@caanet.org>, Fred Sutton <fsutton@caanet.org>, Andrea Horta <hortayaya@yahoo.com>, roxburypropertiesinc@msn.com, Mark Sokol <mark@mphotel.com>, MATHEW MILLEN <matmillen@msn.com>, Elaine Golden-Gealer <elaine@elaine360.com>, Carolyn Honda <ckhonda1@me.com>, Arnie Corlin <ACorlin@aol.com>

It appears the Council agrees with Bob Blumenfield and Traci Park that All These alleged Emergency Resolutions may not Rise to Standards set for Virus (March 2020) and " Back door " attempt to deny Owners the Council approved Annual Rental Increase: 4% ? Additionally; Tim McOsker and John Lee asked LAHD to confirm the Exact Number of Palisades Worker who permanently Lost their Jobs and do they actually Live in RSO Units ? Council confirmed that Dodgers and Magic Johnson has Raised over Three Hundred Million dollars for Fire Relief including Rental Payments for Workers and others. FEMA has a Program to provide Rental Vouchers for all Tenants effected by the Fires ? In Conclusion; there maybe No Emergencies for Most Tenants /Workers and Several Active Programs to provide Relief. A Tenant should be able include in their Eviction Defense that Rent could not be paid due to the Wild Fires? The Council Voted on November 14 2023 to extend the Annual Increase by 4 %; and Owners have been posting Rent Increase for last 2 Months or Longer. Essential Housing Services and Material has increased by 26 % and Insurance by 500%; and Water; Sewage and Trash by 14 % or More? Owners need support and Help Vote No Rent Freeze

Happy Valentines Michael Millman Mar Vista 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637
WLA Cal 90064

Subject: Agenda Item 15 - Freeze on Rents

From: Joan Galvan <joangalvan6@gmail.com>

Date: 2/3/2025, 1:17 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Council Members,

I urge you to please vote NO on Rent Freeze Agenda Item #15. My husband and I are now in our early 80's and retired just 3 years ago. We thought we would be able to support ourselves on the income left after all the apartment's expenses were paid each month. We were wrong. We were finally seeing a light at the end of the tunnel when the Covid-19 regulations were finally lifted. If there is a rent freeze again I worry about being able to support ourselves. We still have a mortgage on our home and expensive medical insurance/doctor expenses. Not to mention the high cost of food, gas, etc. **PLEASE VOTE NO ON AGENDA ITEM #15!**

Thank you for taking the time to read my email.

Joan and Epigmenio Galvan

Subject: Rent Freeze and Eviction Moratorium - Vote "NO"

From: Marc Chopp <mchopp@statewideenterprises.com>

Date: 2/3/2025, 12:01 PM

To: "councilmember.hernandez@lacity.org" <IMCEAMAILTO-councilmember+2Ehernandez+40lacity+2Eorg@namprd10.prod.outlook.com>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Dear Council Members:

I would like to thank you for sending this fatally flawed motion back to committee and I urge you to vote **No** on the rent freeze and demand verifiable proof for the eviction moratorium (a/k/a eviction defense) for non-payment of rent from individuals showing: (1) they were directly and substantially impacted by the fires, (2) they were unable to obtain new or additional work, (3) they did not qualify for rental assistance from FEMA, City, County, Non-Profits or other sources, and (4) they did not qualify for state unemployment benefits.

Marc Chopp

Subject: Rent Freeze

From: Ralph Hopp <ralph@hunterwest.net>

Date: 2/3/2025, 9:57 AM

To: "councilmember.hernandez@lacity.org" <IMCEAMAILTO-councilmember+2Ehernandez+40lacity+2Eorg@namprd13.prod.outlook.com>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Hello,

I urge you to vote NO on the rent freeze and demand VERIFIABLE PROOF for the eviction moratorium. This is wrong to have a whole city feel the effects when it has no direct effect in most of Los Angeles. For those effected, we should help but they have to prove it. A blanket moratorium is WRONG!

Ralph Hopp
818-807-4720

Subject: Please vote no on any proposed rent freeze.

From: Luis Hernandez <hernandez_leh@yahoo.com>

Date: 2/4/2025, 5:51 AM

To: councilmember.blumenfield@lacity.org, contactcd4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriquez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, councilmember.nazarian@lacity.org, councilmember.jurado@lacity.org, advocacy@aagla.org, councilmember.hernandez@lacity.org

Dear council members,

I am a low income housing provider. I own very few units in South Los Angeles. An area with minimal impact due to the fires. All my units are well under market rent (by at least 40%). I have several Section 8 units. It has taken section 8 a year to process the only rent increase in the last 6 years.

Last year I got canceled by my insurance company. All my expenses have gone through the roof the last 6 years. During this time I have only been able to increase rents by 4%.

I agree with rent control, I play by the rules and I love my customers/ tenants. I proudly serve them.

If I can not continue to serve my tenants and am forced to sell who knows who will take over the property. Not a single proprietor like me I assure you. In the end we will all lose and these units will be more expensive in the long run.

Please help me to continue to do right by my tenants.

I urge you to vote no on any proposed rent freeze.

I ask that any council member who would benefit from such a proposal recuse themselves from the vote.

Lets not continue to hammer units that are already under the city's RSO.

Thank you,

Luis Hernandez

[Reply](#)

Subject: Please Vote No on any proposed rent Freeze

From: Gabby R <gabbyrios29@gmail.com>

Date: 2/4/2025, 6:24 AM

To: councilmember.blumenfield@lacity.org, contactcd4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, councilmember.nazarian@lacity.org,
councilmember.jurado@lacity.org, advocacy@aagla.org, councilmember.hernandez@lacity.org

Dear Council Members,

I urge you to vote no on any proposed rent freeze.

As a member of the sandwich generation, I juggle the responsibilities of being both a mother to my children and a daughter caring for my aging parents. I also work a full-time job and manage a 10-unit building I was fortunate enough to purchase (financed) several years ago. I am responsible for and care deeply about my children, my parents, and the 10 families I am fortunate enough to have as tenants.

I rent to a diverse group of hardworking people, some of whom may or may not be documented. Many have credit issues or other challenges that would have prohibited them from securing housing from other providers.

I came to this country at age 5 and was fortunate enough to be granted status years later. I worked my way through college, sacrificing and saving along the way. I am always mindful that many of my tenants struggle just as I did, and I strive to provide them with the best service at a fair price.

My units are well below market rents. Due to the COVID rent freeze, I've only increased rents by 4% in the last six years, during which my costs have skyrocketed.

My insurance company dropped me, and now I have very little coverage at three times the cost. They required me to replace the roof last year at a cost of \$70,000. My water bill has gone from \$1,300 pre-COVID to \$5,900. My mortgage rate has increased by 20%, and my trash bill has gone from \$200 to \$600. Any repairs now cost me 60% more than pre-COVID.

If my rents cannot keep up with the increase in costs, I'm afraid I will lose my property. Any company that has the money to run a building like mine is not going to have the same sense of family and community that I have with my tenants.

Please vote no on any proposed rent freeze. Units under RSO already provide tenants with plenty of protections. Don't run good landlords out of this business.

Thank you,

--

Gabby Hernandez

Subject: Please vote NO on rent freeze and eviction moratorium (Feb. 5 Agenda Item 2)

From: Molly Kublicki <mollykublicki@icloud.com>

Date: 2/4/2025, 1:48 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, advocacy@aagla.org

CC: Nick Kublicki <nkublicki@gmail.com>

Dear Councilmember:

I am a housing provider of 83 rental units in Los Angeles (90035 and 90048). I respectfully implore you to vote NO or to strictly modify the proposed rent freeze and eviction moratorium, for the following reasons:

Overbroad: the proposed blanket rent freeze and eviction moratorium would cover all 900,000 rental units in LA, but the fires affected only a very small part of those renters. The freeze and moratorium should be strictly limited to those actually affected by the fires.

No documentary proof: the eviction moratorium would apply to any renter who attests to being affected by fires but does not require proof, so the attestation is meaningless and everyone will be able to use it as during covid. Learning lessons from the covid eviction moratorium, the rent freeze and eviction moratorium should be strictly limited to renters who provide documentary evidence that they have been affected by the fires.

Overly long: the proposed one year period is entirely arbitrary and far too long. 3 to 6 months is more than sufficient.

Housing providers are just barely recovering from devastating covid rent freeze and eviction moratorium: the current allowable annual RSO rent increase is 4%. Housing providers have not been able to increase rents in 4 years during and after covid while being forced to absorb a 20% increase in costs. We badly need the 4% annual increase to stay afloat given the huge recent increases in insurance costs and mortgage rates.

Housing providers unfairly singled out: If the city wants to help renters, it should pay for it rather than forcing housing providers to subsidize renters. Housing providers are instead being singled out as convenient political targets. Contrary to common misperception, housing owner returns are 4-5% (not counting loan costs). If the city freezes rents and evictions, it should freeze the prices of insurance, mortgage rates, gas, and groceries too. What would happen if it did? There would be no more insurers, lenders, gas stations, or grocery stores. The same will happen with the construction of badly needed housing in LA if the city continues to force housing providers to subsidize renters.

Please vote NO or strictly restrict the proposed rent freeze and eviction moratorium

Thank you.

Nick Kublicki

Subject: Proposed Rent Freeze and Eviction Moratorium

From: "Stan Dorobek" <stan@dorobek-farr.com>

Date: 2/4/2025, 8:21 AM

To: <"mailto:councilmember.hernandez"@lacity.org>, <councilmember.blumenfield@lacity.org>, <contactCD4@lacity.org>, <councilmember.yaroslavsky@lacity.org>, <councilmember.padilla@lacity.org>, <councilmember.rodriquez@lacity.org>, <councilmember.harris-dawson@lacity.org>, <councilmember.price@lacity.org>, <cd10@lacity.org>, <councilmember.park@lacity.org>, <councilmember.Lee@lacity.org>, <councilmember.soto-martinez@lacity.org>, <councilmember.mcosker@lacity.org>, <Councilmember.Nazarian@lacity.org>, <Councilmember.Jurado@lacity.org>, <advocacy@aagla.org>

Dear Council members:

I live in Boston and own a property in the Los Feliz area and am thoroughly confused as to the connection between fire victims and residents of apartment buildings. The continued attacks on Landlords is extremely disheartening. You have already given tenants the right to be a months late with their rent so what is the purpose of further restrictions. You have had no rent increases for the past 5 years other than one last year for 4% while costs have increased significantly. We need these once a year increases to try to recoup some of the massive increases that have occurred over these past 5 years. Inflation has been running way in excess of even the 4% figure.

Please direct your efforts to helping the poor folks who have lost their homes and please not attack property owners who are supplying housing.

J. S. Dorobek II
626-893-0056
Stan@Dorobek-Farr.com

Subject: Re: Please vote NO on the Eviction Moratorium and Rent Freeze

From: Keith Abouaf <abbaprop12@gmail.com>

Date: 2/4/2025, 4:44 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Council Member,

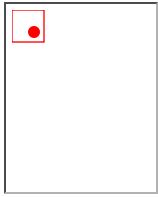
Please vote NO on an Eviction and Rent Increase Moratorium. The costs of owning and maintaining apartment buildings, including utilities, insurance, materials and labor continue to skyrocket between 10 and 20% annually. Insurance premiums on some of my properties are up 300 to 400% over what they were just 4 years ago. Meanwhile, I have numerous residents whose rents are 30-50% BELOW market and fall further behind every year even with the RSO allowed 3 or 4% increase.

During Covid, I had multiple tenants who did not pay their rent, while subletting their apartment to another party and collecting the rent themselves. I wasn't collecting rent on my unit - they were! One of these was travelling the world while subletting, but my attorney said there was no point in even trying to evict them due to the *eviction moratorium*.

There is simply no excuse for freezing rents or preventing lawful evictions when clearly these residents, living in buildings in Palms, Venice and Mar Vista, are not affected by the now extinguished fires in Alta Dena, Malibu and the Palisades. Other property managers and owners I know see this newest effort of the Council to impose highly biased and draconian control over our already strictly regulated industry as proof that the Council is not interested in Justice and due process of law, but in Venezuelan-style dictatorship. This measure makes them feel that the Council is declaring war on our industry and that we need to fight back. Please show them this is NOT the case - vote NO on this unnecessary, unfair, and harmful motion!

Thank You,
Keith Abouaf

--



Keith Abouaf
Best Westside Properties
310 498 1940

Subject: Rent Freeze

From: Craig Davis <cwdavis1949@gmail.com>

Date: 2/4/2025, 3:48 PM

To: Bob Blumenfield <councilmember.blumenfield@lacity.org>, Curren Price <councilmember.price@lacity.org>, Heather Hutt <cd10@lacity.org>, Hugo Soto-martinez <councilmember.soto-martinez@lacity.org>, Imelda Padilla <councilmember.padilla@lacity.org>, John Lee <councilmember.Lee@lacity.org>, Katy Yaroslavsky <councilmember.yaroslavsky@lacity.org>, Marqueece Harris-dawson <councilmember.harris-dawson@lacity.org>, Monica Rodriguez <councilmember.rodriguez@lacity.org>, Nazarian <Councilmember.Nazarian@lacity.org>, Tim McOske <councilmember.mcoske@lacity.org>, Traci Park <councilmember.park@lacity.org>
CC: dan@aagla.org, Jeff Faller <jeff@aoausa.com>

Dear Councilmembers,

First, let me thank you for not supporting the blanket freeze on all rental units due to the fire. Now I ask and encourage you to place some stipulations.

First, the Rent Increase Freeze (point 3 of motion) must be removed in its entirety. The fires did NOT economically impact the vast majority of L.A. City renters that occurred in the specific locations of the Pacific Palisades, Malibu and West Hills (as well as Altadena and Castaic that are outside of the City of L.A.). Further, rental housing providers costs continue, including monthly mortgage payments, trash hauling, sewer, water, property taxes, repairs and maintenance as well as property insurance that will now be even more costly.

Further, it is proposed that renters impacted by the fires will receive a new eviction defense/eviction moratorium, so that would remedy any issues with rent.

Please demand verifiable proof for the eviction moratorium (a/k/a eviction defense) for non-payment of rent from individuals showing: (1) they were directly and substantially impacted by the fires, (2) they were unable to obtain new or additional work, (3) they did not qualify for rental assistance from FEMA, City, County, Non-Profits or other sources, and (4) they did not qualify for state unemployment benefits.

On a personal level, we have issued 4-5% increases for most tenants this year and not one complained but all completely understood and thanked us for everything we do for them and the property. The nature of our business is static. If one has a 10 unit building, you will not have an 11 unit building next year or ever. Our only salvation to combating rising costs is turnover from tenants with low rents, which is costly, and/or rent increases. No more than individuals who need pay increases, most housing providers are mom and pops who also need to increase their income. Please don't treat us any differently than you would want to be treated. Please help us survive.

Thank you for your time and support and for being good stewards for all of us.

--

Craig Davis

General Partner
El Cerrito Ltd.
323.804-2340 mobile

Subject: Vote No on Rent Freeze and Eviction Moratorium

From: "Bronwyn Dawson, DVM" <nicecutehouse@gmail.com>

Date: 2/4/2025, 11:08 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Hello Council Members:

My name is Bronwyn Dawson and I am a homeless unemployed landlord. My home of 30 years burned to the ground in the Eaton Fire as well as my place of business as well as a small rental house I owned. I am living in a hotel room with FEMA assistance and wondering where I will go next. My remaining rental property is a small fourplex in Los Angeles (Council District 10) where I have kept the rents below market because of my tenants. Some of them have been with me since I bought the property years ago. Those rents are now my source of income

So I am writing to ask you to vote "No" on the proposed rent freeze and eviction moratorium. The recent declarations by Governor Newsom provide protections to renters against evictions and against price gouging. The LA County Board of Supervisors has been proactive in working to set up funding for people looking for housing, such as myself. The fires have not affected low-income residents in LA City. The Pacific Palisades is not representative of the majority of LA City residents. Altadena, where I lived, is a middle-class community. But the Board of Supervisors is not enacting punitive measures against landlords. The Board is working to try to ensure safety and support for all Altadenans. I believe the LA City Council should follow that example.

I will still be expected to maintain my property in LA city, pay taxes, pay utilities, pay my mortgage despite my vastly altered situation. Denying me the ability to raise rents annually by a reasonable amount will just ensure my economic destruction. I will need to sell my property to a developer who will be able to circumvent all the rules.

Please do not view landlords as some monolithic evil group. Those of us who own modest properties in LA City are much more like our tenants than we are like Pacific Palisades residents.

Thank you,

Bronwyn Dawson
Altadena, CA

Subject: Do not force individuals and pets on landlords without reasonable compensation!!!!

From: Anee <adamiano@roadrunner.com>

Date: 2/5/2025, 4:58 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Do not force individuals and pets on landlords without reasonable compensation!!!!

This action will put not only a financial burden on landlords but expose them to possible unforeseen danger and damages as they will be forced to accept unvetted individuals and pets. This must be illegal.

Andrea Damiano

Subject: L.A. City Mandate of Unauthorized Individuals & Unauthorized Pets

From: Marc Chopp <mchopp@statewideenterprises.com>

Date: 2/5/2025, 4:13 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Unauthorized pets will put rental housing providers at risk for losing their property insurance as many insurance carriers prohibit specific breeds of pets due to their increased risk of liability. Insurance carriers are already drastically increasing rates, such as State Farm's announcement of a 38% increase for multifamily properties and many are looking for reasons to drop existing policies in Los Angeles. The presence of unauthorized pets may cause many owners to lose their coverage and without it be unable to continue operating their rental properties. This will reduce the supply of naturally occurring affordable housing at a time where it is of utmost importance that all available rental housing be able to be fully utilized.

Unauthorized pets will jeopardize the health and safety of existing long-term renters that specifically chose to live in no-pet properties due to health issues, including severe allergic reactions, asthma, or prior trauma caused by pets. The elderly and young children are particularly susceptible to physical harm or even death caused by large, aggressive pets.

Unauthorized pets jeopardize the financial stability of existing long-term renters that work remotely or are obtaining additional education remotely. Excessive barking due to pets that are left unattended for 10-12 hours per day by owners that are at work may cause remote workers to lose their jobs due to an inability to properly conduct zoom calls, telephone calls and other work activities. Such constant noise will also cause remote learners to fail classes due to the inability to focus on learning and conducting assignments.

Unauthorized pets will cause damage to common areas and units for properties that are ill-suited to pets. Many older properties have carpet in common areas and individual units that will absorb pet dander, urine and feces. These same properties often do not have outside areas for exercise or bathroom relief for pets.

Additional individuals whether they are authorized or unauthorized create additional costs. They cause increases in sewer, water, trash hauling and wear and tear on the units. Rental housing providers should be entitled to charge additional rent for such individuals in order to recoup these additional costs.

Subject: L.A. City to Mandate Unauthorized Individuals & Unauthorized Pets

From: E Cay <cfmgtco@gmail.com>

Date: 2/5/2025, 6:51 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

DEAR COUNCILMEMBERS:

WHY SHOULD HOUSING PROVIDERS HAVE TO FOOT THE BILL FOR ADDITIONAL PEOPLE AND PETS IN THEIR APARTMENTS!?

PLEASE VOTE AGAINST THIS PROPOSED ORDINANCE FOR THE FOLLOWING REASONS:

PUT YOURSELF IN OUR SHOES.....LET'S PRETEND YOU HAVE A HOUSE WITH AN ADU. TWO PEOPLE LIVE IN IT NOW AND PAY YOU RENT WHICH COVERS A FAIR VALUE FOR UTILITIES AND CITY SERVICES. NOW LET'S SAY THAT THE COUPLE LIVING THERE MOVES A FRIEND'S FAMILY AND, TWO PIT BULLS IMPACTED BY THE FIRES, INTO YOUR ADU AND THEY PLAN TO LIVE RENT FREE FOR A YEAR.

DO YOU REALLY THINK YOU SHOULD ALLOW THIS NONSENSE TO HAPPEN WITHOUT PAYING YOU ADDITIONAL RENT?!

WHY SHOULD THE DISPLACED FAMILY LIVE RENT FREE FOR THE NEXT YEAR?! AFTER ALL, IF YOU HAD A VACANCY IN YOUR APARTMENT WOULD YOU ALLOW THEM TO MOVE IN TO A VACANCY RENT FREE?! THAT IS CRAZY! THAT IS BASICALLY THE SAME AS MOVING AN ADDITIONAL FAMILY IN WITHOUT CHARGING THEM A REASONABLE ADDITIONAL RENT.

Unauthorized pets will put rental housing providers at risk for losing their property insurance as many insurance carriers prohibit specific breeds of pets due to their increased risk of liability. Insurance carriers are already drastically increasing rates, such as State Farm's announcement of a 38% increase for multifamily properties and many are looking for reasons to drop existing policies in Los Angeles. The presence of unauthorized pets may cause many owners to lose their coverage and without it be unable to continue operating their rental properties. This will reduce the supply of naturally occurring affordable housing at a time where it is of utmost importance that all available rental housing be able to be fully utilized.

Unauthorized pets will jeopardize the health and safety of existing long-term renters that specifically chose to live in no-pet properties due to health issues, including severe allergic reactions, asthma, or prior trauma caused by pets. The elderly and young children are particularly susceptible to physical harm or even death caused by large, aggressive pets.

Unauthorized pets jeopardize the financial stability of existing long-term renters that work remotely or are

obtaining additional education remotely. Excessive barking due to pets that are left unattended for 10-12 hours per day by owners that are at work may cause remote workers to lose their jobs due to an inability to properly conduct zoom calls, telephone calls and other work activities. Such constant noise will also cause remote learners to fail classes due to the inability to focus on learning and conducting assignments.

Unauthorized pets will cause damage to common areas and units for properties that are ill-suited to pets. Many older properties have carpet in common areas and individual units that will absorb pet dander, urine and feces. These same properties often do not have outside areas for exercise or bathroom relief for pets.

Prohibited Additional Rent for Additional Unauthorized Individuals: The permissible rent adjustment for additional occupants provided for by Los Angeles Municipal Code Section 151.06.G(a) **shall not apply** if the additional occupant is a person displaced by the Fires.

Additional individuals whether they are authorized or unauthorized create additional costs. They cause increases in sewer, water, trash hauling and wear and tear on the units. Rental housing providers should be entitled to charge additional rent for such individuals in order to recoup these additional costs.

OTHER PROVISIONS

7 Day Report Back on Rent Obligations for Damaged/Destroyed Units: The motion includes a provision for the Los Angeles Housing Department (LAHD) and the City Attorney to report back in 7 days as to recommend changes, if necessitated, to relieve tenants of their responsibility to pay rent if they are currently evacuated and return rent to those renters whose units have been destroyed.

THANK YOU FOR YOUR ATTENTION TO THIS EMAIL AND REASONS WHY YOU SHOULD VOTE NO!

**ED KIMBALL
(MOM AND POP APARTMENT OWNER IN CITY OF L.A.)**

P.S. YOU ALREADY DID NOT ALLOW US TO RAISE RENTS FOR 3+YEARS, YET YOU APPROVED UTILITY, TAX, AND FEES INCREASES DURING THAT TIME. OUTRAGOUS!

Subject: Mandate Unauthorized Pets and Individuals

From: Todd Neal <tneal@nealco.org>

Date: 2/5/2025, 4:32 PM

To: <councilmember.hernandez@lacity.org>, <councilmember.blumenfield@lacity.org>, <contactCD4@lacity.org>, <councilmember.yaroslavsky@lacity.org>, <councilmember.padilla@lacity.org>, <councilmember.rodriguez@lacity.org>, <councilmember.harris-dawson@lacity.org>, <councilmember.price@lacity.org>, <cd10@lacity.org>, <councilmember.park@lacity.org>, <councilmember.Lee@lacity.org>, <councilmember.soto-martinez@lacity.org>, <councilmember.mcosker@lacity.org>, <Councilmember.Nazarian@lacity.org>, <Councilmember.Jurado@lacity.org>, <advocacy@aagla.org>

To City Council

Some of Us Owners don't allow Dogs. Please provide a provision for unauthorized pets. Any pets or additional pets will incur an additional Pet deposit for any damages incurred to hardwood flooring, molding, doors and walls due to scratching and untrained pets using the restroom indoors and lack of cleaning behind excessive Hair and Dander. Outside damages to yards due to the lack of owners consistently picking up feces behind their animals in common areas or Animals urinating (marking) and rusting fences and leaving strong urine smells .

Additional Rent should be charged for Landlords who pay any utilities as additional utilities are used. Those of us Small Landlords (Non-Corp) that try to provide affordable clean housing will suffer as it effects more than the household additional people stay within. There is more ware and tear, noise, and additional utility usage and lack of vetting individuals create problems if a new individual brings problems to the complex.

Thank You
Small Landlord
Todd Neal

Subject: mom and pop oppose blanket rent increase freeze as well as an eviction moratorium

From: Stephen Twining <belaircpa90077@gmail.com>

Date: 2/5/2025, 8:17 AM

To: councilmember.blumenfield@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Esteemed Councilmembers,

Thank you for your actions last week sending the motion back to the Housing and Homelessness Committee to address the many concerns raised about a blanket rent increase freeze and eviction moratorium.

As 83 year old **mom and pop landlords** who own a small two bedroom house and two one bedroom condos we rent out for the bulk of our **retirement income** we urge you to please **oppose any rent increase moratorium**. ***Our costs: property taxes, insurance, repairs continue to go up at a rapid clip.*** In addition, we urge you to place a **burden of proof for the eviction moratorium** and apply it only to those who can demonstrate they were financially impacted by the fires.

NEEDED CHANGES TO THE MOTION

Rent Freeze

Rent Increase Freeze (point 3 of motion) must be removed in its entirety. The fires did NOT economically impact the vast majority of L.A. City renters that occurred in the specific locations of the Pacific Palisades, Malibu and West Hills (as well as Altadena and Castaic that are outside of the City of L.A.). Further, rental housing providers costs continue, including monthly mortgage payments, trash hauling, sewer, water, property taxes, repairs and maintenance as well as property insurance that will now be even more costly.

Further, it is proposed that renters impacted by the fires will receive a new eviction defense/eviction moratorium, so that would remedy any issues with rent.

Eviction Moratorium/Eviction Defense

The entire Eviction Moratorium/Eviction Defense must be **strictly limited to wildfire victims that can provide verifiable proof** of being directly and substantially economically impacted by the fires. The City cannot allow the widespread fraud and abuse that occurred during COVID-19 and the ridiculous “self certification” that was allowed at that time. The proof required must be clearly defined in the motion (not punted to staff) and, at a minimum, including the following:

- Photo Identification by Driver's License, California ID or valid passport.
- 2023 State Income Tax Filing (which is required regardless of citizenship status)
- Employer's Name, Location, Phone Number and Email Address
- Dates of Employment
- If independent contractor – List of Clients, including full name, service address, cell phone number and email address
- If Business Owner – Business License and name with D.B.A.
- In addition, this temporary eviction moratorium/eviction defense should not last any longer than a maximum of ninety (90) days. In that time renters should be able to find new employment, additional employment or obtain rental assistance from a myriad of sources that are being newly created.

The City should not encourage nor enable individuals to delay in finding new replacement work with a lengthy delay in their legal obligation to pay rent for the housing they are receiving from private property owners.

Non-Payment of Rent

The non-payment of rent must be a conditional defense based on the additional provision of proof, specifically including:

Unqualified for rental assistance from the City, County, FEMA, other government entities and Non-Profit organizations. Note: FEMA will provide rental assistance for households with a U.S. born minor child.

Unqualified for unemployment benefits

Unable to obtain new employment or additional employment

Unauthorized Individuals, Unauthorized Pets & Nuisance

Unauthorized Pets

Unauthorized pets should be completely removed from this motion. Pets create substantial risk exposure to existing long-term renters that chose to live in a pet-free property, including those with severe allergic reactions, asthma, prior trauma, working remotely, remote schooling, as well as the frail elderly and young children at higher risk for significant harm caused by large pets. Also, particular pet breeds may be in **violation of existing property insurance conditions** for property owners and could result in the cancellation of property insurance.

Nuisance

Nuisance should be completely removed from the motion. A rental housing provider must have the ability to require the removal of any individual or pet that is causing a substantial nuisance to other long-term renters. To do otherwise wrongfully infringes on the entitlement to quiet enjoyment of all other renters.

Unauthorized Individuals

Unauthorized Individuals should be required to provide the same proof as a renter under non-payment of rent listed above.

No-Fault Eviction for Owner Move-In

No-Fault Evictions for Owner Move-In should be allowed under this motion, so the definition of No-Fault should specifically exclude owner move-in. An owner must be able to move into their own property in times of need, **especially if the owner or their family member has been directly impacted by the wildfires.**

Assistance for Rental Housing Providers

It should be added to the motion that any rental housing provider that has an individual renter or occupant claiming wildfire victim status to avoid eviction is entitled to receive a lowering of their property taxes for the impacted property by one (1) percent for tax year 2025.

In addition, the City should create a new fund for rental housing providers to receive payment of back rent owed by wildfire victims with priority being given to property owners with 20 or fewer units for renters at or below 100% of the federal poverty limit.

Thank you for your thoughtful consideration of this matter.

Sincerely,

Steve and Marie Twining

--

11693 San Vicente Blvd. #131
Los Angeles, CA 90049
310 497 1662 mobile
belaircpa90077@gmail.com

Subject: My budget will not handle additional guests and my insurance will not cover all breeds of dogs

From: Susan Wolk <wolk.susan@gmail.com>

Date: 2/5/2025, 9:06 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriquez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

I need your help. I am 73 and was hoping my small number of units would permit me to retire. Because of increased costs with the units and rent increases that do not come close to paying the costs, I am still working.

My net income from the apartments keeps decreasing, with no funds set aside for major repairs (buildings constructed in the forties). I pay water and electricity. Additional guests will impact this. I am asking that the council members place themselves in the shoes of a 73-year-old woman on a budget and consider that allowing additional individuals will be the proverbial straw that breaks the camel's back. The victims of the fire previously paid housing costs, utilities, etc. I don't understand why I may be required to now subsidize them entirely at my expense.

Also, if there is a dog bite in the property, is the city responsible since there is a "No pet" policy in the leases?

Thank you,

S. Wolk

Sent from my iPhone. Please excuse typographical errors and auto-correct mistakes.

From: Lynn Barbe <lbarbe@earthlink.net>

Date: 2/5/2025, 4:42 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Please remove the provision for unauthorized pets and allow additional rent for unauthorized individuals that increase costs.

Unauthorized pets will put rental housing providers at risk for losing their property insurance as many insurance carriers prohibit specific breeds of pets due to their increased risk of liability. Insurance carriers are already drastically increasing rates, such as State Farm's announcement of a 38% increase for multifamily properties and many are looking for reasons to drop existing policies in Los Angeles. The presence of unauthorized pets may cause many owners to lose their coverage and without it be unable to continue operating their rental properties. This will reduce the supply of naturally occurring affordable housing at a time where it is of utmost importance that all available rental housing be able to be fully utilized.

Unauthorized pets will jeopardize the health and safety of existing long-term renters that specifically chose to live in no-pet properties due to health issues, including severe allergic reactions, asthma, or prior trauma caused by pets. The elderly and young children are particularly susceptible to physical harm or even death caused by large, aggressive pets.

Unauthorized pets jeopardize the financial stability of existing long-term renters that work remotely or are obtaining additional education remotely. Excessive barking due to pets that are left unattended for 10-12 hours per day by owners that are at work may cause remote workers to lose their jobs due to an inability to properly conduct zoom calls, telephone calls and other work activities. Such constant noise will also cause remote learners to fail classes due to the inability to focus on learning and conducting assignments.

Unauthorized pets will cause damage to common areas and units for properties that are ill-suited to pets. Many older properties have carpet in common areas and individual units that will absorb pet dander, urine and feces. These same properties often do not have outside areas for exercise or bathroom relief for pets

Additional individuals whether they are authorized or unauthorized create additional costs. They cause increases in sewer, water, trash hauling and wear and tear on the units. Rental housing providers should be entitled to charge additional rent for such individuals in order to recoup these additional costs.

Subject: PLEASE DO NOT APPROVE THE ORDINANCE ALLOWING UNAUTHORIZED PETS AND UNAUTHORIZED ADDITIONAL TENANTS

From: audrey joyce <audreyandbill@mac.com>

Date: 2/5/2025, 10:39 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

PLEASE DO NOT FORCE OWNERS OF RENTAL PROPERTIES TO ACCEPT UNAUTHORIZED TENANTS, WITHOUT ADDITIONAL FUNDS. ALSO DO NOT APPROVE OF REQUIRED ACCEPTANCE OF UNAUTHORIZED PETS. IF OWNERS ARE OPEN TO ALLOWING ADDITIONAL TENANTS AND ANIMALS, IT IS UP TO THE OWNERS. DO NOT FORCE US MOM AND POP OWNERS TO BEAR THE BURDON OF BEING FORCED TO ACCEPT ADDITIONAL TENANTS.

WE ARE ONE OF THE PROPERTIES THAT LOST \$50,000 DURING THE COVID EMERGENCY. WE WERE TOLD THAT WE WOULD BE ABLE TO GET THOSE FUNDS EVENTUALLY. SO FAR, WE HAVE NOT BEEN ABLE TO be MADE WHOLE AND BE REPAYED WHILE OUR TENANT DID NOT HAVE TO PAY RENT FOR 575 DAYS. SHE DID NOT HAVE COVID AND WORKED DURING THE WHOLE TIME. SHE ENROLLED HER CHILD IN LOTS OF AFTER SCHOOL PROGRAMS. MEANWHILE , WE ARE STILL FEELING THE LOSS OF THOSE FUNDS.

NOW THAT TENANTS HAVE BEEN OFFERED FREE LEGAL REPRESENTATION , WE HAVE A TENANT THAT JUST STOPPED PAYING 5 MONTHS AGO AND WANTS A JURY TRIAL. IT HAS COST \$7,500 SO FAR. TOTALLY UNFAIR, AND THIS IS A VERY SPECIAL AND RARE PROPERTY THAT WAS IN GREAT CONDITION WHEN TENANT MOVED IN. HE USED UP HIS INHERITANCE THEN DID NOT GET A JOB, AND IS TRYING TO STAY FOR FREE, AS LONG AS POSSIBLE. THESE ORDINANCES AND RULES HAVE CAUSED US TO GET OUT OF OWNING RENTAL PROPERTY.

WE HAVE BEEN SUPPORTIVE AND GOOD OWNERS AND DON'T DESERVE THIS. If anyone had an idea of how we can resolve this situation, please respond. Audrey Joyce, audreyandbill@mac.com

Subject: Please Remove the Provisions!

From: Cynthia STRAND <strands739@verizon.net>

Date: 2/5/2025, 4:16 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

I urge you to please remove the provisions for unauthorized pets to be housed in rental units and please allow additional rent for unauthorized individuals that move into a unit. The additional costs that come from having more people in a unit put a HUGE burden on the building, the area and the costs from utilities and wear and tear. Also, having pets move into a unit can adversely affect many people in the building who might be allergic to animals or afraid of them. Animals also adversely affect the quality of the unit and the quality of life for those tenants living there not associated with these animals.

PLEASE - put yourself in other tenants shoes and yes, even in the landlords shoes. You will be destroying units and buildings if you allow this to happen.

Cyndi Strand
Manhattan Beach, CA.

Sent from my iPad

Subject: Provision for unauthorized pets and persons

From: <steven@sterlinggrayrealty.com>

Date: 2/5/2025, 4:37 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

I am urging city council to remove the provision for unauthorized pets, and that the provision allow for additional rent for unauthorized individuals that increase costs to housing providers across the city already recovering from 4 years of severely damaging moratoriums.

Sincerely,

Steven W. Gray

PRINCIPAL

Investments | AffordableHousing | Equities

Sterling Gray Realty

O. (866) GRAY-204 | **M.** (626) 669-1917

www.StevenWGray.com



Steven W Gray
PRINCIPAL

Investment Properties
Affordable Housing
Acquisitions
Asset Management
Equities

DRE 02194905



COURSES & PODCAST



SUBSCRIBE

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)
From: Matthew Halden <matthew.halden@lacity.org>
Date: 2/5/2025, 2:23 PM
To: "Carter, Kenya" <kxc3004@lausd.net>
CC: Michael Amster <michael.amster@lacity.org>

Per our conversation.

On Wed, Feb 5, 2025 at 2:01 PM Carter, Kenya <kxc3004@lausd.net> wrote:

Hi Matthew,

I just called and let you a message. Please call me 562-507-1784 when you have a moment.

Thank you.



Kenya Carter
Organization Facilitator - Region West
Wellness Programs

Division of Medical Services
Westchester - Venice - Hamilton Network of Schools
11380 Graham Place, Los Angeles, CA 90064
office: (562) 507-1784 | **email:** kxc3004@lausd.net

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

From: Matthew Halden <matthew.halden@lacity.org>

Sent: Wednesday, February 5, 2025 12:17 PM

To: Carter, Kenya <kxc3004@lausd.net>

Cc: Michael Amster <michael.amster@lacity.org>

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)

CAUTION: EXTERNAL EMAIL

Hi Kenya,

Thank you for your reply.

I've attached some other resources that may be included in the powerpoint. Let me know if you have any questions.

Best Regards,

Matt

On Wed, Feb 5, 2025 at 12:13 PM Carter, Kenya <kxc3004@lausd.net> wrote:

Hi Matthew,

Do you have any other resources you can share other than the tax information? Possibly information or resources for victims of the LA Wildfires or other community resources?



Kenya Carter
Organization Facilitator - Region West
Wellness Programs

Division of Medical Services
Westchester - Venice - Hamilton Network of Schools
11380 Graham Place, Los Angeles, CA 90064
office: (562) 507-1784 | **email:** kxc3004@lausd.net

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

From: Matthew Halden <matthew.halden@lacity.org>

Sent: Wednesday, February 5, 2025 10:00 AM

To: Carter, Kenya <kxc3004@lausd.net>

Cc: Michael Amster <michael.amster@lacity.org>

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)

CAUTION: EXTERNAL EMAIL

Hi Kenya,

Thank you very much! I look forward to seeing you tomorrow.

Best Regards,

Matt

On Wed, Feb 5, 2025 at 9:58 AM Carter, Kenya <kxc3004@lausd.net> wrote:

Thank you, Matthew. I'll add these flyers.



Kenya Carter
Organization Facilitator - Region West
Wellness Programs

Division of Medical Services
Westchester - Venice - Hamilton Network of Schools
11380 Graham Place, Los Angeles, CA 90064
office: (562) 507-1784 | **email:** kxc3004@lausd.net

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

From: Matthew Halden <matthew.halden@lacity.org>

Sent: Wednesday, February 5, 2025 9:56 AM

To: Carter, Kenya <kxc3004@lausd.net>

Cc: Michael Amster <michael.amster@lacity.org>

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)

CAUTION: EXTERNAL EMAIL

Hi Kenya,

I hope this email finds you well.

Please find attached a flyer (English and Spanish) that should be added to the powerpoint presentation you mentioned yesterday.

Let me know if you have any questions.

Best Regards,

Matt

On Tue, Feb 4, 2025 at 4:08 PM Carter, Kenya <kxc3004@lausd.net> wrote:

Thank you.



Kenya Carter
Organization Facilitator - Region West
Wellness Programs

Division of Medical Services
Westchester - Venice - Hamilton Network of Schools
11380 Graham Place, Los Angeles, CA 90064
office: (562) 507-1784 | **email:** kxc3004@lausd.net

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family

Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

From: Matthew Halden <matthew.halden@lacity.org>

Sent: Tuesday, February 4, 2025 4:06 PM

To: Carter, Kenya <kxc3004@lausd.net>

Cc: Michael Amster <michael.amster@lacity.org>

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)

CAUTION: EXTERNAL EMAIL

Hi Kenya,

I am the Field Deputy in CD-11 for the neighborhoods of Del Rey and Mar Vista.

Best Regards,

Matt



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park * 11th District

WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045

(310) 568-8772 TEL | [11th District Website](#)

SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California

Public Records Act. *(including attachments)* *

On Tue, Feb 4, 2025 at 4:06 PM Carter, Kenya <kxc3004@lausd.net> wrote:

Matthew,

What's your title? I will include your name and title on our agenda.

Thank you.

signature_947887208

Kenya Carter

Organization Facilitator - Region West

Wellness Programs

signature_2053882576

Division of Medical Services

Westchester - Venice - Hamilton Network of Schools
11380 Graham Place, Los Angeles, CA 90064
office: (562) 507-1784 | email: kxc3004@lausd.net

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

From: Matthew Halden <matthew.halden@lacity.org>

Sent: Tuesday, February 4, 2025 3:44 PM

To: Michael Amster <michael.amster@lacity.org>

Cc: Carter, Kenya <kxc3004@lausd.net>

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)

You don't often get email from matthew.halden@lacity.org. [Learn why this is important](#)

CAUTION: EXTERNAL EMAIL

Hi Kenya,

I am looking forward to the event at Webster Middle School on Thursday. For my reference, do I need to bring anything with me? Also, where would you like me to park?

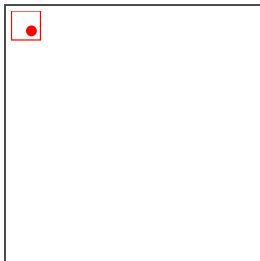
Best Regards,

Matt

On Tue, Feb 4, 2025 at 3:42 PM Michael Amster <michael.amster@lacity.org> wrote:

Hi Kenya!

My colleague, Matthew will be representing CD 11 at this meeting on Thursday. Thank you very much for following up!



Michael R. Amster |

Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park

*

11th

District

WESTCHESTER DISTRICT OFFICE:

[7166](tel:7166)

[W. Manchester Ave., Los Angeles, CA 90045](#)

(310) 568-8772

Please sign up for our newsletter

[here!](#)



***PLEASE NOTE:** E-mail

correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure

under the California Public Records Act.

(including attachments)

*

On Tue, Feb 4, 2025 at 12:07 PM Carter, Kenya <kxc3004@lausd.net> wrote:

Good Day Michael,

I hope you're doing well.

I'm following up to see if you or someone from your office can attend our LAUSD/Region West Safety Collaborative this Thursday, February 6, 2025, at 9:00am to discuss (5 minutes) any community concerns (immigration) and/or community resources with our school administrators during our meeting. Please let me know. Attached is a copy of the safety collaborative meeting flyer for your reference.

Thank you and I look forward to hearing from you.

signature_947887208

Kenya Carter

Organization Facilitator - Region West

Wellness Programs

signature_2053882576

Division of Medical Services

Westchester - Venice - Hamilton Network of Schools

[11380 Graham Place, Los Angeles, CA 90064](#)

[office: \(562\) 507-1784](tel:(562)507-1784) | [email: kxc3004@lausd.net](mailto:kxc3004@lausd.net)

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

From: Michael Amster <michael.amster@lacity.org>

Sent: Tuesday, January 28, 2025 1:05 PM

To: Carter, Kenya <kxc3004@lausd.net>

Cc: Harutunian, Lena <lena.harutunian@lausd.net>; Brown, Megan <megan.brown@lausd.net>

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)

CAUTION: EXTERNAL EMAIL

Hello Kenya,

Thank you very much for sharing these flyers!

Currently, I'm sorting out with my team which of us will attend each event.

On Mon, Jan 27, 2025 at 12:59 PM Carter, Kenya <kxc3004@lausd.net> wrote:

Good Day Mr. Amster,

Thank you for returning my phone call. It was great speaking with you today. Below is the information regarding the **two** events I was telling you about for LAUSD/Region West:

I am inviting you to attend our LAUSD-Region West Safety Collaborative on **Thursday, February 6, 2025, from 9:00am - 10:00am** at Webster Middle School in the Daniel's Den. Our safety collaboratives are meeting held with school site administrators and local law enforcement officers to discuss safety concerns that are happening on our school campuses and safe passages for students to and from school. We will have about 60 school administrators or their designee attend. We would like you to share general safety tips or resources that schools or parents can utilize in about a 5–8-minute presentation. This safety collaborative represents the schools in the Westchester, West LA and Venice Community of Schools that are served by the LAPD West LA Division, LAPD Pacific Division as well as the Marina Del Rey and Lost Hills Sheriff Department.

Secondly, on **Friday, February 21, 2025**, for our LAUSD/Region West Resource Coordinating Council (RCC) - Safety Tools for Schools event we would like to invite you to attend and share resources for 311 and other resources available in District 11 during the resource/networking fair portion of our event (see attached flyer). The audience for this event is school site administrators, deans, counselors, parent representatives, mental health workers, local district administrators and more. We expect 60+ attendees for each session for this RCC. This event will also take place at Webster Middle School in the Daniel's Den beginning at 10:30am.

Please let me know if you can attend these events.

I look forward to hearing from you soon and thank you in advance for your time.

Take care.



Kenya Carter
Organization Facilitator - Region West
Wellness Programs

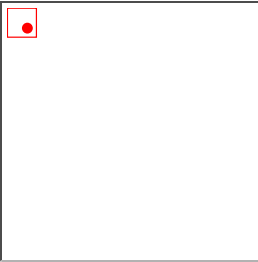
Division of Medical Services
Westchester - Venice - Hamilton Network of Schools
[11380 Graham Place, Los Angeles, CA 90064](https://www.lausd.net/11380-Graham-Place)
office: (562) 507-1784 | **email:** kxc3004@lausd.net

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

--



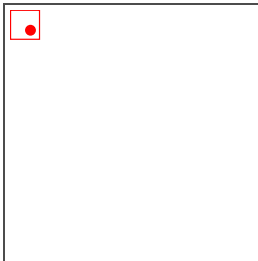
Michael R. Amster |
Field Deputy, Brentwood / West Los Angeles / Sawtelle
he/him/his
Office of Councilwoman Traci Park
*
11th
District
WESTCHESTER DISTRICT OFFICE:
[7166](#)
[W. Manchester Ave., Los Angeles, CA 90045](#)
(310) 568-8772
Please sign up for our newsletter

[here!](#)



***PLEASE NOTE:** E-mail
correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure
under the California Public Records Act.
(including attachments)
*

--



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park * 11th District

WESTCHESTER DO: [7166 w. Manchester Ave., LA, CA 90045](#)

(310) 568-8772 TEL | [11th District Website](#)

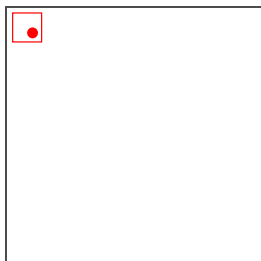
SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California

Public Records Act. *(including attachments)* *

--



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park * 11th District

WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045

(310) 568-8772 TEL | [11th District Website](#)

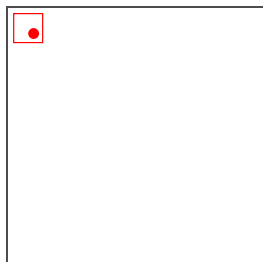
SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public

Records Act. *(including attachments)* *

--



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park * 11th District

WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045

(310) 568-8772 TEL | [11th District Website](#)

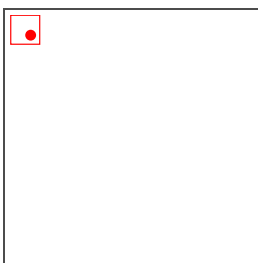
SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public

Records Act. *(including attachments)* *

--



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park * 11th District

WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045

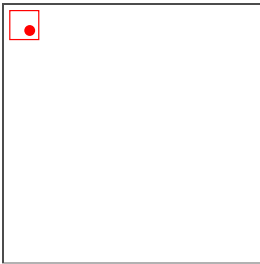
(310) 568-8772 TEL | [11th District Website](#)

SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

--



Matthew Halden | Field Deputy
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045
(310) 568-8772 TEL | [11th District Website](#)
SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

— Attachments: —

Emergency-Resources-For-those-Impacted-by-Wildfires-One-Pager.pdf	830 KB
Emergency-Resources-For-those-Impacted-by-Wildfires-One-Pager-Spanish.pdf	665 KB

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)
From: Matthew Halden <matthew.halden@lacity.org>
Date: 2/5/2025, 2:23 PM
To: "Carter, Kenya" <kxc3004@lausd.net>
CC: Michael Amster <michael.amster@lacity.org>

Per our conversation.

On Wed, Feb 5, 2025 at 2:01 PM Carter, Kenya <kxc3004@lausd.net> wrote:

Hi Matthew,

I just called and let you a message. Please call me 562-507-1784 when you have a moment.

Thank you.



Kenya Carter
Organization Facilitator - Region West
Wellness Programs

Division of Medical Services
Westchester - Venice - Hamilton Network of Schools
11380 Graham Place, Los Angeles, CA 90064
office: (562) 507-1784 | **email:** kxc3004@lausd.net

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

From: Matthew Halden <matthew.halden@lacity.org>

Sent: Wednesday, February 5, 2025 12:17 PM

To: Carter, Kenya <kxc3004@lausd.net>

Cc: Michael Amster <michael.amster@lacity.org>

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)

CAUTION: EXTERNAL EMAIL

Hi Kenya,

Thank you for your reply.

I've attached some other resources that may be included in the powerpoint. Let me know if you have any questions.

Best Regards,

Matt

On Wed, Feb 5, 2025 at 12:13 PM Carter, Kenya <kxc3004@lausd.net> wrote:

Hi Matthew,

Do you have any other resources you can share other than the tax information? Possibly information or resources for victims of the LA Wildfires or other community resources?



Kenya Carter
Organization Facilitator - Region West
Wellness Programs

Division of Medical Services
Westchester - Venice - Hamilton Network of Schools
11380 Graham Place, Los Angeles, CA 90064
office: (562) 507-1784 | **email:** kxc3004@lausd.net

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

From: Matthew Halden <matthew.halden@lacity.org>

Sent: Wednesday, February 5, 2025 10:00 AM

To: Carter, Kenya <kxc3004@lausd.net>

Cc: Michael Amster <michael.amster@lacity.org>

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)

CAUTION: EXTERNAL EMAIL

Hi Kenya,

Thank you very much! I look forward to seeing you tomorrow.

Best Regards,

Matt

On Wed, Feb 5, 2025 at 9:58 AM Carter, Kenya <kxc3004@lausd.net> wrote:

Thank you, Matthew. I'll add these flyers.



Kenya Carter
Organization Facilitator - Region West
Wellness Programs

Division of Medical Services
Westchester - Venice - Hamilton Network of Schools
11380 Graham Place, Los Angeles, CA 90064
office: (562) 507-1784 | **email:** kxc3004@lausd.net

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

From: Matthew Halden <matthew.halden@lacity.org>

Sent: Wednesday, February 5, 2025 9:56 AM

To: Carter, Kenya <kxc3004@lausd.net>

Cc: Michael Amster <michael.amster@lacity.org>

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)

CAUTION: EXTERNAL EMAIL

Hi Kenya,

I hope this email finds you well.

Please find attached a flyer (English and Spanish) that should be added to the powerpoint presentation you mentioned yesterday.

Let me know if you have any questions.

Best Regards,

Matt

On Tue, Feb 4, 2025 at 4:08 PM Carter, Kenya <kxc3004@lausd.net> wrote:

Thank you.



Kenya Carter
Organization Facilitator - Region West
Wellness Programs

Division of Medical Services
Westchester - Venice - Hamilton Network of Schools
11380 Graham Place, Los Angeles, CA 90064
office: (562) 507-1784 | **email:** kxc3004@lausd.net

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family

Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

From: Matthew Halden <matthew.halden@lacity.org>

Sent: Tuesday, February 4, 2025 4:06 PM

To: Carter, Kenya <kxc3004@lausd.net>

Cc: Michael Amster <michael.amster@lacity.org>

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)

CAUTION: EXTERNAL EMAIL

Hi Kenya,

I am the Field Deputy in CD-11 for the neighborhoods of Del Rey and Mar Vista.

Best Regards,

Matt



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park ★ 11th District

WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045

(310) 568-8772 TEL | [11th District Website](#)

SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California

Public Records Act. *(including attachments)* *

On Tue, Feb 4, 2025 at 4:06 PM Carter, Kenya <kxc3004@lausd.net> wrote:

Matthew,

What's your title? I will include your name and title on our agenda.

Thank you.

signature_947887208

Kenya Carter

Organization Facilitator - Region West

Wellness Programs

signature_2053882576

Division of Medical Services

Westchester - Venice - Hamilton Network of Schools
11380 Graham Place, Los Angeles, CA 90064
office: (562) 507-1784 | email: kxc3004@lausd.net

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

From: Matthew Halden <matthew.halden@lacity.org>

Sent: Tuesday, February 4, 2025 3:44 PM

To: Michael Amster <michael.amster@lacity.org>

Cc: Carter, Kenya <kxc3004@lausd.net>

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)

You don't often get email from matthew.halden@lacity.org. [Learn why this is important](#)

CAUTION: EXTERNAL EMAIL

Hi Kenya,

I am looking forward to the event at Webster Middle School on Thursday. For my reference, do I need to bring anything with me? Also, where would you like me to park?

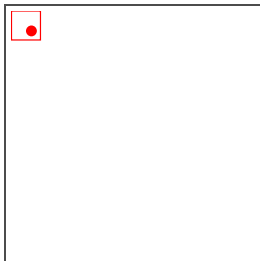
Best Regards,

Matt

On Tue, Feb 4, 2025 at 3:42 PM Michael Amster <michael.amster@lacity.org> wrote:

Hi Kenya!

My colleague, Matthew will be representing CD 11 at this meeting on Thursday. Thank you very much for following up!



Michael R. Amster |

Field Deputy, Brentwood / West Los Angeles / Sawtelle

he/him/his

Office of Councilwoman Traci Park

*

11th

District

WESTCHESTER DISTRICT OFFICE:

[7166](tel:7166)

[W. Manchester Ave., Los Angeles, CA 90045](#)

(310) 568-8772

Please sign up for our newsletter

[here!](#)



***PLEASE NOTE:** E-mail

correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure

under the California Public Records Act.

(including attachments)

*

On Tue, Feb 4, 2025 at 12:07 PM Carter, Kenya <kxc3004@lausd.net> wrote:

Good Day Michael,

I hope you're doing well.

I'm following up to see if you or someone from your office can attend our LAUSD/Region West Safety Collaborative this Thursday, February 6, 2025, at 9:00am to discuss (5 minutes) any community concerns (immigration) and/or community resources with our school administrators during our meeting. Please let me know. Attached is a copy of the safety collaborative meeting flyer for your reference.

Thank you and I look forward to hearing from you.

signature_947887208

Kenya Carter

Organization Facilitator - Region West

Wellness Programs

signature_2053882576

Division of Medical Services

Westchester - Venice - Hamilton Network of Schools

[11380 Graham Place, Los Angeles, CA 90064](#)

[office: \(562\) 507-1784](tel:(562)507-1784) | [email: kxc3004@lausd.net](mailto:kxc3004@lausd.net)

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

From: Michael Amster <michael.amster@lacity.org>

Sent: Tuesday, January 28, 2025 1:05 PM

To: Carter, Kenya <kxc3004@lausd.net>

Cc: Harutunian, Lena <lena.harutunian@lausd.net>; Brown, Megan <megan.brown@lausd.net>

Subject: Re: LAUSD/Region West Safety Collaborative & Resource Coordinating Council (RCC)

CAUTION: EXTERNAL EMAIL

Hello Kenya,

Thank you very much for sharing these flyers!

Currently, I'm sorting out with my team which of us will attend each event.

On Mon, Jan 27, 2025 at 12:59 PM Carter, Kenya <kxc3004@lausd.net> wrote:

Good Day Mr. Amster,

Thank you for returning my phone call. It was great speaking with you today. Below is the information regarding the **two** events I was telling you about for LAUSD/Region West:

I am inviting you to attend our LAUSD-Region West Safety Collaborative on **Thursday, February 6, 2025, from 9:00am - 10:00am** at Webster Middle School in the Daniel's Den. Our safety collaboratives are meeting held with school site administrators and local law enforcement officers to discuss safety concerns that are happening on our school campuses and safe passages for students to and from school. We will have about 60 school administrators or their designee attend. We would like you to share general safety tips or resources that schools or parents can utilize in about a 5–8-minute presentation. This safety collaborative represents the schools in the Westchester, West LA and Venice Community of Schools that are served by the LAPD West LA Division, LAPD Pacific Division as well as the Marina Del Rey and Lost Hills Sheriff Department.

Secondly, on **Friday, February 21, 2025**, for our LAUSD/Region West Resource Coordinating Council (RCC) - Safety Tools for Schools event we would like to invite you to attend and share resources for 311 and other resources available in District 11 during the resource/networking fair portion of our event (see attached flyer). The audience for this event is school site administrators, deans, counselors, parent representatives, mental health workers, local district administrators and more. We expect 60+ attendees for each session for this RCC. This event will also take place at Webster Middle School in the Daniel's Den beginning at 10:30am.

Please let me know if you can attend these events.

I look forward to hearing from you soon and thank you in advance for your time.

Take care.



Kenya Carter
Organization Facilitator - Region West
Wellness Programs

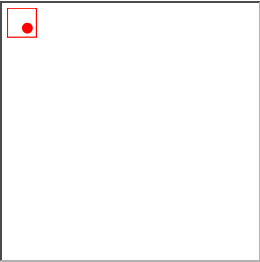
Division of Medical Services
Westchester - Venice - Hamilton Network of Schools
[11380 Graham Place, Los Angeles, CA 90064](https://www.lausd.net/11380-Graham-Place)
office: (562) 507-1784 | **email:** kxc3004@lausd.net

If you need immediate emergency assistance, please call 911. If you are experiencing a mental health crisis, you may call our Student & Family Wellness Hotline at (213) 241- 3840, Monday through Friday from 8:00am-4:30pm or any of the following agencies (24/7):

- L.A. County Department of Mental Health (800) 854- 7771
- National Suicide Prevention Lifeline (800) 273-TALK (8255)

Electronic Mail Disclosure and Privacy Notice: The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of Los Angeles Unified School District or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession. As with all emails, the content of this email is neither entirely secure nor confidential. Please avoid using student names whenever possible.

--



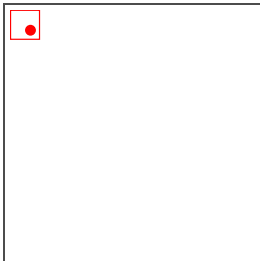
Michael R. Amster |
Field Deputy, Brentwood / West Los Angeles / Sawtelle
he/him/his
Office of Councilwoman Traci Park
*
11th
District
WESTCHESTER DISTRICT OFFICE:
[7166](#)
[W. Manchester Ave., Los Angeles, CA 90045](#)
(310) 568-8772
Please sign up for our newsletter

[here!](#)



***PLEASE NOTE:** E-mail
correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure
under the California Public Records Act.
(including attachments)
*

--



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park * 11th District

WESTCHESTER DO: [7166 w. Manchester Ave., LA, CA 90045](#)

(310) 568-8772 TEL | [11th District Website](#)

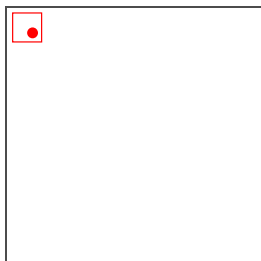
SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California

Public Records Act. *(including attachments)* *

--



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park * 11th District

WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045

(310) 568-8772 TEL | [11th District Website](#)

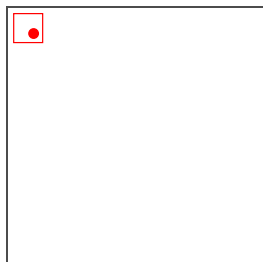
SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public

Records Act. *(including attachments)* *

--



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park * 11th District

WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045

(310) 568-8772 TEL | [11th District Website](#)

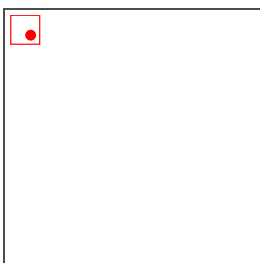
SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public

Records Act. *(including attachments)* *

--



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park * 11th District

WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045

(310) 568-8772 TEL | [11th District Website](#)

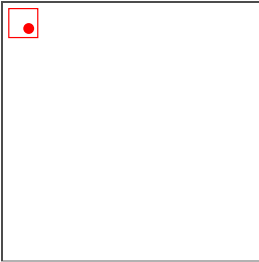
SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records

Act. (including attachments) *

--



Matthew Halden | Field Deputy
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045
(310) 568-8772 TEL | [11th District Website](#)
SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records

Act. (including attachments) *

— Attachments: —

Emergency-Resources-For-those-Impacted-by-Wildfires-One-Pager.pdf	830 KB
Emergency-Resources-For-those-Impacted-by-Wildfires-One-Pager-Spanish.pdf	665 KB

Remove the provision for unauthorized pets and to allow additional rent for unauthorized individuals that increase costs.

Subject: Remove the provision for unauthorized pets and to allow additional rent for unauthorized individuals that increase costs.

From: Ginette Mizraki <gmizraki@gmail.com>

Date: 2/5/2025, 6:21 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Remove the provision for unauthorized pets and to allow additional rent for unauthorized individuals that increase costs.

Ginette Mizraki

gmizraki@gmail.com

tel 310 479 5649

Subject: Unauthorized Individuals and Pets

From: "Kent Family" <kentfamily1@verizon.net>

Date: 2/5/2025, 7:45 PM

To: <councilmember.hernandez@lacity.org>, <councilmember.blumenfield@lacity.org>, <contactCD4@lacity.org>, <councilmember.yaroslavsky@lacity.org>, <councilmember.padilla@lacity.org>, <councilmember.rodriquez@lacity.org>, <councilmember.harris-dawson@lacity.org>, <councilmember.price@lacity.org>, <cd10@lacity.org>, <councilmember.park@lacity.org>, <councilmember.Lee@lacity.org>, <councilmember.soto-martinez@lacity.org>, <councilmember.mcosker@lacity.org>, <Councilmember.Nazarian@lacity.org>, <Councilmember.Jurado@lacity.org>, <advocacy@aagla.org>

First, be assured that I want to do all I can to help the people who have been displaced due to the terrible fires. I understand they need a place to live.

I would like you to consider the potential additional costs for Mom and Pop landlords. If additional individuals do move in to units, there will most likely be additional costs to the landlords. These costs may include more electricity and more water usage. You are aware that the electric and water usage rates are tiered. This could mean the possibility of hundreds of dollars passed on to each landlord. Perhaps you will consider allowing an additional payment to the landlord to cover this cost.

Thank you for your consideration.

Suzette Goul Kent

Subject: Unauthorized occupants / pets

From: Lori Penzella <darrtingalaw@gmail.com>

Date: 2/5/2025, 4:30 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Small landlord here

Work in non-profit and not rich.

Please be advised of a couple of things as you vote on this:

Landlords pay for water. Everytime you flush the toilet, wash dishes, shower etc. it costs the landlord money. If you add additional people that will increase the cost of water. Do you expect landlords to pay for that?

Most leases already have a clause for additional occupants. It provides a nominal fee of typically \$100 per person. That fee is NOT designed for a landlord to get rich. Thats impossible. It covers barely the water usage. Not wear and tear or pets.

If you are adding someone to the landlords responsibility then pair that with a provision. Homeless from the fires does not mean jobless. They can help pay additional rent to cover themselves, the water and additional wear and tear in the unit.

Second, I just turned over an apartment with pets. I have original hardwood floors in a 1928 building. I spent 7k sanding the floors 2x, and bleaching them to remove pet urine. None of it worked. The security deposit was \$2500. How is that fair?

Look, Im a dog person and understand they are family members. But if they are in the apartment then a deposit must be paid. Period! It's not fair to a landlord when the pet may not be trained or the owner doesn't want to take them out. This is real life. Not a dream. Things happens and a tenant should not be entitled to ruin the hardwood floors of a 1928 building because they fell on hard times.

Third,

Landlords must be required to vet before adding people to the lease. What if they have a criminal history? Landlords are responsible for what happens on the property.

Are you going to provide waivers of liability to landlords? That should be your next step if you are foolish to allow such a blanket policy.

A basic credit check and application should still be required for anyone planning to occupy the premises. Fire victim or not. It's a form of reverse discrimination to allow it for everyone except a fire victim. That is reasonable and necessary to protect the existing tenants.

Accountability must happen on both ends.

Tenant and landlord.

Don't add things to a landlords plate without matching it with accountability.

Thank you.

Subject: Unauthorized persons and pets

From: "FIRST SECURITY INVESTMENT COMPANY" <fsico@sbcglobal.net>

Date: 2/5/2025, 5:58 PM

To: <councilmember.hernandez@lacity.org>, <councilmember.blumenfield@lacity.org>, <contactCD4@lacity.org>, <councilmember.yaroslavsky@lacity.org>, <councilmember.padilla@lacity.org>, <councilmember.rodriguez@lacity.org>, <councilmember.harris-dawson@lacity.org>, <councilmember.price@lacity.org>, <cd10@lacity.org>, <councilmember.park@lacity.org>, <councilmember.Lee@lacity.org>, <councilmember.soto-martinez@lacity.org>, <councilmember.mcosker@lacity.org>, <Councilmember.Nazarian@lacity.org>, <Councilmember.Jurado@lacity.org>, <advocacy@aagla.org>

Do not allow this notice to pass! We are having problems now with persons who were not authorized!!

Evelyn A. Reeves, Broker

First Security Investment Company, Inc

4602 S. Crenshaw Boulevard

Los Angeles, CA 90043

323-299-7900 Office 323-299-4054 Fax

Email: fsico@sbcglobal.net

CA DRE #00043716

Subject: Unauthorized Pets and Unauthorized Persons

From: Fred Silberberg <2828reservoir@gmail.com>

Date: 2/5/2025, 4:11 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Dear Council Member:

I again ask you to oppose your latest proposed attack on small landlords. This is turning into a weekly event. We are not the means by which to solve the perceived housing problems from the fires.

I have been informed that my insurance will not be renewed. I am trying to figure out how to get coverage on this building which is the source of my retirement income. The market is already difficult and extremely expensive. If I now have to take pets which I have not agreed to do ever before, that limits my ability to obtain coverage. Similarly, I do not want to have to make repairs because someone's unauthorized pet has created damage in my building.

Similarly, my small building cannot accommodate additional people. I should not be required to accept an additional resident in a small apartment because they claim to be a fire victim. I should not be required to host that individual with no rent being paid, despite the wear-and-tear. I should not be required to keep my existing security deposit where it is even though the apartment is now subject to additional use by another person or persons and a pet.

And on top of this you want to enforce a provision that does not allow the collection of rent for people who are currently evacuated, and prevents their eviction.

THIS IS RIDICULOUS. GET SOME COMMON SENSE, PEOPLE. You need to find another solution to the housing crunch. Stop putting the entire burden of what should be a governmental responsibility on small, private landlords like myself. We cannot continue to operate in this way. We are operating these apartments to provide housing and to be paid for that housing so that we can support ourselves. Why can't you understand that?

Fred Silberberg
2828 Reservoir Street, LLC

Fred Silberberg
2828 Reservoir Street LLC

Subject: Unauthorized tenants and pets.

From: Peggy Henderson <peggy8@earthlink.net>

Date: 2/5/2025, 9:26 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear council members,

I personally have been affected by the Eaton Canyon fire. My son and his families home of 21 years has burned to the ground. I have my son and his family staying with me so I understand the need of individuals who have been impacted by the fire.

However, this open ended pet policy is going to tear Property owners liability insurance right from under us. Already liability carriers in the state of California have continued to increase rates. And all policies have limitations on pets that are allowed on the premises. I as a home owner have limitations on the pets that I can have at my own home. And I'm sure the great majority of you do as well. What are you thinking?

This is unreasonable that you would even propose this with no restriction.

In addition, the increased number of individuals in a unit is going to put another burden on landlords. With additional individuals we have increased water, sewer, Trash Pickup we need to be able to recoup some expenses. All displaced individuals are receiving some type of assistance and should be able to contribute.

You don't want us to charge for any additional people, but yet you also are trying to prevent us from having a regular annual increase.

I don't understand why we as landlords are continually under attacked from the LA city Council.

I'm asking for your consideration.

Thank you,
Peggy Henderson

Sent from my iPhone

Subject: Vote NO 🗳️ on unauthorized individuals and pets

From: Tanya Management <tanyamanagement@gmail.com>

Date: 2/5/2025, 6:35 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear City Council members ,

I am urging you to remove the provision for unauthorized pets and to allow additional rent for unauthorized individuals that increase costs.

The cost of maintaining properties has significantly increased. More pets and tenants only creates more insecurity of unknown persons in the property. More theft in the building, more damage to property and we can't hold people accountable because they are not on the lease.

The cost of water and utilities has skyrocketed more persons more pets equal higher costs for water and trash without tenants paying for them.

Thank you,
Tanya Moft

Subject: Wildfire Ordinance affecting rental property providers

From: Leslie Hope <lahope@lahope.com>

Date: 2/5/2025, 8:22 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Council Members,

Please reconsider two aspects of Tracy Park's motion about housing individuals displaced by the wildfires.

A provision in the Los Angeles Municipal Code addresses when a renter wishes to add additional roommates as noted in the motion. The landlord is allowed to raise the rent by 10% for each added tenant except for the first child. Please honor this provision as the rental property owner needs to be able to recoup costs. Additional individuals cause increases in sewer, water, trash hauling and wear and tear on the units. Once the individual (s) return to their homes or find alternative housing after a year per the motion, the 10% additional resident fee is removed.

The provision to require rental property owners to accept unlimited pets is potentially a dangerous one. Some of us have insurance that won't allow certain breeds of dogs and could get our policies cancelled. We've all heard of incidents like this one: <https://abc7.com/post/5-year-old-girl-mauled-killed-pet-dogs-backyard-covina-area-home/15636356/> Most of us who do accept pets screen them just as we screen prospective tenants. Some of us, myself included, have residents that work from home and don't need the distraction of a barking dog or crying cat. Then there is the wear and tear on the property from people who do not dispose of their pet's waste or throw it in the bushes (often in plastic bags) or in other residents' refuse bins. I'm a small Mom n Pop owner with two properties. One is not conducive to pets as there is no space outside for them to exercise. I do allow a couple on my other property to have pets because there is a fenced private area where their two small dogs can play without disturbing other residents, and I was able to meet the dogs and screen them for vaccinations and neutering and ask my other residents if they had any objections. After all, some people have severe allergic reactions, asthma, or prior trauma due to pets. Allowing unlimited numbers of pets is a very bad idea and would be hard on the unit and on the other residents.

Many of us rental property owners were severely impacted by the loss of income during the Covid lockdowns that we have been unable to recoup. I myself lost \$8000 in rent that I will never be able to recover. Again you are asking us to step up and solve the City's housing problems through no fault of our own. Indeed, some of us have lost our own housing in the fire or been forced to evacuate our homes Please be considerate of our situation. While we are happy to help, it is unfair of us to have to assume the expense of additional residents and liability for pets without being compensated while most of the fire victims will be receiving some sort of FEMA, SBA or insurance aid and many will still be able to go to their jobs.

Subject: Wildfire Ordinance affecting rental property providers

From: Leslie Hope <lahope@lahope.com>

Date: 2/5/2025, 8:22 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Council Members,

Please reconsider two aspects of Tracy Park's motion about housing individuals displaced by the wildfires.

A provision in the Los Angeles Municipal Code addresses when a renter wishes to add additional roommates as noted in the motion. The landlord is allowed to raise the rent by 10% for each added tenant except for the first child. Please honor this provision as the rental property owner needs to be able to recoup costs. Additional individuals cause increases in sewer, water, trash hauling and wear and tear on the units. Once the individual (s) return to their homes or find alternative housing after a year per the motion, the 10% additional resident fee is removed.

The provision to require rental property owners to accept unlimited pets is potentially a dangerous one. Some of us have insurance that won't allow certain breeds of dogs and could get our policies cancelled. We've all heard of incidents like this one: <https://abc7.com/post/5-year-old-girl-mauled-killed-pet-dogs-backyard-covina-area-home/15636356/> Most of us who do accept pets screen them just as we screen prospective tenants. Some of us, myself included, have residents that work from home and don't need the distraction of a barking dog or crying cat. Then there is the wear and tear on the property from people who do not dispose of their pet's waste or throw it in the bushes (often in plastic bags) or in other residents' refuse bins. I'm a small Mom n Pop owner with two properties. One is not conducive to pets as there is no space outside for them to exercise. I do allow a couple on my other property to have pets because there is a fenced private area where their two small dogs can play without disturbing other residents, and I was able to meet the dogs and screen them for vaccinations and neutering and ask my other residents if they had any objections. After all, some people have severe allergic reactions, asthma, or prior trauma due to pets. Allowing unlimited numbers of pets is a very bad idea and would be hard on the unit and on the other residents.

Many of us rental property owners were severely impacted by the loss of income during the Covid lockdowns that we have been unable to recoup. I myself lost \$8000 in rent that I will never be able to recover. Again you are asking us to step up and solve the City's housing problems through no fault of our own. Indeed, some of us have lost our own housing in the fire or been forced to evacuate our homes Please be considerate of our situation. While we are happy to help, it is unfair of us to have to assume the expense of additional residents and liability for pets without being compensated while most of the fire victims will be receiving some sort of FEMA, SBA or insurance aid and many will still be able to go to their jobs.

Subject: New JSO for properties built after 1978

From: Pamela Rich <pamela@condosla.com>

Date: 2/6/2025, 8:02 AM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriquez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, advocacy@aagla.org

Where do people register the property?

We can not find a place for them to do this???

Pamela

Subject: Please oppose the Unauthorized Individuals & Unauthorized Pets Mandate

From: Steven Jones <steven@bettershelter.com>

Date: 2/6/2025, 10:10 AM

To: Eunisses Hernandez <councilmember.hernandez@lacity.org>, Councilmember Blumenfield <councilmember.blumenfield@lacity.org>, "Nithya V. Raman" <contactCD4@lacity.org>, councilmember.yaroslavsky@lacity.org, Imelda Padilla <councilmember.padilla@lacity.org>, Monica Rodriguez <councilmember.rodriguez@lacity.org>, councilmember.harris-dawson@lacity.org, "Curren Price Jr." <councilmember.price@lacity.org>, Heather Hutt <cd10@lacity.org>, Traci Park <councilmember.park@lacity.org>, John Lee <councilmember.Lee@lacity.org>, Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, Tim McOsker <councilmember.mcosker@lacity.org>, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Councilmember,

I am a mom and pop property owner.

I take pride in providing excellent housing for my tenants.

Unauthorized pets will put people like myself at risk for losing property insurance as many insurance carriers prohibit specific breeds of pets due to their increased risk of liability.

I've had this problem before!

Additionally, Insurance carriers are increasing rates drastically, there was State Farm's announcement of a 38% increase for multifamily properties.

Many insurance companies are looking for reasons to drop existing policies in Los Angeles.

Many of my units are smaller and designed for 1 or 2 people.

Additional individuals whether they are authorized or unauthorized create additional costs.

They cause increases in sewer, water, trash hauling and wear and tear on the units.

As such, rental housing providers should be entitled to charge additional rent for such individuals in order to recoup these additional costs.

Respectfully, please vote NO on the Unauthorized Individuals & Unauthorized Pets Mandate.

Kind regards,
Steve

Steve Jones
b e t t e r s h e l t e r
323-286-7214
bettershelter.com

Subject: Unauthorized individuals and unauthorized pets

From: tonette viloria <crviloriaproperties@gmail.com>

Date: 2/6/2025, 8:01 AM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Please stop placing housing providers as free services to the public. We will have additional expenses if more people and pets are occupying our units. Fours years of no rental increases has already done irreparable damage to our finances that we will never recoup from. We need to at least be able to increase rent for additional occupants. Please treat housing providers fair and in good faith.

Land owner

Tonette Viloria

Sent from my iPhone

Subject: Unauthorized pets

From: Dexter McClendon <dextermcclendon@icloud.com>

Date: 2/6/2025, 10:00 AM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriquez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Please do not allow unauthorized pets nor individuals to to be able to stay in rental properties unless the people that you know been affected has current ID to show that they were living in those areas because if you open a mandate, it's gonna give everybody and everybody opportunity to do to illegally break the law and not be accountable Because you didn't monitor who was affected who was not please please I beg you thank you
Dexter McClendon
DJM_properties

Subject: AAGLA Meeting with Kevin Brunke (CM Park)

From: Janet Gagnon <janet@aagla.org>

Date: 2/7/2025, 5:25 PM

To: Kevin Brunke <kevin.brunke@lacity.org>

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Feb 10, 2025 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746328016?pwd=TANTmMPsjvyw5Wq2tSVlNvTIA4AubN.1>

Meeting ID: 847 4632 8016

Passcode: 587412

One tap mobile

+16694449171,,84746328016#,,,,*587412# US

+16699009128,,84746328016#,,,,*587412# US (San Jose)

► Janet Gagnon has invited you to AAGLA Meeting with Kevin Brunke (CM Park)

Subject: Another Eviction Moratorium and Rent Freeze

From: Igor Korbato <IKorbato@ifklaw.com>

Date: 2/7/2025, 5:37 PM

To: "councilmember.hernandez@lacity.org" <IMCEAMAILTO-councilmember+2Ehernandez+40lacity+2Eorg@namprd19.prod.outlook.com>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriquez@lacity.org" <councilmember.rodriquez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Please do not enact another Eviction Moratorium and Rent Freeze. There is very little housing as it is, because there is no incentive to own or build in LA. This will further destroy housing stock. If you truly want to help tenants and create housing stock issue subsidies to tenants. This will incentivize more building, rehab, and other creation of units in LA. Freezing rent and outlawing eviction will just keep on destroying housing producers and reduce stock.

Subject: DO NOT PASS THE EVICTION MORATORIUM!!

From: Kim Shapiro <kim@klsfinancial.com>

Date: 2/7/2025, 7:24 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Dear Councilmembers-

Please do not pass an eviction moratorium. Tenants will use that as an excuse to not pay rent even if they were not impacted by the fires. We are still recovering from the Covid epidemic. Once tenants get behind in their rent, it is very rare that they are able to make up their payments and become current. It sets them up for failure. As landlords, we are trying to provide housing and if we can't evict people that are living in our buildings that are not paying, we will not have those units to offer to people who can pay.

Do not pass this ordinance it is extremely harmful to landlords, and it does not help the tenants at all.

Sent from my iPhone

Subject: Eviction Moratorium and Rent Freeze

From: Leslie Hope <lahope@lahope.com>

Date: 2/7/2025, 9:27 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Council Members,

There is no reason for a blanket rent freeze when most rental property owners can only raise rents by 4% per year! I'm still catching up from the Covid lockdown as one of my renters left owing me \$8000 that I will never be able to recover.

Furthermore the majority of Los Angeles residents were NOT impacted by the wildfires. I just learned tonight from a Palisades Community Council webinar on property clearance (yes, I live in the Palisades and had to evacuate) that FEMA will be extending financial support for people who lost their homes and are still in need of a place to stay on a case by case basis.

The Eviction Moratorium/Eviction Defense MUST require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact due to the fires. During COVID-19 there was widespread fraud and abuse by false claims under self-certification. Such intentional misconduct should not be allowed by the City a second time and must be remedied by verifiable proof. LAHD has already started its new enforcement program for all city ordinances and should readily be able to handle this new temporary ordinance.

The Eviction Moratorium/Eviction Defense MUST only apply to unlawful detainers filed on or after January 7, 2025. Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.

The Eviction Moratorium/Eviction Defense MUST only last a maximum of 3 months and not an entire year. Wildfire victims (both renters and homeowners) will be receiving substantial rental assistance from FEMA, Economic Workforce Development Department (EWDD), County, City and L.A. Rises and Non-Profits as well as unemployment benefits from the state. When the four plex I own that my son (still) resides in was red tagged after the 1994 earthquake,. everyone who lived in the building received a Section 8 certificate and help finding housing including my son and his roommate. The motions the council is considering are overkill considering the resources available to people who lost their homes. Most people we know that lost their places in the Palisades fire quickly found rental housing in Culver City, Orange County, Baldwin Hills to name a few. When my fourplex was red tagged I was able to put it back together with an SBA loan. My existing mortgage was cancelled by the bank at the behest of the federal government so that I would be eligible for the SBA loan.

Leslie Hope

CD 11

Subject: Extremely damaging and overreaching policies! STOP NOW!!

From: Eden Terrace <edenterracela@gmail.com>

Date: 2/7/2025, 10:22 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

KEY ISSUES

1. **A blanket rent increase freeze is completely unjustified.** Costs continue to rise in providing housing, including property insurance (up by 38% according to State Farm). The vast majority of renters throughout L.A. City were not substantially economically impacted by the fires in Pacific Palisades, Malibu, West Hills, Hollywood Hills or Sylmar (or Altadena and Castaic located outside of the City). LAHD and Finance Office have given no data whatsoever on the number of businesses destroyed or damaged due to the fires or number of workers that lost their jobs.
2. **The Eviction Moratorium/Eviction Defense MUST only last a maximum of 3 months and not an entire year.** An entire year will allow renters to accrue too much rental debt and face eviction when the moratorium ends as we saw with the COVID-19 moratorium. Wildfire victims (both renters and homeowners) will be receiving substantial rental assistance from FEMA, Economic Workforce Development Department (EWDD), County, City and L.A. Rises and Non-Profits as well as unemployment benefits from the state.
3. **The Eviction Moratorium/Eviction Defense MUST only apply to unlawful detainers filed on or after January 7, 2025.** Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.
4. **The Eviction Moratorium/Eviction Defense MUST require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact due to the fires.** During COVID-19 there was widespread fraud and abuse by false claims under self-certification. Such intentional misconduct should not be allowed by the City a second time and must be remedied by verifiable proof. LAHD has already started its new enforcement program for all city ordinances and should readily be able to handle this new temporary ordinance.

- 5. The Eviction Moratorium/Eviction Defense should EXCLUDE all Owner Move-Ins the same as it excludes government orders.** Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.

Best Regards,

Eden Nofar
Manager

NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

Subject: NO RENT FREEZE

From: Peter Nott <peternott65@gmail.com>

Date: 2/7/2025, 5:59 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, Traci Park list of staff <councilmember.park@lacity.org>, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Councilmember,

PLEASE NO RENT FREEZE

and

PLEASE NO STAY ON EVICTIONS THAT WERE IN PROCESS BEFORE THE FIRES

As you well know, the past few years have been incredibly challenging for housing providers. Interest rates have nearly doubled due to persistent inflation, insurance costs have quadrupled, and utility, supply, and wage expenses continue to rise.

The most significant challenge for me personally has been the four-year rent freeze during COVID, followed by only a 4% increase after its expiration. The majority of my tenants have been residing in my buildings since before the pandemic, and without any typical annual adjustments during that four-year period, rents are now lagging behind inflation by four years. Further freezes would make it impossible to continue maintaining the buildings at the necessary level.

Even more devastating has been the prolonged eviction moratorium for nonpayment of rent during the four years of covid. Some tenants have gone years without making payments, accumulating rent deficiencies as high as \$40,000 per unit. While the city initially promised rent relief to cover unpaid rents, those payments were discontinued before full reimbursement was provided, leaving many landlords in dire financial straits. Worse still, some tenants who owe significant amounts have moved away, making recovery of

those funds nearly impossible.

To compound these challenges, the city is now mandating costly earthquake retrofits for soft-story buildings without providing a viable way for landlords to recoup those expenses. I am now under threat of criminal prosecution for not completing the required seismic work—yet it is the city itself that has deprived me of the income necessary to finance these improvements.

It is imperative that no further rent freezes or eviction moratoriums are imposed, as these policies have been widely abused and have put the financial sustainability of rental housing providers at serious risk.

I urge you to stand up for policies that will ensure the long-term viability of Los Angeles' rental housing stock.

Sincerely,

Peter Nott 2554 Lincoln Bl. #778 Venice CA 90291
peternott65@gmail.com 310 994 0105

Subject: Oppose Rent Freeze and Eviction Moratorium

From: Virginia C Young <viriniacyoung@gmail.com>

Date: 2/7/2025, 8:37 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

To Whom It May Concern,

This is to register my strongest opposition to the rent freeze and eviction moratorium you are considering.

Please remember we are your constituents and we face financial obligations to service our mortgages, pay taxes, and maintain our assets.

We are counting on you to support small property owners whose livelihood will be threatened by the rent freeze and eviction moratorium.

The passage of the rent freeze and eviction moratorium will represent a violation of the right of property owners and will pose an existential threat to our well being.

Thanks.

Virginia Young
Sent from my iPhone

Subject: Opposition to Blanket Rent Freeze and Eviction Moratorium

From: MARIBEL ALARCON <mxnprns@aol.com>

Date: 2/7/2025, 6:53 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Council Members,

I am writing to express my strong opposition to the proposed blanket rent freeze and eviction moratorium under consideration by the Housing and Homelessness Committee. As a "mom and pop" landlord in Los Angeles, I am deeply concerned about the unfair and far-reaching impact this motion will have on small housing providers like myself, as well as the unintended harm it may cause to our community at large.

While the recent wildfires in Pacific Palisades, Malibu, and West Hills have been devastating to those directly affected, the proposal to impose citywide restrictions is both unwarranted and inequitable. Below, I have outlined my key objections to this proposal and its impact:

1. Rent Freeze

- **Disproportionate Impact on Small Landlords:** Small landlords like myself are still recovering from years of financial strain caused by the COVID-19 pandemic and the extended eviction moratorium. A rent freeze would exacerbate our struggles, making it difficult to cover rising costs, including property insurance premiums (which will inevitably increase due to the fires), property taxes, utilities, and maintenance.
- **Deterioration of Affordable Housing Stock:** A rent freeze will further limit our ability to maintain and improve our properties, resulting in a decline in housing quality across the city. This does not benefit anyone—tenants or landlords.

2. Eviction Moratorium

- **Harm to Wildfire Victims:** Extending an eviction moratorium citywide could inadvertently harm wildfire victims by reducing housing availability. The moratorium allows for the potential exploitation of housing resources by professional squatters or non-compliant tenants, preventing much-needed housing turnover.
- **Existing Protections Already in Place:** Governor Newsom's recent executive orders provide targeted protections for wildfire victims, such as restrictions on rent increases and allowances for temporarily housing displaced individuals. Additional citywide measures are redundant and unjustified.

3. Negative Economic Impact

- **Increased Financial Burdens on Small Landlords:** This proposal unfairly shifts the financial burden onto small property owners, many of whom are still recovering from unpaid rents during COVID-19. Unlike large corporate landlords, we lack the financial reserves to absorb these costs, putting us at risk of bankruptcy.
- **Insurance and Tax Increases:** The fires will already drive up insurance premiums and property taxes. Instead of targeting landlords, the City Council should focus on preventing predatory rate hikes by insurance companies and controlling property tax increases that affect all residents.

4. Inequitable Scope of Application

- **Unjustified Blanket Application:** The wildfires impacted specific areas, not the entire city. Imposing citywide restrictions penalizes landlords in unaffected neighborhoods who are already grappling with post-pandemic challenges. Localized measures targeted to impacted areas would be far more appropriate and effective.

Alternative Solutions

Rather than penalizing small landlords, I urge the Council to focus on initiatives that directly assist wildfire victims, such as:

- Establishing a dedicated fund for security deposits, first month's rent, and essential replacements for displaced residents.
- Collaborating with insurance companies to prevent unreasonable premium increases.
- Providing financial assistance to landlords in affected areas to repair and maintain properties, ensuring continued housing stability.

Conclusion

As a small landlord, I have always prioritized providing safe and affordable housing to my tenants. However, measures like this make it increasingly difficult to do so. I urge you to oppose this blanket rent freeze and eviction moratorium and instead consider targeted, equitable solutions that address the specific needs of wildfire victims without jeopardizing the livelihoods of small property owners or the city's already strained housing supply.

Thank you for your time and attention to this matter. I am happy to discuss these concerns further and would welcome the opportunity to collaborate on more equitable solutions.

Sincerely,
Maribel Alarcon

Sent from my iPhone
Please excuse my brevity, spelling and punctuation.

Subject: Opposition to rent freeze and eviction moratorium

From: A A <ata.albert@gmail.com>

Date: 2/7/2025, 7:44 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

I hope this email finds you well, I hereby express my opposition to rent freeze and eviction moratorium.

Sincerely

Albert

1. **A blanket rent increase freeze is completely unjustified.** Costs continue to rise in providing housing, including property insurance (up by 38% according to State Farm). The vast majority of renters throughout L.A. City were not substantially economically impacted by the fires in Pacific Palisades, Malibu, West Hills, Hollywood Hills or Sylmar (or Altadena and Castaic located outside of the City). LAHD and Finance Office have given no data whatsoever on the number of businesses destroyed or damaged due to the fires or number of workers that lost their jobs.
2. **The Eviction Moratorium/Eviction Defense MUST only last a maximum of 3 months and not an entire year.** An entire year will allow renters to accrue too much rental debt and face eviction when the moratorium ends as we saw with the COVID-19 moratorium. Wildfire victims (both renters and homeowners) will be receiving substantial rental assistance from FEMA, Economic Workforce Development Department (EWDD), County, City and L.A. Rises and Non-Profits as well as unemployment benefits from the state.
3. **The Eviction Moratorium/Eviction Defense MUST only apply to unlawful detainers filed on or after January 7, 2025.** Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.
4. **The Eviction Moratorium/Eviction Defense MUST require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact due to the fires.** During COVID-19 there was widespread fraud and abuse by false claims under self-certification. Such intentional misconduct should not be allowed by the City a second time and must be remedied by verifiable proof. LAHD has already started its new enforcement program for all city ordinances and should readily be able to handle this new

temporary ordinance.

5. **The Eviction Moratorium/Eviction Defense should EXCLUDE all Owner Move-Ins the same as it excludes government orders.** Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.

Subject: Please re-consider the rent freeze! This hurts small family owned properties!

From: Tamara Khalaf <tamarankhalaf@gmail.com>

Date: 2/7/2025, 5:52 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear council members:

In an effort to help renters, some of the legislation you pass adversely affects small mom and pop owned properties. My parents and I own a small complex in Los Angeles (only one!) and it is our source of income for our family. We strive to maintain a terrific place for people to live, but the issues that may be passed next week will terribly affect families such as mine.

Please please please consider (re-consider) this motion. We understand you want to help those who may have been displaced, but also know that the fires have only affected a small population of people. These referendums will really hurt small families such as mine.

Please stop hurting small family operated apartment owners. One size does NOT fit all. The key issues are:

1. **A blanket rent increase freeze is completely unjustified.** Costs continue to rise in providing housing, including property insurance (up by 38% according to State Farm). The vast majority of renters throughout L.A. City were not substantially economically impacted by the fires in Pacific Palisades, Malibu, West Hills, Hollywood Hills or Sylmar (or Altadena and Castaic located outside of the City). LAHD and Finance Office have given no data whatsoever on the number of businesses destroyed or damaged due to the fires or number of workers that lost their jobs.
2. **The Eviction Moratorium/Eviction Defense MUST only last a maximum of 3 months and not an entire year.** An entire year will allow renters to accrue too much rental debt and face eviction when the moratorium ends as we saw with the COVID-19 moratorium. Wildfire victims (both renters and homeowners) will be receiving substantial rental assistance from FEMA, Economic Workforce Development Department (EWDD), County, City and L.A. Rises and Non-Profits as well as unemployment benefits from the state.
3. **The Eviction Moratorium/Eviction Defense MUST only apply to unlawful detainers filed on or after January 7, 2025.** Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.
4. **The Eviction Moratorium/Eviction Defense MUST require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact due to the fires.** During COVID-19 there was widespread fraud and abuse by false claims under self-certification. Such intentional misconduct should not be allowed by the City a second

time and must be remedied by verifiable proof. LAHD has already started its new enforcement program for all city ordinances and should readily be able to handle this new temporary ordinance.

5. **The Eviction Moratorium/Eviction Defense should EXCLUDE all Owner Move-Ins the same as it excludes government orders.** Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.

Thank you,
Tamara Khalaf
Owner, landlord and tenant in Los Angeles

Subject: RE: Rent Freeze & Eviction Moratorium

From: Janet Gagnon <janet@aagla.org>

Date: 2/7/2025, 5:24 PM

To: Kevin Brunke <kevin.brunke@lacity.org>

Hi Kevin,

Great! I'll send you a calendar invitation with a zoom link.

Best regards,

Janet

From: Kevin Brunke <kevin.brunke@lacity.org>

Sent: Friday, February 7, 2025 5:20 PM

To: Janet Gagnon <janet@aagla.org>

Subject: Re: Rent Freeze & Eviction Moratorium

Hi Janet, how about Monday @ 11:30am?

On Fri, Feb 7, 2025 at 4:43 PM Janet Gagnon <janet@aagla.org> wrote:

Hi Kevin,

The rent freeze and eviction moratorium/defense motion is coming back to the full city council. We anticipate this item coming up quickly. Would you have some time to talk with me on either Monday or Tuesday?

Thanks.

Best regards,

Janet



Janet M. Gagnon, Esq.

Senior Vice President, Government Affairs & External Relations

Apartment Association of Greater Los Angeles

621 South Westmoreland Avenue

Los Angeles, California 90005

t: 213/384-4131 ext 309 | f: 888/384-4131 | janet@aagla.org

www.aagla.org

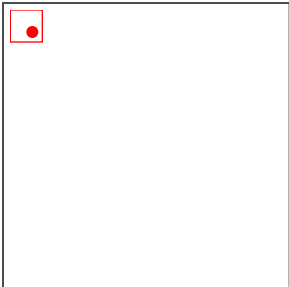
[Twitter](#) | [Facebook](#) | [LinkedIn](#)

The Voice of Multifamily Housing Since 1917 ©

“Let not any one pacify his conscience by the delusion that he can do no harm if he takes no part, and forms no opinion. Bad men need nothing

more to compass their ends, than that good men should look on and do nothing. He is not a good man who, without a protest, allows wrong to be committed in his name, and with the means which he helps to supply, because he will not trouble himself to use his mind on the subject.”
John Stuart Mill - 1867

--



Kevin Brunke | Senior Legislative Deputy
Office of Councilwoman Traci Park ★ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 473-7011 TEL | (213) 887-5863 CELL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: Re: Rent Freeze & Eviction Moratorium
From: Kevin Brunke <kevin.brunke@lacity.org>
Date: 2/7/2025, 5:19 PM
To: Janet Gagnon <janet@aagla.org>

Hi Janet, how about Monday @ 11:30am?

On Fri, Feb 7, 2025 at 4:43 PM Janet Gagnon <janet@aagla.org> wrote:

Hi Kevin,

The rent freeze and eviction moratorium/defense motion is coming back to the full city council. We anticipate this item coming up quickly. Would you have some time to talk with me on either Monday or Tuesday?

Thanks.

Best regards,

Janet



Janet M. Gagnon, Esq.

Senior Vice President, Government Affairs & External Relations
Apartment Association of Greater Los Angeles

621 South Westmoreland Avenue

Los Angeles, California 90005

t: 213/384-4131 ext 309 | f: 888/384-4131 | janet@aagla.org
www.aagla.org

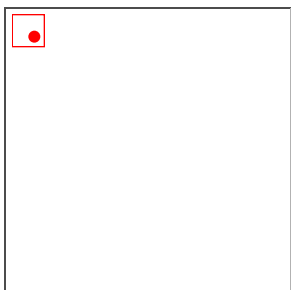
[Twitter](#) | [Facebook](#) | [LinkedIn](#)

The Voice of Multifamily Housing Since 1917 ©

“Let not any one pacify his conscience by the delusion that he can do no harm if he takes no part, and forms no opinion. Bad men need nothing more to compass their ends, than that good men should look on and do nothing. He is not a good man who, without a protest, allows wrong to be committed in his name, and with the means which he helps to supply, because he will not trouble himself to use his mind on the subject.”

John Stuart Mill - 1867

--



Kevin Brunke | [Senior Legislative Deputy](#)

Office of Councilwoman Traci Park ★ **11th District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 473-7011 [TEL](#) | (213) 887-5863 [CELL](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: Rent Freeze & Eviction Moratorium

From: Janet Gagnon <janet@aagla.org>

Date: 2/7/2025, 4:43 PM

To: Kevin Brunke <kevin.brunke@lacity.org>

Hi Kevin,

The rent freeze and eviction moratorium/defense motion is coming back to the full city council. We anticipate this item coming up quickly. Would you have some time to talk with me on either Monday or Tuesday?

Thanks.

Best regards,

Janet



Janet M. Gagnon, Esq.

Senior Vice President, Government Affairs & External Relations

Apartment Association of Greater Los Angeles

621 South Westmoreland Avenue

Los Angeles, California 90005

t: 213/384-4131 ext 309 | f: 888/384-4131 | janet@aagla.org

www.aagla.org

[Twitter](#) | [Facebook](#) | [LinkedIn](#)

The Voice of Multifamily Housing Since 1917 ©

“Let not any one pacify his conscience by the delusion that he can do no harm if he takes no part, and forms no opinion. Bad men need nothing more to compass their ends, than that good men should look on and do nothing. He is not a good man who, without a protest, allows wrong to be committed in his name, and with the means which he helps to supply, because he will not trouble himself to use his mind on the subject.”

John Stuart Mill - 1867

Subject: Rent Freeze and Eviction Moratorium/Defense

From: Michael Shanfeld <michael@shanfeldgroup.com>

Date: 2/7/2025, 5:46 PM

To: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Dear Councilperson:

I am totally against your wanting to enact a blanket rent freeze and eviction moratorium without proof of being affected by the fires, on the entire city of Los Angeles. Enough is enough with forcing landlords to pay the entire price of housing people who are affected by issues out of their control.

Thanks,
Michael

Sent via my iPhone

Subject: Rent freeze. A blanket rent increase freeze is completely unjustified

From: Marita Schaub <maritaschaub@gmail.com>

Date: 2/7/2025, 6:30 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

To Whom it may concern,

Please do not support a rental freeze.

I will not be able to hold onto my rental property.

I love my little 3-plex in Burbank and take very good care of it but maintenance and repairs are very expensive.

I am still recovering from covid restrictions. Every 2 weeks there seems to be another restriction proposed on property owners.

We seem to be the low hanging fruit.

It is really scary to be a property owner these days.

Another rent freeze will be detrimental for my family.

Thank you for your time.

Marita Schaub

Subject: Rent/eviction freeze

From: Kristine <kperki@yahoo.com>

Date: 2/7/2025, 8:50 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Hello,

I am a landlord with a rental I own and one my husband owns. We oppose this rent freeze/eviction. We are in a financial position where we are going to have to sell to help with upcoming medical costs. We do not want our right to choose to sell or not taken away from us. This is something we have to do for our selves and livelihood and do not want to have someone else decide if we can do this or not. It is our property and our choice and it should not be taken away from us. It will be devastating to so many to have their choices removed on their own property. Please do not allow this to happen.

Thank you,

Kristine Perkins

Sent from my iPhone

Subject: Urgent: Oppose Rent Freeze and Eviction Moratorium

From: Jesse Bradley <excel.investment.properties@gmail.com>

Date: 2/7/2025, 5:38 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

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

Dear Members of the Los Angeles City Council,

On behalf of Excel Investment Properties, representing multifamily property owners in Los Angeles, I urge you to oppose the proposed rent freeze and eviction moratorium. While we understand the intent to assist tenants, these measures disproportionately harm housing providers who have faced relentless financial challenges since 2020.

During this period, rent increases were restricted, yet inflation drove vendor costs up 20-100%, mortgage payments surged (e.g., a \$3,800 monthly increase for one property), and city-governed services like trash collection raised rates over 8% annually. Insurance premiums have also skyrocketed by 25-200% in recent years. Despite these escalating costs, property owners have been permitted only one marginal 4% rent increase since 2020—an unsustainable imbalance.

While natural disasters like recent fires are tragic, their direct impact on the housing market remains minimal. Saddling housing providers with additional restrictions will only deepen the housing crisis by undermining their ability to maintain properties and remain financially viable.

We urge the Council to adopt balanced solutions that protect tenants while recognizing the financial realities for housing providers. Crushing housing providers is not the way to address these challenges. Please allow us a chance to recover and continue providing safe, affordable housing for the community.

Thank you for your consideration.

Sincerely,

Jesse Bradley

Subject: An Appeal to Vote Against Rent Freezes and Eviction Moratoriums

From: David Khalaf <david.khalaf@gmail.com>

Date: 2/8/2025, 3:22 AM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear L.A. City Council Members,

After nearly four years of rent freezes because of the pandemic, it's unconscionable that the city would consider yet again a blanket rent increase freeze across the city as a result of the recent fires. This is a thinly veiled attempt to use a tragedy to enact extreme socialist measures.

A large portion of owners of multifamily buildings are "mom and pop" operations that have struggled to keep up with increasing operational costs even as rents remained frozen for years. ***Now, only a year after the last moratorium ended, you want to enact another?***

Freezing rents and prohibiting at-fault evictions in the midst of increasing costs will only backfire on you: You'll put individual property owners out of business and allow the real estate conglomerates to take over and increase their market share. These companies — driven only by profit — are the least tenant-friendly and are the best at circumventing your renter protection laws. Why drive the rest of us out of business to help these empires grow?

In short:

- A blanket rent increase freeze is completely unjustified. The bulk of the fires didn't even take place in the city of Los Angeles!
- The Eviction Moratorium/Eviction Defense should not be enacted. And if it must be, it should last no more than two or three months.
- The Eviction Moratorium/Eviction Defense should only apply to unlawful detainers filed on or after January 7, 2025. Earlier filings had nothing whatsoever to do with the fires.
- The Eviction Moratorium/Eviction Defense **MUST** require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact due to the fires.

Thank you,
David Khalaf
District 13

Subject: Fw: Red Alert: L.A. City to Mandate Unauthorized Individuals & Unauthorized Pets - Apartment Association of Greater Los Angeles
From: Donald Dombrowski <donalddombrowski@yahoo.com>
Date: 2/8/2025, 6:12 PM
To: Matthew Halden <matthew.halden@lacity.org>

Matt,

I'm very disappointed in Councilwoman Parks! My buildings have no pets policies -residents rent from me because of this as they have allergies towards pets -what about their health?

I have so many reasons why this is wrong- existing tenants can move people and pets in and charge them rent -subleasing - what about dogs barking, shitting & pissing on my lawns, fleas, what if a dog bites someone (my insurance will go up after claims) what a mess she created.

I can not believe she is for me losing control of the buildings that I worked so hard to provide clean, quality, affordable housing

if she is worried about housing open up all the abandoned hotels/motes the city purchased that are sitting empty. watch mom & pop rent control affordable housing take this as the last straw and sell - what next Developers and higher rents! What I do not understand is the city and Traci Parks are not fighting to help us mom & pops.

Traci needs to drop this and not go forward

Don Dombrowski

Sent: Saturday, February 8, 2025 at 05:16:52 PM PST

Subject: Red Alert: L.A. City to Mandate Unauthorized Individuals & Unauthorized Pets - Apartment Association of Greater Los Angeles

<https://members.aagla.org/news/red-alert-la-city-to-mandate-unauthorized-individuals-and-unauthorized-pets>

— Attachments:

WebPage.pdf

58.3 KB

Subject: Fwd: Eviction Moratorium and Rent Freeze
From: Leslie Hope <lahope@lahope.com>
Date: 2/8/2025, 8:47 AM
To: kevin.brunke@lacity.org

I should have cc'd this to you. Just found out that Kathryn Barger secured 50 Sec 8 vouchers for low income renters impacted by the fire. From her newsletter:

We passed a motion at this week's Board of Supervisors meeting directing the [Los Angeles County Development Authority](#) to prioritize 50 Section 8 vouchers for low-income residents displaced by the wildfires. We can't forget renters during our recovery efforts. This is just one of many resources we can offer as a source of support.

----- Forwarded Message -----

Subject: Eviction Moratorium and Rent Freeze

Date: Fri, 7 Feb 2025 21:27:18 -0800

From: Leslie Hope <lahope@lahope.com>

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org,
contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org,
councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org,
councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org,
councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org,
Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Council Members,

There is no reason for a blanket rent freeze when most rental property owners can only raise rents by 4% per year! I'm still catching up from the Covid lockdown as one of my renters left owing me \$8000 that I will never be able to recover.

Furthermore the majority of Los Angeles residents were NOT impacted by the wildfires. I just learned tonight from a Palisades Community Council webinar on property clearance (yes, I live in the Palisades and had to evacuate) that FEMA will be extending financial support for people who lost their homes and are still in need of a place to stay on a case by case basis.

The Eviction Moratorium/Eviction Defense MUST require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact due to the fires. During COVID-19 there was widespread fraud and abuse by false claims under self-certification. Such intentional misconduct should not be allowed by the City a second time and must be remedied by verifiable proof. LAHD has already started its new enforcement program for all city ordinances and should readily be able to handle this new temporary ordinance.

The Eviction Moratorium/Eviction Defense MUST only apply to unlawful detainers filed on or after

January 7, 2025. Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.

The Eviction Moratorium/Eviction Defense MUST only last a maximum of 3 months and not an entire year. Wildfire victims (both renters and homeowners) will be receiving substantial rental assistance from FEMA, Economic Workforce Development Department (EWDD), County, City and L.A. Rises and Non-Profits as well as unemployment benefits from the state. When the four plex I own that my son (still) resides in was red tagged after the 1994 earthquake,. everyone who lived in the building received a Section 8 certificate and help finding housing including my son and his roommate. The motions the council is considering are overkill considering the resources available to people who lost their homes. Most people we know that lost their places in the Palisades fire quickly found rental housing in Culver City, Orange County, Baldwin Hills to name a few. When my fourplex was red tagged I was able to put it back together with an SBA loan. My existing mortgage was cancelled by the bank at the behest of the federal government so that I would be eligible for the SBA loan.

Leslie Hope

CD 11

Subject: No on eviction moratoriums and rent freezes

From: Nathan Richards <nathanr@clementcapital.com>

Date: 2/8/2025, 11:30 AM

To: "councilmember.hernandez@lacity.org" <IMCEAMAILTO-councilmember+2Ehernandez+40lacity+2Eorg@namprd12.prod.outlook.com>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Please refrain from implementing eviction moratoriums and rent freezes. Landlords are now the individuals needing help, they've lost rights and are unrepresented.

Subject: NO on proposed Rent Freeze and Eviction Moratorium

From: CB Ferrari <cbmonster@hotmail.com>

Date: 2/8/2025, 12:14 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriquez@lacity.org" <councilmember.rodriquez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Dear Council Members,

Please vote NO on the motion from Council Members Eunisses Hernandez, Hugo Soto-Martinez and Adrin Nazarian regarding a blanket rent increase freeze as well as an eviction moratorium.

This proposed Rent Freeze and Eviction Moratorium order is as damaging to Middle Class landlords as the policies that Trump puts forth.

Proposals like this mirror Trump's policies as they drive the little guy out of business, only to be replaced by oligarchs and big developers. It is short-sighted and irresponsible. Stop it.

I am a small landlord, and during these devastating fires, my family was evacuated from our home. We weren't allowed back until it was safe. I know I am not the only small landlord who personally suffered from this tragedy... and I wonder how many small landlords completely lost their personal residence to the fires. Do you even care about us?

In addition to all the irresponsibly biased (and unsustainable) housing policies that have been hurting us for years, are you aware of the significant increase in expenses small landlords are already incurring? Let's just take a peek into how much just property insurance has ALREADY increased for us over the years.... BEFORE these devastating fires:

EVERY year, insurance premiums go up. For the past few years, it has gone up about 9% per year (including the pandemic years). There have been no "freezes" on the insurance company premiums, regardless of my property being rent controlled (meaning low or NO rent increases for years). To be clear: the city council has enacted NO protections for small landlords in rent control. None.

And because of this, just last year (before the fires) the premiums for the insurance policies for my rentals went up 69%. A sixty-nine percent increase. And you want to take away the 4% rent allowance increase I

have? It is obscene.

And on top of that, you expect small landlords to pay the entire housing costs (insurance, property tax, LAHD housing fees, utilities, repairs, maintenance, etc) for a full year for people who claim (without proof) to be unable to pay rent due to the fires? Please keep in mind, the Eaton fire began because of an electrical line failure, not a landlord failure. Maybe the utility company, not independent citizens, should be financially responsible for the financial losses Angelinos have incurred.

With policies like this proposed rent freeze and eviction moratorium, small landlords are being forced to sell to big landlords like Donald Sterling, Bezos and Trump.... landlords who do not care about their tenants like most small landlords do. Like I do.

But I am concerned that you may actually want to help and benefit the oligarchs. Your policies sure do.

As of January 2025, city council members in Los Angeles earn \$218,000 per year, which is the highest salary in the country. More specifically:

Eunisses Hernandez \$238,903.02

Hugo Soto-Martinez \$245,373.88

I am concerned that your love for money and power is greater than your love for our beautiful city.

Please vote NO on the Rent Freeze and Eviction Moratorium. Keep our landlords diverse.

Sincerely,

Elizabeth Ferrari

From: Donald Dombrowski <donalddombrowski@yahoo.com>

Date: 2/8/2025, 6:12 PM

To: Matthew Halden <matthew.halden@lacity.org>

Vote No !

----- Forwarded Message -----

From: Donald Dombrowski <donalddombrowski@yahoo.com>

To: donalddombrowski@yahoo.com <donalddombrowski@yahoo.com>

Sent: Saturday, February 8, 2025 at 05:16:32 PM PST

Subject:

https://assets.noviams.com/novi-file-uploads/aagla/Amendment_by_Park-02042025.pdf

— Attachments: —

WebPage.pdf

1.0 MB

Subject: Opposition to Rent Increase Freeze and Eviction Moratorium

From: Rajesh Kamra <rodcirc99@gmail.com>

Date: 2/8/2025, 8:41 AM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Council Members,

I am a small-time landlord and my livelihood depends on the properties I manage. I have been diligently taking care of my responsibilities for the past 28+ years making sure that my tenants are living in a safe and sound condition. It will be unfair to place a blanket rent increase freeze and eviction moratorium for the following reason. My reasons are as follows and I hope you will consider them and make a fair decision so that we, the landlord, can continue to do our business and take care of our renters in an amicable way.

1. **A blanket rent increase freeze is completely unjustified.** Costs continue to rise in providing housing, including property insurance (up by 38% according to State Farm). The vast majority of renters throughout L.A. City were not substantially economically impacted by the fires in Pacific Palisades, Malibu, West Hills, Hollywood Hills or Sylmar (or Altadena and Castaic located outside of the City). LAHD and Finance Office have given no data whatsoever on the number of businesses destroyed or damaged due to the fires or number of workers that lost their jobs.
2. **The Eviction Moratorium/Eviction Defense MUST only last a maximum of 3 months and not an entire year.** An entire year will allow renters to accrue too much rental debt and face eviction when the moratorium ends as we saw with the COVID-19 moratorium. Wildfire victims (both renters and homeowners) will be receiving substantial rental assistance from FEMA, Economic Workforce Development Department (EWDD), County, City and L.A. Rises and Non-Profits as well as unemployment benefits from the state.
3. **The Eviction Moratorium/Eviction Defense MUST only apply to unlawful detainers filed on or after January 7, 2025.** Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.
4. **The Eviction Moratorium/Eviction Defense MUST require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact due to the fires.** During COVID-19 there was widespread fraud and abuse by false claims under

self-certification. Such intentional misconduct should not be allowed by the City a second time and must be remedied by verifiable proof. LAHD has already started its new enforcement program for all city ordinances and should readily be able to handle this new temporary ordinance.

5. **The Eviction Moratorium/Eviction Defense should EXCLUDE all Owner Move-Ins the same as it excludes government orders.** Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.

Thank you,

Rajesh Kamra

Subject: Please oppose rent freeze and moratorium

From: Corey Nelson <corey.k.nelson@gmail.com>

Date: 2/8/2025, 8:46 AM

To: Timothy Hsu <Timothyhsu27@gmail.com>

CC: councilmember.hernandez@lacity.org, councilmember.Krekorian@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.kevindeleon@lacity.org, councilmember.mcosker@lacity.org, Advocacy@aagla.org

Dear Councilmember,

Please oppose rent freeze, which is has several flaws summarized below.

KEY ISSUES

1. **A blanket rent increase freeze is completely unjustified.** Costs continue to rise in providing housing, including property insurance (up by 38% according to State Farm). The vast majority of renters throughout L.A. City were not substantially economically impacted by the fires in Pacific Palisades, Malibu, West Hills, Hollywood Hills or Sylmar (or Altadena and Castaic located outside of the City). LAHD and Finance Office have given no data whatsoever on the number of businesses destroyed or damaged due to the fires or number of workers that lost their jobs.
2. **The Eviction Moratorium/Eviction Defense MUST only last a maximum of 3 months and not an entire year.** An entire year will allow renters to accrue too much rental debt and face eviction when the moratorium ends as we saw with the COVID-19 moratorium. Wildfire victims (both renters and homeowners) will be receiving substantial rental assistance from FEMA, Economic Workforce Development Department (EWDD), County, City and L.A. Rises and Non-Profits as well as unemployment benefits from the state.
3. **The Eviction Moratorium/Eviction Defense MUST only apply to unlawful detainers filed on or after January 7, 2025.** Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.
4. **The Eviction Moratorium/Eviction Defense MUST require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact**

due to the fires. During COVID-19 there was widespread fraud and abuse by false claims under self-certification. Such intentional misconduct should not be allowed by the City a second time and must be remedied by verifiable proof. LAHD has already started its new enforcement program for all city ordinances and should readily be able to handle this new temporary ordinance.

5. **The Eviction Moratorium/Eviction Defense should EXCLUDE all Owner Move-Ins the same as it excludes government orders.** Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.

Thank you,
Corey Nelson
137 N Vendome St
Los Angeles, CA 90026

Subject: Rent Freeze and Eviction Moratorium/Defense

From: Bob and Marlena Slade <bobandmarlena@gmail.com>

Date: 2/8/2025, 1:17 PM

To: Councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
Councilmember.rodriguez@lacity.org, Councilmember.harris-dawson@lacity.org,
Councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
Councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

My wife and I strongly object to the Rent Freeze and Eviction Moratorium/Defense provisions coming up for a vote.

We own a 6 unit apartment building in LA that is under rent control. 4 of the 6 units rent for far below market value. Over the last few years we have had to spend \$65,000 for soft story retrofit work and \$20,000 to meet the requirements for SB721. Our insurance has gone up 70% due to State Farm dropping our insurance after many decades of coverage.

And DON'T FORGET THE RECENT THREE YEAR RENT FREEZE!

The provisions being voted on require the acceptance of additional renters including pets without proof of substantial economic impact and without compensation to us!

Owners MUST BE COMPENSATED!

We will be forced to TAKE OUR PROPERTY OFF THE RENTAL MARKET if these provisions pass!

We know others who will do the same.

STOP IGNORING OUR NEEDS!!

Thank you,

Robert Slade

Sent from my iPhone

Subject: Rent Freeze and Eviction Moratorium/Defense

From: Stuger Properties <stugerproperties@gmail.com>

Date: 2/8/2025, 6:28 AM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Councilmembers,

We are writing to strongly urge you to **oppose** the proposed motion that would impose a **blanket rent freeze and eviction moratorium** for all renters and housing providers in Los Angeles. While we fully support responsible measures to assist those genuinely impacted by the fires, this motion is overly broad, lacks safeguards, and places an unfair, disproportionate burden on rental housing providers.

Key concerns:

1. **No Proof of Economic Hardship Required** – Extending protections **without requiring verifiable proof** of substantial financial impact creates opportunities for abuse and places undue strain on landlords who are also facing financial hardships.
2. **Unfair One-Sided Burden** – Rental housing providers still have **mortgage payments, property taxes, insurance, and maintenance costs**, yet this motion offers no relief for them.
3. **Discouraging Housing Supply & Investment** – Extreme, sweeping regulations drive responsible housing providers out of the market, ultimately worsening L.A.'s housing crisis.
4. **Risk of Unintended Consequences** – A year-long eviction moratorium could enable **non-paying tenants with no fire-related hardship** to remain indefinitely, leaving small property owners financially stranded.

We urge you to vote **NO** on this motion and instead support targeted, **balanced** relief measures that protect both renters and responsible housing providers. If protections are truly needed, they should be **narrowly tailored** to assist only those demonstrably impacted by the fires, rather than imposing sweeping policies that harm rental housing stability citywide.

Thank you for your time and consideration. We look forward to your leadership in ensuring fair and sustainable housing policies.

Sincerely,

Stuger Properties

Property Management | Construction

This e-mail message and all attachments transmitted with it are confidential and are intended solely for the addressee(s). If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachment(s) is strictly prohibited.

Subject: Rent Freeze/Eviction Moratorium VOTE NO!

From: Fred Silberberg <2828reservoir@gmail.com>

Date: 2/8/2025, 1:00 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Dear Councilmember:

This week you are again being asked to consider invoking a **blanket rent freeze** and **eviction moratorium**, both of which are overly broad and unduly punitive for landlords, especially small landlords like myself.

1. There is no reason for a **blanket rent freeze**. The fire in the City of Los Angeles was limited in area. The vast majority of renters in the City were not impacted by the fires that took place in The Palisades, Malibu, West Hills, or Sylmar. The Hollywood Hills fire did not cause residential destruction. The other two fires were outside of the city. There is no data whatsoever indicating the number of business lost or destroyed, nor is there any data showing the number of workers who may have lost jobs because of the fires.
2. The **eviction moratorium** being proposed is overbroad as to time and scope. A moratorium for an entire year will allow renters to accrue substantial rental debt, as happened with the Covid-19 moratorium. As a small landlord with only four units, the rent from which pays my living expenses in retirement, I cannot afford to operate if all of the rent is not being paid. **Your proposed ordinance would shift any economic burden from a tenant to me, but I am not eligible for assistance from FEMA, the County, the City, nor other non-profits, while the fire victims are.**
3. The eviction moratorium or defense must only apply to unlawful detainer cases which were initiated after the date of the Palisades fire, January 7, 2025. However, your proposed blanket moratorium would affect all such proceedings and would prevent landlords like me from evicting people who are not fire victims at all, but simply wish to take advantage of the situation. **Again, this would shift the economic burden on to me, a small landlord, as I still have to pay the expenses required to maintain the building and there is no relief available to me in that instance. How is this just?**
4. The proposed actions, which should not be undertaken in any event, must have a requirement that anyone claiming to be affected by the fires provide verifiable proof of substantial economic impact. During the pandemic there was widespread fraud in this regard. This should not be allowed to occur again.
5. The proposed eviction moratorium **must exclude all owner move-ins**. There are owners who were affected by the fires. They should be allowed to take up residence in the buildings that they own. You have not provided any exception for that.

The proposals which are to be addressed this week are overly broad, poorly conceived, and unfair to property owners. As a small property owner I cannot continue to be required to absorb the economic burden of this situation while the

tenant is essentially given a free pass from his or her obligations to pay rent on time. **Unless you also intend to suspend the obligation to pay all utilities on a building, to pay all maintenance on a building, and you include a provision that allows me, as a small landlord to seek financial aid from the City for the losses that I will sustain, these ordinances must not be enacted into law.**

Fred Silberberg

2828 Reservoir Street LLC

Subject: Rent Freeze

From: Marc Reese <decorstoremreese@gmail.com>

Date: 2/8/2025, 4:00 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Councilmember,

All of us local residents and business and apartment owners are sympathetic and working with the victims of our recent fires in many ways.

As an apartment owner we are working with those needing housing.

Our apartment was not directly impacted by the fires beyond some inconveniences in traffic difficulties. We are willing to offer assistance to any tenant whose job has been impacted or lost because of the fires and are willing to work with them.

My concern is we are a small owner and could be impacted by fraudulent claims of stopping paying rent without proper verification of a tenant's truly being impacted by the fires. This could place our building in financial peril preventing us from being able to pay our mortgage payments. There needs to be a similar protection for the apartment owners from our lender caused by having tenants not paying rent and owners not being able to replace them. It would be better for the City and County to spread the costs of the fire over the entire county rather than only onto apartment owners only.

Offer County/City subsidies to those affected by the fires to pay rent etc.

Marc Reese

Subject: Rent Increase Freeze / Eviction

From: Dan Holets <danh@amiscal.com>

Date: 2/8/2025, 2:03 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriquez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

We are rental property owners in Los Angeles. Any rent freeze or eviction limit is ridiculous. Individuals affected by the City of LAs big fire incompetence have already found housing. Free market works.

1) Los Angeles City government is the cause for the loss of property. Incompetence in vegetation management and WATER - firefighters with no water in the hydrants! Your conduct has destroyed the property insurance market (LA can't be trusted). Los Angeles needs a DOGE discovery immediately. THIS IS ALL ON YOU FOR CAUSING the fires to get out of control!

2) Hypocrisy on cancelling rent increases: WHY did DWP electricity get a 6.3% increase and housing owners are now to get 0% under this proposal? Stop it!

3) Owners now have a well funded action to provide funds for candidates to defeat your re-election. One by one, elections will change the course! Yes! No other solution. Organizers will be used.

Vote NO. Do not implement rent increase freeze or eviction suspension!

Cell: 775-232-9863

Subject: Rent increase freeze and eviction moratoriums

From: Dean Westcott <dean.westcott@gmail.com>

Date: 2/8/2025, 12:07 AM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org
CC: Dean Westcott <dean.westcott@gmail.com>

Dear Council Member,

I hope this message finds you well. I am writing to you as a concerned citizen and a retiree who relies on rental income to sustain my livelihood. I own a 5-unit property in Los Angeles, which is a major source of my income. Unfortunately, recent legislative measures being proposed could severely impact my ability to manage and maintain this property, potentially forcing me to sell it to developers, which I believe would not benefit my tenants.

I urge you to vote against any motion that proposes any type of freeze on rent increases and/or any kind of eviction moratorium.

The cost of living and property management has risen significantly, with my insurance tripling and my loan interest rates increasing by 2% annually. During the last eviction moratorium, I faced a challenging situation where I had to buy out a tenant who had already moved out but was using the eviction moratorium as leverage, leaving the unit empty for months until I paid her key-money. Such policies have unintended consequences, creating hardships for small landlords like me, with little evidence that they benefit those seeking or providing housing.

I understand the importance of supporting renters in need, but these broad measures can have detrimental effects on small property owners, who are essential to maintaining affordable housing in our community. If further measures are necessary, I kindly ask for an exemption for properties with 5 or fewer units like mine. This would provide necessary relief and allow me to continue supporting my tenants without facing financial ruin.

Thank you for considering my perspective. I hope we can find a balanced approach that protects renters while also supporting small landlords.

Sincerely,

Dean Westcott

Subject: Unauthorized additional occupants and unauthorized pets

From: Stephen Ozen <stephen.ozen@gmail.com>

Date: 2/8/2025, 8:01 PM

To: Councilmember Eunisses Hernandez <councilmember.hernandez@lacity.org>, Councilmember Bob Blumenfield <councilmember.blumenfield@lacity.org>, Councilmember Nithya Raman <contactCD4@lacity.org>, Councilmember Katy Yaroslavsky <councilmember.yaroslavsky@lacity.org>, Councilmember Imelda Padilla <councilmember.padilla@lacity.org>, Councilmember Monica Rodriguez <councilmember.rodriguez@lacity.org>, Councilmember Marqueece Harris-Dawson <councilmember.harris-dawson@lacity.org>, "Councilmember Curren D. Price" <councilmember.price@lacity.org>, Councilmember Heather Hutt <cd10@lacity.org>, Councilmember Traci Park <councilmember.park@lacity.org>, Councilmember John Lee <councilmember.Lee@lacity.org>, Councilmember Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, Councilmember Tim McOsker <councilmember.mcosker@lacity.org>, Councilmember.Nazarian@lacity.org, "Councilmember Ysabel J. Jurado" <Councilmember.Jurado@lacity.org>, advocacy@aagla.org

Dear Council member,

Last week the council voted to require housing providers to accept unauthorized occupants and their pets that have been impacted by the wildfires until January 1, 2026. I applaud this measure as it helps to alleviate the tremendous impact of the wildfires and ensures people have a safe place to stay.

However, there should be some requirements:

- 1 the unauthorized occupant must provide verifiable proof, under penalty of perjury, of being personally, directly and substantially economically impacted by the fires which could be displacement due to evacuation orders, property damage, destruction, or other reasonable causes related to the fires. Housing providers must be able to verify any and all claims made.
- 2 Additional occupants should not allow the total occupancy of the unit to exceed the maximum allowed by the City for a rental unit of the size under consideration.
- 3 There should be an additional rental charge associated with the additional occupants to offset additional costs incurred by the housing provider as well as additional wear and tear on the building. Currently, housing providers may raise the rent up to 10% of the rent for each additional occupant. Under the circumstances, I propose the increase should be limited to 5%.
- 4 Unauthorized pets should be restricted to those permitted by the housing providers insurance company which generally excludes pets considered dangerous or pets that can cause danger or fear for those already living in the building. Pets should only include those recognized as domestic pets. No snakes, alligators, pigs, goats or llama's or any animals not regularly recognized as a domestic pet.
- 5 Any unauthorized pets may not jeopardize the health and safety of existing long-term renters and or those that specifically chose to live in no-pet properties due to health issues, including severe allergic reactions, asthma, or prior trauma caused by pets. The elderly and young children are particularly susceptible to physical harm or even death caused by large, aggressive pets.
- 6 Unauthorized pets may also not be left unattended for extended hours in excess of 6 to 8 hours and should be taken out for exercise and bio breaks regularly. All animal waste on the property or curbs should be cleaned up immediately including watering away any remnants after clean up.

--

Best,

Stephen Ozen

Subject: Unauthorized pets and individuals

From: Jenny Larkin <jennyinjanuary@gmail.com>

Date: 2/8/2025, 7:35 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriquez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Please, I urge you to remove the provision for unauthorized pets and to allow additional rent for unauthorized individuals that increase costs. I am a landlord of a 2 unit rental, and I was displaced myself, but this will create a burden for property owners like me. More wear and tear on property, water, increased insurance. Please help. Thank you,

Jennifer L

Subject: Unfairness to Housing Providers!!

From: Beverly Realty <beverlyrealty@yahoo.com>

Date: 2/8/2025, 6:00 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Why does the City Council always put the financial burden on Housing Provider's??

So unfair. Can we get a break in our property tax?

Can we get a voucher for a tax break?

We are individually and the City of LA does NOT give us free Attorney's.

Please consider giving back to us something for taking away our property rights!

Sarita Starr, Broker
Beverly Realty & Associates
DRE # 00877793
310-721-0092

Sent from my iPhone

Subject: Vote NO on Rent Freezes

From: Stephen Ozen <stephen.ozen@gmail.com>

Date: 2/8/2025, 8:12 PM

To: Councilmember Eunisses Hernandez <councilmember.hernandez@lacity.org>, Councilmember Bob Blumenfield <councilmember.blumenfield@lacity.org>, Councilmember Nithya Raman <contactCD4@lacity.org>, Councilmember Katy Yaroslavsky <councilmember.yaroslavsky@lacity.org>, Councilmember Imelda Padilla <councilmember.padilla@lacity.org>, Councilmember Monica Rodriguez <councilmember.rodriguez@lacity.org>, Councilmember Marqueece Harris-Dawson <councilmember.harris-dawson@lacity.org>, "Councilmember Curren D. Price" <councilmember.price@lacity.org>, Councilmember Heather Hutt <cd10@lacity.org>, Councilmember Traci Park <councilmember.park@lacity.org>, Councilmember John Lee <councilmember.Lee@lacity.org>, Councilmember Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, Councilmember Tim McOsker <councilmember.mcosker@lacity.org>, Councilmember.Nazarian@lacity.org, "Councilmember Ysabel J. Jurado" <Councilmember.Jurado@lacity.org>, advocacy@aagla.org

Dear Council members - **Please vote no** on any proposal to implement rent freezes. Please look at the data. Rents are declining in Los Angeles, despite the fires and increased demands for places to stay. LA housing providers have heeded the calls to not price gouge during this time of despair and turmoil caused by the fires.

There are always bad actors amongst any group, but there are laws and controls to catch these bad actors and punish them. Most of the rest of us are just trying to do what we do - provide reasonable housing for deserved rent paying renters and have a little left over when all the bills have been paid.

Thank you.

--

Best,

Stephen Ozen

Subject: vote on motion for rent freeze

From: "Steve Hampar" <steve@hamparproperties.com>

Date: 2/8/2025, 8:47 PM

To: "'mailto:councilmember.hernandez@lacity.org'", <councilmember.blumenfield@lacity.org>, <contactCD4@lacity.org>, <councilmember.yaroslavsky@lacity.org>, <councilmember.padilla@lacity.org>, <councilmember.rodriquez@lacity.org>, <councilmember.harris-dawson@lacity.org>, <councilmember.price@lacity.org>, <cd10@lacity.org>, <councilmember.park@lacity.org>, <councilmember.Lee@lacity.org>, <councilmember.soto-martinez@lacity.org>, <councilmember.mcosker@lacity.org>, <Councilmember.Nazarian@lacity.org>, <Councilmember.Jurado@lacity.org>, <advocacy@aagla.org>

Dear Councilmembers-

I don't think there is anyone who would disagree with supporting the victims who were affected by the recent devastating fires.

This would include a rent freeze, and eviction moratorium, with proof that they as tenants, were directly affected.

This is just common sense and the right thing to do.

Putting a general freeze on rents and an eviction moratorium for all makes no sense.

Why would you penalize all Landlords, most of which are "Mom and Pops", who rely heavily on this income for their livelihood?

Is there freeze on our mortgages, utilities, insurance, property taxes and construction costs?

Please do the right thing. Help the people in need of help, and don't penalize everyone else.

Best,

Steve Hampar

Stephen Hampar
Broker, CRS, CCIM
Hampar Properties
818.687.4915
DRE.#01357849
HamparProperties.com



Subject: City Council - There are BETTER options than an Eviction Moratorium and Rent Freeze

From: Deborah Lutz <dlutz70@gmail.com>

Date: 2/9/2025, 4:09 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Council Members, Are you trying to HARM renters and KILL mom and pop housing providers? Do you realize that an eviction moratorium without a Rent Relief program will inflict irreparable harm to both Tenants and Housing Providers?

During COVID there was a Rent Relief program where tenants could join a program to have a portion of their rent paid by the State of California. This rent was paid to the housing on behalf of the tenant. Thousands of tenants had their rent covered, were not evicted and didn't end up with thousands of dollars of unpaid rent debt.

The Eviction Moratorium you are voting on does NOT have a rent relief program component. Are you trying to cause irreparable financial harm to both tenants and housing providers?

I urge you to collaborate with FEMA, State and Federal Government agencies to secure funding for a rent relief program. Honestly as soon as you even thought of proposing an eviction moratorium you should have been on the phone securing funding for a Rent Relief Program.

In the absence of a Rental Relief Program in place I offer a lost cost solution for the City Of Los Angeles.

Help displaced families secure housing and stay houses by:

1). If a housing provider waives the security deposit the City of Los Angeles issues a written guarantee to pay for any damages or unpaid rent that would normally be charged against that security deposit within 15 days of receiving the security deposit disposition form with an outstanding balance. The city can then collect these funds back from the outgoing tenant.

2). For any tenant facing eviction for NON PAYMENT OF RENT or any other eviction that falls under the umbrella of "Just Cause" the tenant can apply for eviction protection from The City of Los Angeles. If the The City of Los Angeles approves the application (you can set the criteria) then The City of Los Angeles guarantees full reimbursement of unpaid rent during the eviction moratorium period (paid 15 days after rent is due monthly) and eviction legal costs through the lockout date. Such a program would assist those in true need and also respect the financial risk to housing providers.

If the tenant does not qualify for the program designed by The City of Los Angeles then eviction can

commence.

The program would cost nothing to The City of Los Angeles up front. The only costs to the city would be if tenants defaulted on rent payments or caused damage.

These terms are fair to the Tenant, Housing Provider and City of Los Angeles.

The City of Los Angeles should have confidence that it will not cost them an exorbitant amount of money because the default risk is low. Right? I mean if you think the risk of default is High and will cost the City of Los Angeles too much money..... Then how do you justify placing this burden on private citizens? Mom and pop housing providers?

This proposition demonstrates a collaboration between The City and Housing Providers rather than placing 100% of the burden on the housing providers.

If you aren't quite convinced, let me offer a few things to think about.

- *Are you worried about City expenditures? Not sure your budget can absorb the additional cost? Wouldn't you have that same concern about a private housing provider?
- *Would you require the firefighters to fight the fire with no guarantee of payment? NO.
- *During COVID were gas stations, grocery stores, dentists, school teachers or anyone else FORCED to work or provide services without payment? NO.
- *Can we pay our property taxes late due to a national or regional emergency? NO.

Look.... I'll i'm saying is the idea of an eviction moratorium and rent freeze is the laziest shortcut for a quick positive soundbite but what happens with everyone realizes that you stuck these poor tenants with a HUGE bill , ruined their credit and endangered the well being of every other resident living at the rental property?

This is a time in our history where you have an opportunity to make a real difference. Not just put a fake bandaid over a gashing wound.

Take a stand and provide real solutions.

I urge you work out a plan that protects tenants. All Tenants. Not just the ones that can't pay their rent. The other tenants in the building are negatively affected by others not paying the rent. The ripple effect on the community is extensive. It affects gardeners, handymen, cleaners, painters, plumbers, daycare workers, mechanics and the list goes on. These individuals are ALSO affected by the fires so that's a double blow.

You owe it to our community to do better. Find the funding.

--

Deborah Lutz
dlutz70@gmail.com

Subject: Do not approve eviction moratorium for unauthorized tenants and pets

From: Elizabeth Pollock <cctriplex@gmail.com>

Date: 2/9/2025, 5:40 AM

To: councilmember.hernandez@lacity.org, "Bob Blumenfield(3)" <councilmember.blumenfield@lacity.org>, "Nithya Raman (4)" <contactCD4@lacity.org>, councilmember.yaroslavsky@lacity.org, "Imelda Padilla (6)" <councilmember.padilla@lacity.org>, "Monica Rodriguez(7)" <councilmember.rodriguez@lacity.org>, "Marqueece Harris-Dawson (8)" <councilmember.harris-dawson@lacity.org>, "Curren Price (9)" <councilmember.price@lacity.org>, "Heather Hutt (10)" <cd10@lacity.org>, councilmember.park@lacity.org, "John Lee (12)" <councilmember.Lee@lacity.org>, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, "Adrin Nazarian (2)" <Councilmember.Nazarian@lacity.org>, "Ysabel Jurado (14)" <Councilmember.Jurado@lacity.org>, advocacy@aagla.org

I am a "mom and pop" housing provider. I agree to a lease and pay utilities based on the number of people who will be living in a unit. I have clause that limits how many nights visitors may stay. Otherwise, people move in people that I don't know and have never vetted. I do not allow pets because it is a building that echoes, and if one person has a pet that barks constantly or a cat that leaves allergens in an apartment, I have a problem. Lease terms must mean something. I usually agree with Traci Park, but I disagree strongly on this one.

Best regards,

Elizabeth A. Pollock
Del Rey

Subject: Oppose Rent Freeze and Eviction Moratorium

From: David Young <davidchaiyoung@gmail.com>

Date: 2/9/2025, 8:11 PM

To: contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org, councilmember.blumenfield@lacity.org

To Whom It May Concern,

This is to register my strongest opposition to the rent freeze and eviction moratorium you are considering.

Please remember we are your constituents and we face financial obligations to service our mortgages, pay taxes, and maintain our assets.

We are counting on you to support small property owners whose livelihood will be threatened by the rent freeze and eviction moratorium.

The passage of the rent freeze and eviction moratorium will represent a violation of the right of property owners and will pose an existential threat to our well being.

Thanks.

David Young

Sent from my iPhone

Begin forwarded message:

From: Virginia C Young <virginiacyoung@gmail.com>

Date: February 7, 2025 at 8:40:41 PM PST

To: Danielle Young <daniellefyoung@gmail.com>, Kristen <kristencyoung@gmail.com>, David Young <davidchaiyoung@gmail.com>

Subject: Fwd: Oppose Rent Freeze and Eviction Moratorium

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,

councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Subject: Proposed Rent Freeze & Evection Protection

From: <hoffmajohn@gmail.com>

Date: 2/9/2025, 11:07 AM

To: "'John Hoffman'" <hoffmajo@outlook.com>, "'councilmember.hernandez@lacity.org'", <councilmember.blumenfield@lacity.org>, <contactCD4@lacity.org>, <councilmember.yaroslavsky@lacity.org>, <councilmember.padilla@lacity.org>, <councilmember.rodriquez@lacity.org>, <councilmember.harris-dawson@lacity.org>, <councilmember.price@lacity.org>, <cd10@lacity.org>, <councilmember.park@lacity.org>, <councilmember.Lee@lacity.org>, <councilmember.soto-martinez@lacity.org>, <councilmember.mcosker@lacity.org>, <Councilmember.Nazarian@lacity.org>, <Councilmember.Jurado@lacity.org>, <advocacy@aagla.org>

Good day,

As both a resident and business owner in the City of Los Angeles, I am alarmed, but not surprised, on the far-reaching business implications by the City Council proposed rent freeze and evection protections being considered for renters.

I live in district 3 and have a duplex in district 2. That is the only property I own. Commonly referred to as a Mom-and-Pop operation. I have struggled over the past five years to keep up with inflation, and other factors to get a decent return on investment since the Covid 19 pandemic. The recent fires in LA have been devastating for so many people and I am sensitive to that. Businesses that have attempted to price gouge during this time certainly need the oversight that state law provides regarding this matter. However, what is being proposed by the council currently is overreach; I am simply trying to sustain my business. The 4% allowed increase should be kept. It certainly is not price gouging as that amount will be no higher than what was approved before the fires. Additionally, eviction protections should be considered only for those who were directly impacted with verifiable proof. Please realize that you should represent all your constituents; that would naturally include residents who are housing providers as well as tenants.

The behavior of the council over the past five years or so has been so blatantly lopsided in tenant protections, and hostile to housing providers, that it remains a matter of time before I am compelled to close my business. While that may not concern you, the fact that a developer would then buy my property to demolish it for something newer should be of concern. The new building would not be subject to the RSO, thus taking two more affordable units off the market. Please take a balanced approach.

Sincerely,
John Hoffman

Subject: Unauthorized tenants and pets

From: Brian J <captain58lac@yahoo.com>

Date: 2/9/2025, 12:18 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

This is a really bad idea. What are the provisions for landlords when January 2026 arrives and the unauthorized refuse to leave? What does the official tenant do if their "unauthorized" person/people/pets decide not to leave? What about the increased cost in utilities?

The "unauthorized" should at least be required to fill out an application and lease agreement stating such type of occupancy.

Just my thoughts,

Brian J.
818-292-5443

Subject: unfair rent freeze as insurance costs skyrocket and inflation surges

From: Patricia Tercek <pattercek@gmail.com>

Date: 2/9/2025, 5:25 AM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

1. **A blanket rent increase freeze is completely unjustified.** Costs continue to rise in providing housing, including property insurance (up by 38% according to State Farm). The vast majority of renters throughout L.A. City were not substantially economically impacted by the fires in Pacific Palisades, Malibu, West Hills, Hollywood Hills or Sylmar (or Altadena and Castaic located outside of the City). LAHD and Finance Office have given no data whatsoever on the number of businesses destroyed or damaged due to the fires or number of workers that lost their jobs.
2. **The Eviction Moratorium/Eviction Defense MUST only last a maximum of 3 months and not an entire year.** An entire year will allow renters to accrue too much rental debt and face eviction when the moratorium ends as we saw with the COVID-19 moratorium. Wildfire victims (both renters and homeowners) will be receiving substantial rental assistance from FEMA, Economic Workforce Development Department (EWDD), County, City and L.A. Rises and Non-Profits as well as unemployment benefits from the state.
3. **The Eviction Moratorium/Eviction Defense MUST only apply to unlawful detainers filed on or after January 7, 2025.** Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.
4. **The Eviction Moratorium/Eviction Defense MUST require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact due to the fires.** During COVID-19 there was widespread fraud and abuse by false claims under self-certification. Such intentional misconduct should not be allowed by the City a second time and must be remedied by verifiable proof. LAHD has already started its new enforcement program for all city ordinances and should readily be able to handle this new temporary ordinance.
5. **The Eviction Moratorium/Eviction Defense should EXCLUDE all Owner Move-Ins the same as it**

excludes government orders. Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.

--

PATRICIA REILLY TERCEK
310-721-7600

The information in this electronic mail message is the sender's confidential business and may be legally privileged. It is intended solely for the addressee(s). Access to this internet electronic mail message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's company is not liable for any loss or damage arising in any way from this message or its attachments.

Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to, email communications.

Subject: AAGLA Meeting with Kevin Brunke (CM Park)

From: Janet Gagnon <janet@aagla.org>

Date: 2/10/2025, 12:33 PM

To: Kevin Brunke <kevin.brunke@lacity.org>

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Feb 11, 2025 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746328016?pwd=TANTmMPsjvyw5Wq2tSVlNvTIA4AubN.1>

Meeting ID: 847 4632 8016

Passcode: 587412

One tap mobile

+16694449171,,84746328016#,,,,*587412# US

+16699009128,,84746328016#,,,,*587412# US (San Jose)

► Janet Gagnon has invited you to AAGLA Meeting with Kevin Brunke (CM Park)

Subject: Accepted: AAGLA Meeting with Kevin Brunke (CM Park) @ Tue Feb 11, 2025 9am - 9:30am (PST) (Kevin Brunke)
From: Kevin Brunke <kevin.brunke@lacity.org>
Date: 2/10/2025, 3:59 PM
To: janet@aagla.org

Kevin Brunke has accepted this invitation.

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Feb 11, 2025 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746328016?pwd=TANTmMPsjvyw5Wq2tSVINvTIA4AubN.1>

Meeting ID: 847 4632 8016

Passcode: 587412

One tap mobile

+16694449171,,84746328016#,,,,*587412# US

+16699009128,,84746328016#,,,,*587412# US (San Jose)

When

Tuesday Feb 11, 2025 · 9am – 9:30am (Pacific Time - Los Angeles)

Location

Zoom

[View map](#)

Guests

janet@aagla.org - organizer

Kevin Brunke - creator

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

► Kevin Brunke <kevin.brunke@lacity.org> has accepted your event invitation.

— Attachments:

invite.ics

1.5 KB

Subject: Accepted: AAGLA Meeting with Kevin Brunke (CM Park) @ Mon Feb 10, 2025 11:30am - 12pm (PST) (Kevin Brunke)
From: Kevin Brunke <kevin.brunke@lacity.org>
Date: 2/10/2025, 10:55 AM
To: janet@aagla.org

Kevin Brunke has accepted this invitation.

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Feb 10, 2025 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746328016?pwd=TANTmMPsjvyw5Wq2tSVINvTIA4AubN.1>

Meeting ID: 847 4632 8016

Passcode: 587412

One tap mobile

+16694449171,,84746328016#,,,,*587412# US

+16699009128,,84746328016#,,,,*587412# US (San Jose)

When

Monday Feb 10, 2025 · 11:30am – 12pm (Pacific Time - Los Angeles)

Location

Zoom

[View map](#)

Guests

janet@aagla.org - organizer

Kevin Brunke - creator

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

► Kevin Brunke <kevin.brunke@lacity.org> has accepted your event invitation.

— Attachments:	
invite.ics	1.5 KB

Subject: Has Traci Park Become The Mayor Of Pacific Palisades?

From: Leslie Hope <lahope@lahope.com>

Date: 2/10/2025, 7:27 PM

To: Daniel Yukelson <Dan@aagla.org>, kevin.brunke@lacity.org

<https://www.citywatchla.com/los-angeles/30341-has-traci-park-become-the-mayor-of-pacific-palisades>

See my comment below the article as quoted here

Fortunately for those of us in the affected areas, Tracy is representing the Palisades and Kathryn Barger is representing Altadena residents,. They are the only ones on the LA City Council and the Bored of Stupes with common sense and real leadership abilities. The rest of them are posturing frauds and, in some cases, criminals. The other LA City Council Members are pretending to care about those affected by the fires while advancing their agenda of using the tragedy to vilify mom n pop rental property owners, some of whom lost their own homes, by accusing them without proof of "rent gouging" in order to introduce even more draconian measures than they did during the Covid lockdowns when their policies led to widespread fraud and abuse. It is clear that the LA City Council Members, in particular the so called "Democratic Socialists" are singling out mom n pop rental property owners in order to take the heat off themselves for mismanagement of millions of dollars of taxpayer derived funds meant to solve the so called homeless housing crisis, which is actually a untreated mental health crisis, without any sort of tangible benefit to anyone except the industry that has grown up around homelessness. I can't wait for the day when these homeless profiteering businesses (oh excuse me "non-profits") are audited. I hope some of these Council Member clowns are still around to be prosecuted. In fact Bonin was lucky Tracy defeated him before he was caught red handed as he most likely had his hands in the pot along with his pal Sheila Kuehl. Meanwhile, instead of forcing draconian measures on housing providers by forcing them to accept unlimited numbers of people and pets (until they get sued when an unauthorized pit bull mauls or kills a child and the apartment owners insurance that forbids certain breeds won't pay up), Supervisor Barger has secured 50 Section 8 vouchers for the most needy victims of the Eaton Cyn fire to use when their FEMA money ends. Council Member Park and Supervisor Barger are actually focused their constituents actual needs while the other LA City Council Members are using this tragedy to garner attention for themselves and advance their "Democratic Socialist" political agendas.

Subject: L.A. City Council Fight on Rent Freeze and Eviction Moratorium/Defense

From: Azi Melkonian <AMelkonian@RobertsonDX.com>

Date: 2/10/2025, 11:28 AM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

As a landlord who received “the short end of the stick” during the Covid restrictions for the card blanch rights the city gave to the tenants, I would not want the same mistakes and choice made by the city councils to continue.

My tenants lied and got a way with living rent free in my house for 2.5 years. Please don’t repeat the same mistakes and please allow accountability from the tenants to at least provide proof that they were effected by the fires, there is no reason for a landlord not to ask for proof.

1. **A blanket rent increase freeze is completely unjustified.** Costs continue to rise in providing housing, including property insurance (up by 38% according to State Farm). The vast majority of renters throughout L.A. City were not substantially economically impacted by the fires in Pacific Palisades, Malibu, West Hills, Hollywood Hills or Sylmar (or Altadena and Castaic located outside of the City). LAHD and Finance Office have given no data whatsoever on the number of businesses destroyed or damaged due to the fires or number of workers that lost their jobs.
2. **The Eviction Moratorium/Eviction Defense MUST only last a maximum of 3 months and not an entire year.** An entire year will allow renters to accrue too much rental debt and face eviction when the moratorium ends as we saw with the COVID-19 moratorium. Wildfire victims (both renters and homeowners) will be receiving substantial rental assistance from FEMA, Economic Workforce Development Department (EWDD), County, City and L.A. Rises and Non-Profits as well as unemployment benefits from the state.

3. **The Eviction Moratorium/Eviction Defense MUST only apply to unlawful detainers filed on or after January 7, 2025.** Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.
4. **The Eviction Moratorium/Eviction Defense MUST require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact due to the fires.** During COVID-19 there was widespread fraud and abuse by false claims under self-certification. Such intentional misconduct should not be allowed by the City a second time and must be remedied by verifiable proof. LAHD has already started its new enforcement program for all city ordinances and should readily be able to handle this new temporary ordinance.
5. **The Eviction Moratorium/Eviction Defense should EXCLUDE all Owner Move-Ins the same as it excludes government orders.** Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.

Subject: NO! to any Rent Freeze and Eviction Moratorium/Defense - Not Necessary and Unjustified

From: Todd Sherman <tsherman@firstpacific1.com>

Date: 2/10/2025, 9:25 AM

To: "mailto:councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

There is no justification for a need for a rent freeze or a eviction moratorium. The rental market is now stabilized and working. Landlords are still significantly underwater to pay for insurance, utilities, trash and repairs and maintenance.

Please Vote NO!

- **A blanket rent increase freeze is completely unjustified.**
- **The Eviction Moratorium/Eviction Defense MUST only last a maximum of 3 months and not an entire year.**
- **The Eviction Moratorium/Eviction Defense MUST only apply to unlawful detainers filed on or after January 7, 2025.**
- **The Eviction Moratorium/Eviction Defense MUST require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact due to the fires.**
- **The Eviction Moratorium/Eviction Defense should EXCLUDE all Owner Move-Ins the same as it excludes government orders.**

Thank you!

Todd Sherman



2800 28th Street, Suite 130
Santa Monica, CA 90405
310.780.5565 mobile
310.664.6705 ext. 101
310.664.6706 (fax)

tsherman@firstpacific1.com

www.FirstPacific1.com

DRE #00925920

CONFIDENTIALITY NOTICE: This message and/or any attachment(s) is confidential and intended for the use only by the recipient(s). If you are not the intended recipient, you are not authorized to disclose, reproduce, or distribute the contents of this message. If this e-mail is received in error, please immediately notify the sender by reply e-mail and destroy all copies of the original message.

Re:

Subject: Re:

From: Matthew Halden <matthew.halden@lacity.org>

Date: 2/10/2025, 9:48 AM

To: Donald Dombrowski <donalddombrowski@yahoo.com>

Hi Don,

Thank you for your email. I will pass along your feelings to Councilwoman Park.

Best Regards,

Matt

On Sat, Feb 8, 2025 at 6:12 PM Donald Dombrowski <donalddombrowski@yahoo.com> wrote:
Vote No !

----- Forwarded Message -----

From: Donald Dombrowski <donalddombrowski@yahoo.com>

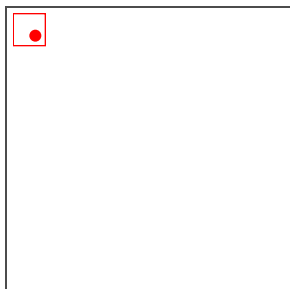
To: donalddombrowski@yahoo.com <donalddombrowski@yahoo.com>

Sent: Saturday, February 8, 2025 at 05:16:32 PM PST

Subject:

https://assets.noviams.com/novi-file-uploads/aagla/Amendment_by_Park-02042025.pdf

--



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park ★ 11th District

WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045

(310) 568-8772 TEL | [11th District Website](#)

SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California

Public Records Act. (including attachments) *

Subject: Notification: AAGLA Meeting with Kevin Brunke (CM Park) @ Mon Feb 10, 2025 11:30am - 12pm (PST) (Kevin Brunke)
From: Google Calendar <calendar-notification@google.com>
Date: 2/10/2025, 11:19 AM
To: Kevin Brunke <kevin.brunke@lacity.org>

You have an upcoming event

AAGLA Meeting with Kevin Brunke (CM Park)

Monday Feb 10, 2025 · 11:30am – 12pm (Pacific Time - Los Angeles)

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Feb 10, 2025 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746328016?pwd=TANTmMPsjvyw5Wq2tSVlNvTIA4AubN.1>

Meeting ID: 847 4632 8016

Passcode: 587412

One tap mobile

+16694449171,,84746328016#,,,,*587412# US

+16699009128,,84746328016#,,,,*587412# US (San Jose)

Location

Zoom

[View map](#)

Guests

janet@aagla.org - organizer

Kevin Brunke - creator

[View all event details](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Subject: Please do NOT adopt a rent freeze and please REQUIRE proof of impact in the eviction moratorium

From: Molly Kublicki <mollykublicki@icloud.com>

Date: 2/10/2025, 3:23 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, advocacy@aagla.org

CC: Nick Kublicki <nkublicki@gmail.com>

Dear Council Member:

I own and operate 83 rental units in Los Angeles. For the sake of housing providers who have struggled to keep up with 20% accumulated inflation during the 4 year covid rent freeze and now struggle to pay huge increases in insurance and mortgage costs, I implore you NOT to include a rent freeze in the proposed eviction moratorium ordinance. The current allowable RSO increase is only 4% to begin with.

I also implore you to REQUIRE demonstrable documentary evidence of actual economic or medical impact from the fires for any eviction moratorium, as self attestation is virtually meaningless.

Thank you for your consideration.

Nick Kublicki

Subject: RE: AAGLA Meeting with Kevin Brunke (CM Park)
From: Janet Gagnon <janet@aagla.org>
Date: 2/10/2025, 12:31 PM
To: Kevin Brunke <kevin.brunke@lacity.org>

Hi Kevin,

Great! I'll send you an updated calendar invitation for 9:00am.

Thanks.

Best regards,

Janet

From: Kevin Brunke <kevin.brunke@lacity.org>
Sent: Monday, February 10, 2025 11:58 AM
To: Janet Gagnon <janet@aagla.org>
Subject: Re: AAGLA Meeting with Kevin Brunke (CM Park)

Yes, that works.

On Mon, Feb 10, 2025 at 11:46 AM Janet Gagnon <janet@aagla.org> wrote:

Hi Kevin,

Unfortunately, that doesn't work for me today. Can you do tomorrow (Tuesday) morning before the City Council meeting, so at 9:00 or 9:30am?

Best regards,

Janet

From: Kevin Brunke <kevin.brunke@lacity.org>
Sent: Monday, February 10, 2025 11:45 AM
To: Janet Gagnon <janet@aagla.org>
Subject: Re: AAGLA Meeting with Kevin Brunke (CM Park)

Can you do 4:30pm today?

On Mon, Feb 10, 2025 at 11:42 AM Janet Gagnon <janet@aagla.org> wrote:

Do you still want to join or re-schedule? I'm good if you want to jump on now or in 10 minutes. Whatever works best for you.

From: Kevin Brunke <kevin.brunke@lacity.org>
Sent: Monday, February 10, 2025 11:39 AM
To: Janet Gagnon <janet@aagla.org>

Subject: Re: AAGLA Meeting with Kevin Brunke (CM Park)

Sorry. Running late.

On Fri, Feb 7, 2025 at 5:25 PM Janet Gagnon <janet@aagla.org> wrote:

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Feb 10, 2025 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746328016?pwd=TANTmMPsjvyw5Wq2tSVINvTIA4AubN.1>

Meeting ID: 847 4632 8016

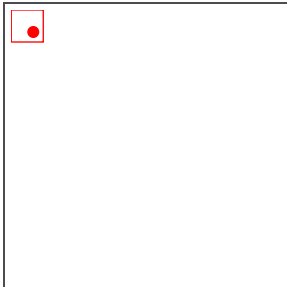
Passcode: 587412

One tap mobile

+16694449171,,84746328016#,,,,*587412# US

+16699009128,,84746328016#,,,,*587412# US (San Jose)

--



Kevin Brunke | Senior Legislative Deputy

Office of Councilwoman Traci Park • 11th District

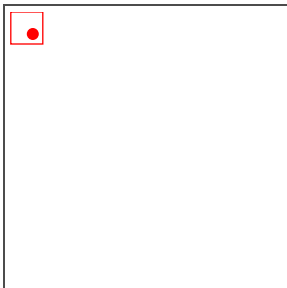
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 473-7011 TEL | (213) 887-5863 CELL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

--



Kevin Brunke | Senior Legislative Deputy

Office of Councilwoman Traci Park • 11th District

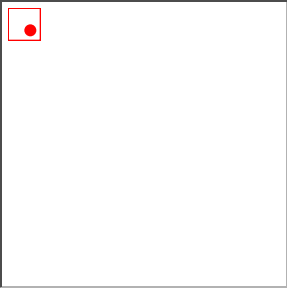
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 473-7011 TEL | (213) 887-5863 CELL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

--



Kevin Brunke | Senior Legislative Deputy
Office of Councilwoman Traci Park ★ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 473-7011 TEL | (213) 887-5863 CELL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: Re: AAGLA Meeting with Kevin Brunke (CM Park)

From: Kevin Brunke <kevin.brunke@lacity.org>

Date: 2/10/2025, 11:57 AM

To: Janet Gagnon <janet@aagla.org>

Yes, that works.

On Mon, Feb 10, 2025 at 11:46 AM Janet Gagnon <janet@aagla.org> wrote:

Hi Kevin,

Unfortunately, that doesn't work for me today. Can you do tomorrow (Tuesday) morning before the City Council meeting, so at 9:00 or 9:30am?

Best regards,

Janet

From: Kevin Brunke <kevin.brunke@lacity.org>

Sent: Monday, February 10, 2025 11:45 AM

To: Janet Gagnon <janet@aagla.org>

Subject: Re: AAGLA Meeting with Kevin Brunke (CM Park)

Can you do 4:30pm today?

On Mon, Feb 10, 2025 at 11:42 AM Janet Gagnon <janet@aagla.org> wrote:

Do you still want to join or re-schedule? I'm good if you want to jump on now or in 10 minutes. Whatever works best for you.

From: Kevin Brunke <kevin.brunke@lacity.org>

Sent: Monday, February 10, 2025 11:39 AM

To: Janet Gagnon <janet@aagla.org>

Subject: Re: AAGLA Meeting with Kevin Brunke (CM Park)

Sorry. Running late.

On Fri, Feb 7, 2025 at 5:25 PM Janet Gagnon <janet@aagla.org> wrote:

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Feb 10, 2025 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746328016?pwd=TANTmMPsjvyw5Wq2tSVINvTIA4AubN.1>

Meeting ID: 847 4632 8016

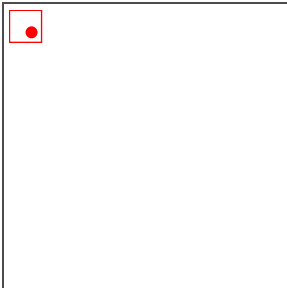
Passcode: 587412

One tap mobile

+16694449171,,84746328016#,,,,*587412# US

+16699009128,,84746328016#,,,,*587412# US (San Jose)

--

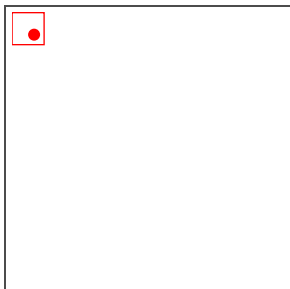


Kevin Brunke | [Senior Legislative Deputy](#)
Office of Councilwoman Traci Park ★ **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 473-7011 [TEL](#) | **(213) 887-5863** [CELL](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

--

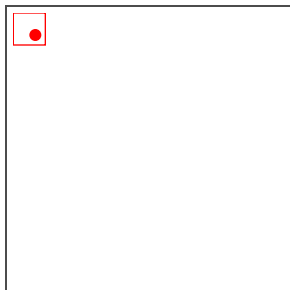


Kevin Brunke | [Senior Legislative Deputy](#)
Office of Councilwoman Traci Park ★ **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 473-7011 [TEL](#) | **(213) 887-5863** [CELL](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

--



Kevin Brunke | [Senior Legislative Deputy](#)
Office of Councilwoman Traci Park ★ **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 473-7011 [TEL](#) | **(213) 887-5863** [CELL](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: RE: AAGLA Meeting with Kevin Brunke (CM Park)

From: Janet Gagnon <janet@aagla.org>

Date: 2/10/2025, 11:46 AM

To: Kevin Brunke <kevin.brunke@lacity.org>

Hi Kevin,

Unfortunately, that doesn't work for me today. Can you do tomorrow (Tuesday) morning before the City Council meeting, so at 9:00 or 9:30am?

Best regards,

Janet

From: Kevin Brunke <kevin.brunke@lacity.org>

Sent: Monday, February 10, 2025 11:45 AM

To: Janet Gagnon <janet@aagla.org>

Subject: Re: AAGLA Meeting with Kevin Brunke (CM Park)

Can you do 4:30pm today?

On Mon, Feb 10, 2025 at 11:42 AM Janet Gagnon <janet@aagla.org> wrote:

Do you still want to join or re-schedule? I'm good if you want to jump on now or in 10 minutes. Whatever works best for you.

From: Kevin Brunke <kevin.brunke@lacity.org>

Sent: Monday, February 10, 2025 11:39 AM

To: Janet Gagnon <janet@aagla.org>

Subject: Re: AAGLA Meeting with Kevin Brunke (CM Park)

Sorry. Running late.

On Fri, Feb 7, 2025 at 5:25 PM Janet Gagnon <janet@aagla.org> wrote:

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Feb 10, 2025 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746328016?pwd=TANTmMPsjvyw5Wq2tSVINvTIA4AubN.1>

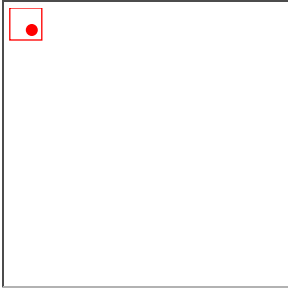
Meeting ID: 847 4632 8016

Passcode: 587412

One tap mobile

+16694449171,,84746328016#,,,,*587412# US
+16699009128,,84746328016#,,,,*587412# US (San Jose)

--

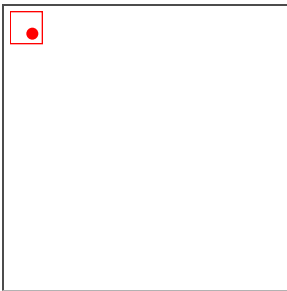


Kevin Brunke | [Senior Legislative Deputy](#)
Office of Councilwoman Traci Park * **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 473-7011 [TEL](#) | (213) 887-5863 [CELL](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

--



Kevin Brunke | [Senior Legislative Deputy](#)
Office of Councilwoman Traci Park * **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 473-7011 [TEL](#) | (213) 887-5863 [CELL](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: Re: AAGLA Meeting with Kevin Brunke (CM Park)

From: Kevin Brunke <kevin.brunke@lacity.org>

Date: 2/10/2025, 11:45 AM

To: Janet Gagnon <janet@aagla.org>

Can you do 4:30pm today?

On Mon, Feb 10, 2025 at 11:42 AM Janet Gagnon <janet@aagla.org> wrote:

Do you still want to join or re-schedule? I'm good if you want to jump on now or in 10 minutes. Whatever works best for you.

From: Kevin Brunke <kevin.brunke@lacity.org>

Sent: Monday, February 10, 2025 11:39 AM

To: Janet Gagnon <janet@aagla.org>

Subject: Re: AAGLA Meeting with Kevin Brunke (CM Park)

Sorry. Running late.

On Fri, Feb 7, 2025 at 5:25 PM Janet Gagnon <janet@aagla.org> wrote:

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Feb 10, 2025 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746328016?pwd=TANTmMPsjvyw5Wq2tSVINvTIA4AubN.1>

Meeting ID: 847 4632 8016

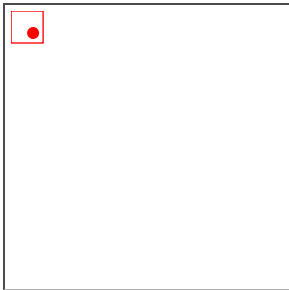
Passcode: 587412

One tap mobile

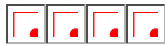
+16694449171,,84746328016#,,,,*587412# US

+16699009128,,84746328016#,,,,*587412# US (San Jose)

--

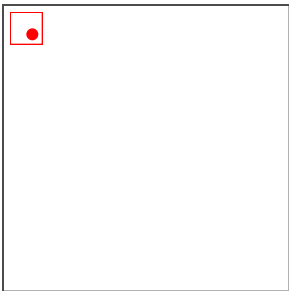


Kevin Brunke | [Senior Legislative Deputy](#)
Office of Councilwoman Traci Park * **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 473-7011 TEL | (213) 887-5863 CELL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

--



Kevin Brunke | [Senior Legislative Deputy](#)
Office of Councilwoman Traci Park * **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 473-7011 TEL | (213) 887-5863 CELL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: RE: AAGLA Meeting with Kevin Brunke (CM Park)

From: Janet Gagnon <janet@aagla.org>

Date: 2/10/2025, 11:42 AM

To: Kevin Brunke <kevin.brunke@lacity.org>

Do you still want to join or re-schedule? I'm good if you want to jump on now or in 10 minutes. Whatever works best for you.

From: Kevin Brunke <kevin.brunke@lacity.org>

Sent: Monday, February 10, 2025 11:39 AM

To: Janet Gagnon <janet@aagla.org>

Subject: Re: AAGLA Meeting with Kevin Brunke (CM Park)

Sorry. Running late.

On Fri, Feb 7, 2025 at 5:25 PM Janet Gagnon <janet@aagla.org> wrote:

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Feb 10, 2025 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746328016?pwd=TANTmMPsjvyw5Wq2tSVlNvTIA4AubN.1>

Meeting ID: 847 4632 8016

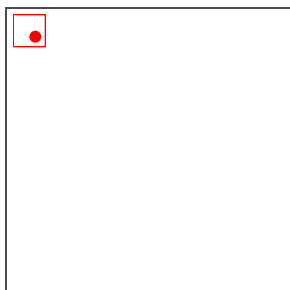
Passcode: 587412

One tap mobile

+16694449171,,84746328016#,,,,*587412# US

+16699009128,,84746328016#,,,,*587412# US (San Jose)

--



Kevin Brunke | Senior Legislative Deputy

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 473-7011 TEL | (213) 887-5863 CELL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: Re: AAGLA Meeting with Kevin Brunke (CM Park)

From: Kevin Brunke <kevin.brunke@lacity.org>

Date: 2/10/2025, 11:38 AM

To: Janet Gagnon <janet@aagla.org>

Sorry. Running late.

On Fri, Feb 7, 2025 at 5:25 PM Janet Gagnon <janet@aagla.org> wrote:

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Feb 10, 2025 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746328016?pwd=TANTmMPsjvyw5Wq2tSVINvTIA4AubN.1>

Meeting ID: 847 4632 8016

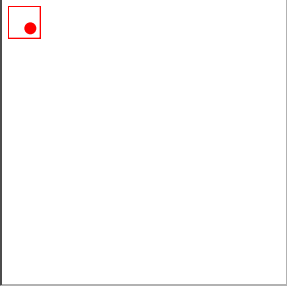
Passcode: 587412

One tap mobile

+16694449171,,84746328016#,,,,*587412# US

+16699009128,,84746328016#,,,,*587412# US (San Jose)

--

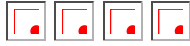


Kevin Brunke | Senior Legislative Deputy

Office of Councilwoman Traci Park * 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 473-7011 TEL | (213) 887-5863 CELL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: Re: Fw: Red Alert: L.A. City to Mandate Unauthorized Individuals & Unauthorized Pets - Apartment Association of Greater Los Angeles
From: Matthew Halden <matthew.halden@lacity.org>
Date: 2/10/2025, 9:47 AM
To: Donald Dombrowski <donalddombrowski@yahoo.com>

Hi Don,

Thank you for your email. I will pass along your feelings to Councilwoman Park.

Best Regards,

Matt

On Sat, Feb 8, 2025 at 6:12 PM Donald Dombrowski <donalddombrowski@yahoo.com> wrote:
Matt,

I'm very disappointed in Councilwoman Parks! My buildings have no pets policies -residents rent from me because of this as they have allergies towards pets -what about their health?

I have so many reasons why this is wrong- existing tenants can move people and pets in and charge them rent -subleasing - what about dogs barking, shitting & pissing on my lawns, fleas, what if a dog bites someone (my insurance will go up after claims) what a mess she created.

I can not believe she is for me losing control of the buildings that I worked so hard to provide clean, quality, affordable housing

if she is worried about housing open up all the abandoned hotels/motes the city purchased that are sitting empty. watch mom & pop rent control affordable housing take this as the last straw and sell - what next Developers and higher rents! What I do not understand is the city and Traci Parks are not fighting to help us mom & pops.

Traci needs to drop this and not go forward

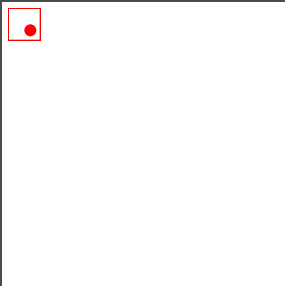
Don Dombrowski

Sent: Saturday, February 8, 2025 at 05:16:52 PM PST

Subject: Red Alert: L.A. City to Mandate Unauthorized Individuals & Unauthorized Pets - Apartment Association of Greater Los Angeles

<https://members.aagla.org/news/red-alert-la-city-to-mandate-unauthorized-individuals-and-unauthorized-pets>

--



Matthew Halden | Field Deputy

Office of Councilwoman Traci Park ★ 11th District

WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045

(310) 568-8772 TEL | [11th District Website](#)

SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California

Public Records Act. *(including attachments)* *

Subject: Rent Freeze and Eviction Moratorium

From: Esther Altman <esther@altmanapartments.com>

Date: 2/10/2025, 10:36 AM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Please vote NO on the rent freeze and eviction moratorium. It will only further cause distress to mom and pop business owners and ultimately lead to massive rent increases. Most importantly, this was on the voting ballot and it was turned down recently. The voters don't want this and it's bad for Los Angeles. Please read below all the reasons it's going to negatively affect Los Angeles. Thank you, Esther

1. **A blanket rent increase freeze is completely unjustified.** Costs continue to rise in providing housing, including property insurance (up by 38% according to State Farm). The vast majority of renters throughout L.A. City were not substantially economically impacted by the fires in Pacific Palisades, Malibu, West Hills, Hollywood Hills or Sylmar (or Altadena and Castaic located outside of the City). LAHD and Finance Office have given no data whatsoever on the number of businesses destroyed or damaged due to the fires or number of workers that lost their jobs.
2. **The Eviction Moratorium/Eviction Defense MUST only last a maximum of 3 months and not an entire year.** An entire year will allow renters to accrue too much rental debt and face eviction when the moratorium ends as we saw with the COVID-19 moratorium. Wildfire victims (both renters and homeowners) will be receiving substantial rental assistance from FEMA, Economic Workforce Development Department (EWDD), County, City and L.A. Rises and Non-Profits as well as unemployment benefits from the state.
3. **The Eviction Moratorium/Eviction Defense MUST only apply to unlawful detainers filed on or after January 7, 2025.** Earlier filings had nothing whatsoever to do with the fires and took months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.
4. **The Eviction Moratorium/Eviction Defense MUST require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact due to the fires.** During COVID-19 there was widespread fraud and abuse by false claims under self-certification. Such intentional misconduct should not be allowed by the City a second time and must be remedied by verifiable proof. LAHD has already started its new

enforcement program for all city ordinances and should readily be able to handle this new temporary ordinance.

5. **The Eviction Moratorium/Eviction Defense should EXCLUDE all Owner Move-Ins the same as it excludes government orders.** Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.

--

Esther Altman

DRE License ID: 01993404

Owner

Altman Apartments

esther@altmanapartments.com | m: [858.722.7232](tel:858.722.7232)

24/7 Maintenance Call 213.566.1638

8861 Villa La Jolla Drive # 13135

La Jolla, CA 92039

THIS E-MAIL MAY CONTAIN CONFIDENTIAL OR PROPRIETARY MATERIAL FOR THE SOLE USE OF THE INTENDED RECIPIENT. ANY REVIEW, USE, DISTRIBUTION OR DISCLOSURE BY OTHERS IS STRICTLY PROHIBITED. IF YOU ARE NOT THE INTENDED RECIPIENT, PLEASE CONTACT THE SENDER BY REPLY E-MAIL AND DELETE ALL COPIES OF THIS MESSAGE.

Subject: rent freeze

From: Vytas Juskys <vytas@htres.com>

Date: 2/10/2025, 3:15 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Property owners just got off a 5 year covid rent increase freeze and eviction moratorium all while experiencing increases in expenses. To this date I still have uncollectible back rent from covid. Yet as a property owner I am expected to pay my taxes and expenses, with no ability to collect on back rent. This is absurd.

Please have some common sense and stop your war against housing providers.

Vytas Juskys
Hometown Residential
135 W. Main St., Suite L
Aspen, CO 81611
CalBRE# 01968974

c: 310.892.2554

Subject: Upcoming vote to freeze rent increase and eviction moratorium

From: Craig Davis <cwdavis1949@gmail.com>

Date: 2/10/2025, 2:10 PM

To: Bob Blumenfield <councilmember.blumenfield@lacity.org>, Curren Price <councilmember.price@lacity.org>, Eunisses Hernandez <councilmember.hernandez@lacity.org>, Heather Hutt <cd10@lacity.org>, Imelda Padilla <councilmember.padilla@lacity.org>, John Lee <councilmember.Lee@lacity.org>, Katy Yaroslavsky <councilmember.yaroslavsky@lacity.org>, Marqueece Harris-dawson <councilmember.harris-dawson@lacity.org>, Monica Rodriguez <councilmember.rodriguez@lacity.org>, Nazarian <Councilmember.Nazarian@lacity.org>, Tim McOske <councilmember.mcoske@lacity.org>, Traci Park <councilmember.park@lacity.org>, Ysabel Jurado <Councilmember.Jurado@lacity.org>
CC: dan@aagla.org, Jeff Faller <jeff@aoausa.com>

Dear Councilmembers,

I hope you all had a great weekend.

I am aware that a final vote on the above issue is imminent. Please let me voice my opinion and encourage you all to vote **NO** regarding the proposal to freeze rents and issuing an eviction moratorium. First, let me say that I find it reprehensible that a proposal like this is even under consideration. Taking a fire devastation affecting thousands of homeowners and using that horrific event to create another devastating proposal against apartment providers, whose tenants are substantially unaffected by the fire, should be seen as unconscionable. Let me share a few other bullet points:

- Property owners **cannot** afford to **not** pass along rent increases any more than you or your staff or City of LA workers can continue working without raises. Housing providers have had just 1 meager rent increase in the past 5 years and now there is a plan to deny us again?
- In my 39 years in this business, never have I experienced price increases as I have these past 2 years. Our insurance premiums have tripled (and are expected to increase even further after these fires), our mortgage interest rate has risen from 3.25% to 7.55%, trash has quadrupled since the City of LA monopolized the trash business and repairs have also doubled in the past couple of years.
- Unlike other businesses, we cannot grow our business by making more "widgets". A 10 unit building today will not grow to 11 units or more in the future. It will always remain a 10 unit building. Our only way to manage our expenses and avoid financial ruin is to pass along rent increases which in themselves are very modest indeed at 4% (a bit higher if utilities are paid by the landlord).
- It does not take a degree from Harvard to understand that a business that does not grow its revenues in pace with rising expenses is headed for financial demise.
- Lastly, taking action that is not supportive of housing providers today sends a very loud and clear negative message to future investors, developers etc. creating an even greater crisis in the future for the City of Los Angeles.

Please be good stewards and vote **NO** to any freeze on rents or evictions delays.

Thank you.

Sincerely,
Craig W. Davis

--

Craig Davis
General Partner
El Cerrito Ltd.
323.804-2340 mobile

Subject: VOTE NO ON RENT ABD EVICTION FREEZE

From: Alla Diment <alladiment@sbcglobal.net>

Date: 2/10/2025, 9:27 AM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, Advocacy@aagla.org

Hello,

While my heart goes to victims of fires, I strongly oppose to proposed measures. As a landlord of a small property, I am dealing with tenants who are consistently not paying their rent, they are openly laughing at us for dealing with them. They drive better cars than we do! Anyone who worked in the areas affected by fires should have filed income taxes on these earnings and should be able to proof their loss of income. Please don't give more power to people who will do anything to twist someones loss in their favor. We are dealing with increased cost of every single utility, service or repair. Insurance truly became unaffordable. I am an immigrant myself who worked all my life to save money for the investment. Like everyone else we have medical bills and have to buy groceries. NOBODY HELPS US! HELP US TO GET RID OF PROFESSIONAL SQUATTERS!!! We will be happy to have fire victims living in our property.

Please keep in mind needs of everyone while making a decision.

Thank you,
Alla Diment
Sent from my iPhone

Subject: Vote No on Rent Freeze and Eviction Moratorium

From: "Bronwyn Dawson, DVM" <beastdr@beastdr.com>

Date: 2/10/2025, 8:33 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Hello Council Members:

My name is Bronwyn Dawson and I am a homeless unemployed landlord. My home of 30 years burned to the ground in the Eaton Fire as well as my place of business as well as a small rental house I owned. I have recently been able to move to a small apartment along with my disabled senior husband. My remaining rental property is a small fourplex in Los Angeles (Council District 10) where I have kept the rents below market because of my tenants. Those tenants have been very supportive of me during this catastrophe and send me cookies, lovely notes, and an air purifier. Some of my tenants have been with me since I bought the property years ago. Those rents are now my source of income

So I am writing to ask you to vote "No" on the proposed rent freeze and eviction moratorium. The recent declarations by Governor Newsom provide protections to renters against evictions and against price gouging. The LA County Board of Supervisors has been proactive in working to set up funding for people looking for housing, such as myself. The fires have not affected low-income residents in LA City. The Pacific Palisades is not representative of the majority of LA City residents. Altadena, where I lived, is a middle-class community. But the Board of Supervisors is not enacting punitive measures against landlords. The Board is working to try to ensure safety and support for all Altadenans. I believe the LA City Council should follow that example.

I will still be expected to maintain my property in LA city, pay taxes, pay utilities, pay my mortgage despite my vastly altered situation. Denying me the ability to raise rent will not help my tenants. It will just ensure that I cannot afford to keep my fourplex and I will need to sell to Blackstone or some other corporate apartment mogul

Thank you,

Bronwyn Dawson
Altadena, CA
Council District 10

Subject: Amendment for Item 13 on Friday's City Council Agenda

From: Janet Gagnon <janet@aagla.org>

Date: 2/11/2025, 2:55 PM

To: Kevin Brunke <kevin.brunke@lacity.org>

Hi Kevin,

Per our conversation today, below are the items for an amendment that we are hoping will be offered either by Council Member Lee or your boss as the two most outspoken members on this issue two weeks ago. While our strong preference is for the motion to be voted down in its entirety, it is highly probable that it will pass in some format. We need it to be as narrowly tailored as possible to avoid unnecessary harm to rental housing providers, especially mom-and-pop owners.

1. **The Eviction Moratorium/Eviction Defense is far too long for an “urgency” ordinance. It MUST be revised to only be effective for no more than 90 days.** An urgency ordinance is to temporary fill a “gap” in existing policies. To have this ordinance run for an entire year is overly burdensome especially for mom-and-pop owners who cannot carry non-paying renters for an entire year.

Also, as we had seen with COVID-era regulations, an eviction moratorium will provide renters with an incentive to wrongfully delay payment of rent for an entire year. This will again result in a mountain of unpaid back rent and will make staying in their current residences impossible for renters and prevent the ability to work out any type of settlement. The City needs to encourage renters to stay current in their rental payment obligations, so that the new rental assistance they receive will properly go to paying for their existing housing.

2. **The Eviction Moratorium/Eviction Defense Motion is Overreaching. It MUST be revised to only apply to unlawful detainers filed on or after January 1, 2025.** As we know eviction can take up to six months to be completed. It is wrong for the ordinance to prevent evictions that have already been properly filed and have nothing to do with the fires.
3. **The Eviction Moratorium/Eviction Defense is too broad. It MUST revised to only apply to unlawful detainers filed on or after January 7, 2025 AND it must be “Conditional”.** Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.

The eviction moratorium/defense should not be a blanket unconditional defense. Rather, it should be **CONDITIONAL** on the fact that the renter did not receive new sources of funding, including direct rental assistance, unemployment benefits or new/additional work that would have supplied the funds to pay the rent on time.

4. **The Eviction Moratorium/Eviction Defense wrongly prevents Owner Move-Ins. It MUST be revised to Exclude No-Fault Eviction due to Owner Move-Ins.** Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.
5. **Council Member Blumenfield’s Amendment to Extend the Eviction Threshold Makes a Bad Motion WORSE! It MUST be REJECTED.** Council Member Bob Blumenfield tried to change the playing field when this matter was being discussed in committee by substituting the entire motion for a separate amendment that would **ONLY** extend the existing eviction threshold of one month’s fair market rent to three months fair market rent.

Thanks for your help.

Best regards,

Janet



Janet M. Gagnon, Esq.

Chief Corporate Affairs Officer &

Senior Vice President, Government Affairs & External Relations

Apartment Association of Greater Los Angeles

621 South Westmoreland Avenue

Los Angeles, California 90005

t: 213/384-4131 ext 309 | f: 888/384-4131 | janet@aagla.org

www.aagla.org

[Twitter](#) | [Facebook](#) | [LinkedIn](#)

The Voice of Multifamily Housing Since 1917 ©

“Let not any one pacify his conscience by the delusion that he can do no harm if he takes no part, and forms no opinion. Bad men need nothing more to compass their ends, than that good men should look on and do nothing. He is not a good man who, without a protest, allows wrong to be committed in his name, and with the means which he helps to supply, because he will not trouble himself to use his mind on the subject.”

John Stuart Mill - 1867

Subject: Eviction Moratorium / Eviction Defense

From: Marc Chopp <mchopp@statewideenterprises.com>

Date: 2/11/2025, 3:32 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Please oppose this motion in its entirety as unnecessary, overly broad and far too long in duration.

KEY ISSUES

- 1. The Eviction Moratorium/Eviction Defense is completely unnecessary given other new ordinances already in place from the City, County, Governor's Executive Orders and Mayor's Executive Orders AND rental assistance that has become available.**

Further, renters impacted by the wildfires are already receiving new rental assistance from FEMA, Economic Workforce Development Department (EWDD), Los Angeles County's Worker Recovery Fund & Business Interruption Fund, L.A. Rises, California Community Foundation and many other non-profit and for-profit entities as well as unemployment benefits from the state.

- 2. The Eviction Moratorium/Eviction Defense is far too long for an "urgency" ordinance. It MUST be revised to only be effective for no more than 90 days.** An urgency ordinance is to temporary fill a "gap" in existing policies. To have this ordinance run for an entire year is overly burdensome especially for mom-and-pop owners who cannot carry non-paying renters for an entire year.

Also, as we had seen with COVID-era regulations, an eviction moratorium will provide renters with an incentive to wrongfully delay payment of rent for an entire year. This will again result in a mountain of unpaid back rent and will make staying in their current residences impossible for renters and prevent

the ability to work out any type of settlement. The City needs to encourage renters to stay current in their rental payment obligations, so that the new rental assistance they receive will properly go to paying for their existing housing.

3. **The Eviction Moratorium/Eviction Defense Motion is Overreaching. It MUST be revised to only apply to unlawful detainers filed on or after January 1, 2025.** As we know eviction can take up to six months to be completed. It is wrong for the ordinance to prevent evictions that have already been properly filed and have nothing to do with the fires.
4. **The Eviction Moratorium/Eviction Defense is too broad. It MUST be revised to only apply to unlawful detainers filed on or after January 7, 2025 AND it must be “Conditional”.** Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal evictions already in process and wrongfully monopolize needed new housing for wildfire victims.

The eviction moratorium/defense should not be a blanket unconditional defense. Rather, it should be **CONDITIONAL** on the fact that the renter did not receive new sources of funding, including direct rental assistance, unemployment benefits or new/additional work that would have supplied the funds to pay the rent on time.

5. **The Eviction Moratorium/Eviction Defense wrongly prevents Owner Move-Ins. It MUST be revised to Exclude No-Fault Eviction due to Owner Move-Ins.** Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.
6. **Council Member Blumenfield’s Amendment to Extend the Eviction Threshold Makes a Bad Motion WORSE! It MUST be REJECTED.** Council Member Bob Blumenfield tried to change the playing field when this matter was being discussed in committee by substituting the entire motion for a separate amendment that would **ONLY** extend the existing eviction threshold of one month’s fair market rent to three months fair market rent. Unfortunately, it failed. To now **ADD** this provision to the original motion will wrongfully further delay legitimate evictions for non-payment of rent that already take up to six months to complete. A rental housing provider, especially a small owner, cannot afford to carry a non-paying renter for 9 months! This amendment in addition to the existing motion for a one-year moratorium/defense is abhorrent and abusive towards rental housing providers.

Sincerely,

Marc Chopp

Subject: Eviction Moratorium

From: Jeff Kirshner <jeff@kirshners.net>

Date: 2/11/2025, 6:47 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Once again, the City is expecting landlords to bear the burden of societal problems. The fire was a horrible disaster but the ordinance as written is overly broad. An eviction moratorium is unwarranted. It was incredibly unfair to landlords during the pandemic as we were the only provider that was expected to bear 100% of the cost. A person affected by the pandemic couldn't fill up their car for free, grab a basket full of groceries for free yet were able to stay in an apartment for years without paying rent and without any cause to show that they were in fact affected by the pandemic. We're still feeling the effects of it as many tenants who chose to take advantage are still allowed to reside in apartments rent free due to court back logs. With regard to pets, there needs to be exception for those pets that insurance companies deem dangerous and at the very least, the tenant should bear the burden of any liability that arises from a pets conduct and pay for damage caused by pets. A pet deposit is absolutely needed. As for "unauthorized residents," for the safety of other tenants in the building the Landlord needs to know who these additional guests will be and the length of stay should be limited. A rent increase for added residents is only fair as each added individual mean higher utility usage and water usage (99% of buildings do not have separate water meters) and a greater burden on the building's infrastructure – entry systems, entry doors, garage gates, water heaters, etc.

More specifically:

1. **The Eviction Moratorium/Eviction Defense is completely unnecessary given other new ordinances already in place from the City, County, Governor's Executive Orders and Mayor's Executive Orders AND rental assistance that has become available.** Council Member Traci Park's motion regarding unauthorized individuals and unauthorized pets will be heard by the City Council tomorrow (Wednesday, Agenda Item 15) and will likely pass to provide additional protection for wildfire victims. L.A. County and the Governor's Executive Order provide similar protections as well. The City Council is

already considering another ordinance to provide business tax relief for local business, including home-based operations like gardeners and housekeepers.

Further, renters impacted by the wildfires are already receiving new rental assistance from FEMA, Economic Workforce Development Department (EWDD), Los Angeles County's Worker Recovery Fund & Business Interruption Fund, L.A. Rises, California Community Foundation and many other non-profit and for-profit entities as well as unemployment benefits from the state.

2. **The Eviction Moratorium/Eviction Defense is far too long for an "urgency" ordinance. It MUST be revised to only be effective for no more than 90 days.** An urgency ordinance is to temporary fill a "gap" in existing policies. To have this ordinance run for an entire year is overly burdensome especially for mom-and-pop owners who cannot carry non-paying renters for an entire year.

Also, as we had seen with COVID-era regulations, an eviction moratorium will provide renters with an incentive to wrongfully delay payment of rent for an entire year. This will again result in a mountain of unpaid back rent and will make staying in their current residences impossible for renters and prevent the ability to work out any type of settlement. The City needs to encourage renters to stay current in their rental payment obligations, so that the new rental assistance they receive will properly go to paying for their existing housing.

3. **The Eviction Moratorium/Eviction Defense Motion is Overreaching. It MUST be revised to only apply to unlawful detainers filed on or after January 1, 2025.** As we know eviction can take up to six months to be completed. It is wrong for the ordinance to prevent evictions that have already been properly filed and have nothing to do with the fires.

4. **The Eviction Moratorium/Eviction Defense is too broad. It MUST revised to only apply to unlawful detainers filed on or after January 7, 2025 AND it must be "Conditional".** Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.

The eviction moratorium/defense should not be a blanket unconditional defense. Rather, it should be CONDITIONAL on the fact that the renter did not receive new sources of funding, including direct rental assistance, unemployment benefits or new/additional work that would have supplied the funds to pay the rent on time.

5. **The Eviction Moratorium/Eviction Defense wrongly prevents Owner Move-Ins. It MUST be revised to Exclude No-Fault Eviction due to Owner Move-Ins.** Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.

6. **Council Member Blumenfield's Amendment to Extend the Eviction Threshold Makes a Bad Motion WORSE! It MUST be REJECTED.** Council Member Bob Blumenfield tried to change the playing field when this matter was being discussed in committee by substituting the entire motion for a separate amendment that would ONLY extend the existing eviction threshold of one month's fair market rent to three months fair market rent. Unfortunately, it failed. To now ADD this provision to the original motion will wrongfully further delay legitimate evictions for non-payment of rent that already take up to six months to complete. A rental housing provider, especially a small owner, cannot afford to carry a non-paying renter for 9 months! This amendment in addition to the existing motion for a one-year moratorium/defense is abhorrent and abusive towards rental housing providers.

Subject: No...Just SAY NO to Rent Freeze and Eviction Moratorium!

From: "Prado, Ernesto" <eprado@spencerfane.com>

Date: 2/11/2025, 11:57 AM

To: "mailto:councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

City Council Members,

Our landlords, many of whom are affordable housing providers, are still recovering from the COVID moratorium. The rent freeze/moratorium is unjustified as all owners still must pay mortgages and property taxes and insurance. It makes no practical sense unless you freeze these costs that continue to rise for the landlords. Sufficient penalties are in place for rent gouging. Even Traci Park, the council member from the district most directly impacted from the fires does not support the rent freeze and eviction moratorium. Please vote No. If you are considering a moratorium you should immediately postpone compliance with SB 721 (the balcony inspect law) and, of course, require proof of substantial economic impact and take small steps, like placing for 30 days at a time.

Ernesto Prado Attorney

Spencer Fane LLP

201 Santa Monica Blvd, Suite 550 | Santa Monica, CA 90401

📞 424.428.1137

eprado@spencerfane.com | spencerfane.com

Subject: Notification: AAGLA Meeting with Kevin Brunke (CM Park) @ Tue Feb 11, 2025 9am - 9:30am (PST) (Kevin Brunke)
From: Google Calendar <calendar-notification@google.com>
Date: 2/11/2025, 8:49 AM
To: Kevin Brunke <kevin.brunke@lacity.org>

You have an upcoming event

AAGLA Meeting with Kevin Brunke (CM Park)

Tuesday Feb 11, 2025 · 9am – 9:30am (Pacific Time - Los Angeles)

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Feb 11, 2025 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746328016?pwd=TANTmMPsjvyw5WQ2tSVlNvTIA4AubN.1>

Meeting ID: 847 4632 8016

Passcode: 587412

One tap mobile

+16694449171,,84746328016#,,,,*587412# US

+16699009128,,84746328016#,,,,*587412# US (San Jose)

Location

Zoom

[View map](#)

Guests

janet@aagla.org - organizer

Kevin Brunke - creator

[View all event details](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Subject: OPPOSE Eviction Moratorium-Item 13

From: DiAnn <dianndavis77@gmail.com>

Date: 2/11/2025, 2:52 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Subject: Please vote NO on rental increase freeze

From: Jason Rosenblatt <jr@jrcap.com>

Date: 2/11/2025, 4:25 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

We as property owners are still reeling from the tremendous difficulties that the Covid restrictions placed on our income, while we still had to pay all of our operating costs. In addition, our costs continue to rise rapidly and exponentially. We wish to be able to care for the tenants properly and as such, we require the necessary additional income to do so. Thank you.

Jason Rosenblatt

Subject: Please vote no on the extreme eviction moratorium that will reward scam tenants, abuse housing providers, and in the long term reduce housing supply and increase evictions

From: Ben Assa <yaearb@gmail.com>

Date: 2/11/2025, 10:49 AM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Even the motion sponsor, Council member **Soto-Martínez** admitted in the City council that a year is "more than enough time" to overcome any economical hardship from the fires. Then why is the city risking alienating the last of the developers by having a year long eviction moratorium ???

With the extreme increase of insurances this year, and other costs over the past five years most of them had no rent increase due to COVID, preventing rent increases now is an extreme, unjust and unusual abuse of housing providers. It will remove any interest from any developer to build in LA.

I am begging you to vote no on this motion, or at least add an amendment eliminating the rent increase prohibition and limiting the eviction moratorium to 3 months.

I am a small landlord (a duplex and two single family homes) who put my life savings into these houses, and am now struggling to pay the mortgage, and have now retired. I do not have other livelihood. Please don't make me go bankrupt .

Ben

2135707854

Subject: Re: Amendment for Item 13 on Friday's City Council Agenda

From: Kevin Brunke <kevin.brunke@lacity.org>

Date: 2/11/2025, 9:17 PM

To: Janet Gagnon <janet@aagla.org>

Thanks Janet.

On Tue, Feb 11, 2025 at 2:55 PM Janet Gagnon <janet@aagla.org> wrote:

Hi Kevin,

Per our conversation today, below are the items for an amendment that we are hoping will be offered either by Council Member Lee or your boss as the two most outspoken members on this issue two weeks ago. While our strong preference is for the motion to be voted down in its entirety, it is highly probable that it will pass in some format. We need it to be as narrowly tailored as possible to avoid unnecessary harm to rental housing providers, especially mom-and-pop owners.

1. **The Eviction Moratorium/Eviction Defense is far too long for an “urgency” ordinance. It MUST be revised to only be effective for no more than 90 days.** An urgency ordinance is to temporary fill a “gap” in existing policies. To have this ordinance run for an entire year is overly burdensome especially for mom-and-pop owners who cannot carry non-paying renters for an entire year.

Also, as we had seen with COVID-era regulations, an eviction moratorium will provide renters with an incentive to wrongfully delay payment of rent for an entire year. This will again result in a mountain of unpaid back rent and will make staying in their current residences impossible for renters and prevent the ability to work out any type of settlement. The City needs to encourage renters to stay current in their rental payment obligations, so that the new rental assistance they receive will properly go to paying for their existing housing.

2. **The Eviction Moratorium/Eviction Defense Motion is Overreaching. It MUST be revised to only apply to unlawful detainers filed on or after January 1, 2025.** As we know eviction can take up to six months to be completed. It is wrong for the ordinance to prevent evictions that have already been properly filed and have nothing to do with the fires.

3. **The Eviction Moratorium/Eviction Defense is too broad. It MUST revised to only apply to unlawful detainers filed on or after January 7, 2025 AND it must be “Conditional”.** Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to

further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.

The eviction moratorium/defense should not be a blanket unconditional defense. Rather, it should be CONDITIONAL on the fact that the renter did not receive new sources of funding, including direct rental assistance, unemployment benefits or new/additional work that would have supplied the funds to pay the rent on time.

4. The Eviction Moratorium/Eviction Defense wrongly prevents Owner Move-Ins. It MUST be revised to Exclude No-Fault Eviction due to Owner Move-Ins. Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.

5. Council Member Blumenfield's Amendment to Extend the Eviction Threshold Makes a Bad Motion WORSE! It MUST be REJECTED. Council Member Bob Blumenfield tried to change the playing field when this matter was being discussed in committee by substituting the entire motion for a separate amendment that would ONLY extend the existing eviction threshold of one month's fair market rent to three months fair market rent.

Thanks for your help.

Best regards,

Janet



Janet M. Gagnon, Esq.
Chief Corporate Affairs Officer &

Senior Vice President, Government Affairs & External Relations
Apartment Association of Greater Los Angeles

621 South Westmoreland Avenue

Los Angeles, California 90005

t: 213/384-4131 ext 309 | f: 888/384-4131 | janet@aagla.org

www.aagla.org

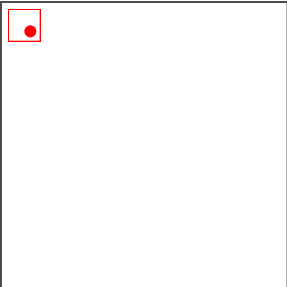
[Twitter](#) | [Facebook](#) | [LinkedIn](#)

The Voice of Multifamily Housing Since 1917 ©

“Let not any one pacify his conscience by the delusion that he can do no harm if he takes no part, and forms no opinion. Bad men need nothing more to compass their ends, than that good men should look on and do nothing. He is not a good man who, without a protest, allows wrong to be committed in his name, and with the means which he helps to supply, because he will not trouble himself to use his mind on the subject.”

John Stuart Mill - 1867

--

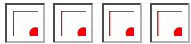


Kevin Brunke | Senior Legislative Deputy

Office of Councilwoman Traci Park * 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 473-7011 TEL | (213) 887-5863 CELL



*PLEASE NOTE: E-mail correspondence with the Office of Councilwoman Traci Park may be

subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: RE: LA City Council File 25-0006-S16

From: Paul Hartel <paul.hartel@gtlnc.org>

Date: 2/11/2025, 7:34 AM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Los Angeles City Council,

The Greater Toluca Lake Neighborhood Council Planning and Land Use Committee met on February 10th for its regular monthly meeting and discussed Council File 25-0006-S16 motions and amendments (*Hernandez, Soto-Martinez, Nazarian*) *Tenant Eviction Prohibition/Rent Increase Pause/Economic or Medical Hardship/Los Angeles Municipal Code/Amendment/2025 Windstorm and Wildfire Recovery*).

The following motion was made and passed, five for with one abstention. Please take this concern into consideration during your deliberations about 25-0006-S16.

The Greater Toluca Lake Neighborhood Council Planning and Land Use Committee requests, of the Los Angeles City Council, that regarding Los Angeles City Council File #25-0006-S16, that "Mom and Pop" [small] landlords be exempt from any ordinances requiring rent-freezes and eviction moratoriums.

Sincerely,
Paul Hartel, Chair

--

Member / Director, Governing Board, Greater Toluca Lake Neighborhood Council ("GTLNC"), City of Los Angeles
Chair, Planning and Land Use Committee, GTLNC

Subject: Re: Please vote NO on the Eviction Moratorium and Rent Freeze

From: Keith Abouaf <abbaprop12@gmail.com>

Date: 2/11/2025, 3:55 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Please vote NO on the scandalous Eviction Moratorium.

If the government wants to help prevent tenants from being evicted for non-payment of rent then it should PAY THEIR RENT FOR THEM rather than forcing housing providers to be left holding the bag, which is theft.

I am so disgusted with this Venezuelan-style power grab that I will be donating the maximum legal amount to the campaign of the next opponent of any council member who votes for this nonsense, and I am encouraging all my housing providing friends to do the same!

Sincerely,

Keith

Subject: Eviction and rent increase moratorium

From: Terry Ballentine <terryballentine1@gmail.com>

Date: 2/12/2025, 8:32 AM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Please vote NO on the eviction and rent increase moratorium on Friday.

As a mom and pop housing provider I have had my monthly income, which I depend on, being largely affected by the City Restrictions and moratoriums since Covid.

Rents do not keep up with increased expenses such as utilities, maintenance, insurance, city fees, capital improvements, and management fees.

The Eviction Moratorium/Eviction Defense is completely unnecessary given other new ordinances already in place from the City, County, Governor's Executive Orders and Mayor's Executive Orders AND rental assistance that has become available.

The Eviction Moratorium/Eviction Defense is far too long for an "urgency" ordinance. It MUST be revised to only be effective for no more than 90 days.

The Eviction Moratorium/Eviction Defense Motion is Overreaching. It MUST be revised to only apply to unlawful detainers filed on or after January 1, 2025.

The Eviction Moratorium/Eviction Defense is too broad. It MUST be revised to only apply to unlawful detainers filed on or after January 7, 2025 AND it must be "Conditional".

The Eviction Moratorium/Eviction Defense wrongly prevents Owner Move-Ins. It MUST be revised to Exclude No-Fault Eviction due to Owner Move-Ins.

Council Member Blumenfield's Amendment to Extend the Eviction Threshold Makes a Bad Motion WORSE! It MUST be REJECTED.

Terry Ballentine
Venice

Subject: eviction moratorium

From: chip Angell <chipandgail@gmail.com>

Date: 2/12/2025, 8:39 AM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

CC: chip Angell <chipandgail@gmail.com>

All that sounds great so far, but please limit it to people and places that have actually been affected by the fires.

Too many people out there are looking for any reason to not pay rent when they should. And they can withhold rent for a long time until their case comes up and then they leave. The landlord is stuck with lost rent, probably a trashed apartment, and all the legal fees.

A good idea, but has to have a good fence to protect the real people who have been hurt, and those of us who weren't but are sympathetic.

Chip Angell
1041 N. Normandie Ave
LA 90029

Subject: I'm opposing to the Eviction Moratorium/Eviction Defense

From: Cynthia Marchena <cfmarchena@icloud.com>

Date: 2/12/2025, 8:39 AM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

CC: cynthia marchena <cfmarchena@icloud.com>

Hello,

The above ordinance is very unfair, cruel, lacks protection, selfish, inconsiderate, a one way street, offers no benefits, punishes, imposes, forces and exposes landlords to lawsuits and existing tenants with allergies to pets, fear of dog attacks, will impact tenants tranquility and safety.

It is unfortunate that people are affected by the fires but I know for a fact that they have already been receiving financial assistance. I know a few people who lost their homes in the Pasadena and Altadena areas that have confirmed receiving financial assistance. People are able to afford paying rent.

This new ordinance will only benefit, legally protect from evictions, applicable obligations/laws these renters who will live rent free for an entire year.

Financing companies/banks won't give landlords a break NOT to pay for their mortgages for one entire year.

Is the City going to assume financial responsibility of those renters protected under this ordinance who will NOT be paying rent so the landlords are able to pay their mortgages timely?

This ordinance invites unlimited # of renters to intentionally NOT pay for rent and bring dogs of unknown breeds.

This ordinance is disregarding the well being of existing tenants.

Mortgages are due every month and we, as landlords, must make the payments on time otherwise we face late fees from the financing companies/banks and even risk our properties to be repossessed by the financing companies/banks for failure to pay our mortgages.

Furthermore, it is cruel and unfair that existing tenants have to accept, suffer and be at risk when new renters with pets move in. No one is protecting those who have allergies to pets, who are afraid of dogs due to previous horrific experiences or have their tranquility disrupted by a barking dog or unconsidered renter who will not pick up after their dogs feces.

Who will protect the landlords from lawsuit arising from a dog attacking an existing tenant?

Will the dog breed be specified in this ordinance?

Who will protect the landlord and existing tenant, especially the sick when a renter's dog is excessively barking?

Who will protect the existing tenants especially with children, elderly and any anyone with allergies to dogs/cats from being carelessly and negligently exposed by this ordinance?

Who is going to protect the landlords and pay for damages caused by pets?

Is the city going to be financially responsible for the water expenses rising from the excessive # of renters?

People choose to live in a pet free environment/dwelling/ apartments, to live comfortably in peace, without fear of a dog attacking, worry free of being exposed to pets for those suffering from allergies and without having to be exposed to the odor of dogs' feces because the pet's owner failed to clean up after their dogs.

Is the City assuming full financial responsible for lawsuits against landlords that arise from dog attacks, damages to units due to excess number of people living in a particular unit, pets destroying the unit, people/children ending up in hospitals because their allergies reactions from being exposed to pets?

Will the # of people be limited?

Will the # of dogs, cats, etc be limited?

How is the fire ordinance be applied for excessive # of people?

I bought my investment property for the sole purpose of subsidizing my retirement pension and dream that I wouldn't have to work pass 70 years old. So, I could have the extra financial income in case of a medical condition preventing me from working until the eligible age of retirement. Or be forced to continue working after the eligible age of retirement because the retirement pension is not enough to survive nowadays. We cannot live out of the retirement pension. We see it everywhere and I'm sure you all know people who are eligible for retirement but can't afford to do so they are forced to continue working.

Do not punish us, by imposing ordinances that will risk and affect the emotional well being, safety, tranquility, health and peace of our tenants.

Do not punish us, landlords, by exposing us to lawsuits due to dog attacks, unnecessary repair expenses from damages caused from pets, paying for the increase in water expenses, paying and struggling to pay increases in property taxes, property maintenance/repairs, but are prohibited from collecting rent from these renters that will be entitled to live rent free for one year.

Cynthia

Subject: The Big Lie : Lost My Job due to the Wild Fires ?

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/12/2025, 9:56 PM

To: joanne.kim@lacity.org, Andrea Conant <andrea.conant@lacity.org>, Danielle Elliot <d.elliott1@sbcglobal.net>, Daniel Yukelson <dan@aagla.org>, Jacob Burman <Jacob.Burman@lacity.org>, "Dillon, Liam" <Liam.Dillon@latimes.com>, Lisa Hansen <lisa.hansen@lacity.org>, Joshua Yeager <josh.yeager@lacity.org>, Debra Carlton <dcarlton@caanet.org>, "Khouri, Andrew" <andrew.khouri@latimes.com>, David Englin <david.englin@bizfed.org>, alexandra.learld@lacity.org, alexis.wesson@lacity.org, jeanne.min@lacity.org, Marie Rumsey <marie.rumsey@lacity.org>, erin.bromaghi@lacity.org, CHERYL TURNER <turnerlaw7@cs.com>, Jeff Faller <jeff@aoausa.com>, Ari Chazanas <ari@lotusproperties.com>, Matt Williams <matt@williamsrea.com>, Earle Vaughn <earlev@aol.com>, Joe Patel <joepatel26@aol.com>, irma vargas <ivargas528@gmail.com>, Bill Dawson <bill@sdrsm.com>, roxburypropertiesinc@msn.com, Meg Sullivan <megolicious1@gmail.com>

There is no evidence that Some workers from Pacific Palisades will be without work for entire Year ?

Many of these workers live outside of Los

Angeles . Others have already found new Jobs? Providing a Full Year

opportunity to waive Rent Payments is not legally justified. However, the prudent approach might be allow the Injured Tenants to simply include

in their Formal Answer an Affirmative Defense based upon the loss of Rental Income due to Fire. However, LAHD will have access to FEMA and Relief Money over 700 Million dollars or more.

We discovered during Covid -19 Rent Waiver that many Tenants never paid their and simply abandoned the Units when required to pay Rent.

Vote No : Eviction Suspension.

Vote No: Eviction Suspension Resolution.

This Game was an invitation for Fraud. ?

Michael Millman Mar Vista 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Vote NO on Item #13 on Feb 15

From: Rich Kissel <richkissel@outlook.com>

Date: 2/12/2025, 4:09 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

I am writing to urge you to vote NO on Item#13, the eviction moratorium at the council meeting on February 15th.

The measure is too broad and too long! It will hurt both landlords and tenants alike. Especially small landlords like me. It also harms the other tenants in the building because I cannot continue to provide services to everyone unless they pay rent. No money coming in means no money to pay bills. I have not recovered from the COVID restrictions imposed by the council. This would be another nail in the coffin of affordable rental units.

Thank you,

Richard Kissel
4567 Pickford St.
Los Angeles, CA 90019

Subject: Agenda # 13 Vote No: One Year Eviction Moratorium: WildFires

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/13/2025, 8:30 AM

To: Lisa Hansen <lisa.hansen@lacity.org>, alexandra.leard@lacity.org, alexis.wesson@lacity.org, Danielle Elliot <d.elliott1@sbcglobal.net>, erin.bromaghi@lacity.org, jeanne.min@lacity.org, Jeff Faller <jeff@aoausa.com>, Marie Rumsey <marie.rumsey@lacity.org>, Debra Carlton <dcarlton@caanet.org>, irma vargas <ivargas528@gmail.com>, Jacob Burman <Jacob.Burman@lacity.org>, "bob.tamkin" <bob.tamkin@mosscompany.com>, Fred Sutton <fsutton@caanet.org>, Joshua Yeager <josh.yeager@lacity.org>, Traci Park <traciparkforla@gmail.com>, Joe Patel <joepatel26@aol.com>, kevin.brunke@lacity.org, Keith Moret <kemo0325@yahoo.com>, Daniel Yukelson <dan@aagla.org>, Bill Dawson <bill@sdrsm.com>, dakota.smith@latimes.com, David Englin <david.englin@bizfed.org>, Earle Vaughn <earlev@aol.com>, "Wesley V. Wellman" <wes@wellmanproperties.com>, MATHEW MILLEN <matmillen@msn.com>, Matt Williams <matt@williamsrea.com>, Mark Sokol <mark@mphotel.com>, Meg Sullivan <megolicious1@gmail.com>

We agree and accept AAGLA's Policy that Rent Freeze was not fair and appropriate ; and therefore a CityWide Eviction Moratorium for One Year would not be "Targeted" Rental Assistance to those Renter who may have lost their Jobs as result of the Wildfires ? We discovered and confirmed that during the Covid-19 Eviction Suspension that Many Tenants fraudulently lied about their inability to Pay Rent ? To allow and

permit These Tenants to accumulate One Year Back Rent would promote New Lies and Fraud ?

LAHD Refuses to conduct a Survey to determine Where the Tenants live or the Verified Number of Rents seeking Relief ??

The Dodgers ; Magic Johnson; FEMA have over \$ 650 Million dollars for the Tenants. Promote Voucher or allow a System of Verifications or permit Eviction Affirmative Defense; subject to :Proof ?

One Year Arrangement will as suggest by AAGLA will not allow the Owners to collect the arrearages ???

VOTE NO # 13 Eviction Moratorium

Michael Millman Mar Vista 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Agenda # 13 Vote No: One Year Eviction Moratorium: WildFires

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/13/2025, 8:30 AM

To: Lisa Hansen <lisa.hansen@lacity.org>, alexandra.leard@lacity.org, alexis.wesson@lacity.org, Danielle Elliot <d.elliott1@sbcglobal.net>, erin.bromaghi@lacity.org, jeanne.min@lacity.org, Jeff Faller <jeff@aoausa.com>, Marie Rumsey <marie.rumsey@lacity.org>, Debra Carlton <dcarlton@caanet.org>, irma vargas <ivargas528@gmail.com>, Jacob Burman <Jacob.Burman@lacity.org>, "bob.tamkin" <bob.tamkin@mosscompany.com>, Fred Sutton <fsutton@caanet.org>, Joshua Yeager <josh.yeager@lacity.org>, Traci Park <traciparkforla@gmail.com>, Joe Patel <joepatel26@aol.com>, kevin.brunke@lacity.org, Keith Moret <kemo0325@yahoo.com>, Daniel Yukelson <dan@aagla.org>, Bill Dawson <bill@sdrsm.com>, dakota.smith@latimes.com, David Englin <david.englin@bizfed.org>, Earle Vaughn <earlev@aol.com>, "Wesley V. Wellman" <wes@wellmanproperties.com>, MATHEW MILLEN <matmillen@msn.com>, Matt Williams <matt@williamsrea.com>, Mark Sokol <mark@mphotel.com>, Meg Sullivan <megolicious1@gmail.com>

We agree and accept AAGLA's Policy that Rent Freeze was not fair and appropriate ; and therefore a CityWide Eviction Moratorium for One Year would not be "Targeted" Rental Assistance to those Renter who may have lost their Jobs as result of the Wildfires ? We discovered and confirmed that during the Covid-19 Eviction Suspension that Many Tenants fraudulently lied about their inability to Pay Rent ? To allow and

permit These Tenants to accumulate One Year Back Rent would promote New Lies and Fraud ?

LAHD Refuses to conduct a Survey to determine Where the Tenants live or the Verified Number of Rents seeking Relief ??

The Dodgers ; Magic Johnson; FEMA have over \$ 650 Million dollars for the Tenants. Promote Voucher or allow a System of Verifications or permit Eviction Affirmative Defense; subject to :Proof ?

One Year Arrangement will as suggest by AAGLA will not allow the Owners to collect the arrearages ???

VOTE NO # 13 Eviction Moratorium

Michael Millman Mar Vista 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Agenda Item 13, Feb 14, 2025 Council Meeting - 25-0006- 16

From: Stephen Twining <belaircpa90077@gmail.com>

Date: 2/13/2025, 7:50 AM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Esteemed City Council Members,

We are **mom and pop landlords** who own a two bedroom house, and 2 one bedroom condos we rent out in the city of Los Angeles. We are **83 years old** and depend upon the rental income for the majority of our **retirement income**. While we know several friends who lost their homes in the fires and our hearts go out to all victims including those who have lost jobs we would like a fair and equitable approach to the situation that encompasses the needs of all residents of the city.

Please take into consideration the effects on mom and pop landlords how detrimental a year long eviction moratorium would be. We are not like huge corporate landlords with thousands of units, staffs of attorneys, and the ability to shoulder huge economic costs imposed by the City Council and potentially dishonest tenants.

We are opposed to an eviction moratorium and think if there is going to be one it should be for **90 days NOT a whole year**. This will be just like COVID-19 eviction moratorium's where dishonest tenants fraudulently claim an inability to pay rent via self certification if the ordinance is left in the current form. Mom and Pop's were left to shoulder the brunt economically of tenants who took advantage of the situation and didn't pay rent for years. Immediately after the Covid-19 the **backlog in the court system** placed another undue burden on Mom and Pop landlords.

The Eviction Moratorium/Eviction Defense is completely unnecessary given other new ordinances already in place from the City, County, Governor's Executive Orders and Mayor's Executive Orders AND rental assistance that has become available

Any Eviction Moratorium MUST NOT BE RETROACTIVE and be revised to only apply to unlawful detainers filed on or after January 1, 2025.

The eviction moratorium/defense should not be a blanket unconditional defense. Rather, it should be **CONDITIONAL on the fact that the renter did not receive new sources of funding, including direct rental assistance, unemployment benefits or new/additional work that would have supplied the funds to pay the rent on time.**

Many rental property owners sustained losses of their primary residence and businesses in the Palisades fire. Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.

Thank you for your due and fair consideration of these matters.

Sincerely,

Stephen and Marie Twining
50+ year residents of Los Angeles

Subject: One Year Rent Moratorium

From: Randy Kirshner <rkirshner@kiginc.com>

Date: 2/13/2025, 5:40 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Dear Council Members,

I am writing regarding the proposed 2025 eviction guidelines and their potential impact on property owners. While I support protecting residents affected by the LA fires, I have serious concerns about the current proposal's structure and scope.

The proposed guidelines appear vulnerable to potential misuse, similar to what many landlords experienced during the COVID-19 restrictions. My specific concerns include:

The extended one-year protection period seems excessive for fire-related hardships. A more focused timeframe would better serve those truly impacted while preventing potential abuse of the system. The current proposal lacks a clear verification mechanism for fire-related hardship claims. I recommend implementing a city-administered verification system where affected residents can obtain an official hardship registration number to present to their landlords.

The financial burden falls disproportionately on property owners. During COVID-19, even with the city's rent relief program, many of us recovered less than 50% of unpaid rent. Meanwhile, we continued facing:

- Regular property tax increases
- Rising utility costs
- Increased contractor and maintenance expenses
- Higher mortgage interest rates

We are expected to operate the buildings as normal business while the tenants get a free pass to not pay rent. The system is abused every single time.

Sincerely,

Randy Kirshner

Cell: 310.963.2333
rkirshner@kiginc.com

Subject: Opposition to Citywide One-Year Eviction Moratorium – Support Targeted Assistance Instead

From: Brian Nishimoto <briannishimoto@gmail.com>

Date: 2/13/2025, 2:43 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Councilmembers,

I urge you to **vote NO on Item #13**, the proposed **Citywide One-Year Eviction Moratorium**. A blanket moratorium is not targeted relief—it fails to distinguish between tenants genuinely in need and those who exploit the system. Instead, the City should focus on **verified, targeted rental assistance** for tenants who lost their jobs due to the wildfires.

During the COVID-19 eviction suspension, a good number of tenants **fraudulently claimed financial hardship**, resulting in significant unpaid rent that landlords could not recover. Extending a one-year moratorium would only **encourage further abuse**, allowing tenants to accumulate unpaid rent without verification of need.

Despite requests, **LAHD has yet to conduct a survey** to determine where affected tenants live or verify how many truly require assistance. Meanwhile, **over \$650 million in relief funds** from sources like FEMA, the Dodgers, and Magic Johnson are available to help struggling tenants. The City should prioritize and create a **verification system for rental assistance** to ensure funds reach those in need.

A one-year moratorium, without verification or accountability, is **not a sustainable solution**. Please support **fair and targeted assistance** instead of a policy that risks promoting fraud and financial hardship for rental housing providers.

Vote NO on Item #13.

Sincerely,

Kouji Nishimoto

Subject: Proposed Eviction Guidelines

From: glen glenbeer.com <glen@glenbeer.com>

Date: 2/13/2025, 5:29 PM

CC: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Dear Council Members,

I am writing regarding the proposed 2025 eviction guidelines and their potential impact on property owners. While I support protecting residents affected by the LA fires, I have serious concerns about the current proposal's structure and scope.

The proposed guidelines appear vulnerable to potential misuse, similar to what many landlords experienced during the COVID-19 restrictions. My specific concerns include:

The extended one-year protection period seems excessive for fire-related hardships. A more focused timeframe would better serve those truly impacted while preventing potential abuse of the system. The current proposal lacks a clear verification mechanism for fire-related hardship claims. I recommend implementing a city-administered verification system where affected residents can obtain an official hardship registration number to present to their landlords.

The financial burden falls disproportionately on property owners. During COVID-19, even with the city's rent relief program, many of us recovered less than 50% of unpaid rent. Meanwhile, we continued facing:

- Regular property tax increases
- Insane insurance cost increases
- Rising 25% utility costs
- Increased maintenance expenses
- Doubling of mortgage interest rates

We are expected to operate the buildings as normal business while the tenants get a free pass to not pay rent. **The system is abused every single time.**

Sincerely,

Glen Beer

Housing provider from Los Angeles



310.890.7700

WhatsApp: *glenbeer*

Subject: Proposed Eviction Guidelines

From: Larry London <llondon@lmlcompanies.com>

Date: 2/13/2025, 4:02 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Dear Council Members,

I am writing regarding the proposed 2025 eviction guidelines and their potential impact on property owners. While I support protecting residents affected by the LA fires, I have serious concerns about the current proposal's structure and scope.

The proposed guidelines appear vulnerable to potential misuse, similar to what many landlords experienced during the COVID-19 restrictions. My specific concerns include:

The extended one-year protection period seems excessive for fire-related hardships. A more focused timeframe would better serve those truly impacted while preventing potential abuse of the system. The current proposal lacks a clear verification mechanism for fire-related hardship claims. I recommend implementing a city-administered verification system where affected residents can obtain an official hardship registration number to present to their landlords.

The financial burden falls disproportionately on property owners. During COVID-19, even with the city's rent relief program, many of us recovered less than 50% of unpaid rent. Meanwhile, we continued facing:

- Regular property tax increases
- Rising utility costs
- Increased contractor and maintenance expenses
- Higher mortgage interest rates

As a small property management company, these cumulative costs significantly impact our ability to maintain our properties and serve our tenants effectively.

I respectfully request the Council consider:

1. Reducing the non-eviction period to a more reasonable duration
2. Implementing stronger verification requirements for hardship claims
3. Developing a shared responsibility model where the financial burden is distributed more equitably

among stakeholders

Thank you for your consideration of these important concerns.

Regards,

Larry T. London, CLU, ChFC

LTL Companies

11933 Wilshire Blvd.

Los Angeles, CA 90025

T 310.444.1888

F 310.996.0227

Subject: Re: Please support housing providers and small businesses like mine

From: Joel Levin <joelnlevin@gmail.com>

Date: 2/13/2025, 9:08 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear City Council Member:

As a resident of Los Angeles and small landlord, I would like to ask that you do not support the effort to freeze rents and put a moratorium on evictions in this city. It is not an exaggeration to say that small landlords in Los Angeles are rapidly being pushed out of business. Many are actively looking for opportunities to either sell their buildings or take them off the market because it is no longer possible to stay in business without running a loss.

This will be a different city when all rental housing is owned by large equity firms. Most of us have close relationships and connections with our residents and can be "human" when they need some extra help. Probably not so much when a big corporate property owner takes over.

During a period of four years during which we could not raise rents, our expenses increased dramatically on all fronts. Our insurance cost, for example, has tripled. I share wholeheartedly the concern for people who have been burned out of their homes and the need to take care of them. But asking landlords to house them below cost or for free is not the right way. It will only reduce the availability of housing and push more small housing providers out of the city. In particular, a moratorium on evictions is essentially saying that landlords must house people for free, which is not possible. I myself just went through an 8 month period with a non-paying tenant who neither communicated with me or made any effort to contribute payment right after moving in. I just can't keep doing that because it is not a viable living.

Thanks for your attention and consideration.

Joel Levin

Subject: Re: RENT INCREASE AND EVICTION MORATORIUM VOTE 1/29 – PLEASE READ!!!!

From: Judy Johnson <msjudyannjohnson@gmail.com>

Date: 2/13/2025, 2:45 PM

To: councilmember.blumenfield@lacity.org, advocacy@aagla.org, councilmember.jurado@lacity.org, councilmember.nazarian@lacity.org, councilmember.mcosker@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.price@lacity.org, councilmember.lee@lacity.org, councilmember.park@lacity.org, councilmember.rodriquez@lacity.org, councilmember.padilla@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.harris-dawson@lacity.org, contactCD4@lacity.org, cd10@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>

Honorable Councilmembers,

I am a small business woman, senior citizen and a caring/proactive landlord to more than 100 tenants in your RSO jurisdiction. I have NO TENANTS impacted by the recent fires in my buildings. City/county-wide there are less than 35,000 people impacted out of the millions in your greater jurisdiction. Deeply consider the decisions that you make should aid those truly impacted and not hurt the thousands of housing providers already hurting by renting below market rent apartments with little ability to increase rents (one of past five years) while the costs are out of control for insurance, utilities, maintenance, repairs, appliances -- well ahead of consumer inflation -- and we already have a deeply tenant-favored eviction process for non-payers (usually a year!!!!). People who don't pay (and I have several) always work the system and know how to do it well. BUT I STILL NEED TO PAY MY MORTGAGES, WHICH ARE 60% of the building value and take care of all my repairs and ongoing maintenance.

*As such, I urge you to **vote NO on Item #13**, the proposed **Citywide One-Year Eviction Moratorium**. A blanket moratorium is not targeted relief—it fails to distinguish between tenants genuinely in need and those who exploit the system. Instead, the City should focus on **verified, targeted rental assistance** for tenants who lost their jobs due to the wildfires.*

*During the COVID-19 eviction suspension, a good number of MY tenants fraudulently claimed financial hardship and took government money and bought cars and took vacations. Extending a one-year moratorium would only **encourage further abuse**, allowing tenants to accumulate unpaid rent without verification of need.*

*Despite requests, **LAHD has yet to conduct a survey** to determine where affected tenants live or verify how many truly require assistance. Meanwhile, **over \$650 million in relief funds** from sources like FEMA, the Dodgers, and Magic Johnson are available to help struggling tenants. The City should prioritize and create a **verification system for rental assistance** to ensure funds reach those in need.*

*A one-year moratorium, without verification or accountability, is **not a sustainable solution**. Please support **fair and targeted assistance** instead of a policy that risks promoting fraud and financial*

hardship for rental housing providers.

Vote NO on Item #13. THANK YOU FOR READING AND LISTENING.

Sincerely,

JJ Johnson

On Tue, Jan 28, 2025 at 12:22 AM Judy Johnson <msjudyannjohnson@gmail.com> wrote:
Honorable City Councilmembers –

The Request

Please read and try to heed letters from hurting landlords (businesspeople paying property and CA taxes and sheltering our Angelenos) and VOTE NO on Wednesday to ANOTHER rent increase and eviction freeze. We are still reeling from 4 years of a Covid moratorium. And with 14,000 displaced families, a moratorium that impacts millions in your jurisdiction is a governmental overreach.

My Story

I am a 62-year-old woman who has proudly and lovingly offered nice housing to 100 tenants in Los Angeles over the past 25 years -- many in rent control areas paying low monthly rent (\$800 to \$1200 vs market rent of \$2000-\$2500). Despite this, I have always upgraded my buildings with new roofs, plumbing, electrical, common areas, interior renovations, fresh landscaping, and safe lighting and spaces. This is no longer possible. My income has almost turned negative. I am not a large corporation or profiteer. This is how I survive and pay my own bills. Fact: most multifamily property owners in LA are like me – mom and pops. I – and other owners like me -- have been devastated with rent control measures induced by the city while insurance / utilities / appliances and repairs / renovations / elevator maintenance / building materials have skyrocketed. No other industry has been regulated like housing. If government wants to buy and manage the buildings and costs, then it would better understand the pain we are in and what it takes fiscally.

- Insurance (if you can even get it) has gone up 400%. Utilities – including soaring sewer costs – have tripled. Trash, up 30%. Appliances – up 30%. Handymen services – doubled. You get it.
- To ensure habitability, I have had to put on new roofs, upgrade windows, lay new gas lines, upgrade electrical, change out boilers. This costs HUNDREDS of thousands of dollars in new loans I must pay down each month on top of the mortgages.
- The existing 3-4% increases don't cover the drastic increases I have faced.

- And when all my mortgages will soon go from 3.5% to 7.5%, most people like me will have to give our buildings over to the banks that own 60% of most buildings if we cannot recoup some of these escalating costs with fair rent increases.
- Everyone talks about inflation. Landlords are not immune!

Fire Victims

I have great sympathy and empathy for the 12,000 families displaced by the fires. I have taken some of them in. And I also know the impacts of the fires. I had a property in Eaton Canyon. BUT THIS IS NOT ALL OF LA CITY BEING IMPACTED, YET A BROAD MORATORIUM IS BEING VOTED ON! THIS IS NOT JUSTIFIED.

Evictions

I have tenants who have not paid December and January rent that should be evicted as these payments are BEFORE the fires and have nothing to do with them. An eviction moratorium is unjust to landlords who are already hit hard and harder by deadbeat tenants not paying (and know they can live rent free for 6-9 months until booted in court through the system as it already is!). I understand isolating "No evictions" to those who can prove they lost their income due to the fires. But for every Tom, Dick and unpaying Harry, I do not think there is any justification for that but to encourage tenants to behave poorly. Give an inch and they take a mile. They took free Covid money while going to work and buying new cars and going on vacations in my buildings.

Rent Control Drives Up Prices and Constricts Supply

What you do today could have very LONG-term negative impacts when you think you are voting for something you think might be helping. Rent control has been analyzed and documented in multiple studies by Stanford and Harvard as a flawed construct that actually constricts supply by discouraging new development and having people take properties off the market or turn over to the banks. It creates run-down buildings and urban blight when landlords cannot afford maintenance and watering. Reduced supply drives up pricing – it is ECON 101! Much of our housing crisis in LA is caused by faulty rent control initiatives. This is why the voters said no to Prop 33. It hurts!

A Decision that will Further Decimate the LA City Budget

If rent rolls cannot increase as expenses rise, property owners will continue to reevaluate their devalued properties in order to pay significantly less property tax. A building's price is NOT based on its size/apartments but the income stream vs expense ratio and every bank knows this. Hundreds of millions of dollars in

reduced property taxes will provide enormous pain to an already decimated LA City budget!

PLEASE VOTE NO ON WEDNESDAY. After the Covid 4-year moratorium, and multiple city rent control and rent increase caps, we cannot stay afloat with another freeze!

THANK YOU FOR YOUR CONSIDERATION. I am panicking and literally losing sleep about all the City pressures and costs and restrictions. I don't want to go into foreclosure and go out of business, and so many of my peers feel the same way! Landlords need to have yearly increases just to survive no different than employees expecting a raise just to keep even with inflation.

Sincerely,
JJ Johnson

Subject: Eviction Suspension Failed.....for Now ??

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/14/2025, 2:36 PM

To: Daniel Yukelson <dan@aagla.org>, Earle Vaughn <earlev@aol.com>, Matt Williams <matt@williamsrea.com>, Bill Dawson <bill@sdrsm.com>, CHERYL TURNER <turnerlaw7@cs.com>, Joe Patel <joepatel26@aol.com>, irma vargas <ivargas528@gmail.com>, Joshua Yeager <josh.yeager@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, alexis.wesson@lacity.org, Ari Chazanas <ari@lotusproperties.com>

We need to get extract Vote for # 13.....not the mere Amends ...Very

Confusing Voting with Recommendations and Amendments and recommendations ?? Who Voted ?

Who Voted ?

The Rent Freeze is Dead. Thanks Michael 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: RE: Current Opportunities

From: "Hughes, Jonathan" <Jonathan.Hughes@providence.org>

Date: 2/14/2025, 4:42 PM

To: "Hughes, Jonathan" <Jonathan.Hughes@providence.org>

Happy Friday!

Please see below for a number of current opportunities. Perhaps one is a good fit for someone you know or even yourself. As always, be sure to check with the organization for the most updated information.

Cheers,
Jonathan

Jonathan T. Hughes, MBA

Government Affairs Director

Southern California

C (562) 448-4672



[California Life Sciences, Director, State Government Relations](#)

[CalOptima Health, Community Relations Specialist \(Bilingual\)](#)

[CALSTART, State Policy Director](#)

[City of Santa Ana Public Works Agency, Community Liaison](#)

[Low Income Investment Fund, EVP, Chief External Affairs Officer](#)

[Orange County Water District, Communications Specialist](#)

[Reyes Coca-Cola Bottling, Senior Director, Government Relations and Public Affairs](#)

[San Diego Gas & Electric, Public Affairs Manager](#)

[Tools for Humanity, Director of Government Relations & Policy, US & Canada](#)

From: Hughes, Jonathan

Sent: Friday, January 17, 2025 2:24 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[American Heart Association, State Government Relations Director](#)

[California School Boards Association, Public Affairs and Community Engagement Representative](#)

[Google, Director, Government Affairs and Public Policy Manager](#)

[Grubhub, Sr. Manager, Government Affairs – West](#)

[InnovAge, Sr. Director, Government Relations & External Affairs](#)

[League of California Cities, Regional Public Affairs Manager, Central Valley Division](#)

[Orange County Transportation Authority, Community Relations Specialist](#)

[Qualcomm, Director, Government Affairs – A.I.](#)

[Serve Robotics, Director, Government Affairs](#)

[VSP, Director of Government Affairs](#)

From: Hughes, Jonathan

Sent: Friday, December 13, 2024 4:31 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Alzheimer's Association, Director of State Affairs](#)

[Archer, Senior Manager, Government Affairs](#)

[Bloom Energy, California Government Affairs & Policy Leader](#)

[Disneyland Resort, Senior Manager, External Affairs](#)

[Golden State Water Company, Public Policy and Government Affairs Manager](#)

[InnovAge, Sr. Director, Government Relations & External Affairs](#)

[Mt. San Antonio College, Associate Vice President, External Affairs and Advancement](#)

[PepsiCo, Local Government Affairs Director](#)

[Prime Healthcare, Regional Vice President, Communications and Public Relations](#)

[Roblox, Manager, Public Policy and US State Strategy](#)

[San Bernardino County, Director of Legislative Affairs](#)

[Southern California Edison, Principal Manager of Public Affairs](#)

[University of California, Los Angeles, Extension, Assistant Dean, External Affairs](#)

From: Hughes, Jonathan

Sent: Friday, November 15, 2024 3:57 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Coalition for Community Solar Access, Director of Government Affairs](#)

[Code.org, Director of State Government Affairs, West Region](#)

[College Board, Senior Director, Policy](#)

[County of San Diego, Deputy Director, Economic Development & Government Affairs](#)

[Guardant Health, State Government Affairs Director](#)

[KABC, Vice President, Community Engagement & Development](#)

[Mindr, Senior Manager, Government Affairs](#)

[Niagara Bottling, Sr. Manager of Government Affairs](#)

[Snap, Inc., Senior Manager, US State Policy](#)

[Sutter Health, Senior Director, State Government Affairs](#)

[Tesla, Sr. Policy Advisor, West Coast](#)

[Verizon, Senior Manager, Government Relations](#)

From: Hughes, Jonathan

Sent: Friday, October 11, 2024 5:07 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Alnylam, Director, Government Relations](#)

[Biodegradable Products Institute, Policy Director](#)

[California Community Land Trust Network, Co-Director for Policy](#)

[E-Space, Director of Government Affairs](#)

[Impulse Space, Director of Government Affairs](#)

[League of California Cities, Regional Public Affairs Manager, Los Angeles Division](#)

[Los Angeles Dodgers, Director, Government & Community Affairs](#)

[Santa Clara Valley Water District \(Valley Water\), State Government Relations Executive](#)

[Scout Motors, Principal, State Government Affairs](#)

[SoFi, Director, Policy and Government Affairs](#)

[Southern California Edison, Government Relations Advisor](#)

[Transfr, Government Relations Manager](#)

[University of California, Irvine, Director of State & Local Government Relations](#)

Verizon, [Senior Manager, Regulatory and Government Affairs](#) and [Senior Director – State & Local Government Relations](#)

[Zillow, Public Affairs Director](#)

From: Hughes, Jonathan

Sent: Friday, September 13, 2024 5:31 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Adobe, Public Policy Manager](#)

[Bayer, Deputy Director State Local Government Affairs](#)

[Bryson Gillette, Director, Public Affairs](#)

[California Charter School Association, Vice President, Southern California Local Advocacy](#)

[Center for Environmental Health, Policy Advisor](#)

[Code.org, Senior Managing Director, Government Relations](#)

[Douglas Products, Government Affairs Director](#)

[First 5 Orange County, Community Outreach and Partnerships Manager](#)

[Goodwill Southern California, Senior Director, Public Grants and Partnerships](#)

[Long Beach Area Chamber of Commerce, Government Affairs Manager](#)

[Mesa Water District, Public Affairs Manager](#)

[Natcast, Manager, State and Local Government Affairs](#)

[OppFi, Government Relations and Public Affairs Manager](#)

[Pacific Life, Government & Policy Affairs Director](#)

[Pathward, Pubic Policy Associate IV](#)

[Snap, Inc., Senior Director, Policy Communications](#)

[SoCalGas, Public Affairs Manager](#)

From: Hughes, Jonathan

Sent: Friday, August 16, 2024 3:09 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[3M, Senior Manager Government Affairs](#)

[AbbVie/Allergan Aesthetics, Associate Director, Market Access, Health Policy, and Advocacy](#)

[Arcadia, Policy Manager](#)

[County of Orange, Public Information and Affairs Manager](#)

[Eastman, State Government Affairs Director – Western US](#)

[Goodwill of Orange County, Government and Public Affairs Manager](#)

[Mosaic, Director, Government Relations](#)

[Oklo, Director of Community and Local Government Relations](#)

[Orange County Business Council, Government Affairs Specialist](#)

[Orange County Department of Education, Chief of Staff](#)

[Soleno Therapeutics, Manager/Sr. Manager, Government Affairs](#)

[Spring Health, Public Sector Partnerships Director](#)

[The Toy Association, Director, State Government Affairs – West](#)

[Webb Associates, Marketing Specialist/Manager](#)

[Zero to Three, Sr. Policy Advisor](#)

From: Hughes, Jonathan

Sent: Friday, July 19, 2024 4:38 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Amazon, Manager, Public Policy](#)

[Bezos Academy, Public Affairs Director](#)

[Bloom Energy, California Government Affairs & Policy Leader](#)

[The Children's Partnership, Health Care Policy Director and VP, Policy and Advocacy](#)

[Discord, Senior Manager, US State Public Policy](#)

[Google, Senior Government Affairs and Public Policy Manager](#)

[Instacart, Public Policy Manager](#)

[Samsara, Public Policy and Government Relations Manager - State and Local](#)

[Symetra, Sr. Manager Public Affairs](#)

[University of Southern California, Vice President of Health Government Relations](#)

From: Hughes, Jonathan

Sent: Friday, June 14, 2024 4:12 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Activate, Government Relations Director \(Federal\)](#)

[BSA | The Software Alliance, Senior Director, State Government Relations](#)

[CalOptima Health, Community Relations Specialist \(Vietnamese Bilingual\)](#)

[Coachella Valley Water District, Government Affairs Program Manager](#)

[Ford Motor Company, Manager, Policy Development](#)

[Irvine Company, Senior Director, Strategic Communications](#)

[MedImpact, Vice President, External Affairs](#)

[Southern California Edison, Government Relations Manager](#)

[Southern California Edison, State/Federal Agency Engagement, Senior Advisor](#)

[Verra Mobility, Manager, State and Local Government Relations](#)

From: Hughes, Jonathan

Sent: Friday, May 10, 2024 5:00 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[A.P. Moller-Maersk Group, Director, U.S. West Coast Public Affairs](#)

[Ardelyx, Director of Government Affairs](#)

[City of Anaheim, Communications Specialist II/Sr. Communications Specialist](#)

[Cityside Fiber, Director of Government Relations](#)

[Enterprise Community Partners, Senior Program Director, Policy](#)

[Kaiser Permanente, Manager, Government Relations](#)

[JPMorgan Chase & Co., State Government Relations Manager](#)

[Metropolitan Water District of Southern California, Public Affairs Representative II](#)

[Office of Governor Gavin Newsom, SoCal Regional Coordinator \(attached\)](#)

[Southern California Edison, Clean Energy Policy Advisor](#)

[TikTok, Public Policy Manager, AI Lead](#)

From: Hughes, Jonathan

Sent: Friday, April 12, 2024 4:22 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[California Association of Realtors, Government Affairs Field Representative \(two positions\)](#)

[California State University, Fullerton, Director of Local and Community Relations](#)

[CALSTART, Director, Public Affairs & Media Relations](#)

[Chapman University, Community Relations Coordinator](#)

[Coalition of Orange County Community Health Centers, Program Manager](#)

[Mesa Water District, Public Affairs Manager](#)

[Office of Senator Catherine Blakespear, District Representative](#)

[Orange County Power Authority, Director of Communications and External Affairs](#)

[Orange County Supervisor Vicente Sarmiento, Communications Advisor](#)

[Pacific Life, Head of State Government Affairs](#)

[San Diego Housing Commission, Director of Policy](#)

[Shipt, Director of State Government Affairs \(CA and West Region\)](#)

[St. Joseph Center, Vice President of External Affairs and Communications](#)

[U.S. Chamber of Commerce, Manager, Government Affairs, Western Region](#)

From: Hughes, Jonathan

Sent: Friday, March 15, 2024 4:13 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Adobe, Manager Government Relations](#)

[American Cancer Society, Philanthropy Director](#)

[American Heart Association, State Government Relations Director](#)

[Athens Services, Vice President of Government Affairs](#)

[Building Decarbonization Coalition, Government Affairs Manager](#)

[GitLab, Senior Director, Public Policy](#)

[Instacart, Government Affairs Manager II](#)

[Los Angeles Metro, Senior Director, Government Relations](#)

[Orange County Sanitation District, Senior Public Affairs Specialist](#)

[SoCalGas, Public Affairs Manager – Riverside](#)

[Synopsys, Sr. Manager – Government Affairs](#)

[TikTok, Public Policy Manager, State](#)

[University of California, Director of Federal Government Relations](#)

[Valet Living, Codes and Compliance Specialist](#)

[Welbe Health, Director, Government Affairs](#)

From: Hughes, Jonathan

Sent: Friday, February 23, 2024 5:20 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Green Dot Public Schools California, Director of Public Affairs and Compliance](#)

[Jewish Family Service LA, Senior Director of Policy and Government Relations](#)

[Netflix, Administrative Assistant, Public Policy](#)

[Orange County Fire Authority, Legislative Affairs Program Manager](#)

[Prologis, Director, Energy Policy & Government Affairs](#)

[Representative Michelle Steel, Green & Gold Congressional Aide Program](#)

Townsend Public Affairs, Associate and Senior Associate (attached)

From: Hughes, Jonathan

Sent: Monday, February 5, 2024 5:19 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Alliance for a Better Community, Policy and Advocacy Manager](#)

[Athens Services, Government Affairs Director](#)

[California Calls, Vice President of Policy Campaigns and External Affairs](#)

[City of Long Beach \(Port/Harbor\), Director of Government Relations](#)

[Eastern Municipal Water District, Director of Strategic Communications and Public Affairs](#)

[National Association of Professional Employer Organizations \(NAPEO\), Director, State Government Affairs](#)

[Providence Saint John's Health Center, Communication Director](#)

[Rowan Digital Infrastructure, Director of Government Affairs](#)

[Southern California Association of Governments \(SCAG\), Senior Government Affairs Officer \(Orange County\)](#)

[Southern California Edison, Government Relations Advisor](#)

[WSP, Senior Managing Director, State and Local Government Affairs](#)

From: Hughes, Jonathan

Sent: Friday, January 12, 2024 4:41 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Acadia, Director, State Government Affairs & Policy](#)

[ASCPA, State Legislative Director, Mountain West Region](#)

[Be Well Orange County, Vice President of Philanthropy](#)

[Cal Optima Health, Program Specialist, Sr. \(Government Affairs\)](#)

[Cal State University, San Marcos, Director of Government Relations](#)

[Electrify America, Government Affairs Public Policy Lead – State](#)

[Inland Empire Health Plan, Foundation CEO](#)

[Intl. Assoc. of Plumbing and Mechanical Officials \(IAPMO\), Director of Government Relations](#)

[Labcorp, Director of State Government Relations](#)

[Lucas Museum of Narrative Art, Deputy Director, External Affairs](#)

Representative Michelle Steel, Field Representative/Caseworker (attached)

[SoCalGas, Public Affairs Manager – San Gabriel Valley](#)

From: Hughes, Jonathan

Sent: Friday, December 8, 2023 4:38 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Acadia Pharmaceuticals, Director State Government Affairs & Policy](#)

[Athens Services, Government Affairs Manager](#)

[Blue Shield of California, Director, Government Affairs](#)

[California State University, Office of the Chancellor, Legislative Director \(Washington, D.C.\)](#)

[CalOptima Health, Program/Policy Analyst \(Government Affairs\)](#)

[Chick-fil-A, Senior Public Affairs Advisor](#)

[Congresswoman Katie Porter, District Office Staff Assistant](#)

[Glen Park Senior Living, Government Relations Specialist](#)

[Hospital Association of Southern California, Regional Vice President \(attached\)](#)

[LA Family Housing, Senior Director of Communications & Public Policy](#)

[Long Beach Transit, Government Relations Officer](#)

[Los Angeles Dodgers, Government Affairs Fellow](#)

[Pacific Gas & Electric, Senior State Government Relations Legislative Advocate](#)

From: Hughes, Jonathan

Sent: Friday, November 10, 2023 2:50 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[American Hotel & Lodging Association, Multiple Opportunities](#)

[Associated General Contractors, California, Director, Government Affairs](#)

[CalOptima Health, Director, Public Policy](#)

[The Coca-Cola Company, Director, Public Affairs](#)

[Metropolitan Water District of Southern California, Government and Regional Affairs Representative](#)

[Non-Profit Housing Association of Northern California, Policy Director, Affordable Housing](#)

[Public Counsel, Director of Policy and Coalition Building](#)

[Skilled Wound Care, Government Affairs and Policy Relations Representative](#)

[Southern California Association of Governments, Government Affairs Officer](#)

[University of Southern California, Assistant Director, Health Policy](#)

[US Bank, Community Impact Manager](#)

From: Hughes, Jonathan

Sent: Friday, October 27, 2023 5:15 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[American Cancer Society, Sr. Development Manager II](#)

[ArtCenter College of Design, Director, Foundation and Government Relations](#)

[California Association of Public Hospitals, Director of Government Relations](#)

[City of Irvine, Office of Vice Mayor Tammy Kim, Chief of Staff](#)

[Crown Castle, State Policy Manager](#)

[Crown Castle, Director, Strategic Initiatives and State Policy](#)

[Cruise, Senior Government Affairs Manager, Southern California](#)

[Meta, Public Affairs Manager, Youth and Well-being](#)

[San Diego Community Power, Legislative Manager/Sr. Legislative Manager](#)

[San Diego Gas & Electric, Senior Public Affairs Manager](#)

[Skilled Wound Care, Government Affairs and Policy Relations Representative](#)

[State Farm, Government Affairs Coordinator](#)

[Waymo, Manager, Policy and Government Affairs](#)

From: Hughes, Jonathan

Sent: Friday, September 29, 2023 5:39 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[AES Corporation, Manager of Stakeholder Relations, CAISO](#)

[Blue Shield, Sr. Principal/Director, State Government Affairs](#)

[California State University, Long Beach, Director of Government Relations](#)

[Chick-fil-A, Senior Public Affairs Advisor](#)

[Endeavor, Vice President, Government Relations](#)

[Enterprise Community Partners, Program Director, Policy](#)

[Outdoor Outreach, Director of Foundation and Government Relations](#)

[Panda Restaurant Group, Executive Director, Corporate Communications & Community Relations](#)

[Reading Partners, Community Engagement Director](#)

[University of California, Irvine, School of Education, Executive Director of Strategic Initiatives and External Relations](#)

[University of California, Los Angeles, Assistant Director, State Government Relations](#)

From: Hughes, Jonathan

Sent: Friday, September 8, 2023 4:27 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Apartment Association of Greater Los Angeles, Government Affairs Field Representative](#)

[Athens Services, Government Affairs Administrator](#)

[Caltech, Community Relations Manager](#)

[Cedars-Sinai Medical Center, Associate Director, Government & Industry Relations](#)

[Irvine Ranch Water District, External Affairs Manager](#)

[League of California Cities, Regional Public Affairs Manager, Riverside County](#)

[Los Angeles Homeless Service Authority, Multiple Positions](#)

[Metrolink, Senior Manager, Government and Regulators Affairs](#)

[University of California, Los Angeles, Director, Local Government Relations](#)

[Schneider Electric, Government Relations Manager](#)

From: Hughes, Jonathan

Sent: Friday, July 28, 2023 5:42 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Apple TV+, Government Affairs](#)

[California Restaurant Association, Director Local Government Affairs, Los Angeles](#)

[DoorDash, Legislative Policy Advisor, Future of Work](#)

[DZYNE Technologies, Government Affairs Representative](#)

[Flix, Government Relations Associate](#)

[HopSkipDrive, Community Engagement Manager](#)

[National Alliance on Mental Illness, Orange County, Outreach & Communications Specialist](#)

[Orange County Power Authority, External Affairs Manager](#)

[San Diego Community Power, Local Government Affairs Manager](#)

Supervisor Katrina Foley, [Policy Advisor](#), [District Representative](#), [Executive Aide](#)

[University of Southern California, Senior Executive Director of Local Government Partnerships](#)

From: Hughes, Jonathan

Sent: Friday, July 7, 2023 3:49 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[AltaMed, Specialist, Government Affairs](#)

[Clark Construction Group, Community Affairs Manager](#)

[CureDuchenne, Senior Director Community Engagement and Advocacy](#)

[Irvine Ranch Water District, Legislative Aide/Senior Legislative Aide](#)

[Los Angeles Homeless Services Authority \(LAHSA\), Associate Director, Government & Community Relations](#)

[Mainspring, Director of External Affairs, West](#)

[Southern California Edison, Clean Energy Policy Advisor](#)

[UC Irvine, School of Physical Sciences, Director of External Relations](#)

From: Hughes, Jonathan

Sent: Friday, June 23, 2023 4:48 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Chamber of Progress, Director/Sr. Director, Policy and Public Affairs](#)

[Coalition for Human Immigrant Rights, Los Angeles, Deputy Director of Civic Engagement](#)

[Cox Communications, Director, Government Affairs/Relations](#)

[EVgo, Director, Market Development and Public Policy](#)

[Inland Empire Utilities Agency, Senior External Affairs Specialist](#)

[John Wayne Airport, County of Orange, Public Affairs Staff Assistant](#)

[Los Angeles Clippers, Community Relations Manager](#)

[Pacific Merchant Shipping Association, External Affairs Manager](#)

[Panda Restaurant Group, Director Real Estate Government Relations](#)

[Southern California Edison, Government Relations Manager/Advisor](#)

[WelbeHealth, Government Affairs Leader](#)

From: Hughes, Jonathan

Sent: Tuesday, May 30, 2023 7:24 AM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: Current Opportunities

[American Cancer Society, Government Relations Director](#)

[Athens Services, Director of Government Affairs](#) (Mandarin/Chinese bilingual required)

[Baker Commodities, Legislative and Regulatory Affairs Manager](#)

[City National Bank, Community Relations Manager](#)

[DigDeep Right to Water, Coordinator, Policy & Government Affairs](#)

[LA28, Head of Government Relations](#)

[League of California Cities, Regional Public Affairs Manager, Orange County](#)

[Los Angeles Area Chamber of Commerce, Public Policy Manager](#)

[Orange County Transportation Authority, Government Relations Representative, Associate](#)

[Providence Health Plan, Government Affairs Director](#)

[Rising Communities, Director of Policy and Government Affairs](#)

[Southern California Association of Governments, Multiple Positions](#)

[Southern California Edison, Multiple Positions](#)

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

Subject: Re: NO on proposed Rent Freeze and Eviction Moratorium

From: CB Ferrari <cbmonster@hotmail.com>

Date: 2/14/2025, 2:24 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>, CB Ferrari <cbmonster@hotmail.com>

Dear Councilmembers,

Thank you Councilmember Blumenfield, Councilmember Lee, Councilmember Rodriguez, Councilmember Park, Councilmember Yaroslavsky, and Councilmember Harris-Dawson. I watched the Council meeting online today, and all 5 of you exhibited good and balanced judgment. You represent Los Angeles well, and because of you, I am hopeful for the future of Los Angeles. ❤️

To the other 5 who voted to keep the Anti-Housing Proposition on the desk:

Please stop wasting valuable city time on your own personal agendas. It is more harmful than you realize.

We all want the people who suffered from these devastating fires to be helped. The difference is that, instead of actually fulfilling your own responsibilities to help your constituents, you are trying to legislate that financial responsibility to private citizens.

In fact, the city has \$167 million dollars dedicated to this particular objective. Why isn't the City getting that money to the people in need? If people are having trouble paying their rent due to financial hardships from the fires, then help them! I don't understand why you are trying to force private citizens to use their own personal funds to cover the expenses of other private citizens, especially when the City is sitting on so much money. Is it because the city government is ineffective? Incapable? Corrupt?

As well, the presentations by the Housing Department today were abysmal. I was blown away by how little they knew about their own department, and how much overspending they incurred over the past year. As well, some of the information they presented was incredibly misleading. They started by expressing that they receive about 1500 eviction notices a week. An eviction notice is very different from a 3-day notice to quit. What the Housing Department inadvertently disclosed was that every week, 1500 tenants do something they are prohibited from doing and so the landlord has to ask them to stop.

Also, Councilmember Soto-Martinez was incredibly deceptive in his speech. He claimed that this proposal does not prohibit a landlord from starting an eviction... as if this proposal has no effect on the eviction process. How he could stand there and make that proclamation is beyond me.

If you really want to help those who are facing financial difficulties, start with the Housing Department instead of trying to take money away from landlords. The Housing Department already has \$167,000,000.00.

The Housing Department needs to get the money to the people quickly and efficiently. Otherwise, the Housing Department is proving that it is worthless.

Thanks,
Elizabeth Ferrari

From: CB Ferrari <cbmonster@hotmail.com>

Sent: Saturday, February 8, 2025 12:14 PM

To: councilmember.hernandez@lacity.org <councilmember.hernandez@lacity.org>; Councilmember.Nazarian@lacity.org <Councilmember.Nazarian@lacity.org>; councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>; councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>; councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>; councilmember.padilla@lacity.org <councilmember.padilla@lacity.org>; councilmember.rodriguez@lacity.org <councilmember.rodriguez@lacity.org>; councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>; councilmember.price@lacity.org <councilmember.price@lacity.org>; cd10@lacity.org <cd10@lacity.org>; councilmember.park@lacity.org <councilmember.park@lacity.org>; councilmember.Lee@lacity.org <councilmember.Lee@lacity.org>; councilmember.soto-martinez@lacity.org <councilmember.soto-martinez@lacity.org>; Councilmember.Jurado@lacity.org <Councilmember.Jurado@lacity.org>; councilmember.mcosker@lacity.org <councilmember.mcosker@lacity.org>; advocacy@aagla.org <advocacy@aagla.org>

Subject: NO on proposed Rent Freeze and Eviction Moratorium

Dear Council Members,

Please vote NO on the motion from Council Members Eunisses Hernandez, Hugo Soto-Martinez and Adrin Nazarian regarding a blanket rent increase freeze as well as an eviction moratorium.

This proposed Rent Freeze and Eviction Moratorium order is as damaging to Middle Class landlords as the policies that Trump puts forth.

Proposals like this mirror Trump's policies as they drive the little guy out of business, only to be replaced by oligarchs and big developers. It is short-sighted and irresponsible. Stop it.

I am a small landlord, and during these devastating fires, my family was evacuated from our home. We weren't allowed back until it was safe. I know I am not the only small landlord who personally suffered from this tragedy... and I wonder how many small landlords completely lost their personal residence to the fires. Do you even care about us?

In addition to all the irresponsibly biased (and unsustainable) housing policies that have been hurting us for years, are you aware of the significant increase in expenses small landlords are already incurring? Let's just take a peek into how much just property insurance has ALREADY increased for us over the years.... BEFORE these devastating fires:

EVERY year, insurance premiums go up. For the past few years, it has gone up about 9% per year (including the pandemic years). There have been no "freezes" on the insurance company premiums, regardless of my property being rent controlled (meaning low or NO rent increases for years). To be clear: the city council has enacted NO protections for small landlords in rent control. None.

And because of this, just last year (before the fires) the premiums for the insurance policies for my rentals went up 69%. A sixty-nine percent increase. And you want to take away the 4% rent allowance increase I have? It is obscene.

And on top of that, you expect small landlords to pay the entire housing costs (insurance, property tax, LAHD housing fees, utilities, repairs, maintenance, etc) for a full year for people who claim (without proof) to be unable to pay rent due to the fires? Please keep in mind, the Eaton fire began because of an electrical line failure, not a landlord failure. Maybe the utility company, not independent citizens, should be financially responsible for the financial losses Angelinos have incurred.

With policies like this proposed rent freeze and eviction moratorium, small landlords are being forced to sell to big landlords like Donald Sterling, Bezos and Trump.... landlords who do not care about their tenants like most small landlords do. Like I do.

But I am concerned that you may actually want to help and benefit the oligarchs. Your policies sure do.

As of January 2025, city council members in Los Angeles earn \$218,000 per year, which is the highest salary in the country. More specifically:

Eunisses Hernandez \$238,903.02

Hugo Soto-Martinez \$245,373.88

I am concerned that your love for money and power is greater than your love for our beautiful city.

Please vote NO on the Rent Freeze and Eviction Moratorium. Keep our landlords diverse.

Sincerely,
Elizabeth Ferrari

Subject: Vote No: Eviction Suspension One Year City Wide

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/14/2025, 7:21 AM

To: Daniel Yukelson <dan@aagla.org>, Danielle Elliot <d.elliott1@sbcglobal.net>, Ari Chazanas <ari@lotusproperties.com>, Bill Dawson <bill@sdrsm.com>, Matt Williams <matt@williamsrea.com>, Earle Vaughn <earlev@aol.com>, Joe Patel <joepatel26@aol.com>, irma vargas <ivargas528@gmail.com>, Fred Sutton <fsutton@caanet.org>, Jeff Faller <jeff@aoausa.com>, Meg Sullivan <megolicious1@gmail.com>, Arnie Corlin <ACorlin@aol.com>, CHERYL TURNER <turnerlaw7@cs.com>, Andrea Conant <andrea.conant@lacity.org>, "Dillon, Liam" <Liam.Dillon@latimes.com>, Lisa Hansen <lisa.hansen@lacity.org>, joanne.kim@lacity.org, Joshua Yeager <josh.yeager@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, alexandra.leard@lacity.org, alexis.wesson@lacity.org, Stuart Waldman <stuart@vica.com>, Marie Rumsey <marie.rumsey@lacity.org>

Dan is correct: This COVID-19 Solution which failed ? Tenants were not subject to Evictions and never paid their Back Rent ?? Never Never .

Years Later, the Legal Action obtained Judgments; but Tenant simply moved and now are hiding ??? This Plan is a Train Wreck ?

At the end of One Year.....Will Tenants have the Money to handle the Back Rent ??? This Plan can not waive the Rental Obligations ?

How Many Tenants have been Verified to be helped with this Plan ???

Give them Vouchers from over 650,000 Million Relief Money ?

When will the City Council help the Owners with the Insurance Crisis ???

Good Luck Michael Millman Mar Vista 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Re: Please oppose rent freeze and moratorium

From: Timothy Hsu <timothyhsu27@gmail.com>

Date: 2/15/2025, 1:35 PM

To: Corey Nelson <corey.k.nelson@gmail.com>

CC: councilmember.hernandez@lacity.org, councilmember.Krekorian@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.kevindeleon@lacity.org, councilmember.mcosker@lacity.org, Advocacy@aagla.org

Dear Councilmember,

Please oppose rent freeze, which is has several flaws summarized below.

KEY ISSUES

1. **A blanket rent increase freeze is completely unjustified.** Costs continue to rise in providing housing, including property insurance (up by 38% according to State Farm). The vast majority of renters throughout L.A. City were not substantially economically impacted by the fires in Pacific Palisades, Malibu, West Hills, Hollywood Hills or Sylmar (or Altadena and Castaic located outside of the City). LAHD and Finance Office have given no data whatsoever on the number of businesses destroyed or damaged due to the fires or number of workers that lost their jobs.
2. **The Eviction Moratorium/Eviction Defense MUST only last a maximum of 3 months and not an entire year.** An entire year will allow renters to accrue too much rental debt and face eviction when the moratorium ends as we saw with the COVID-19 moratorium. Wildfire victims (both renters and homeowners) will be receiving substantial rental assistance from FEMA, Economic Workforce Development Department (EWDD), County, City and L.A. Rises and Non-Profits as well as unemployment benefits from the state.
3. **The Eviction Moratorium/Eviction Defense MUST only apply to unlawful detainers filed on or after January 7, 2025.** Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal eviction already in process and wrongfully monopolize needed new housing for wildfire victims.

4. **The Eviction Moratorium/Eviction Defense MUST require that all renters claiming this protection provide VERIFIABLE PROOF of SUBSTANTIAL economic impact due to the fires.** During COVID-19 there was widespread fraud and abuse by false claims under self-certification. Such intentional misconduct should not be allowed by the City a second time and must be remedied by verifiable proof. LAHD has already started its new enforcement program for all city ordinances and should readily be able to handle this new temporary ordinance.

5. **The Eviction Moratorium/Eviction Defense should EXCLUDE all Owner Move-Ins the same as it excludes government orders.** Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires.

Thank you,
Timothy Hsu
137 N Vendome St
Los Angeles, CA 90026

Subject: Tuesday; Vote No : Eviction Suspension.

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/15/2025, 1:16 PM

To: Fred Sutton <fsutton@caanet.org>, Danielle Elliot <d.elliott1@sbcglobal.net>, Jacob Burman <Jacob.Burman@lacity.org>, Jeff Faller <jeff@aoausa.com>, Debra Carlton <dcarlton@caanet.org>, Earle Vaughn <earlev@aol.com>, Ari Chazanas <ari@lotusproperties.com>, Joshua Yeager <josh.yeager@lacity.org>, Matt Williams <matt@williamsrea.com>, Meg Sullivan <megolicious1@gmail.com>, CHERYL TURNER <turnerlaw7@cs.com>, Mark Sokol <mark@mphotel.com>, "bob.tamkin" <bob.tamkin@mosscompany.com>, Lisa Hansen <lisa.hansen@lacity.org>, alexandra.leard@lacity.org, Joe Patel <joepatel26@aol.com>, joanne.kim@lacity.org, Andrea Conant <andrea.conant@lacity.org>, alexis.wesson@lacity.org, jeanne.min@lacity.org, Marie Rumsey <marie.rumsey@lacity.org>, erin.bromaghi@lacity.org, Daniel Yukelson <dan@aagla.org>

On Friday; February 14 2025 several City Council Members reminded the Council that LAHD had over 247 Million dollars on hand in Cash and with Council's assistance could be available for Tenant rent Relief. This is immediate. Council Member John Lee explained many Fire Victims had arranged for New Rentals and now would exploit Eviction Suspension

Proposal to Notify their New Landlords that he elected to Terminate Rental Payments due to the new Evictions Protections ??? They reside in the Unit for 12 Months without any Rental obligations and not be Evicted ??? Yes , Month number 13the Tenant simply surrenders the Unit and never handles the "Back Rent " ?

This was History of the Tenants during the Covid -19 LA City Eviction Moratorium.....?

Anna Ortega admit that LAHD has no Evidence or Record of any RSO Tenants being evicted for Failure to Pay Rent as result of Fires ?

Penal Code 396 only permits Emergency Relief by Month and not a full Year

VOTE NO : Eviction Moratorium.

Michael Millman Mar Vista 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: FW: Case # WE303259 Early morning noise from adjacent unit
From: Val Keller <dasvm8il@outlook.com>
Date: 2/16/2025, 5:21 PM
To: Michael Amster <michael.amster@lacity.org>

Hi Michael.

This is the email I sent to the Housing Authority with all the materials they requested. In my phone call with the supervisor of the inspector assigned to the case I learned the case had been closed because they never received the email. They didn't bother to let me know.

Please note the copy of a letter from my cardiologist at UCLA. I reached out to him to see if he would write a letter if he thought it would be harming my health. He's very busy – much busier than anyone who works at the Housing Authority – and I was surprised he actually sent the letter. I don't think he would have done so if he hadn't been concerned for my well being.

I'd like to follow up with you with a phone call to go over my interactions with the Housing Authority inspector and supervisor and to answer any questions you have about the case.

My cell: 310-739-7142

Thank you

Val

From: Val Keller
Sent: Thursday, November 21, 2024 3:03 PM
To: lahd.rso.west@lacity.org
Subject: Case # WE303259 Early morning noise from adjacent unit

Hello.

I'm attaching scanned images of the following documents:

- 1)Rent checks from the last six months
- 2)Signed lease agreement
- 3)Letter from my Cardiologist

Below are the bodies of emails sent to Eberly property supervisor, Sandra Recinos. They provide background on the issue and current status. I have never received a reply.

Email #1: 07/18/24

Sandra.

You may recall I mentioned that when your company was doing work on #10 after Alan vacated that something should be done regarding the cabinets in the kitchen and bathroom. Apparently, that didn't happen; the cabinet slam noise is worse with the new tenants.

I'll provide background since your company's only managed the property since 2021. Prior to 2010 a family lived in the unit for a number of years, dating back to at least 2001. Husband, wife and three children. The family was noisy mostly due to young children but I never heard noise from cabinet slams, nor did my former roommate mention anything about cabinet slam noise. He occupied the master bedroom prior to moving out in 2003.

The unit was totally remodeled after the family moved out. The weekend leasing person walked me through the unit. The kitchen and baths no longer had the shabby appearance as those in my unit. Most of my cabinets have sticky hinges that don't close fully so slamming isn't an option. The doors are also lighter and thinner. Alan has had a series of roommates during the time of his tenancy, and they always occupied the same bedrooms and bath. He reserved the bedroom and bath on the Darlington side of the unit. His roommates used the bath bordering my bedroom and the cabinet slam noise was a recurring issue. One of Alan's tenants was a smart, young Asian guy who was up very early which meant there was cabinet slamming both in the bath and kitchen. I ran across him at the mailbox and we chatted about the cabinet noise. Important information was revealed: 1) he was surprised to learn there was a bedroom on the other side of the kitchen wall as no one from the management company had told him. Neither had Alan, but he's never been in my unit so I can't blame him. 2) The tenant maintained he wasn't "slamming" the cabinet doors; the doors were spring loaded and closed on their own once you release them. They hit the cabinet frame with momentum and make a bouncing noise. He apologized saying he would no longer release the cabinets early in the morning and instead close them by hand so they wouldn't "bounce". From that day forward till he moved out I never heard the cabinets. All that changed when the pot head and the black guy moved in but I never spoke to either of them about noise. One didn't work and the other only occasionally worked so early morning banging on the wall wasn't an issue. Evenings were the issue with them.

The takeaway from my chat with the Asian guy is that tenants who move into #10 are not informed that there is a master bedroom directly on the other side of their kitchen and bathroom. The landlords know it and fail to communicate it, likely because they don't want to deal with the issue. When tenants run the garbage disposal it's loud enough to wake the dead in my bedroom and you can clearly hear it in my kitchen.

The new tenants in #10 are young women. One apparently works from home. The other commutes to work weekdays. The one who stays home is frequently in the kitchen which means cabinet slams can be heard randomly during the day. I'm working during the day; the noise is annoying but not disruptive to my livelihood. When I say it can be heard I mean not just in my bedroom. The slams can be heard in my dining room thirty feet down the hallway. The wall between my master bedroom and their kitchen and bath is apparently as thin as the walls between my hallway and master bedroom. I've had roommates so I know how thin it is. There is zero noise insulation.

The serious disruption that ***must be addressed*** is the noise from cabinet and drawer slams as early as 5:45am on weekdays made by the tenant getting ready for work. That she is getting ready for work is not the issue; I do the same. But my work wake time is 7am during the season and 7:30am during summer slow period. She's in the bathroom on the other side of the wall behind my headboard. How do I know the time? Because I'm jolted awake by loud slams and bangs even though I sleep with ear plugs. I've been sleeping with ear plugs for over 20 years due to inconsiderate tenants in the parking area late at night. When Alan started having noisy tenants I had to resort to keeping my master bedroom window closed at night. My bedroom windows have not been opened in over seven years; which is a definite annoyance. When the black guy started late night gatherings in his bedroom I had to upgrade to more expensive silicon ear plugs. When the banging started early in the morning a few months ago I had to upgrade again to wax/silicone ear plugs. They are better but incapable of suppressing the slamming noise. Three weeks ago after being jolted awake I tried to wear both ear plugs and my \$200 noise canceling headphones to get back to sleep. It didn't work; the noise still gets through and prevents me from dozing off. I've had to physically get out of bed and move to the couch in the living room. I keep the ear plugs in because I know the banging can still be heard in the living room without ear plugs.

I need to put the current slamming noise in perspective. The tenant who's up early and leaves for work at 7:30am ***slams*** the cabinets and drawers; she is not releasing them. The noise starts as early as 5:45am and continues intermittently till 7:30am when she leaves the unit. The slamming noises she generates are louder and go on longer than those made by any tenant, male or female, who's lived in that unit since it was remodeled over fifteen years ago.

Additional perspective: the black tenant who was hauled off by the police for fighting with his girlfriend? He would occasionally work (what I'm told) in a health club a few months at a time. He had an early start time and would remote start his loud, rumbling, V8 Camaro at 5:30am for ten minutes to let it warm up. He used the same bathroom as the current tenant at an even earlier time yet I ***never*** heard him in the bathroom. Not once. Only once did I hear the car rumbling through the floor. Ask Thad about the car starting at 5:30am. He complained to the guy about it.

I've tried everything that could reasonably be expected of a tenant to live with the situation, including upgrading to more expensive, wax ear plugs and trying my noise cancelling headphones. Even if the headphones were effective, they are not designed for sleeping since they are made of hard plastic. See attached photo. A few years ago I moved my six foot tall book case against the wall opposite part of their bathroom to try to muffle the banging. See photo. I imagine it helps somewhat but it doesn't cover enough wall area to make a difference.

I can't be expected to accommodate being jolted awake up to an hour and a half before my normal, weekday time and move to the couch to try to continue my sleep. There's no bed in my second bedroom. That is my remote work setup. If there was a bed and it became necessary for me to move to the hallway bedroom five nights a week we would have a problem. I'm paying for a two bedroom unit. There are no qualifiers listed in my lease. Simply two bedrooms. 7 nights a week. 365 days a year. Any reduction in bedroom nights is a financial issue. Recall that I'm already dealing with a reduction in the square footage of my living area (approximately 15 square feet) due the safety zone (as stated by gas company) required for the heater hung on the wall instead in the cavity where a heater had been since the building was constructed.

The reason you haven't heard about cabinet slamming noise from the tenants in #5 below me is not because their master bedroom situation is different. It's because Thad's apartment, like mine, has never been remodeled. The cabinet doors are not heavier and aren't spring loaded to close. And Thad works a later shift that begins mid morning. The same design flaw exists for both my unit and the one below me. The people in #5 just don't know it yet.

Suggested solution:

Your company has an easy, no cost option available to resolve this issue. You can speak with the tenant who is up early and request that she simply move to the bathroom across the hallway on the Darlington side of the building. Simple. The other tenant can use the bath behind me but since she is up much later it's not an issue. I get the impression they both use the bath behind me but have no way to confirm. They will both be using the kitchen in evening hours but that is before I go to sleep. If the tenants were both male I would have already made a friendly request as I did with the Asian tenant. Times are different now and I don't feel comfortable speaking to either of them unless they initiate conversation.

I realize you will have to admit there's a noise insulation issue but honestly, this should have been addressed during the remodeling that occurred after the family moved out almost 15 years ago.

Any other solution I can think of to remedy this issue will cost money, either in ways that your company can control or in ways you might not be able to.

Please get back to me by August 1st. I've been dealing with it for over two months. Our season starts mid August and this issue must be resolved by then.

Val

Email #2: 08/30/24

Sandra.

Update for this topic:

First, I'm noting that it's been well over a month since my first email and I've received no reply.

As of the beginning of August I've determined my original estimation regarding which tenant was the source of early noise was incorrect. The banging noises at 5:45am were not from the tenant who commutes to work. They were from the other tenant who from the end of May through first week of August was rising early each day, including weekends and holidays, to go surfing at sunrise. See attached photo of wet suit which was frequently hanging on the railing.

That activity finally stopped mid August due to sunrise getting later in the day.

The tenant who commutes to work is the one who slams cabinets in the bath at 6:45am till 7:30am. That means I'm wakened 45 minutes early during summer hours.

We start back on our season next week and I will still be cheated out of 15 minutes of sleep every workday morning. This is not okay.

Surfer tenant will not be a factor till next June due to late sunrise and colder weather.

I also need to update that it's clear that both tenants are using the bathroom on the other side of my master bedroom wall. The other bathroom is not used at all except for guests? I don't know.

It would be simple matter for your company to request that they switch baths for early morning use. Take \$100 off their rent as an incentive. You have a choice to offer them an incentive or, instead, be forced to shave a yet to be specified amount from my rent after I file a Reduction in Service with the Housing Authority for daily banging noise in my master bedroom AND loss of usable square footage required for a safety zone around the heater hung on the wall in my living room without my consent.

I will be filing that complaint in the next few days unless I hear from you first. Given past history I find that unlikely.

Val

Email #3: 09/12/24

Sandra.

Starting new thread. I don't want this attachment to be overlooked. In a follow-up to my annual cardio checkup I related to my doctor that I had experiencing sleep loss due to loud slamming noises as early as 5:45am in the morning for two months. I asked him if this could worsen my condition. I didn't expect a letter but he apparently felt strongly enough about the situation to write one.

Since my last update there are once again noises coming from that bath as early as 6am. It's not from the tenant who commutes as she regularly starts her routine at 6:45am. This is highly disruptive as I need to focus on my work during the day and need at least seven hours sleep.

Let me re-emphasize that this issue did not exist for my old roommate when he lived in the room. He was a school teacher. He moved out in 2003. I moved into the unit 1997 using the second bedroom. For over six years I heard no slamming noises from his bedroom in the living room. Now it's quite common to hear the slams from over thirty feet away. The landlords created the problem when they upgraded the cabinets and vanity in the bath, and all the cabinets in the kitchen while doing ZERO noise proofing. My bedroom is the master bedroom. If you can't be guaranteed a decent nights sleep in the master bedroom that's a serious problem.

Dangerous high temperatures.

The dangerous and life threatening high temperatures in this unit over the recent five day heat wave was also the result of the landlords actions. When a new roof was applied in 2004 instead of simply repairing the existing built up roof similar to the building next door (also built by the woman who built and lived in this building a year or two afterwards) they had the entire built up roof stripped off down to the slats that hold up the roof. Perhaps they were misled by the roofing contractor who personally told me the white vinyl roof would make the building cooler by reflecting heat. He neglected to calculate the simple fact that the tar paper and the gravel bedding provided a layer of insulation that kept the building cooler. With all that removed the exact opposite occurred. From that point forward from practically never having to use the air conditioner it became more and more necessary even with moderately warm temperatures. The sun beating down in the then vinyl super heating the rafter space between the roof and my ceiling. Since side vents were not part of the buildings construction the heat has nowhere to escape and simply builds throughout the afternoon to oppressive temperatures. In the morning you can open my bedroom closet and it feels like an oven. It has no windows. All the heat is coming from the ceiling. Same for the entire apartment.

The air conditioner you installed three years ago was inadequate then and it is now. I recall arguing with you that it was not a 220 volt unit like the two previous units, including the original one from time of construction. There is no way a 110 volt unit can supply the cooling power of a 220volt unit. And the 110 volt unit dims the light in my living room as it over burdens the 110 volt circuit. I refuse to watch my flat screen when the AC is running as I don't want to burn out the power supply. I will be looking into purchasing and having a proper AC installed in the wall slot. I will instruct the installer to put your unit out on the hallway to the stairs where one of your workers can pick it up. Due to the bad choice made by the landlords I'm not sure I can find a wall unit that make up for the intense heat load projected into the unit through the ceiling.

I took many photos of the digital thermostat your company installed in the living room for the heater. It provides a digital temperature readout more accurate than the original analog model. I recorded temperature readings from 88 degrees as early as 4pm in the afternoon with the AC running for hours to a peak of 91 degrees Monday afternoon between 5 and 6pm. The AC had been running since before 2pm. That reading is for the living room; the room with the air conditioner. All other rooms are several degrees hotter. Your AC unit cannot even cool the very room it's located in. I will not attach photos in this email as I don't want the letter attachment over looked. I will send a sample in a follow up email. I will also forward to county and state agencies. And if legal action is necessary to an attorney.

Val

Email #4: 11/19/24

Sandra.

I'm informed you are property supervisor again. I'm writing regarding multiple emails I sent last summer regarding early morning noise from #10. You did not reply. I have filed a complaint with the housing authority, I have a case number and an inspector assigned.

Last night the tenants held a gathering/party that lasted till past midnight. A Monday night. At 9pm the group returned to their unit. I heard noise in the courtyard and saw five women on the landing in front of their unit passing around two joints. They smoked marijuana in the courtyard for about five minutes. At midnight I could hear music through my bedroom wall (rare occurrence) and banging of bathroom cabinets went on till 12:30am. This is the third time they've had gatherings during the week. All prior times everyone left by 10pm. This is unacceptable and will be reported to my investigator.

Val

— 1000059701.jpg



STANDARD LEASE

Apartment No. 11YOU CAN
SHARE
THE DREAM

(Prepared in accordance with general California Landlord-Tenant Law in effect as of the revision date. Consult with your attorney about local technicalities or subsequent changes in the law.)

OWNER: Bertha Ratimoff
 RENTER: Mark Ramberg and Loran Levy
 PREMISES: 11830 Darlington Ave Los Angeles CA 90049
 APT. NO. ADDRESS (ST., AVE., PL., BLVD., ETC.) ZIP CODE

Owner and Renter agree that Renter's performance of and compliance with each of the terms hereof, and of Owner's House or Pool Rules (if any) which are incorporated herein by reference, constitute a condition on Renter's right to occupy the Premises and any failure of compliance or performance by Renter shall allow Owner to forfeit this agreement and terminate Renter's right to possession. FEB. 8, 1997 2-8-97 MGR 30

TERM: From and Including Dec First 1994 To and Including B & R November 1995
 A. Rent Start Date Dec 1st J. Maximum Occupancy 2
 B. Rent per Month \$ 1050⁰⁰ (1) per Agreement
 C. Day of Month Rent Due 1st of Month (2) per Building Code
 D. Late Rent Charge \$ 6% per month Named Renter Mark Ramberg & Loran Levy
 E. Returned Check Charge \$ 2500 L. Added Occupant Rent Loran Levy
 F. Security Deposit \$ 1050 per Occupant \$ B & R
 G. Owner Paid Utilities None M. Owner's Personal Property
 H. Parking Space 2 N. Charitable Organization
 I. Storage Space O. Pets None

1. **Rent/Late Rent Charge:** Should the Rent Start Date (Section A) be other than the first day of the month, Owner may prorate the rent to the first day of the succeeding month. Renter shall pay Owner the rent due for each rental month in advance, on the date and in the amount set out in Sections B and C. If Renter fails to pay any rent as and when due, Renter shall pay a (one-time per such unpaid amount, not to exceed 10% thereof) Late Charge as set out in Section D. If Renter's check is returned "NSF," Renter shall pay a Returned Check Charge set out in Section E and owner may demand that future rent payments be by cashier's check or money order. Such Late charge and/or Returned Check Charge may be deemed additional rent by inclusion in an eviction notice or may be deducted from Renter's Security Deposit. Any Security Deposit refund-claim shall be deemed compensated to the extent of any such deduction.

2. **Security Deposit:** Renter shall pay to Owner the total Security Deposit set out in Section F to secure Renter's compliance with all terms of this Agreement and Owner's Rules and Regulation. (In addition to the first month's rent, Owner may demand only a security deposit equal to two times the monthly rent for unfurnished apartments and three times the monthly rent for furnished apartments.) No portion of the Security Deposit shall be deemed rent for any rental month unless Owner so elects nor shall it constitute a measure of Owner's damages. No interest is payable on the Security Deposit unless required by law. Within 21 days after Renter totally vacates the Premises, and the Premises shall not be deemed vacated unless the keys are returned, the Security Deposit shall be returned (mailed to Renter's last known address) by check made payable to all those designated as "Renter" jointly, whether or not one or more have vacated previously, less the amount necessary to compensate owner for cleaning, repair of Renter caused damage to the Premises or common areas, over normal wear, and tear, repair or replacement of Owner-provided personal property (if any, shown on an attached inventory) and/or for unpaid rent, along with an itemized statement (on the refund check or otherwise) showing the total amount of the Security Deposit and the deductions. If the Security Deposit is insufficient for any such purpose, Owner may collect the deficiency from Renter.

3. **Utilities:** Renter shall pay for all utilities supplied to the Premises except those paid for by Owner set out in Section G. If Renter defaults in the payment of any rent, owner may instruct any utility company to charge any utilities so designated, henceforth, to Renter and place the same in Renter's name, and Renter is obligated to pay for the same thereafter. Owner is authorized to get notice from any utility company of any default in payment by Renter and, if Owner is charged with any such amount, owner may recover it from Renter or deduct the same from the Security Deposit as unpaid rent or damages. Renter shall not use any common area utilities. To the extent allowed by law, the prorated amount of any penalty for utility overuse allocatable to the Premises shall be payable by Renter as additional rent.

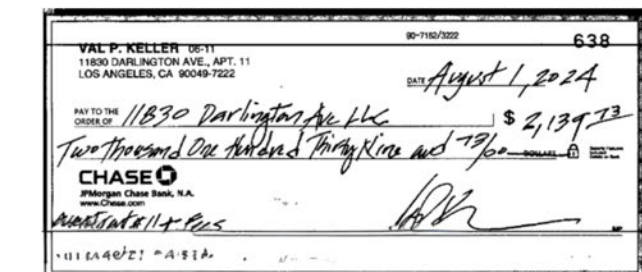
4. **Parking/Storage Rules:** If Renter is assigned a parking space on owner's property, set out in Section H, Renter shall use such space only for the parking of operable, licensed and currently registered passenger automobiles and not for the washing, painting or repair of such vehicles. Renter shall not park, nor allow anyone else to park, in any other space on Owner's property or park, or allow the parking of, vehicles thereon in addition to vehicles described in Section H. Renter shall not assign nor sublet any such parking size and/or location of Renter's parking space or storage space, if any, described in Section I.

5. **Named Renter:** The Premises shall not be occupied by more than the maximum number of "Agreement" occupants set out in Section J, unless required by law, nor by any person other than the Renters set out in Section K without the advance written qualification by Owner and at the additional rent per additional occupant set out in Section L or that number set out in Section J.)

6. **Good Condition Receipt:** Renter has examined the Premises including, but not limited to, the furniture, furnishings, fixtures, appliances, equipment (provided by Owner and set out in Section M), windows, doors, plumbing and electrical facilities, hot and cold water supply, building grounds and appurtenances, accepts the same "AS IS" and hereto it shall be deemed incorporated herein by reference. Except as provided by law, Owner shall not be required to make any improvements, replacements nor repairs to the Premises and, if at all, any such work shall be at Renter's expense. Upon termination of the tenancy, Renter shall return the Premises and Owner's personal property to Owner in as good order, condition and repair as when received, ordinary wear and tear excepted, and free of Renter's personal property. Trash and debris, burns, stains, holes or tears,

— August.PNG —

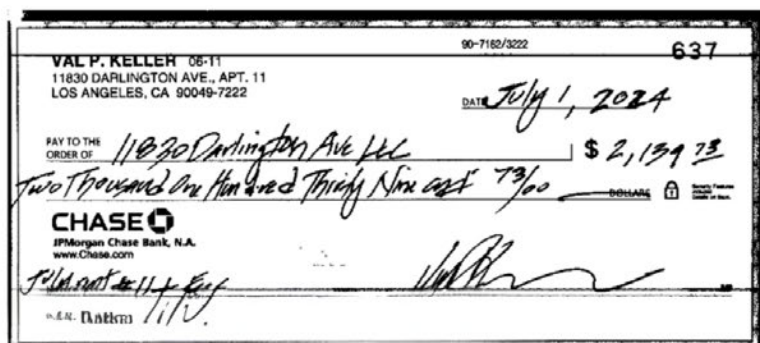
Check #: 638

Front Back

— July.PNG —

Post date: Jul 02, 2024

Check #: 637

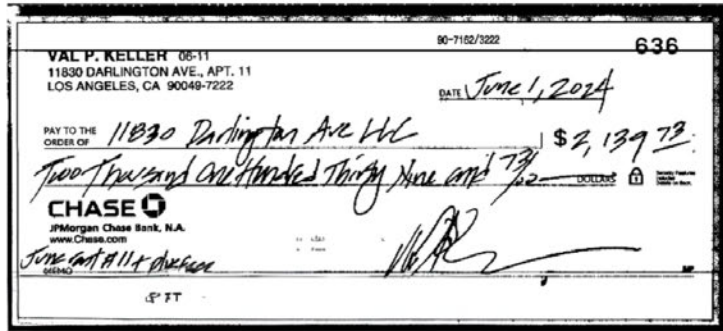
Front Back

— June.PNG —

Post date: Jun 01, 2024

Check #: 636

Front Back



November.PNG

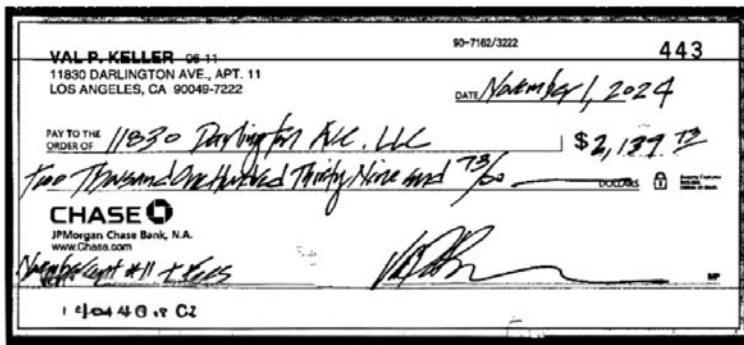
Total: **-\$2,139.73**



Post date: Nov 01, 2024

Check #: 443

Front Back

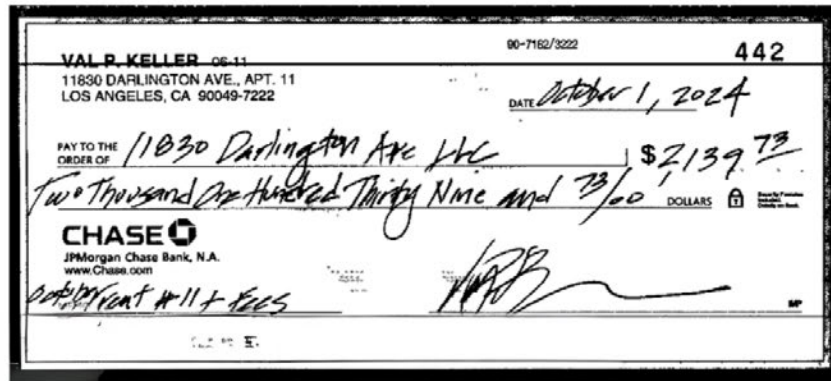


October.PNG

Post date: Oct 03, 2024

Check #: 442

Front Back

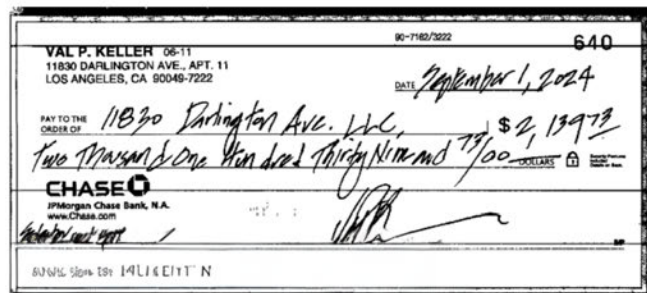


September.PNG

Post date: Sep 04, 2024

Check #: 640

Front Back



Attachments:

1000059701.jpg	6.4 MB
August.PNG	331 KB
July.PNG	317 KB
June.PNG	313 KB
November.PNG	338 KB

October.PNG	297 KB
September.PNG	368 KB
Val Keller Sleep Deprivation Letter.PDF	146 KB

Subject: Re: Agenda # 13 Vote No: One Year Eviction Moratorium: WildFires
From: Kevin Brunke <kevin.brunke@lacity.org>
Date: 2/16/2025, 3:28 PM
To: Michael Millman <michaelmillman@gmail.com>

Thank you. I have shared your message with CM Park.

On Thu, Feb 13, 2025 at 8:30 AM Michael Millman <michaelmillman@gmail.com> wrote:

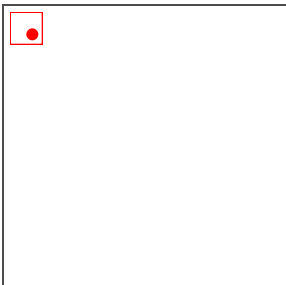
We agree and accept AAGLA's Policy that Rent Freeze was not fair and appropriate ; and therefore a CityWide Eviction Moratorium for One Year would not be "Targeted" Rental Assistance to those Renter who may have lost their Jobs as result of the Wildfires ? We discovered and confirmed that during the Covid-19 Eviction Suspension that Many Tenants fraudulently lied about their inability to Pay Rent ? To allow and permit These Tenants to accumulate One Year Back Rent would promote New Lies and Fraud ? LAHD Refuses to conduct a Survey to determine Where the Tenants live or the Verified Number of Rents seeking Relief ?? The Dodgers ; Magic Johnson; FEMA have over \$ 650 Million dollars for the Tenants. Promote Voucher or allow a System of Verifications or permit Eviction Affirmative Defense; subject to :Proof ? One Year Arrangement will as suggest by AAGLA will not allow the Owners to collect the arrearages ???

VOTE NO # 13 Eviction Moratorium
Michael Millman Mar Vista 310 431 6574

--

Michael Millman/ Attorney
T.310 477 1201
F.310 477 0260
PO Box 64637
WLA Cal 90064

--



Kevin Brunke | [Senior Legislative Deputy](#)
Office of Councilwoman Traci Park • **11th District**
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
[\(213\) 473-7011 TEL](#) | [\(213\) 887-5863 CELL](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: 2/18 #33 FREE ELECTRICITY NOT FREE RENT

From: Mathew Millen <matmillen@msn.com>

Date: 2/17/2025, 4:19 PM

To: Councilwoman Traci Park <councilmember.park@lacity.org>, Councilmember Bob Blumenfield <councilmember.blumenfield@lacity.org>, "Councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "Councilmember.Rodriguez@lacity.org" <Councilmember.Rodriguez@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "alexandra.leard@lacity.org" <alexandra.leard@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, "joanne.kim@lacity.org" <joanne.kim@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, Joshua Yeager <josh.yeager@lacity.org>, "alexis.wesson@lacity.org" <alexis.wesson@lacity.org>, "kevin.brunke@lacity.org" <kevin.brunke@lacity.org>, "jeanne.min@lacity.org" <jeanne.min@lacity.org>, "kimani.black@lacity.org" <kimani.black@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, "patricia.castellanos@lacity.org" <patricia.castellanos@lacity.org>

To the Honorable LA City Council; please DIRECT THE LADWP TO PROVIDE FREE ELECTRICAL SERVICE TO low income residents who can document financial losses from the wild fires.

While working as a Legal Aid attorney in San Pedro I bought a duplex. 3 years ago I built an ADU and rented it to a Section 8 tenant. I AM PROVIDING AFFORDABLE HOUSING.

I am a veteran of the US Army with a service connected disability. My rental income supplements my Social Security. I don't receive a government pension.

This proposal for 1 year free rent (no eviction for 1 year) is EXTREME.... PLEASE USE THE MANSION TAX MONEY AND ASK MAGIC JOHNSON AND THE GREAT

Dodgers organization to fund housing vouchers for low income tenants who are suffering as a consequence of the fires in LA County so they can pay rent.

FORCING OWNERS TO SPEND \$10,000 IN ATTORNEY FEES FOR A NON PAYMENT OF RENT court CASE ONLY TO HAVE A JUDGE RULE at trial THE TENANT IS RELIEVED FROM PAYMENT OF RENT IS ABSURD.

IT IS NOT APPROPRIATE TO DEMAND RENTAL HOUSING PROVIDERS GIVE FREE RENT TO VICITMS OF THE WILDFIRES. This amounts to private charity

Thanks for your consideration

Mathew Millen, AAGLA member
San Pedro rental housing provider

Subject: 2/18 #33 FREE ELECTRICITY NOT FREE RENT

From: Mathew Millen <matmillen@msn.com>

Date: 2/17/2025, 4:19 PM

To: Councilwoman Traci Park <councilmember.park@lacity.org>, Councilmember Bob Blumenfield <councilmember.blumenfield@lacity.org>, "Councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "Councilmember.Rodriguez@lacity.org" <Councilmember.Rodriguez@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "alexandra.leard@lacity.org" <alexandra.leard@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, "joanne.kim@lacity.org" <joanne.kim@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, Joshua Yeager <josh.yeager@lacity.org>, "alexis.wesson@lacity.org" <alexis.wesson@lacity.org>, "kevin.brunke@lacity.org" <kevin.brunke@lacity.org>, "jeanne.min@lacity.org" <jeanne.min@lacity.org>, "kimani.black@lacity.org" <kimani.black@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, "patricia.castellanos@lacity.org" <patricia.castellanos@lacity.org>

To the Honorable LA City Council; please DIRECT THE LADWP TO PROVIDE FREE ELECTRICAL SERVICE TO low income residents who can document financial losses from the wild fires.

While working as a Legal Aid attorney in San Pedro I bought a duplex. 3 years ago I built an ADU and rented it to a Section 8 tenant. i AM PROVIDING AFFORDABLE HOUSING.

I am a veteran of the US Army with a service connected disability. My rental income supplements my Social Security. I don't receive a government pension.

This proposal for 1 year free rent (no eviction for 1 year) is EXTREME.... PLEASE USE THE MANSION TAX MONEY AND ASK MAGIC JOHNSON AND THE GREAT

Dodgers organization to fund housing vouchers for low income tenants who are suffering as a consequence of the fires in LA County so they can pay rent.

FORCING OWNERS TO SPEND \$10,000 IN ATTORNEY FEES FOR A NON PAYMENT OF RENT court CASE ONLY TO HAVE A JUDGE RULE at trial THE TENANT IS RELIEVED FROM PAYMENT OF RENT IS ABSURD.

IT IS NOT APPROPRIATE TO DEMAND RENTAL HOUSING PROVIDERS GIVE FREE RENT TO VICITMS OF THE WILDFIRES. This amounts to private charity

Thanks for your consideration

Mathew Millen, AAGLA member
San Pedro rental housing provider

Subject: Re: 2/18 #33 FREE ELECTRICITY NOT FREE RENT

From: Mathew Millen <matmillen@msn.com>

Date: 2/17/2025, 4:22 PM

To: Councilwoman Traci Park <councilmember.park@lacity.org>, Councilmember Bob Blumenfield <councilmember.blumenfield@lacity.org>, "Councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "Councilmember.Rodriguez@lacity.org" <Councilmember.Rodriguez@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "alexandra.leard@lacity.org" <alexandra.leard@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, "joanne.kim@lacity.org" <joanne.kim@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, Joshua Yeager <josh.yeager@lacity.org>, "alexis.wesson@lacity.org" <alexis.wesson@lacity.org>, "kevin.brunke@lacity.org" <kevin.brunke@lacity.org>, "jeanne.min@lacity.org" <jeanne.min@lacity.org>, "kimani.black@lacity.org" <kimani.black@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, "patricia.castellanos@lacity.org" <patricia.castellanos@lacity.org>

Providing affordable housing

From: Mathew Millen <matmillen@msn.com>

Sent: Monday, February 17, 2025 4:19 PM

To: Councilwoman Traci Park <councilmember.park@lacity.org>; Councilmember Bob Blumenfield <councilmember.blumenfield@lacity.org>; Councilmember.mcosker@lacity.org <councilmember.mcosker@lacity.org>; councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>; Councilmember.Rodriguez@lacity.org <Councilmember.Rodriguez@lacity.org>; Councilmember.Jurado@lacity.org <Councilmember.Jurado@lacity.org>; councilmember.padilla@lacity.org <councilmember.padilla@lacity.org>; councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>; councilmember.hernandez@lacity.org <councilmember.hernandez@lacity.org>; contactCD4@lacity.org <contactCD4@lacity.org>; councilmember.Lee@lacity.org <councilmember.Lee@lacity.org>; Councilmember.Nazarian@lacity.org <Councilmember.Nazarian@lacity.org>; councilmember.soto-martinez@lacity.org <councilmember.soto-martinez@lacity.org>; lauren.hodgins@lacity.org <lauren.hodgins@lacity.org>; alexandra.leard@lacity.org <alexandra.leard@lacity.org>; Andrea Conant <andrea.conant@lacity.org>; joanne.kim@lacity.org <joanne.kim@lacity.org>; Lisa Hansen <lisa.hansen@lacity.org>; Joshua Yeager <josh.yeager@lacity.org>; alexis.wesson@lacity.org <alexis.wesson@lacity.org>; kevin.brunke@lacity.org <kevin.brunke@lacity.org>; jeanne.min@lacity.org <jeanne.min@lacity.org>; kimani.black@lacity.org <kimani.black@lacity.org>; Marie Rumsey <marie.rumsey@lacity.org>; patricia.castellanos@lacity.org <patricia.castellanos@lacity.org>

Subject: 2/18 #33 FREE ELECTRICITY NOT FREE RENT

To the Honorable LA City Council; please DIRECT THE LADWP TO PROVIDE FREE ELECTRICAL SERVICE TO low

income residents who can document financial losses from the wild fires.

While working as a Legal Aid attorney in San Pedro I bought a duplex. 3 years ago I built an ADU and rented it to a Section 8 tenant. I AM PROVIDING AFFORDABLE HOUSING.

I am a veteran of the US Army with a service connected disability. My rental income supplements my Social Security. I don't receive a government pension.

This proposal for 1 year free rent (no eviction for 1 year) is EXTREME.... PLEASE USE THE MANSION TAX MONEY AND ASK MAGIC JOHNSON AND THE GREAT

Dodgers organization to fund housing vouchers for low income tenants who are suffering as a consequence of the fires in LA County so they can pay rent.

FORCING OWNERS TO SPEND \$10,000 IN ATTORNEY FEES FOR A NON PAYMENT OF RENT court CASE ONLY TO HAVE A JUDGE RULE at trial THE TENANT IS RELIEVED FROM PAYMENT OF RENT IS ABSURD.

IT IS NOT APPROPRIATE TO DEMAND RENTAL HOUSING PROVIDERS GIVE FREE RENT TO VICTIMS OF THE WILDFIRES. This amounts to private charity

Thanks for your consideration

Mathew Millen, AAGLA member
San Pedro rental housing provider

— Attachments: —

Section8ADU.pdf

403 KB

Subject: Re: 2/18 #33 FREE ELECTRICITY NOT FREE RENT

From: Mathew Millen <matmillen@msn.com>

Date: 2/17/2025, 4:22 PM

To: Councilwoman Traci Park <councilmember.park@lacity.org>, Councilmember Bob Blumenfield <councilmember.blumenfield@lacity.org>, "Councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "Councilmember.Rodriguez@lacity.org" <Councilmember.Rodriguez@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "alexandra.leard@lacity.org" <alexandra.leard@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, "joanne.kim@lacity.org" <joanne.kim@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, Joshua Yeager <josh.yeager@lacity.org>, "alexis.wesson@lacity.org" <alexis.wesson@lacity.org>, "kevin.brunke@lacity.org" <kevin.brunke@lacity.org>, "jeanne.min@lacity.org" <jeanne.min@lacity.org>, "kimani.black@lacity.org" <kimani.black@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, "patricia.castellanos@lacity.org" <patricia.castellanos@lacity.org>

Providing affordable housing

From: Mathew Millen <matmillen@msn.com>

Sent: Monday, February 17, 2025 4:19 PM

To: Councilwoman Traci Park <councilmember.park@lacity.org>; Councilmember Bob Blumenfield <councilmember.blumenfield@lacity.org>; Councilmember.mcosker@lacity.org <councilmember.mcosker@lacity.org>; councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>; Councilmember.Rodriguez@lacity.org <Councilmember.Rodriguez@lacity.org>; Councilmember.Jurado@lacity.org <Councilmember.Jurado@lacity.org>; councilmember.padilla@lacity.org <councilmember.padilla@lacity.org>; councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>; councilmember.hernandez@lacity.org <councilmember.hernandez@lacity.org>; contactCD4@lacity.org <contactCD4@lacity.org>; councilmember.Lee@lacity.org <councilmember.Lee@lacity.org>; Councilmember.Nazarian@lacity.org <Councilmember.Nazarian@lacity.org>; councilmember.soto-martinez@lacity.org <councilmember.soto-martinez@lacity.org>; lauren.hodgins@lacity.org <lauren.hodgins@lacity.org>; alexandra.leard@lacity.org <alexandra.leard@lacity.org>; Andrea Conant <andrea.conant@lacity.org>; joanne.kim@lacity.org <joanne.kim@lacity.org>; Lisa Hansen <lisa.hansen@lacity.org>; Joshua Yeager <josh.yeager@lacity.org>; alexis.wesson@lacity.org <alexis.wesson@lacity.org>; kevin.brunke@lacity.org <kevin.brunke@lacity.org>; jeanne.min@lacity.org <jeanne.min@lacity.org>; kimani.black@lacity.org <kimani.black@lacity.org>; Marie Rumsey <marie.rumsey@lacity.org>; patricia.castellanos@lacity.org <patricia.castellanos@lacity.org>

Subject: 2/18 #33 FREE ELECTRICITY NOT FREE RENT

To the Honorable LA City Council; please DIRECT THE LADWP TO PROVIDE FREE ELECTRICAL SERVICE TO low

income residents who can document financial losses from the wild fires.

While working as a Legal Aid attorney in San Pedro I bought a duplex. 3 years ago I built an ADU and rented it to a Section 8 tenant. i AM PROVIDING AFFORDABLE HOUSING.

I am a veteran of the US Army with a service connected disability. My rental income supplements my Social Security. I don't receive a government pension.

This proposal for 1 year free rent (no eviction for 1 year) is EXTREME.... PLEASE USE THE MANSION TAX MONEY AND ASK MAGIC JOHNSON AND THE GREAT

Dodgers organization to fund housing vouchers for low income tenants who are suffering as a consequence of the fires in LA County so they can pay rent.

FORCING OWNERS TO SPEND \$10,000 IN ATTORNEY FEES FOR A NON PAYMENT OF RENT court CASE ONLY TO HAVE A JUDGE RULE at trial THE TENANT IS RELIEVED FROM PAYMENT OF RENT IS ABSURD.

IT IS NOT APPROPRIATE TO DEMAND RENTAL HOUSING PROVIDERS GIVE FREE RENT TO VICITMS OF THE WILDFIRES. This amounts to private charity

Thanks for your consideration

Mathew Millen, AAGLA member
San Pedro rental housing provider

— Attachments: —

Section8ADU.pdf

403 KB

Subject: Tuesday # 33 ; Vote No : Eviction Moratorium

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/17/2025, 8:12 AM

To: Andrea Conant <andrea.conant@lacity.org>, Matt Williams <matt@williamsrea.com>, Earle Vaughn <earlev@aol.com>, Jeff Faller <jeff@aoausa.com>, Ari Chazanas <ari@lotusproperties.com>, Joe Patel <joepatel26@aol.com>, CHERYL TURNER <turnerlaw7@cs.com>, Meg Sullivan <megolicious1@gmail.com>, Fred Sutton <fsutton@caanet.org>, Irma Vargas <ivargas528@gmail.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, Joanne Kim <joanne.kim@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, Alexis Wesson <alexis.wesson@lacity.org>, Alexandra Leard <alexandra.leard@lacity.org>, Bill Dawson <bill@sdrsm.com>, Daniel Yukelson <dan@aagla.org>, Joshua Yeager <josh.yeager@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, Stuart Waldman <stuart@vica.com>, "Dillon, Liam" <Liam.Dillon@latimes.com>, Jeanne Min <jeanne.min@lacity.org>, Kevin Brunke <kevin.brunke@lacity.org>, Debra Carlton <dcarlton@caanet.org>, Giacomo Valentini <giacomo.valentini@gmail.com>, MATHEW MILLEN <matmillen@msn.com>

History is a Good Teacher; Remember; the Covid-19 Eviction suspension resulted many thousand of Tenants simply Refusing and failing to pay the Back Rent. Therefore the proposed 12 Month Rent Moratorium is simply FREE RENT for One Year. These RSO workers will be asked to wait a Full Year before being required to re pay the Rent. They will surrender the Unit and never pay ??? LAHD admits that they have over 247 Million in the Bank which can be direct for Relief ? No Owner will never apply for Eviction because the Tenant have no Money and lost will result in application of Attorney Fees and Court Costs? Be Careful VOTE NO # 33 Tuesday
Michael Millman 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Tuesday # 33 ; Vote No : Eviction Moratorium

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/17/2025, 8:12 AM

To: Andrea Conant <andrea.conant@lacity.org>, Matt Williams <matt@williamsrea.com>, Earle Vaughn <earlev@aol.com>, Jeff Faller <jeff@aoausa.com>, Ari Chazanas <ari@lotusproperties.com>, Joe Patel <joepatel26@aol.com>, CHERYL TURNER <turnerlaw7@cs.com>, Meg Sullivan <megolicious1@gmail.com>, Fred Sutton <fsutton@caanet.org>, Irma Vargas <ivargas528@gmail.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, Joanne Kim <joanne.kim@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, Alexis Wesson <alexis.wesson@lacity.org>, Alexandra Leard <alexandra.leard@lacity.org>, Bill Dawson <bill@sdrsm.com>, Daniel Yukelson <dan@aagla.org>, Joshua Yeager <josh.yeager@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, Stuart Waldman <stuart@vica.com>, "Dillon, Liam" <Liam.Dillon@latimes.com>, Jeanne Min <jeanne.min@lacity.org>, Kevin Brunke <kevin.brunke@lacity.org>, Debra Carlton <dcarlton@caanet.org>, Giacomo Valentini <giacomo.valentini@gmail.com>, MATHEW MILLEN <matmillen@msn.com>

History is a Good Teacher; Remember; the Covid-19 Eviction suspension resulted many thousand of Tenants simply Refusing and failing to pay the Back Rent. Therefore the proposed 12 Month Rent Moratorium is simply FREE RENT for One Year. These RSO workers will be asked to wait a Full Year before being required to re pay the Rent. They will surrender the Unit and never pay ??? LAHD admits that they have over 247 Million in the Bank which can be direct for Relief ? No Owner will never apply for Eviction because the Tenant have no Money and lost will result in application of Attorney Fees and Court Costs? Be Careful VOTE NO # 33 Tuesday Michael Millman 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Vote No # 33 Eviction Moratorium: Tuesday 2 18 2025

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/17/2025, 9:45 AM

To: Lisa Hansen <lisa.hansen@lacity.org>, Joshua Yeager <josh.yeager@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, Debra Carlton <dcarlton@caanet.org>, Jacob Burman <Jacob.Burman@lacity.org>, Danielle Elliot <d.elliott1@sbcglobal.net>, "Khour, Andrew" <andrew.khour@latimes.com>, alexis.wesson@lacity.org, alexandra.leard@lacity.org, irma vargas <ivargas528@gmail.com>, Jeff Faller <jeff@aoausa.com>, Marie Rumsey <marie.rumsey@lacity.org>, Earlev <earlev@aol.com>, Daniel Yukelson <dan@aagla.org>, MATHEW MILLEN <matmillen@msn.com>, lauren.hodgins@alcity.org

It appears that the City of Los Angeles and engaged and approved the Law Office of Munger; Tolles and Olson to Defend the city in connection with "Wild Fire " CLAIMS ? They will be paid the sum \$ 1094 per Hour for their Legal Work ? If LAHD and Council allocated the sum \$ 1,100 per Month each Tenant who can not handle Rent.....then the Eviction Issue would be settled immediately. Owners would accept immediate Voucher and No Eviction Actions ??? Yes Owners will compromise and Discount Rent to help the City ? Maybe the City should allow the Tenants to pay for Water; Sewage and Trash ?

Michael Millman 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Vote NO on Eviction Moratorium

From: Rob White <rwhite321@gmail.com>

Date: 2/17/2025, 5:11 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

I strongly urge you to vote NO on the Eviction Moratorium that is being brought to the full board this Friday. It will cause considerable harm. My wife and I are retired and own a 4-plex that provides us retirement income.

It unfair to place such a large burden on one industry. The proposal is too broad. It should be limited to only those whose needs are not met from other sources such as insurance and government assistance. It should not cover those making sufficient income to afford their rents. It should be for a much shorter time period not exceeding 90 days.

Again, I urge a No vote on the proposed ordinance.

Thanks,
Robert White

Subject: Please vote no on substantial remodel

From: Julia Monet <juliamonet27@gmail.com>

Date: 2/18/2025, 8:01 PM

To: mailtocouncilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Please vote no on substantial remodel item. These restrictions to housing providers are unfair, unnecessary, dangerous and financially detrimental. Please stop being prejudicial against housing providers. Council never interferes with other businesses that are crucial to people's lives. Yet council thinks housing providers should be under different regulations and control. Council should be focused on federal cut backs and getting the properties cleaned out for building - not focusing on limiting other businesses because council can't get this clean up and building done quickly. It's shocking properties are laying around in rumble and you're focused on housing providers again

Subject: Strong Opposition to the Substantial Remodel Moratorium

From: Vacation Hideaway <vacayhideaway3@gmail.com>

Date: 2/18/2025, 9:21 PM

To: mailtocouncilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Housing and Homelessness Committee Members,

I am writing to you today to voice my strong opposition to the Substantial Remodel Moratorium currently in place and any further efforts to extend it. The lack of legitimate urgency for this moratorium, which was passed four months ago, has become increasingly evident. It is unnecessary and detrimental to responsible housing providers who are attempting to conduct essential, systemic repairs to their properties.

The moratorium, while initially enacted under the premise of urgency, has not proven to be justified. There is no significant or immediate reason that necessitates this freeze, and it continues to prevent housing providers from addressing crucial repairs that are vital to the safety and livability of rental properties. These are not luxury upgrades; they are critical improvements needed to maintain compliance with health and safety standards.

Moreover, there is nothing stopping the City Council from conducting a study into the effects of substantial remodels at any time. Such a study can and should have been initiated months ago without the need to impose a blanket freeze on all major repairs. This unnecessary action has only served to delay the necessary maintenance that our rental properties urgently need.

I aim special attention to the members below as well as the entire Housing and Homelessness Committee to voice opposition:

- Chair Nithya Raman (Democratic Socialist of America member)
- Vice Chair Ysabel Jurado (Democratic Socialist of America member)
- Council Member Bob Blumenfield
- Council Member Adrin Nazarian
- Council Member Curren Price

This moratorium is an extremely harmful policy that negatively impacts responsible housing providers and renters alike. By restricting our ability to make necessary repairs, it creates an environment where both tenants and landlords face additional challenges. The policy lacks both the urgency and the justification it was initially passed under, and I believe it is time to remove it.

I appreciate your attention to this matter, and I strongly urge you to reconsider the impact of this moratorium. Allowing housing providers to resume essential repairs will serve the interests of both property owners and residents, ensuring safe, healthy, and well-maintained living conditions across Los Angeles.

Thank you for your time and consideration. I look forward to hearing your response.

Sincerely,
Xavier Jones
CEO/Housing Provider
972-983-8577

Subject: VOTE NO on ordinance prohibiting evictions due to major system repairs

From: Steven Jones <steven@bettershelter.com>

Date: 2/18/2025, 6:19 PM

To: mailtocouncilmember.blumenfield@lacity.org, "Nithya V. Raman" <contactCD4@lacity.org>, councilmember.yaroslavsky@lacity.org, Imelda Padilla <councilmember.padilla@lacity.org>, Monica Rodriguez <councilmember.rodriguez@lacity.org>, councilmember.harris-dawson@lacity.org, "Curren Price Jr." <councilmember.price@lacity.org>, Heather Hutt <cd10@lacity.org>, Traci Park <councilmember.park@lacity.org>, John Lee <councilmember.Lee@lacity.org>, Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, Tim McOsker <councilmember.mcosker@lacity.org>, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Councilmember:

I am a small mom and pop landlord.

I take pride in providing excellent housing for my tenants.

As a housing provider in LA County I am doing everything I can to be a part of the solution.

Prohibiting rental housing providers from conducting needed major system repairs and/or removal of hazardous materials until June 1, 2025 will harm existing renters living in properties needing these repairs.

Please make sure these motions are balanced and make sense.

I think fair to ask:

1. Number of Tenant Habitability Plans submitted and approved within the last 2 years
2. Number of Substantial Remodels completed under the approved THPs.
3. Number of Primary Renovation Cost Recovery requests submitted and granted over the past 2 years.
4. Number of THPs withdrawn or not completed over the last 2 years.

I look forward to a fair and balanced outcome, please vote NO.

Kind regards,
Steve

Steve Jones
b e t t e r s h e l t e r
323-286-7214
bettershelter.com

Subject: Opposition to Substantial Remodel Moratorium – Impact on Small Property Owners

From: MARIBEL ALARCON <mxnprns@aol.com>

Date: 2/19/2025, 5:16 AM

To: mailtocouncilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Council members,

I am writing to express my strong opposition to the proposed **Substantial Remodel Moratorium** (Agenda Item 1), which is being considered by the Housing and Homelessness Committee on **February 19, 2025**. As a **mom-and-pop rental property owner** in Los Angeles, this ordinance will have a **direct and detrimental impact on my ability to maintain my property, complete necessary improvements, and provide safe and habitable housing for tenants.**

This Ordinance Is Unnecessary and Harmful

- **No Justification for a Citywide Ban** – The proposed moratorium applies to all of Los Angeles, yet there is **no demonstrated citywide crisis** to justify such a sweeping restriction. If studies were truly needed, they could have been conducted without halting essential property improvements.
- **Prolongs Necessary Repairs** – Many small property owners, including myself, rely on planned renovations to improve and maintain older buildings. Delaying these projects for another year will only **exacerbate safety issues and increase repair costs** over time.
- **Hurts Small Landlords, Not Large Developers** – Unlike large corporate landlords, **mom-and-pop owners do not have the financial flexibility to absorb the additional burden imposed by this ordinance**. This moratorium discourages responsible ownership and may even force small owners to sell their properties, leading to more gentrification and loss of affordable housing.
- **Unworkable Solutions for Non-RSO Properties** – The proposed Tenant Habitability Plan (THP) and Primary Renovation Cost Recovery Program (PRCR) are **already failing under the Rent Stabilization Ordinance (RSO)**. Extending these policies to non-RSO properties, including **single-family homes, condominiums, ADUs, and newer multi-unit properties**, creates **unrealistic burdens and discourages long-term rental investments**.

How This Ordinance Personally Affects Me

As a hardworking small landlord, this proposal will **derail my ongoing projects, delay critical property improvements, and create financial strain that threatens my ability to maintain my property**. Unlike large developers with unlimited resources, I rely on these projects to **ensure the safety and livability of my rental units**. This moratorium is not only **unnecessary but punitive to responsible property owners who are working to provide well-maintained housing**.

I urge the Housing and Homelessness Committee and the full City Council to **reject this moratorium** and instead focus on policies that support responsible property management without placing undue hardship on small rental housing providers.

Thank you for your time and consideration.

Sincerely,

Maribel Alarcon

Wilmington CA 90744

Subject: Remodel moratorium

From: Jim McKenna <macbrbnk@gmail.com>

Date: 2/19/2025, 8:43 AM

To: mailtocouncilmember.blumenfield@lacity.org, Councilmember Nithya Raman <contactCD4@lacity.org>, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriquez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Please vote NO! LA needs to upgrade its housing stock. By voting NO you will give this troubled city a chance to improve itself.

James McKenna



Virus-free. www.avast.com

Subject: Strong Opposition to LA City Housing Committee Substantial Remodel Moratorium

From: Cara Fano <carafano3@gmail.com>

Date: 2/19/2025, 11:19 AM

To: mailtocouncilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriquez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Hello,

I am writing to share my strong opposition to the substantial remodel moratorium.

Prohibiting rental housing providers from conducting needed major system repairs and/or removal of hazardous materials until June 1, 2025 will only harm existing renters living in properties needing these repairs. It will force existing owners to sell their properties “as is” to developers that will replace the existing affordable properties with luxury condominiums, cause additional loss of affordable housing in the City and further fueling gentrification.

Please reconsider this harmful action.

Best,

Cara Fano

Subject: Vote No : Eviction Moratorium; March 4 2025: LA City

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/19/2025, 8:50 AM

To: dakota.smith@latimes.com, "Khoury, Andrew" <andrew.khoury@latimes.com>, "Dillon, Liam" <Liam.Dillon@latimes.com>, Earle Vaughn <earlev@aol.com>, CHERYL TURNER <turnerlaw7@cs.com>, Joe Patel <joepatel26@aol.com>, Daniel Yukelson <dan@aagla.org>, Meg Sullivan <megolicious1@gmail.com>, Diane Robertson <dbr923@gmail.com>, Fred Sutton <fsutton@caanet.org>, Danielle Elliot <d.elliott1@sbcglobal.net>, susan robinson <susanrobinson88@gmail.com>, Jeff Faller <jeff@aoausa.com>, ANNA ORTEGA LAHD <anna.ortega@lacity.org>, lauren.hodgins@lacity.org, joanne.kim@lacity.org, Andrea Conant <andrea.conant@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, Debra Carlton <dcarlton@caanet.org>, Joshua Yeager <josh.yeager@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, kevin.brunke@lacity.org, jeanne.min@lacity.org, Marie Rumsey <marie.rumsey@lacity.org>, Mark Sokol <mark@mphotel.com>, erin.bromaghi@lacity.org, Bob Tamkin <bob.tamkin@riocompany.com>, MATHEW MILLEN <matmillen@msn.com>, jay johnson <jayjohnson@earthlink.net>, Matt Williams <matt@williamsrea.com>, roxburypropertiesinc@msn.com

The Los Angeles Times should consider investigating the Issues of Displaced Fire Workers ? How many workers in the Palisades ?

Where do they Live ? Several City Council Members admit that Eviction Suspension is for other Members of their District ?

Where do they live ?

Many workers have already obtain New Jobs ? Other obtained FEMA and Other \$\$\$\$.....Do the Investigation ?

Most RSO Studio and One Bedroom Units can be rented for \$ 1850 or Less.

LA City is paying Munger; Tolles and Olson the sum \$ 1945 per Hour for Attorney work ? However for \$ 2,000 per month we could save Every

Tenant in the City from Financial Hardship ??? Yes the Attorneys get almost \$ 2000 an Hour ???

The Dodgers and Magic Johnson obtain \$650 Million and LAHD admits to setting on \$ 247 Million for Tenant Relief

No need for Eviction Problem which destroyed Small Owners during Covid -19 Years ? Do the Investigation /

Thanks Michael Millman 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Vote No : Eviction Moratorium; March 4 2025: LA City

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/19/2025, 8:50 AM

To: dakota.smith@latimes.com, "Khoury, Andrew" <andrew.khoury@latimes.com>, "Dillon, Liam" <Liam.Dillon@latimes.com>, Earle Vaughn <earlev@aol.com>, CHERYL TURNER <turnerlaw7@cs.com>, Joe Patel <joepatel26@aol.com>, Daniel Yukelson <dan@aagla.org>, Meg Sullivan <megolicious1@gmail.com>, Diane Robertson <dbr923@gmail.com>, Fred Sutton <fsutton@caanet.org>, Danielle Elliot <d.elliott1@sbcglobal.net>, susan robinson <susanrobinson88@gmail.com>, Jeff Faller <jeff@aoausa.com>, ANNA ORTEGA LAHD <anna.ortega@lacity.org>, lauren.hodgins@lacity.org, joanne.kim@lacity.org, Andrea Conant <andrea.conant@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, Debra Carlton <dcarlton@caanet.org>, Joshua Yeager <josh.yeager@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, kevin.brunke@lacity.org, jeanne.min@lacity.org, Marie Rumsey <marie.rumsey@lacity.org>, Mark Sokol <mark@mphotel.com>, erin.bromaghi@lacity.org, Bob Tamkin <bob.tamkin@riocompany.com>, MATHEW MILLEN <matmillen@msn.com>, jay johnson <jayjohnson@earthlink.net>, Matt Williams <matt@williamsrea.com>, roxburypropertiesinc@msn.com

The Los Angeles Times should consider investigating the Issues of Displaced Fire Workers ? How many workers in the Palisades ?

Where do they Live ? Several City Council Members admit that Eviction Suspension is for other Members of their District ?

Where do they live ?

Many workers have already obtain New Jobs ? Other obtained FEMA and Other \$\$\$\$.....Do the Investigation ?

Most RSO Studio and One Bedroom Units can be rented for \$ 1850 or Less.

LA City is paying Munger; Tolles and Olson the sum \$ 1945 per Hour for Attorney work ? However for \$ 2,000 per month we could save Every

Tenant in the City from Financial Hardship ??? Yes the Attorneys get almost \$ 2000 an Hour ???

The Dodgers and Magic Johnson obtain \$650 Million and LAHD admits to setting on \$ 247 Million for Tenant Relief

No need for Eviction Problem which destroyed Small Owners during Covid -19 Years ? Do the Investigation /

Thanks Michael Millman 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Moratorium on Remodels

From: Sharon Dwyer <sharondwyer8@gmail.com>

Date: 2/20/2025, 8:32 AM

To: mailtocouncilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Please halt your very unthoughtful exercises in wasting City time and money. By putting all these extra expenses and extra unnecessary costs you are hurting the people/ landlords who are actually supporting the population that does not own property in this City.

My taxes went up 500\$ for 2025 and insurance costs went up 400\$. Okay...that besides my maintenance costs, water going up and everything else rising in costs.... 4 years of no rent raise for Covid time... then daily threats by the City Council w proposed unnecessary changes and costs they want us to pay for.... That will only hurt our economy more. Don't let evil voices compromise your values!!

Owner 23 years in LA City

Sent from my iPhone

Subject: Pacific Palisades Wild Fires; Vote No : Eviction Moratorium

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/20/2025, 8:06 AM

To: tliu@scng.com, Andrea Conant <andrea.conant@lacity.org>, "Khoury, Andrew" <andrew.khoury@latimes.com>, dakota.smith@latimes.com, Daniel Yukelson <dan@aagla.org>, Jeff Faller <jeff@aoausa.com>, Debra Carlton <dcarlton@caanet.org>, Fred Sutton <fsutton@caanet.org>, Joshua Yeager <josh.yeager@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, MATHEW MILLEN <matmillen@msn.com>, Matt Williams <matt@williamsrea.com>, CHERYL TURNER <turnerlaw7@cs.com>, Earle Vaughn <earlev@aol.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, Meg Sullivan <megolicious1@gmail.com>

Thank you for excellent Article. LAHD has failed to provide any Accurate Data or Evidence as to exact Number or Workers who may have Lost their Jobs ??? The Housekeepers; Maids and Nanny have reunited with Homes and working again. The Tree Trimmers and Gardeners have lost some Jobs but recovered? The Postal Workers reassigned. The Markets and other Business reassigned ? Again: No Evidence or Survey ?

LAHD has \$ 247 Millions in Cash ; Dodgers and Other \$ 650 Millions ; and City paying \$ 2000 per Hours for Legal Help with the Fires ?

The City has sufficient \$\$\$\$ to handle all Tenant Relief. There is no Need to install a Full One Year Eviction suspension ?

Ask Council Members for exact and accurate Confirmation of workers who Lost Jobs ????

This is really a Back Door attempt to get One Year Free Rent for Tenants..... These Tenants proved they will not repay the Rent,

Go City Hall and take STATEMENTS from Council Members.....Ask them probing and Hard Questions.....

Good Luck Michael Millman 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: LA County Eviction suspension ??? Wild Fires

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/21/2025, 8:10 AM

To: "Khoury, Andrew" <andrew.khoury@latimes.com>, Meg Sullivan <megolicious1@gmail.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, Daniel Yukelson <dan@aagla.org>, dakota.smith@latimes.com, Earle Vaughn <earlev@aol.com>, Jacob Burman <Jacob.Burman@lacity.org>, Jeff Faller <jeff@aoausa.com>, Matt Williams <matt@williamsrea.com>, Joshua Yeager <josh.yeager@lacity.org>, tliu@scng.com, Debra Carlton <dcarlton@caanet.org>, Andrea Conant <andrea.conant@lacity.org>, MATHEW MILLEN <matmillen@msn.com>, Fred Sutton <fsutton@caanet.org>, CHERYL TURNER <turnerlaw7@cs.com>

Thank you for interview with Meg Sullivan. Excellent Speaker

We agree that No Study or Survey has been Completed by the County or LAHD as exact Number of workers who lost Jobs due to the Fires ?

How many obtain immediate State and FEMA \$\$Now: Many workers have been provided new Jobs with removal of the Material in

Pacific Palisades. The Schools; Library and Markets immediate reassigned the Workers.

Housekeepers ; Maids and others are working

with Original Jobs at new Homes. Do the Research ?

LAHD has over \$ 247 hundred million in Cash ? City is paying Private

Attorney \$ 2000 per Hour for work ; and Yet for \$ 2000 would handle

most Rents in LA City and County ??? We have the Money ; and should use Vouchers immediately. No Eviction unless Owner demonstrates that they agreed to cooperate with Voucher Program

Meg Sullivan explained that during the Covid -19 months ; Tenant never paid their Rent and after the Moratorium surrender the Unit and never re-paid the Back Rent. Owners lost many million of Dollars ???

There are 88 Cities in the County ; many have their Own RENT CONTROL and should be under the Jurisdiction of the County ?

Your Article failed to address this ISSUE ? Does this New Regulation apply to Marina Del Rey ???

Thanks Michael Millman 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: no to all electric appliances

From: Reza Tashakori <rezat@royaltowndevlopment.com>

Date: 2/21/2025, 9:05 PM

To: councilmember.hernandez@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, advocacy@aagla.org

DWP cannot provide the required load takes to provide an all electric building and is asking us to pay 1.2 million for a line extension and a transformer to be installed for a 11 unit building. this bill will make us demo our apartment building or not operate anymore since there is no fund to pay for this burden

REZA TASHAKORI

T. 424.744.6551

rezat@royaltowndevlopment.com

Subject: Full funding and fast payments: Item 5

From: Adrienne Blackman <adrienneblackman@gmail.com>

Date: 2/24/2025, 5:38 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Dear Supervisor,

You must keep your promise for Item 5 and fully fund the rental assistance program. Direct rental assistance is the most effective way to ensure housing stability without jeopardizing our housing stock.

The program must be fully funded, with streamlined payments made within 60 days. Any funding shortfall or delay in payments to housing providers should trigger an immediate end to the moratorium. You cannot expect rental owners to provide housing without compensation if the county itself will not commit the necessary funds. As self-attesting is still under consideration, no moratorium should continue without identified funding.

Housing providers are not in the eviction business. They work with struggling residents and have supported fire relief efforts. However, they cannot be expected to operate without compensation while all other operational costs remain unchanged.

Please support responsible housing providers by ensuring this program is fully funded and that payments are made within 60 days. We must be in this together.

Thank you,

Adrienne Blackman

Subject: Full funding and fast payments

From: Adrienne Blackman <adrienneblackman@gmail.com>

Date: 2/24/2025, 5:49 PM

To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "Councilmember.Jurado@lacity.org" <Councilmember.Jurado@lacity.org>, "advocacy@aagla.org" <advocacy@aagla.org>

Dear Supervisor,

You must keep your promise for Item 5 and fully fund the rental assistance program. Direct rental assistance is the most effective way to ensure housing stability without jeopardizing our housing stock.

The program must be fully funded, with streamlined payments made within 60 days. Any funding shortfall or delay in payments to housing providers should trigger an immediate end to the moratorium. You cannot expect rental owners to provide housing without compensation if the county itself will not commit the necessary funds. As self-attesting is still under consideration, no moratorium should continue without identified funding.

Housing providers are not in the eviction business. They work with struggling residents and have supported fire relief efforts. However, they cannot be expected to operate without compensation while all other operational costs remain unchanged.

Please support responsible housing providers by ensuring this program is fully funded and that payments are made within 60 days. We must be in this together.

Thank you,

Michael Blackman

Subject: County Eviction Moratorium

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/25/2025, 6:54 AM

To: Fred Sutton <fsutton@caanet.org>, Meg Sullivan <megolicious1@gmail.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, CHERYL TURNER <turnerlaw7@cs.com>, Jacob Burman <Jacob.Burman@lacity.org>, Daniel Yukelson <dan@aagla.org>, Jeff Faller <jeff@aoausa.com>, Joshua Yeager <josh.yeager@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, Debra Carlton <dcarlton@caanet.org>, Matt Williams <matt@williamsrea.com>, "Khour, Andrew" <andrew.khour@latimes.com>, Earle Vaughn <earlev@aol.com>, dakota.smith@latimes.com

Danielle believes that Fred and Meg should obtain confirmation from the County that the Rents due One Year after the end of the Original 6 Months.... should be Guaranteed ? Can we apply to the County for payment in the event the Tenants fail to pay ??? I feel this Measure is illegal due to the provisions AB 1482 ??? I feel that if the Measure passes we will not need LA City Measure ??? Good Luck Michael

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Re: County Eviction Moratorium

From: Daniel Yukelson <dan@aagla.org>

Date: 2/25/2025, 6:59 AM

To: Millman Michael <michaelmillman@gmail.com>

CC: Sutton Fred <FSutton@caanet.org>, Sullivan Meg <megolicious1@gmail.com>, Elliot Danielle <d.elliott1@sbcglobal.net>, TURNER CHERYL <turnerlaw7@cs.com>, Burman Jacob <Jacob.Burman@lacity.org>, Faller Jeff <jeff@aoausa.com>, Yeager Joshua <josh.yeager@lacity.org>, Conant Andrea <andrea.conant@lacity.org>, Carlton Debra <dcarlton@caanet.org>, "Williams Matt" <matt@williamsrea.com>, Khouri Andrew <Andrew.Khouri@latimes.com>, Vaughn Earle <earlev@aol.com>, "dakota.smith@latimes.com" <dakota.smith@latimes.com>

You really should direct comments to the Board and not to owners. That'd be more effective. Thanks.

Sent from my iPhone

On Feb 25, 2025, at 6:54 AM, Michael Millman <michaelmillman@gmail.com> wrote:

Danielle believes that Fred and Meg should obtain confirmation from the County that the Rents due One Year after the end of the Original 6 Months.... should be Guaranteed ? Can we apply to the County for payment in the event the Tenants fail to pay ???

I feel this Measure is illegal due to the provisions AB 1482 ???

I feel that if the Measure passes we will not need LA City Measure ???

Good Luck Michael

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Eviction Protections/Suspension Wild Fires

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/26/2025, 1:34 PM

To: lauren.hodgins@lacity.org, Lisa Hansen <lisa.hansen@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, Danielle Elliot <d.elliott1@sbcglobal.net>, Jeff Faller <jeff@aoausa.com>, Joshua Yeager <josh.yeager@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, alexis.wesson@lacity.org, "Khoury, Andrew" <andrew.khoury@latimes.com>, alexandra.leard@lacity.org, Debra Carlton <dcarlton@caanet.org>, irma vargas <ivargas528@gmail.com>, MATHEW MILLEN <matmillen@msn.com>, Earle Vaughn <earlev@aol.com>, Daniel Yukelson <dan@aagla.org>, jeanne.min@lacity.org, kevin.brunke@lacity.org

Congratulations: LA County has enacted a New Law which provides complete Protection for All Tenants effected by the Wild Fires. This is response to 3/Day Notice and Affirmative Defense. Protections last for 18 Months. No need to calendar a Hearing for a similar Law proposed by a Few Tenant Friendly Council Members.

This matter for March 4 2025 should be removed from Calendar ?

Michael Millman Mar Vista 310 431 657

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Eviction Protections/Suspension Wild Fires

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/26/2025, 1:34 PM

To: lauren.hodgins@alcity.org, Lisa Hansen <lisa.hansen@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, Danielle Elliot <d.elliott1@sbcglobal.net>, Jeff Faller <jeff@aoausa.com>, Joshua Yeager <josh.yeager@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, alexis.wesson@lacity.org, "Khoury, Andrew" <andrew.khoury@latimes.com>, alexandra.leard@lacity.org, Debra Carlton <dcarlton@caanet.org>, irma vargas <ivargas528@gmail.com>, MATHEW MILLEN <matmillen@msn.com>, Earle Vaughn <earlev@aol.com>, Daniel Yukelson <dan@aagla.org>, jeanne.min@lacity.org, kevin.brunke@lacity.org

Congratulations: LA County has enacted a New Law which provides complete Protection for All Tenants effected by the Wild Fires. This is response to 3/Day Notice and Affirmative Defense. Protections last for 18 Months. No need to calendar a Hearing for a similar Law proposed by a Few Tenant Friendly Council Members.

This matter for March 4 2025 should be removed from Calendar ?

Michael Millman Mar Vista 310 431 657

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: RE: Eviction Protections/Suspension Wild Fires

From: Daniel Yukelson <dan@aagla.org>

Date: 2/26/2025, 1:47 PM

To: Michael Millman <michaelmillman@gmail.com>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, "Andrea Conant" <andrea.conant@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, Danielle Elliot <d.elliott1@sbcglobal.net>, Jeff Faller <jeff@aoausa.com>, Joshua Yeager <josh.yeager@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, "alexis.wesson@lacity.org" <alexis.wesson@lacity.org>, "Khouri, Andrew" <andrew.khouri@latimes.com>, "alexandra.leard@lacity.org" <alexandra.leard@lacity.org>, Debra Carlton <dcarlton@caanet.org>, irma vargas <ivargas528@gmail.com>, MATHEW MILLEN <matmillen@msn.com>, Earle Vaughn <earlev@aol.com>, "jeanne.min@lacity.org" <jeanne.min@lacity.org>, "kevin.brunke@lacity.org" <kevin.brunke@lacity.org>

Protections are not for all tenants. Only if:

1. Impacted by wildfires, meaning lost 10% or more of monthly income.
2. Make no more than 150% of area median income (AMI)

Owners can challenge tenant claims they were impacted and qualify under 1 and 2 above.

From: Michael Millman <michaelmillman@gmail.com>

Sent: Wednesday, February 26, 2025 1:34 PM

To: lauren.hodgins@lacity.org; Lisa Hansen <lisa.hansen@lacity.org>; Andrea Conant <andrea.conant@lacity.org>; Jacob Burman <Jacob.Burman@lacity.org>; Danielle Elliot <d.elliott1@sbcglobal.net>; Jeff Faller <jeff@aoausa.com>; Joshua Yeager <josh.yeager@lacity.org>; Marie Rumsey <marie.rumsey@lacity.org>; alexis.wesson@lacity.org; Khouri, Andrew <andrew.khouri@latimes.com>; alexandra.leard@lacity.org; Debra Carlton <dcarlton@caanet.org>; irma vargas <ivargas528@gmail.com>; MATHEW MILLEN <matmillen@msn.com>; Earle Vaughn <earlev@aol.com>; Daniel Yukelson <dan@aagla.org>; jeanne.min@lacity.org; kevin.brunke@lacity.org

Subject: Eviction Protections/Suspension Wild Fires

Congratulations: LA County has enacted a New Law which provides complete Protection for All Tenants effected by the Wild Fires. This is response to 3/Day Notice and Affirmative Defense. Protections last for 18 Months. No need to calendar a Hearing for a similar Law proposed by a Few Tenant Friendly Council Members. This matter for March 4 2025 should be removed from Calendar ?
Michael Millman Mar Vista 310 431 657

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: RE: Eviction Protections/Suspension Wild Fires

From: Daniel Yukelson <dan@aagla.org>

Date: 2/26/2025, 1:47 PM

To: Michael Millman <michaelmillman@gmail.com>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, "Andrea Conant" <andrea.conant@lacity.org>, Jacob Burman <Jacob.Burman@lacity.org>, Danielle Elliot <d.elliott1@sbcglobal.net>, Jeff Faller <jeff@aoausa.com>, Joshua Yeager <josh.yeager@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, "alexis.wesson@lacity.org" <alexis.wesson@lacity.org>, "Khouri, Andrew" <andrew.khouri@latimes.com>, "alexandra.leard@lacity.org" <alexandra.leard@lacity.org>, Debra Carlton <dcarlton@caanet.org>, irma vargas <ivargas528@gmail.com>, MATHEW MILLEN <matmillen@msn.com>, Earle Vaughn <earlev@aol.com>, "jeanne.min@lacity.org" <jeanne.min@lacity.org>, "kevin.brunke@lacity.org" <kevin.brunke@lacity.org>

Protections are not for all tenants. Only if:

1. Impacted by wildfires, meaning lost 10% or more of monthly income.
2. Make no more than 150% of area median income (AMI)

Owners can challenge tenant claims they were impacted and qualify under 1 and 2 above.

From: Michael Millman <michaelmillman@gmail.com>

Sent: Wednesday, February 26, 2025 1:34 PM

To: lauren.hodgins@lacity.org; Lisa Hansen <lisa.hansen@lacity.org>; Andrea Conant <andrea.conant@lacity.org>; Jacob Burman <Jacob.Burman@lacity.org>; Danielle Elliot <d.elliott1@sbcglobal.net>; Jeff Faller <jeff@aoausa.com>; Joshua Yeager <josh.yeager@lacity.org>; Marie Rumsey <marie.rumsey@lacity.org>; alexis.wesson@lacity.org; Khouri, Andrew <andrew.khouri@latimes.com>; alexandra.leard@lacity.org; Debra Carlton <dcarlton@caanet.org>; irma vargas <ivargas528@gmail.com>; MATHEW MILLEN <matmillen@msn.com>; Earle Vaughn <earlev@aol.com>; Daniel Yukelson <dan@aagla.org>; jeanne.min@lacity.org; kevin.brunke@lacity.org

Subject: Eviction Protections/Suspension Wild Fires

Congratulations: LA County has enacted a New Law which provides complete Protection for All Tenants effected by the Wild Fires. This is response to 3/Day Notice and Affirmative Defense. Protections last for 18 Months. No need to calendar a Hearing for a similar Law proposed by a Few Tenant Friendly Council Members. This matter for March 4 2025 should be removed from Calendar ?
Michael Millman Mar Vista 310 431 657

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Eviction Moratorium/Defense
From: Janet Gagnon <janet@aagla.org>
Date: 2/27/2025, 12:08 PM
To: Kevin Brunke <kevin.brunke@lacity.org>

Hi Kevin,

Do you have some time today or tomorrow to talk for a few minutes?

I'm not sure if you've heard about the countywide eviction moratorium/defense resolution that the L.A. County Board of Supervisors passed on Tuesday, 2/25. It covers all 88 incorporated cities as well as the unincorporated areas (see attached). It is for 6 months with an additional 12 months for renters to repay the back rent that has accrued. To my mind this makes the L.A. City eviction moratorium/defense moot and would only lead to unnecessary confusion.

Thanks.

Best regards,

Janet



Janet M. Gagnon, Esq.
Senior Vice President, Government Affairs & External Relations
Apartment Association of Greater Los Angeles
621 South Westmoreland Avenue
Los Angeles, California 90005
t: 213/384-4131 ext 309 | f: 888/384-4131 | janet@aagla.org
www.aagla.org
[Twitter](#) | [Facebook](#) | [LinkedIn](#)
The Voice of Multifamily Housing Since 1917 ©

“Let not any one pacify his conscience by the delusion that he can do no harm if he takes no part, and forms no opinion. Bad men need nothing more to compass their ends, than that good men should look on and do nothing. He is not a good man who, without a protest, allows wrong to be committed in his name, and with the means which he helps to supply, because he will not trouble himself to use his mind on the subject.”

John Stuart Mill - 1867

— Attachments: —

Resolution-02252025.pdf

395 KB

Subject: LA County Eviction Moratorium

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/27/2025, 7:52 AM

To: Joshua Yeager <josh.yeager@lacity.org>, jeanne.min@lacity.org, Jeff Faller <jeff@aoausa.com>, Daniel Yukelson <dan@aagla.org>, Earle Vaughn <earlev@aol.com>, irma vargas <ivargas528@gmail.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, alexis.wesson@lacity.org, alexandra.leard@lacity.org, Lisa Hansen <lisa.hansen@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, Debra Carlton <dcarlton@caanet.org>, kevin.brunke@lacity.org, Jacob Burman <Jacob.Burman@lacity.org>, lauren.hodgins@alcity.org, MATHEW MILLEN <matmillen@msn.com>, "Khour, Andrew" <andrew.khour@latimes.com>, David Englin <david.englin@bizfed.org>, dakota.smith@latimes.com, "bob.tamkin" <bob.tamkin@mosscompany.com>

It appears that LA County supervisors have agreed to accept a 6 Month Rental Protection for Tenants and Owners for 6 Months. LAHD requires that Evictions be monitored by the filing the Original 3 Day Notice.

LAHD is setting on \$246 Million in Cash. It appears we do not require and need a LA City Eviction Protections. County Measure is adequate to Protect LA City Tenants.

The Tuesday Matter should be removed from Calendar /Agenda

Michael Millman 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: LA County Eviction Moratorium

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/27/2025, 7:52 AM

To: Joshua Yeager <josh.yeager@lacity.org>, jeanne.min@lacity.org, Jeff Faller <jeff@aoausa.com>, Daniel Yukelson <dan@aagla.org>, Earle Vaughn <earlev@aol.com>, irma vargas <ivargas528@gmail.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, alexis.wesson@lacity.org, alexandra.leard@lacity.org, Lisa Hansen <lisa.hansen@lacity.org>, Marie Rumsey <marie.rumsey@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, Debra Carlton <dcarlton@caanet.org>, kevin.brunke@lacity.org, Jacob Burman <Jacob.Burman@lacity.org>, lauren.hodgins@alcity.org, MATHEW MILLEN <matmillen@msn.com>, "Khour, Andrew" <andrew.khour@latimes.com>, David Englin <david.englin@bizfed.org>, dakota.smith@latimes.com, "bob.tamkin" <bob.tamkin@mosscompany.com>

It appears that LA County supervisors have agreed to accept a 6 Month Rental Protection for Tenants and Owners for 6 Months. LAHD requires that Evictions be monitored by the filing the Original 3 Day Notice.

LAHD is setting on \$246 Million in Cash. It appears we do not require and need a LA City Eviction Protections. County Measure is adequate to Protect LA City Tenants.

The Tuesday Matter should be removed from Calendar /Agenda

Michael Millman 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: What it's like to be a single-property housing provider in LA

From: Jan Mills <janmillsmb@mac.com>

Date: 2/27/2025, 1:58 PM

To: councilmember.park@lacity.org

Hello Councilwoman Park, As you likely know, the policies that the city council passes have far-reaching impacts. As a single-property housing provider (one 4-plex) in L.A., I want to share my experience of being a housing provider and what it was like to go through an eviction when my tenants refused to pay rent.

I hope you will take the time to read my story. I appreciated your recent effort to pass legislation to use ULA funds rather than place the burden of the effects of the recent natural disasters on housing providers. I believe my story will demonstrate how challenging it is to be a housing provider in the city of Los Angeles

Sincerely, Jan Mills

— Attachments: —

Packet of Documents Being a Housing Provider.pdf	16.6 MB
What is it like to be a housing provider in Los Angeles.docx	18.0 KB
The Habitability Complaint process is a Cudgel against housing providers.docx	15.0 KB

Subject: AAGLA Meeting with Kevin Brunke (CM Park)

From: Janet Gagnon <janet@aagla.org>

Date: 2/28/2025, 4:02 PM

To: Kevin Brunke <kevin.brunke@lacity.org>

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Mar 3, 2025 12:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89984374011?pwd=1W4FyoXO3LpbLb4CfQpbO2Snet1mb7.1>

Meeting ID: 899 8437 4011

Passcode: 117716

► Janet Gagnon has invited you to AAGLA Meeting with Kevin Brunke (CM Park)

Subject: Accepted: AAGLA Meeting with Kevin Brunke (CM Park) @ Mon Mar 3, 2025 12pm - 12:30pm (PST) (Kevin Brunke)
From: Kevin Brunke <kevin.brunke@lacity.org>
Date: 2/28/2025, 4:15 PM
To: janet@aagla.org

Kevin Brunke has accepted this invitation.

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Mar 3, 2025 12:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89984374011?pwd=1W4FyoXO3LpbLb4CfQpbO2Snet1mb7.1>

Meeting ID: 899 8437 4011

Passcode: 117716

When

Monday Mar 3, 2025 · 12pm – 12:30pm (Pacific Time - Los Angeles)

Location

Zoom

[View map](#)

Guests

janet@aagla.org - organizer

Kevin Brunke - creator

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

► Kevin Brunke <kevin.brunke@lacity.org> has accepted your event invitation.

— Attachments: —

invite.ics

1.3 KB

Subject: Fw: Red Alert: TUESDAY: Los Angeles City Council Considers 1-Year Eviction Moratorium
From: Donald Dombrowski <donalddombrowski@yahoo.com>
Date: 2/28/2025, 4:53 PM
To: Matthew Halden <matthew.halden@lacity.org>

Matt,

please give to Councilwoman Tracy Park - I hope she is a no-vote.

Thank You

Don Dombrowski

Subject: Red Alert: TUESDAY: Los Angeles City Council Considers 1-Year Eviction Moratorium

[View this email in your browser](#)

February 28, 2025

The content you are about to access is exclusive to our valued members. It is intended solely for their benefit and may include proprietary information, confidential data, or specialized insights that are not intended for public distribution. Members may need to log in to the website to access the links below.

Red Alert

TUESDAY: Los Angeles City Council Considers 1-Year Eviction Moratorium

By Janet M. Gagnon, Esq.

Chief Corporate Affairs Officer & SVP Government Affairs

On Tuesday, March 4th, the Los Angeles City Council will consider implementing a City eviction moratorium for 1 year (Agenda Item 13). We urge all AAGLA members with rental properties in Los Angeles to attend the meeting on Tuesday IN-PERSON to show the City Council that rental housing providers are **real people** with small businesses that should not be singled out by the City to bare the financial burden of wildfire impacted individuals.

TAKE ACTION NOW!!!

Please take 5 minutes NOW to send an email to all 15 Los Angeles City Council Members to urge them to vote NO on a City eviction moratorium. Be sure to include YOUR personal story and how these policies will detrimentally impact your ability to continue providing affordable housing. Please click [here](#) to send an email.

If the link to send an email does not work with your system, please use the attached Los Angeles City Council Emails list below to copy and paste their email addresses into your email.

REASONS TO OPPOSE

A City eviction moratorium (a/k/a, eviction defense) is unnecessary as the L.A. County Board of Supervisors just passed a countywide eviction moratorium/defense on Tuesday, February 25th that is now in effect and a City moratorium will only cause confusion. The new countywide eviction moratorium/defense covers renters in all 88 incorporated cities, including Los Angeles as well as the unincorporated areas. A new city eviction moratorium will only cause huge amounts of confusion among renters and rental housing

providers alike leading to improper use and compliance issues.

Rental housing providers, especially mom-and-pop owners, cannot afford to carry a non-paying renter for 18 months (6-month moratorium plus 18-month repayment period) as required under the County's eviction moratorium MUCH LESS for 24 months (12-month moratorium plus 12-month repayment period) as proposed in Los Angeles as a City eviction moratorium. As such, many smaller owners will be driven out of business by it and their affordable rental properties off the market. Developers will convert the buildings to for-sale luxury condominiums or other luxury housing. This will only further fuel gentrification in Los Angeles. The Los Angeles City Council should not pursue a City eviction moratorium that will only make this problem far worse.

The County's eviction moratorium already runs too long as it will allow renters to accrue a mountain of back rent over a six-month period (February 1, 2025 – July 31, 2025) extending it to 12-months will only make it DOUBLY unlikely that renters will be able to pay it back without direct rental assistance and/or proper planning. An eviction moratorium does not stop a renter from having to pay for their housing, it merely delays the payment date. As such, it is a form of "rent banking" that most renters are unable to properly manage.

The County's eviction moratorium sets up renters for failure by failing to include a repayment plan for the 12-month repayment period. Without requiring renters to pay at least 10% monthly of what is owed, renters will be unprepared when the repayment period ends. As such, they will face civil lawsuits and debt collectors. A City specific eviction moratorium will have even worse results if the moratorium lasts even longer.

The County's eviction moratorium invites fraud and abuse by unscrupulous attorneys and irresponsible renters. It does not require renters to show verifiable proof of financial impact in the form of rental assistance applications, unemployment applications or lists of job-seeking activities. These activities are already required to be conducted in the moratorium but without requiring documentation of these actions, unscrupulous individuals could fraudulently claim the eviction defense. A City specific eviction moratorium will have the same problems unless documentation is required.

BETTER ALTERNATIVES

If the City wants to help low-income renters financially impacted by the wildfires, then it should start a new direct rental assistance program. The County has already started two new programs, the Region Worker Relief Fund and the Household Relief Grant program.

The City should also start a new grant program for mom-and-pop rental housing providers with 20 or fewer units struggling to pay costs due to lack of rent from non-payment renters utilizing the new County eviction moratorium. The City needs to help small owners stay in business providing needed affordable housing.

This article is for informational purposes only. If you have any questions regarding your property or specific leasing issues and the requirements of any legal changes described herein, please consult with an attorney.

L.A. CITY COUNCIL EMAIL LIST

AGENDA

L.A. CITY ORDINANCE

L.A. COUNTY RESOLUTION

Stay informed. Sign up at www.aagla.org to get our latest emails and stay up to date!

[Twitter](#) [Facebook](#)[Instagram](#)[LinkedIn](#)



[AAGLA](#)

Want to change how you receive these emails?

Reach out to [COMMUNICATIONS](#) to change your preferences or update your information.

You can [update your preferences](#) or [unsubscribe from this list](#).

Subject: RE: Eviction Moratorium/Defense
From: Janet Gagnon <janet@aagla.org>
Date: 2/28/2025, 4:00 PM
To: Kevin Brunke <kevin.brunke@lacity.org>

Hi Kevin,

Noon on Monday is perfect. I'll send you a calendar invitation with zoom link now.

Thanks!

Best regards,

Janet

From: Kevin Brunke <kevin.brunke@lacity.org>
Sent: Friday, February 28, 2025 3:59 PM
To: Janet Gagnon <janet@aagla.org>
Subject: Re: Eviction Moratorium/Defense

Hi Janet, how about Monday at 12pm?

On Thu, Feb 27, 2025 at 12:08 PM Janet Gagnon <janet@aagla.org> wrote:

Hi Kevin,

Do you have some time today or tomorrow to talk for a few minutes?

I'm not sure if you've heard about the countywide eviction moratorium/defense resolution that the L.A. County Board of Supervisors passed on Tuesday, 2/25. It covers all 88 incorporated cities as well as the unincorporated areas (see attached). It is for 6 months with an additional 12 months for renters to repay the back rent that has accrued. To my mind this makes the L.A. City eviction moratorium/defense moot and would only lead to unnecessary confusion.

Thanks.

Best regards,

Janet



Janet M. Gagnon, Esq.
Senior Vice President, Government Affairs & External Relations
Apartment Association of Greater Los Angeles
621 South Westmoreland Avenue
Los Angeles, California 90005
t: 213/384-4131 ext 309 | f: 888/384-4131 | janet@aagla.org

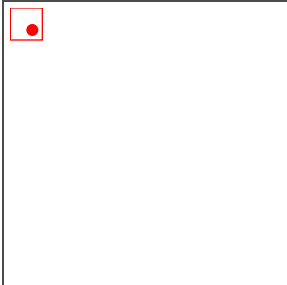
www.aagla.org

[Twitter](#) | [Facebook](#) | [LinkedIn](#)

The Voice of Multifamily Housing Since 1917 ©

“Let not any one pacify his conscience by the delusion that he can do no harm if he takes no part, and forms no opinion. Bad men need nothing more to compass their ends, than that good men should look on and do nothing. He is not a good man who, without a protest, allows wrong to be committed in his name, and with the means which he helps to supply, because he will not trouble himself to use his mind on the subject.”

John Stuart Mill - 1867



Kevin Brunke | [Senior Legislative Deputy](#)

Office of Councilwoman Traci Park ★ **11th District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 473-7011 [TEL](#) | (213) 887-5863 [CELL](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: Re: Eviction Moratorium/Defense
From: Kevin Brunke <kevin.brunke@lacity.org>
Date: 2/28/2025, 3:59 PM
To: Janet Gagnon <janet@aagla.org>

Hi Janet, how about Monday at 12pm?

On Thu, Feb 27, 2025 at 12:08 PM Janet Gagnon <janet@aagla.org> wrote:

Hi Kevin,

Do you have some time today or tomorrow to talk for a few minutes?

I'm not sure if you've heard about the countywide eviction moratorium/defense resolution that the L.A. County Board of Supervisors passed on Tuesday, 2/25. It covers all 88 incorporated cities as well as the unincorporated areas (see attached). It is for 6 months with an additional 12 months for renters to repay the back rent that has accrued. To my mind this makes the L.A. City eviction moratorium/defense moot and would only lead to unnecessary confusion.

Thanks.

Best regards,

Janet



Janet M. Gagnon, Esq.
Senior Vice President, Government Affairs & External Relations
Apartment Association of Greater Los Angeles

621 South Westmoreland Avenue

Los Angeles, California 90005

t: 213/384-4131 ext 309 | f: 888/384-4131 | janet@aagla.org
www.aagla.org

[Twitter](#) | [Facebook](#) | [LinkedIn](#)

The Voice of Multifamily Housing Since 1917 ©

“Let not any one pacify his conscience by the delusion that he can do no harm if he takes no part, and forms no opinion. Bad men need nothing more to compass their ends, than that good men should look on and do nothing. He is not a good man who, without a protest, allows wrong to be committed in his name, and with the means which he helps to supply, because he will not trouble himself to use his mind on the subject.”

John Stuart Mill - 1867



Kevin Brunke | Senior Legislative Deputy

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 473-7011 TEL | (213) 887-5863 CELL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be

subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: Re: Janette Monfared - LA County passed another moratorium on February 25, allowing rents to be deferred for 1 year

From: Michael Millman <michaelmillman@gmail.com>

Date: 2/28/2025, 6:53 AM

To: janette.monfared@marcusmillichap.com, Daniel Yukelson <dan@aagla.org>, Jacob Burman <Jacob.Burman@lacity.org>, Janet Gagnon <janet@aagla.org>, Danielle Elliot <d.elliott1@sbcglobal.net>, Meg Sullivan <megolicious1@gmail.com>, Fred Sutton <fsutton@caanet.org>, CHERYL TURNER <turnerlaw7@cs.com>, Ari Chazanas <ari@lotusproperties.com>, Andrea Conant <andrea.conant@lacity.org>, Jeff Faller <jeff@aoausa.com>

LA City will still hear their Eviction Moratorium on Tuesday ?? Please advise and Confirm ? What is the Agenda # ?

LA County passed Eviction Protections which maybe identical to City Version ???
Please advise Thank You Happy St Patrick Day Michael 310 431 6574

On Thu, Feb 27, 2025 at 3:34 PM Janette Monfared <janette.monfared@marcusmillichap.com> wrote:

**LA County passed another moratorium on February 25,
allowing rents to be deferred for 1 year. See attachment.**

“The ordinance applies to renters in both incorporated and unincorporated areas of
Los Angeles County”

“The eviction protections cover households earning less than 150% of the Area
Median Income. That threshold translates to approximately \$147,000 for a family of
four, \$117,825 for a couple and \$103,125 for a single individual.”

LA County Moratorium Resolution

View Recent Closings

Janette Monfared | 16830 Ventura Boulevard Suite 100 | Encino, CA 91436 US

[Unsubscribe from Janette Monfared](#) |
[Unsubscribe from all Marcus & Millichap](#)
[Update Profile](#) | [Constant Contact Data Notice](#)

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: March 4, item 13/ 25-0006-S16

From: Mathew Millen <matmillen@msn.com>

Date: 3/1/2025, 4:32 PM

To: Councilwoman Traci Park <councilmember.park@lacity.org>,
"Councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>,
"Councilmember.Rodriguez@lacity.org" <Councilmember.Rodriguez@lacity.org>,
"councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>

While working as a Legal Aid attorney in San Pedro I bought a duplex. 3 years ago I built an ADU and rented it to a Section 8 tenant. i AM PROVIDING AFFORDABLE HOUSING.

I am a veteran of the US Army with a service connected disability. My rental income supplements my Social Security. I don't receive a government pension.

This proposal for free rent (no eviction for non payment of rent) is EXTREME.... PLEASE USE THE MANSION TAX MONEY AND ASK MAGIC JOHNSON AND THE GREAT

Dodgers organization to fund housing vouchers for low income tenants who are suffering as a consequence of the fires in LA County so they can pay rent.

FORCING OWNERS TO SPEND \$10,000 IN ATTORNEY FEES FOR A NON PAYMENT OF RENT court CASE ONLY TO HAVE A JUDGE RULE at trial THE TENANT IS RELIEVED FROM PAYMENT OF RENT IS ABSURD.

IT IS NOT APPROPRIATE TO DEMAND RENTAL HOUSING PROVIDERS GIVE FREE RENT TO VICITMS OF THE WILDFIRES. This amounts to private charity

IF THE COUNCIL WANTS TO ASSIST PEOPLE WHO LOST INCOME AS A CONSEQUENCE OF THE FIRES PLEASE DIRECT THE LA DWP TO PROVIDE THEM FREE ELECTRICITY

Thanks for your consideration

Mathew Millen, AAGLA member
San Pedro rental housing provider

— Attachments: —

Section8ADU.pdf

403 KB

Subject: Vote No ; #13 Tuesday City Hall 9AM Chambers

From: Michael Millman <michaelmillman@gmail.com>

Date: 3/1/2025, 6:41 AM

To: Jeff Faller <jeff@aoausa.com>, Daniel Yukelson <dan@aagla.org>, Fred Sutton <fsutton@caanet.org>, Matt Williams <matt@williamsrea.com>, roxburypropertiesinc@msn.com, "bob.tamkin" <bob.tamkin@mosscompany.com>, Debra Carlton <dcarlton@caanet.org>, Earle Vaughn <earlev@aol.com>, David Englin <david.englin@bizfed.org>, Meg Sullivan <megolicious1@gmail.com>, MATHEW MILLEN <matmillen@msn.com>, Mark Sokol <mark@mphotel.com>, Stuart Waldman <stuart@vica.com>, Tracy Hernandez <thernandez@bizfed.org>, kevin.brunke@lacity.org, Joshua Yeager <josh.yeager@lacity.org>, Joe Patel <joepatel26@aol.com>, irma vargas <ivargas528@gmail.com>, Bill Dawson <bill@sdrsm.com>, "Wesley V. Wellman" <wes@wellmanproperties.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, dakota.smith@latimes.com, jay johnson <jaypjohanson@earthlink.net>, Susan Shelley <Susan@susanshelley.com>

We agree that CAA;AOA and AAGLA needs to put 200 Owners in the Chambers Tuesday morning. # 13 ; Vote No against Eviction Moratorium. AAGLA staff needs to get to City Hall 8AM set setting for Owners and Members. Help with getting Speaking Cards while in Line. Fred will help. We do not need an Eviction Suspension because the LA County Measure has been passed and approved. AOA should be able to publish a White Paper to be provided News Papers and Council Members. This week end we need to focus on Padilla; Hutt; Rodriguez; Nazarian ; McOske; Blumenfeld ; Ms Katy..... VICA; BizFed ; AAGLA has special Relationships Good Luck Michael

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Follow-Up From Martin

From: Martin Makaryan <martmakaryan2000@gmail.com>

Date: 3/3/2025, 4:52 AM

To: star.parsamyan@lacity.org

Barev Star!

Hope you had a great weekend! Gabby let me know that you had responded to my original email from my work email (I appreciate your willingness to connect with her), but since I have left the organization in January, I did not have access to it.

I am reaching out to reconnect and kindly ask if you would have 15 minutes in the next couple of weeks for a quick call as I am considering moving back to Los Angeles and potentially pursue a career in the local political scene. After spending a year in DC and now another year in Europe and working at think tanks, nonprofits, and understanding the DC political machine and ecosystem better, I am somewhat disillusioned with the opportunities for actually meaningful policy work in the capital in this stage of my career. I have gained very valuable experience there and my master's degree at Johns Hopkins has opened many doors for me, but I have been contemplating extensively about coming back to LA. I wanted to get some advice from you and hear from you on what opportunities may be best to pursue, whether at the City Council, in the Mayor's administration or beyond.

I am attaching my one-page resume if you would like to review some of my most recent work experience. I have been specializing in tech policy over the past year, mostly in AI, but expanded my interest areas into innovation writ large, economic analysis, and education as well. Obviously, my interest in foreign affairs and security remains strong as well.

Please let me know if you have any availability to connect. I am sure you are extremely busy so if you are unavailable, any thoughts, advice, or introductions to people that would be useful to talk to would be highly appreciated.

Best,
Martin Makaryan

— Attachments: —

Martin Makaryan - Resume 09-25-2024.pdf

142 KB

Subject: Notification: AAGLA Meeting with Kevin Brunke (CM Park) @ Mon Mar 3, 2025 12pm - 12:30pm (PST) (Kevin Brunke)
From: Google Calendar <calendar-notification@google.com>
Date: 3/3/2025, 11:50 AM
To: Kevin Brunke <kevin.brunke@lacity.org>

You have an upcoming event

AAGLA Meeting with Kevin Brunke (CM Park)

Monday Mar 3, 2025 · 12pm – 12:30pm (Pacific Time - Los Angeles)

Janet Gagnon is inviting you to a scheduled Zoom meeting.

Topic: AAGLA Meeting with Kevin Brunke (CM Park)

Time: Mar 3, 2025 12:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89984374011?pwd=1W4FyoXO3LpbLb4CfQpbO2Snet1mb7.1>

Meeting ID: 899 8437 4011

Passcode: 117716

Location

Zoom

[View map](#)

Guests

janet@aagla.org - organizer

Kevin Brunke - creator

[View all event details](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Subject: RE: Accepted: AAGLA Meeting with Kevin Brunke (CM Park) @ Mon Mar 3, 2025 12pm - 12:30pm (PST) (Kevin Brunke)
From: Janet Gagnon <janet@aagla.org>
Date: 3/3/2025, 12:02 PM
To: Kevin Brunke <kevin.brunke@lacity.org>

Hi Kevin,

Are we still on for today?

Best regards,

Janet

-----Original Appointment-----

From: Google Calendar <calendar-notification@google.com> **On Behalf Of** Kevin Brunke
Sent: Friday, February 28, 2025 4:16 PM
To: Janet Gagnon
Subject: Accepted: AAGLA Meeting with Kevin Brunke (CM Park) @ Mon Mar 3, 2025 12pm - 12:30pm (PST) (Kevin Brunke)
When: Monday, March 3, 2025 12:00 PM-12:30 PM (UTC-08:00) Pacific Time (US & Canada).
Where: Zoom

Kevin Brunke has accepted this invitation.

.Janet Gagnon is inviting you to a scheduled Zoom meeting

Topic: AAGLA Meeting with Kevin Brunke (CM Park)
Time: Mar 3, 2025 12:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89984374011?pwd=1W4FyoXO3LpbLb4CfQpbO2Snet1mb7.1>

Meeting ID: 899 8437 4011

Passcode: 117716

When

Monday Mar 3, 2025 · 12pm – 12:30pm (Pacific Time - Los Angeles)

Location

Zoom

[View map](#)

Guests

janet@aagla.org - organizer

[Kevin Brunke](#) - creator

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Subject: Re: Fw: Red Alert: TUESDAY: Los Angeles City Council Considers 1-Year Eviction Moratorium
From: Matthew Halden <matthew.halden@lacity.org>
Date: 3/3/2025, 12:26 PM
To: Donald Dombrowski <donalddombrowski@yahoo.com>

Hi Don,

Thank you for your email. I will pass along your thoughts to the Councilwoman.

Best Regards,

Matt

On Fri, Feb 28, 2025 at 4:53 PM Donald Dombrowski <donalddombrowski@yahoo.com> wrote:
Matt,

please give to Councilwoman Tracy Park - I hope she is a no-vote.

Thank You

Don Dombrowski

Subject: Red Alert: TUESDAY: Los Angeles City Council Considers 1-Year Eviction Moratorium

[View this email in your browser](#)

February 28, 2025

The content you are about to access is exclusive to our valued members. It is intended solely for their benefit and may include proprietary information, confidential insights that are not intended for public distribution. Members may need to log in to the website to access the links below.

Red Alert

TUESDAY: Los Angeles City Council Considers 1-Year Eviction Moratorium

By Janet M. Gagnon, Esq.

Chief Corporate Affairs Officer & SVP Government Affairs

On Tuesday, March 4th, the Los Angeles City Council will consider implementing a City eviction year (Agenda Item 13). We urge all AAGLA members with rental properties in Los Angeles to show up on Tuesday IN-PERSON to show the City Council that rental housing providers are **real** businesses that should not be singled out by the City to bare the financial burden of wildfire impact.

TAKE ACTION NOW!!!

Please take 5 minutes NOW to send an email to all 15 Los Angeles City Council Members to NO on a City eviction moratorium. Be sure to include YOUR personal story and how it detrimentally impact your ability to continue providing affordable housing. Please click [here](#) to send an email.

If the link to send an email does not work with your system, please use the attached Los Angeles City Council Members Emails list below to copy and paste their email addresses into your email.

REASONS TO OPPOSE

A City eviction moratorium (a/k/a, eviction defense) is unnecessary as the L.A. County Supervisors just passed a countywide eviction moratorium/defense on Tuesday, February 4, 2025, now in effect and a City moratorium will only cause confusion. The new countywide eviction defense covers renters in all 88 incorporated cities, including Los Angeles as well as the unincorporated areas. A new city eviction moratorium will only cause huge amounts of confusion among renters and housing providers alike leading to improper use and compliance issues.

Rental housing providers, especially mom-and-pop owners, cannot afford to carry a rental unit for 18 months (6-month moratorium plus 18-month repayment period) as required under the current countywide eviction moratorium MUCH LESS for 24 months (12-month moratorium plus 12-month repayment period) as proposed in Los Angeles as a City eviction moratorium. As such, many smaller owners will go out of business by it and their affordable rental properties off the market. Developers will convert their rental units to sale luxury condominiums or other luxury housing. This will only further fuel gentrification in Los Angeles. Los Angeles City Council should not pursue a City eviction moratorium that will only make the situation worse.

The County's eviction moratorium already runs too long as it will allow renters to accrue back rent over a six-month period (February 1, 2025 – July 31, 2025) extending it to 12 months, making it DOUBLY unlikely that renters will be able to pay it back without direct rental assistance and proper planning. An eviction moratorium does not stop a renter from having to pay for their rent. It only delays the payment date. As such, it is a form of "rent banking" that most renters are unable to pay.

The County's eviction moratorium sets up renters for failure by failing to include a repayment period in the 12-month repayment period. Without requiring renters to pay at least 10% monthly of what is owed, they will be unprepared when the repayment period ends. As such, they will face civil lawsuits and a City specific eviction moratorium will have even worse results if the moratorium lasts even longer.

The County's eviction moratorium invites fraud and abuse by unscrupulous attorneys and landlords.

renters. It does not require renters to show verifiable proof of financial impact in the form of applications, unemployment applications or lists of job-seeking activities. These activities are to be conducted in the moratorium but without requiring documentation of these actions, unscrupulous tenants could fraudulently claim the eviction defense. A City specific eviction moratorium will have teeth unless documentation is required.

BETTER ALTERNATIVES

If the City wants to help low-income renters financially impacted by the wildfires, then start a new direct rental assistance program. The County has already started two new programs, the Rental Relief Fund and the Household Relief Grant program.

The City should also start a new grant program for mom-and-pop rental housing providers and smaller units struggling to pay costs due to lack of rent from non-payment renters utilizing the eviction moratorium. The City needs to help small owners stay in business providing needed affordable housing.

This article is for informational purposes only. If you have any questions regarding your property or leasing issues and the requirements of any legal changes described herein, please consult with your attorney.

L.A. CITY COUNCIL EMAIL LIST

AGENDA

L.A. CITY ORDINANCE

L.A. COUNTY RESOLUTION

Stay informed. Sign up at www.aagla.org to get our latest emails and stay up to date.

[Twitter](#) [Facebook](#) [Instagram](#) [LinkedIn](#)



[AAGLA](#)

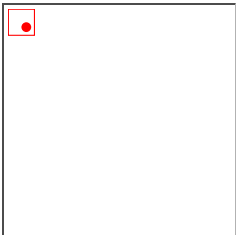
Want to change how you receive these emails?

Reach out to [COMMUNICATIONS](#) to change your preferences or update your information.

You can [update your preferences](#) or [unsubscribe from this list](#).

|

--



Matthew Halden | [Field Deputy](#)
Office of Councilwoman Traci Park * **11th District**
WESTCHESTER DO: 7166 w. Manchester Ave., LA, CA 90045
(310) 568-8772 TEL | [11 h District Website](#)
SIGN UP for the [Better11 Newsletter!](#)


***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California
Public Records Act. *(including attachments)* *

Subject: Vote NO on the 1-year eviction moratorium

From: Daniel Kronovet <kronovet@gmail.com>

Date: 3/3/2025, 3:44 AM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Councilmembers,

I am a mom-and-pop property owner in Highland Park, Los Angeles, asking you to VOTE NO on the proposed 1-year eviction moratorium.

I understand that since the devastating January fires, some landlords and realtors have sought to take advantage by evicting tenants and hiking rents. This is an unacceptable practice, which should be prevented through the enforcement of existing laws and fines.

The proposed CITY-WIDE moratorium is an excessive and inappropriate response to the issue. This law would disproportionately harm the THOUSANDS of small owners who have done nothing wrong, pushing many out of business and forcing them to sell their properties to corporate owners -- who are better able to extract higher and higher rents.

Instead of this excessive new law, please work to enforce EXISTING LAWS and potentially consider offering RENTAL ASSISTANCE to harmed renters, rather than impose an EXCESSIVE AND DISPROPORTIONATE harm on the small property owners who are *actually* providing affordable housing.

Respectfully,
- Daniel Kronovet

--

Daniel Ben Kronovet (he/him)

Subject: LA City Eviction Suspension is Dead.

From: Michael Millman <michaelmillman@gmail.com>

Date: 3/5/2025, 7:25 AM

To: Daniel Yukelson <dan@aagla.org>, Meg Sullivan <megolicious1@gmail.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, Fred Sutton <fsutton@caanet.org>, Jeff Faller <jeff@aoausa.com>, Jacob Burman <Jacob.Burman@lacity.org>, Ari Chazanas <ari@lotusproperties.com>, CHERYL TURNER <turnerlaw7@cs.com>, janette.monfared@marcusmillichap.com, Arnie Corlin <ACorlin@aol.com>, Matt Williams <matt@williamsrea.com>, MATHEW MILLEN <matmillen@msn.com>, kevin.brunke@lacity.org, Debra Carlton <dcarlton@caanet.org>, Marie Rumsey <marie.rumsey@lacity.org>, Mark Sokol <mark@mphotel.com>, Jan Perry <jancperry@icloud.com>, Scott Mayers <sscottmayersphd@gmail.com>, Bill Dawson <bill@sdrsm.com>, "bob.tamkin" <bob.tamkin@mosscompany.com>, Giacomo Valentini <giacomo.valentini@gmail.com>, David Englin <david.englin@bizfed.org>, dakota.smith@latimes.com, "Dillon, Liam" <Liam.Dillon@latimes.com>, jeanne.min@lacity.org

Thanks for all the excellent Advocates over the last 30 Days who handled the Rent Freeze and Eviction Moratorium. Our Leaders need to focus on the Next Fights: Annual Rental Adjustment; Removal of Natural Gas Service; New Rules for Roommates and Household Pets; and Use of the Emergency Resolution to destroy the Protections of Costa/Hawkins and AB 1482 ? We still Need a Apartment Industry Summit with AOA; CAA; and Southern Cities; AAGLA and BizFed and VICA. We need Leaders from Inglewood; Santa Monica; and West Hollywood and Pasadena.

Happy St Patrick Day Michael Millman 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: LA City Eviction Suspension is Dead.

From: Michael Millman <michaelmillman@gmail.com>

Date: 3/5/2025, 7:25 AM

To: Daniel Yukelson <dan@aagla.org>, Meg Sullivan <megolicious1@gmail.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, Fred Sutton <fsutton@caanet.org>, Jeff Faller <jeff@aoausa.com>, Jacob Burman <Jacob.Burman@lacity.org>, Ari Chazanas <ari@lotusproperties.com>, CHERYL TURNER <turnerlaw7@cs.com>, janette.monfared@marcusmillichap.com, Arnie Corlin <ACorlin@aol.com>, Matt Williams <matt@williamsrea.com>, MATHEW MILLEN <matmillen@msn.com>, kevin.brunke@lacity.org, Debra Carlton <dcarlton@caanet.org>, Marie Rumsey <marie.rumsey@lacity.org>, Mark Sokol <mark@mphotel.com>, Jan Perry <jancperry@icloud.com>, Scott Mayers <:sscottmayersphd@gmail.com>, Bill Dawson <bill@sdrsm.com>, "bob.tamkin" <bob.tamkin@mosscompany.com>, Giacomo Valentini <giacomo.valentini@gmail.com>, David Englin <david.englin@bizfed.org>, dakota.smith@latimes.com, "Dillon, Liam" <Liam.Dillon@latimes.com>, jeanne.min@lacity.org

Thanks for all the excellent Advocates over the last 30 Days who handled the Rent Freeze and Eviction Moratorium. Our Leaders need to focus on the Next Fights: Annual Rental Adjustment; Removal of Natural Gas Service; New Rules for Roommates and Household Pets; and Use of the Emergency Resolution to destroy the Protections of Costa/Hawkins and AB 1482 ? We still Need a Apartment Industry Summit with AOA; CAA; and Southern Cities; AAGLA and BizFed and VICA. We need Leaders from Inglewood; Santa Monica; and West Hollywood and Pasadena.

Happy St Patrick Day Michael Millman 310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Re: LA City Eviction Suspension is Dead.
From: Kevin Brunke <kevin.brunke@lacity.org>
Date: 3/5/2025, 9:51 PM
To: Michael Millman <michaelmillman@gmail.com>

Thank you Michael. Confirming receipt.

On Wed, Mar 5, 2025 at 7:25 AM Michael Millman <michaelmillman@gmail.com> wrote:

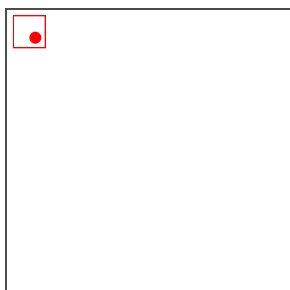
Thanks for all the excellent Advocates over the last 30 Days who handled the Rent Freeze and Eviction Moratorium. Our Leaders need to focus on the Next Fights: Annual Rental Adjustment; Removal of Natural Gas Service; New Rules for Roommates and Household Pets; and Use of the Emergency Resolution to destroy the Protections of Costa/Hawkins and AB 1482 ? We still Need a Apartment Industry Summit with AOA; CAA; and Southern Cities; AAGLA and BizFed and VICA. We need Leaders from Inglewood; Santa Monica; and West Hollywood and Pasadena.

Happy St Patrick Day Michael Millman 310 431 6574

--

Michael Millman/ Attorney
T.310 477 1201
F.310 477 0260
PO Box 64637
WLA Cal 90064

--



Kevin Brunke | [Senior Legislative Deputy](#)

Office of Councilwoman Traci Park • **11th District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 473-7011 [TEL](#) | (213) 887-5863 [CELL](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be

subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: Re: Major Remodel Moratorium

From: familysleuth2001 <familysleuth2001@yahoo.com>

Date: 3/5/2025, 5:56 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.mcosker@lacity.org,
Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Please do not vote in favor of a major remodel moratorium.

Landlords who have older buildings will be barred from making affordable repairs to major system failures, should these repairs be needed.

Through continued use, any system can suddenly fail, for many reasons.

Do not bankrupt small landlords by making such large repairs, completely unaffordable.

In a world where we are dealing with insurance rates that are already increasing by leaps and bounds, at this time, and the County may have to increase property tax rates, to attract new firefighters and police with higher pay rates - one major repair could bankrupt us, if we have to deal with the added expense of supporting Tenants through a major repair, to the building.

Please vote Against the Major Remodel Moratorium.

We **small landlords**, need to have at least, the freedom to use our savings for repairs, if the worst happens to a residential building.

Trying to afford to stay in business,

Sincerely Yours,

Kathy Killgore

Sent from my Galaxy

Subject: VOTE NO This ordinance hurts landlords and tenants

From: Marivel Kuentler <marivelrealestate@gmail.com>

Date: 3/5/2025, 5:27 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Not only is this an overstep and an intrusion to property owners rights but ... it's close to putting a lot of landlords out of business.

This ordinance is extremely harmful to existing renters and rental housing providers, especially mom-and-pop owners. Substantial remodels are necessary for major system repairs or replacement and/or hazardous material removal. These major repairs cannot wait until June or August to be addressed. They must be fixed immediately or will force owners to sell their properties "as is" for demolition only to likely be replaced with luxury housing. Further, this moratorium will force renters to live in properties needing major repairs or lose their housing to demolition. **This substantial remodel moratorium is a LOSE-LOSE for renters and rental housing providers.**

Please **VOTE NO** and stop the insanity!

Marivel Costanza

LA resident and small mom and pop rental provider

Subject: NO on a Substantial Remodel moratorium.

From: Gregg Zuckerman <accountingassistant@bigbands.com>

Date: 3/6/2025, 2:09 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Voting No on this measure.

Thank you,

Gregg Zuckerman, Accounting Assistant

accountingassistant@bigbands.com

(818) 784-8211

Horace Heidt Estates
14155 Magnolia Boulevard
Sherman Oaks, CA 91423

Subject: NO on a Substantial Remodel moratorium.

From: Doreen Alexander <doreen@bigbands.com>

Date: 3/6/2025, 2:08 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriquez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Voting No on this measure

Kind Regards,

Doreen Alexander

Subject: Oppose the Substantial Remodel Moratorium

From: Jim McKenna <macbrbnk@gmail.com>

Date: 3/6/2025, 4:23 PM

To: councilmember.blumenfield@lacity.org, Councilmember Nithya Raman <contactCD4@lacity.org>, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

REASONS TO OPPOSE

- **Harms Both Housing Providers and Tenants**

This ordinance is extremely harmful to existing renters and rental housing providers, especially mom-and-pop owners. Substantial remodels are necessary for major system repairs or replacement and/or hazardous material removal. These major repairs cannot wait until June or August to be addressed. They must be fixed immediately or will force owners to sell their properties “as is” for demolition only to likely be replaced with luxury housing. Further, this moratorium will force renters to live in properties needing major repairs or lose their housing to demolition. **This substantial remodel moratorium is a LOSE-LOSE for renters and rental housing providers.**

- **There’s No Urgency**

This ordinance is not urgent as the original motion from Council Member Bob Blumenfield has waited in committee for more than 4 months already (since October 2025). To force property owners that have already taken out loans, paid for permits and issued proper notice to stop work now is irresponsible and an abuse of the City’s power. The amendment by Council

Member Jurado is extreme and unreasonable.

- **City Data PROVES That There is NO Rampant Misuse of Substantial Remodels**

This ordinance has DATA from the City proving that there are NO rampant “renovictions” occurring in the City and that a moratorium is NOT needed. At the Housing and

Homelessness Committee meeting on February 19th, the LAHD testified **that** only 98 substantial remodel evictions have occurred since January 2023, which is less than 4 per month and only 2 in 2025. Compared to 350,000 households that rent in properties that are not covered by the rent stabilization ordinance in the City of Los Angeles (according to Economic Roundtable’s 2024 report). Council Members Yaroslavsky and Blumenfield are Chair and Vice Chair of the Budget and Finance Committee, respectively. As such, they should know to rely on **VERIFIABLE DATA** from the City as a neutral party to make decisions, not on **unverified stories by activists** that want to destroy rental housing ownership.

- **Conduct a Study WITHOUT a Moratorium**

This ordinance is unnecessary as the City can proceed with a study as to whether it wants to eliminate substantial remodels as a No-Fault cause without it. Council Member Bob Blumenfield claims that the freeze is needed to conduct a study. This is a false claim as the City can do a study with or without a moratorium and has already had 4 months in which they could have done so. **If a study is desired, then this motion should be substituted in its entirety for directions to LAHD to conduct a thorough study with outreach to rental housing providers.**

- **STOP Using the “Renoviction” Hoax to FALSELY VILLIFY Housing Providers**

This ordinance is being pushed forward as a vanity project by certain City Council Members that cannot admit they have bought into the “Renoviction” Hoax despite clear and convincing DATA. Instead, they want to believe unverified stories to strip rental housing providers of their right to conduct needed major system repairs. LAHD’s data shows no need for this ordinance NOR for any removal of substantial remodels as a No-Fault eviction as no widespread “misuse” is occurring. When will the City Council stop abusing rental housing providers based on fearmongering by extremists determined to destroy private property rights?

James McKenna

Los Angeles, 90017

Subject: Please NO on remodel moratorium

From: Rennie Gabriel <renniegabriel@gmail.com>

Date: 3/6/2025, 2:53 PM

To: Eunisses Hernandez <Councilmember.Hernandez@lacity.org>,
<councilmember.blumenfield@lacity.org>, <contactCD4@lacity.org>,
<councilmember.yaroslavsky@lacity.org>, <councilmember.padilla@lacity.org>,
<councilmember.rodriquez@lacity.org>, <councilmember.harris-dawson@lacity.org>,
<councilmember.price@lacity.org>, <cd10@lacity.org>, <councilmember.park@lacity.org>,
<councilmember.Lee@lacity.org>, <councilmember.soto-martinez@lacity.org>,
<councilmember.mcosker@lacity.org>, <Councilmember.Nazarian@lacity.org>,
<Councilmember.Jurado@lacity.org>, <advocacy@aagla.org>

CC: Jenn Frederick <jennifer.valleyvintage@gmail.com>

Dear Council members:

State law under Senate Bill 567 already provides for major system repairs and/or hazardous materials removal and specifically exclude cosmetic updates. There is NO justification for this moratorium and no facts of tenants being unfairly removed.

It is nothing more than a continual assault on the rights of housing providers to maintain their properties and keep tenants safe from hazardous conditions.

Please vote NO on a remodel moratorium.

Rennie Gabriel
small property owner

818-298-7555

Subject: Re: Substantial Remodel Moratorium - Item 18 on Friday's City Council Agenda

From: Kevin Brunke <kevin.brunke@lacity.org>

Date: 3/6/2025, 9:59 PM

To: Janet Gagnon <janet@aagla.org>

Thanks Janet. Confirming receipt.

On Thu, Mar 6, 2025 at 1:01 PM Janet Gagnon <janet@aagla.org> wrote:

Dear Hon. Council President and Members of the Los Angeles City Council,

Attached please find a formal comment letter from the Apartment Association of Greater Los Angeles (AAGLA). We represent more than 10,000 rental housing providers throughout Los Angeles, Ventura and San Bernardino counties, including many in the City of Los Angeles. More than 80% of our members are mom-and-pop owners with 20 or fewer units providing needed distributed affordable housing, so that renters can live where they work and attend school.

The attached letter provides additional information on this issue as well as important impacts that it will have on the ability of our members to remain as affordable housing providers in the City.

We believe that this substantial remodel moratorium will cause extreme harm to rental housing providers and renters. As such, we urge you to vote NO. The City is already well able to instruct LAHD to conduct an in-depth study without this moratorium, so that additional **verified data** can be brought forward on this subject.

Thank you for your consideration.

Sincerely,

Janet



Janet M. Gagnon, Esq.

Chief Corporate Affairs Officer &

Senior Vice President, Government Affairs & External Relations

Apartment Association of Greater Los Angeles

621 South Westmoreland Avenue

Los Angeles, California 90005

t: 213/384-4131 ext 309 | f: 888/384-4131 | janet@aagla.org

www.aagla.org

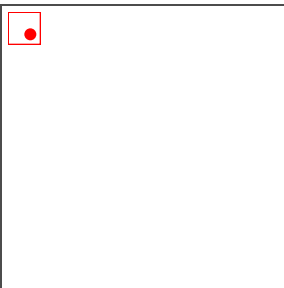
[Twitter](#) | [Facebook](#) | [LinkedIn](#)

The Voice of Multifamily Housing Since 1917 ©

“Let not any one pacify his conscience by the delusion that he can do no harm if he takes no part, and forms no opinion. Bad men need nothing more to compass their ends, than that good men should look on and do nothing. He is not a good man who, without a protest, allows wrong to be committed in his name, and with the means which he helps to supply, because he will not trouble himself to use his mind on the subject.”

John Stuart Mill - 1867

--



Kevin Brunke | Senior Legislative Deputy

Office of Councilwoman Traci Park * 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 473-7011 TEL | (213) 887-5863 CELL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be

subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: Substantial Remodel Moratorium - Item 18 on Friday's City Council Agenda

From: Janet Gagnon <janet@aagla.org>

Date: 3/6/2025, 1:01 PM

To: "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "Councilmember.Hernandez@lacity.org" <Councilmember.Hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "Councilmember.Blumenfield@lacity.org" <Councilmember.Blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "Councilmember.Rodriguez@lacity.org" <Councilmember.Rodriguez@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "Councilmember.Lee@lacity.org" <Councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>

CC: "belem.lamas@lacity.org" <belem.lamas@lacity.org>, Semee Park <semeepark@lacity.org>, "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, Alexis Wesson <alexis.wesson@lacity.org>, "armida.reyes@lacity.org" <armida.reyes@lacity.org>, "Rebecca A. Rasmussen" <rebecca.a.rasmussen@lacity.org>, Osvaldo Ramirez <osvaldo.ramirez@lacity.org>, Sean Starkey <sean.starkey@lacity.org>, "Kevin Brunke" <kevin.brunke@lacity.org>, Alexander Morales <alexander.morales@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, "kate.pynoos@lacity.org" <kate.pynoos@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, Daniel Yukelson <dan@aagla.org>, David Kaishchyan <david@aagla.org>, Jesus Rojas-Olmos <jesus@aagla.org>

Dear Hon. Council President and Members of the Los Angeles City Council,

Attached please find a formal comment letter from the Apartment Association of Greater Los Angeles (AAGLA). We represent more than 10,000 rental housing providers throughout Los Angeles, Ventura and San Bernardino counties, including many in the City of Los Angeles. More than 80% of our members are mom-and-pop owners with 20 or fewer units providing needed distributed affordable housing, so that renters can live where they work and attend school.

The attached letter provides additional information on this issue as well as important impacts that it will have on the ability of our members to remain as affordable housing providers in the City.

We believe that this substantial remodel moratorium will cause extreme harm to rental housing providers and renters. As such, we urge you to vote NO. The City is already well able to instruct LAHD to conduct an in-depth study without this moratorium, so that additional **verified data** can be brought forward on this subject.

Thank you for your consideration.

Sincerely,

Janet



Janet M. Gagnon, Esq.
Chief Corporate Affairs Officer &
Senior Vice President, Government Affairs & External Relations
Apartment Association of Greater Los Angeles
621 South Westmoreland Avenue
Los Angeles, California 90005
t: 213/384-4131 ext 309 | f: 888/384-4131 | janet@aagla.org
www.aagla.org
[Twitter](#) | [Facebook](#) | [LinkedIn](#)
The Voice of Multifamily Housing Since 1917 ©

“Let not any one pacify his conscience by the delusion that he can do no harm if he takes no part, and forms no opinion. Bad men need nothing more to compass their ends, than that good men should look on and do nothing. He is not a good man who, without a protest, allows wrong to be committed in his name, and with the means which he helps to supply, because he will not trouble himself to use his mind on the subject.”

John Stuart Mill - 1867

— Attachments: —

AAGLA Letter re Substantial Remodel Moratorium-03062025.pdf

202 KB

Subject: Substantial Remodel Moratorium - Item 18 on Friday's City Council Agenda

From: Janet Gagnon <janet@aagla.org>

Date: 3/6/2025, 1:01 PM

To: "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "Councilmember.Hernandez@lacity.org" <Councilmember.Hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "Councilmember.Blumenfield@lacity.org" <Councilmember.Blumenfield@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "Councilmember.Rodriguez@lacity.org" <Councilmember.Rodriguez@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "Councilmember.Lee@lacity.org" <Councilmember.Lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
CC: "belem.lamas@lacity.org" <belem.lamas@lacity.org>, Semee Park <semeepark@lacity.org>, "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, Alexis Wesson <alexis.wesson@lacity.org>, "armida.reyes@lacity.org" <armida.reyes@lacity.org>, "Rebecca A. Rasmussen" <rebecca.a.rasmussen@lacity.org>, Osvaldo Ramirez <osvaldo.ramirez@lacity.org>, Sean Starkey <sean.starkey@lacity.org>, "Kevin Brunke" <kevin.brunke@lacity.org>, Alexander Morales <alexander.morales@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, "kate.pynoos@lacity.org" <kate.pynoos@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, Daniel Yukelson <dan@aagla.org>, David Kaishchyan <david@aagla.org>, Jesus Rojas-Olmos <jesus@aagla.org>

Dear Hon. Council President and Members of the Los Angeles City Council,

Attached please find a formal comment letter from the Apartment Association of Greater Los Angeles (AAGLA). We represent more than 10,000 rental housing providers throughout Los Angeles, Ventura and San Bernardino counties, including many in the City of Los Angeles. More than 80% of our members are mom-and-pop owners with 20 or fewer units providing needed distributed affordable housing, so that renters can live where they work and attend school.

The attached letter provides additional information on this issue as well as important impacts that it will have on the ability of our members to remain as affordable housing providers in the City.

We believe that this substantial remodel moratorium will cause extreme harm to rental housing providers and renters. As such, we urge you to vote NO. The City is already well able to instruct LAHD to conduct an in-depth study without this moratorium, so that additional **verified data** can be brought forward on this subject.

Thank you for your consideration.

Sincerely,

Janet



Janet M. Gagnon, Esq.

Chief Corporate Affairs Officer &

Senior Vice President, Government Affairs & External Relations

Apartment Association of Greater Los Angeles

621 South Westmoreland Avenue

Los Angeles, California 90005

t: 213/384-4131 ext 309 | f: 888/384-4131 | janet@aagla.org

www.aagla.org

[Twitter](#) | [Facebook](#) | [LinkedIn](#)

The Voice of Multifamily Housing Since 1917 ©

“Let not any one pacify his conscience by the delusion that he can do no harm if he takes no part, and forms no opinion. Bad men need nothing more to compass their ends, than that good men should look on and do nothing. He is not a good man who, without a protest, allows wrong to be committed in his name, and with the means which he helps to supply, because he will not trouble himself to use his mind on the subject.”

John Stuart Mill - 1867

— Attachments: —

AAGLA Letter re Substantial Remodel Moratorium-03062025.pdf

202 KB

Subject: Thank you for your email. Re: Substantial Remodel Moratorium - Item 18 on Friday's City Council Agenda
From: "Councilmember Park" <councilmember.park@lacity.org>
Date: 3/6/2025, 1:01 PM
To: janet@aagla.org

Greetings,

Thank you for contacting my office. It is my honor to represent the 11th District, and I appreciate your feedback.

Currently, my entire team is involved in the relief efforts in response to the Palisades Fire. Please [click on the link to review the CAL FIRE](#) website's page on the ongoing incident. If you are in an area impacted by an evacuation order, please leave the area immediately.

Due to our engagement, and subject to the requirements we face as City employees due to the Mayor's declaration of a state of emergency, some appointments and responses may be rescheduled or deferred. Additionally, due to a tremendous volume of emails, I cannot personally respond to every individual message, but your inquiry will be forwarded to the appropriate member of my team.

Please visit our website and sign up for our newsletter to stay informed: <https://councildistrict11.lacity.gov>

Press Inquiries

If you are a member of the press and this is a media inquiry, please contact Communications Deputy Jonathan Davila at jonathan.davila@lacity.org and Communications Director Pete Brown at pete.brown@lacity.org to ensure a timely response.

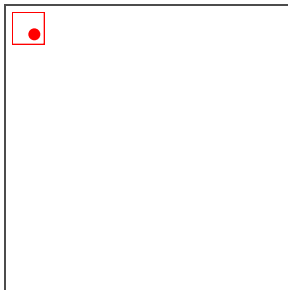
Please feel free to contact my **Westchester District Office** at any time at **(310) 568-8772**. We are at your service and here to help! Please stay safe.

With kind regards,

TRACI PARK

Councilwoman, 11th District
City of Los Angeles

--



TRACI PARK

Councilwoman ★ **11th District**

LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012

(213) 473-7011 TEL | [11th District Website](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

Subject: Vote NO on a Substantial Remodel moratorium.

From: Nikki Amiri <nikki@bigbands.com>

Date: 3/6/2025, 1:53 PM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

We are Voting No on this Substantial Remodel Moratorium.

IT seems as though the city just wants to impose all kinds of Moratoriums on the housing industry every month, small moms and pops businesses can't afford to stay in business.

Best,

Nikki Amiri

Haleakala Apartments

Property Manager

14227 Magnolia Blvd. (office)

Sherman Oaks, CA 91423

[☎ 818.784.8212](tel:818.784.8212)

[Cell: 818.730.5735](tel:818.730.5735)

nikki@bigbands.com

Subject: Vote NO on Substantial Remodel Moratorium-Stop the Unrelenting Attacks on Landlords – We Are Housing Providers, Not Scapegoats

From: Alya Lucas <alyalucas1@gmail.com>

Date: 3/6/2025, 6:53 AM

To: councilmember.hernandez@lacity.org, councilmember.price@lacity.org, councilmember.rodriquez@lacity.org, blumenfield <Councilmember.Blumenfield@lacity.org>, councilmember.harris-dawson@lacity.org, councilmember.mcosker@lacity.org, councilmember.padilla@lacity.org, councilmember.park@lacity.org, contactCD4@lacity.org, Councilmember.Lee@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.soto-martinez@lacity.org, cd10@lacity.org

CC: advocacy@aagla.org, Daniel Yukelson <dan@aagla.org>, Martin Ensburry <martin@lyonstahl.com>

Dear Honorable Councilpersons,

I am writing to urge you to vote NO on the Substantial Remodel Moratorium this Friday and to reconsider the relentless wave of anti-landlord policies that continue to devastate housing providers.

Landlords are an essential part of the housing solution, yet we are being systematically targeted with restrictions, rising costs, and regulations that strip us of our ability to operate. This moratorium is just another short-sighted, poorly written, and harmful proposal that will cause lasting damage to the rental market.

Why You Must Vote NO on the Substantial Remodel Moratorium:

*It discourages investment in rental housing – If landlords cannot make substantial renovations, properties will deteriorate, leading to a declining rental stock and worse living conditions.

*It reduces available housing and worsens the rental crisis – Many properties require upgrades before they can be rented. This policy forces landlords to keep uninhabitable units off the market instead of responsibly renovating them.

*It creates financial hardship for property owners – We are already burdened by skyrocketing insurance costs (10x increase), interest rates (more than doubled), labor/material costs (doubled), and utilities (skyrocketing). Now, we are being told we cannot even improve our properties to offset these costs.

*It disproportionately harms small landlords – Unlike large corporate entities, individual property owners rely on rental income to cover mortgages, maintenance, and expenses. This moratorium makes it impossible for small landlords to survive, pushing them out of the market entirely.

*It is another overreach into private property rights – The city is continuously stripping landlords of their rights while expecting us to shoulder every financial burden. This moratorium would remove our fundamental ability to maintain and upgrade our own investments.

Relentless Attack on Landlords:

This moratorium is just the latest in a string of policies that punish landlords instead of addressing the

real issues driving housing instability:

COVID-19 policies forced landlords to provide free housing for years – Many of us never recovered financially from policies that encouraged fraud, theft, and abuse.

The homelessness crisis is NOT a housing crisis – It is a mental health, addiction, and societal breakdown crisis. Landlords cannot continue to be blamed for deeper systemic failures.

The city's anti-landlord stance is driving housing out of reach – With constant regulatory attacks, landlords are forced to sell or remove rental units from the market, worsening the affordability crisis.

We Are Housing Providers, Not Scapegoats

We are happy to be part of the solution, but we will not continue to be the city's financial punching bag. Landlords must be able to:

1. Manage our properties without excessive government interference
2. Make necessary renovations and upgrades to maintain safe housing
3. Operate fairly in an environment that recognizes economic realities

I urge you to vote NO on Friday and *instead work with housing providers to create balanced, effective policies that encourage rental investment, not destroy it.*

Thank you for your time and consideration. I welcome further discussion on this urgent issue.

Sincerely,

Alya Lucas, M.A., Broker

REAL ESTATE CONNECTION.co

3812 Sepulveda Blvd. #540

Torrance, CA 90505

310.378.1557 EXT. 104

310.378.0545 FAX



This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any discrimination, distribution or copying of this communication is strictly prohibited. If you received this communication in

error, please notify me immediately. All real estate terms, conditions, and amounts mentioned herein are non-binding. All parties understand and acknowledge that sender is not qualified to provide and has not been contracted to provide legal, financial or tax advice and that any such advise must be obtained from their attorney, accountant or tax professional.

Do not conform to the pattern of this world, but be transformed by the renewing of your mind. Then you will be able to test and approve what God's will is—his good, pleasing and perfect will. Romans 12:2

On Wed, Mar 5, 2025 at 2:00 AM Alya Lucas <alyalucas1@gmail.com> wrote:

Dear Honorable Councilmembers,

I am writing to urge you to **oppose the proposed Substantial Remodel Moratorium** on March 5th. This ordinance is not only unnecessary, but it **punishes responsible rental housing providers**, particularly small, independent landlords, while ultimately reducing the availability of affordable housing in Los Angeles.

Substantial remodels are **not luxury upgrades**—they are **critical system repairs and hazardous material removals** that ensure tenants have safe, habitable housing. **Blocking necessary repairs for six months will only lead to deteriorating housing stock, increased safety risks, and force landlords to sell their properties "as is"—leading to demolitions and redevelopment into high-end housing.**

Here's Why You Should Vote NO on the Moratorium:

1. This is a Solution in Search of a Problem

- The Los Angeles Housing Department's (LAHD) own data proves there is no **widespread "renoviction" crisis**. Since January 2023, only **98 substantial remodel evictions** have been recorded—an **average of fewer than 4 per month across a city of millions**.
- In 2025, only **two cases have been reported**—hardly evidence of mass displacement.

2. The Moratorium Harms Small Landlords the Most

- **Mom-and-pop rental owners are already struggling with rising costs, property taxes, and burdensome regulations.**

- Many landlords rely on **properly maintaining their properties to remain in business**—this ordinance will force them to sell, further **shrinking the affordable rental market**.

3. The Policy Will Backfire—Fewer Affordable Rentals, More Luxury Development

- If landlords cannot complete necessary repairs, they will be forced to sell to developers.
- These properties will **not remain affordable rentals**—they will be **demolished and replaced with luxury housing**, directly contradicting the goal of protecting renters.

4. The City Can Conduct a Study Without a Moratorium

- The Council claims the freeze is needed for research, yet **the city has already had four months to conduct a study and has failed to produce data justifying this policy**.
- There is **no need to punish landlords** while the city decides whether to eliminate substantial remodels as a no-fault eviction category.

5. This is Political Theater, Not Sound Housing Policy

- The **HOAX of widespread “renovictions”** has been disproven by LAHD’s own data.
- This ordinance **does nothing to address real housing challenges**—instead, it unfairly targets small housing providers who are critical to LA’s rental market.

Councilmembers, It’s Time to Support Housing Providers for Once

Small landlords have borne the brunt of policy after policy that limits their ability to maintain and provide housing. We are not the problem—we are part of the solution. **Punishing responsible housing providers only makes it harder to keep rental units safe, habitable, and affordable.**

I strongly urge you to **vote NO on the Substantial Remodel Moratorium** and instead focus on **real solutions** that protect both renters and the housing providers who make their homes possible.

Sincerely,

Alya Lucas, M.A., Broker
[REAL ESTATE CONNECTION.CO](http://REAL-ESTATE-CONNECTION.CO)
3812 Sepulveda Blvd. #540
Torrance, CA 90505
310.378.1557 EXT. 104
310.378.0545 FAX



This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any discrimination, distribution or copying of this communication is strictly prohibited. If you received this communication in error, please notify me immediately. All real estate terms, conditions, and amounts mentioned herein are non-binding. All parties understand and acknowledge that sender is not qualified to provide and has not been contracted to provide legal, financial or tax advice and that any such advise must be obtained from their attorney, accountant or tax professional.

Do not conform to the pattern of this world, but be transformed by the renewing of your mind. Then you will be able to test and approve what God's will is—his good, pleasing and perfect will. Romans 12:2

Subject: Prefab homes

From: "Horace Heidt, Jr." <horaceh@bigbands.com>

Date: 3/7/2025, 9:54 AM

To: councilmember.blumenfield@lacity.org, Nithya Raman <contactCD4@lacity.org>, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, "Councilmember John S. Lee" <councilmember.Lee@lacity.org>, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear City Council Member,

Prefabricated Homes: A Smart Solution for Rebuilding After the Palisades & Eaton Fires

In the wake of the devastating Palisades and Eaton fires, rebuilding quickly and efficiently is a top priority. Prefabricated homes offer a practical solution, providing high-quality, cost-effective housing in a fraction of the time required for traditional construction. These homes are built off-site, then transported and assembled on location, reducing labor costs and delays. With modern designs, energy efficiency, and durability, prefabricated homes can help fire victims rebuild stronger and faster. By embracing this innovative approach, affected communities can recover more quickly and create resilient neighborhoods for the future.

Best,

Horace H. Heidt

President

[Horace Heidt Agency, Co. Inc.](#)

(818) 784-8211 Company Main

horaceh@bigbands.com

[Horace Heidt Sr YouTube Channel](#)

[Horace Heidt Estates](#)

Subject: Vote No on a Substantial Remodel moratorium.

From: "Horace Heidt, Jr." <horaceh@bigbands.com>

Date: 3/7/2025, 9:41 AM

To: councilmember.blumenfield@lacity.org, Nithya Raman <contactCD4@lacity.org>, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org, "Councilmember John S. Lee" <councilmember.Lee@lacity.org>, councilmember.soto-martinez@lacity.org, councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org, Councilmember.Jurado@lacity.org, advocacy@aagla.org

This ordinance is extremely harmful to existing renters and rental housing providers, especially mom-and-pop owners.

Best,

Horace H. Heidt

President

[Horace Heidt Agency, Co. Inc.](#)

(818) 784-8211 Company Main

horaceh@bigbands.com

[Horace Heidt Sr YouTube Channel](#)

[Horace Heidt Estates](#)

Subject: CPRA request

From: jordanpvale <jordanpvale@proton.me>

Date: 3/9/2025, 4:41 PM

To: "traci.park@lacity.org" <traci.park@lacity.org>, "jacob.burman@lacity.org" <jacob.burman@lacity.org>, "star.parsamyan@lacity.org" <star.parsamyan@lacity.org>, "bethelwel.Wilson@lacity.org" <bethelwel.Wilson@lacity.org>, "frank.mateljan@lacity.org" <frank.mateljan@lacity.org>

CC: "itacpracoordinator@lacity.org" <itacpracoordinator@lacity.org>

Dear Councilmember Park, Mr. Burman, Ms. Parsamyan and Mr. Wilson,

I am writing to request access to records in possession or control of Councilmember Traci Park for the purposes of inspection and copying pursuant to the California Public Records Act, California Government Code § 7920.000 et seq. ("CPRA"), and Article I, § 3(b) of the California Constitution. The specific records I seek to inspect and copy are as follows:

1. All communications, documents and/or records created between November 20, 2022 and the present related to the Apartment Association of Greater Los Angeles (AAGLA) (including, but not limited to: emails and text messages from any account Councilmember Park or her staff uses to conduct public business, notes, social media posts, handwritings, photographs, computer data, or any other form of correspondence regarding the Apartment Association of Greater Los Angeles; and
2. All communications and/or records in possession or control of Councilmember Park that contain any of the following words (using a case-independent search):
 - Apartment Association of Greater Los Angeles
 - AAGLA

If you contend that any portion of the records requested is exempt from disclosure by express provisions of law, Government Code § 7922.525(b) requires segregation and redaction of that material in order that the remainder of the records may be released.

If you contend that any express provision of law exists to exempt from disclosure all or a portion of the records I have requested, Government Code § 7922.535(a) requires that you notify me of the reasons for the determination not later than 10 days from your receipt of this request.

Government Code sections 7922.500 & 7922.540(a) require that any response to this request that includes a determination that the request is denied, in whole or in part, must be in writing and include the name and title of the person(s) responsible for the City's response.

Government Code section 7922.500 prohibits the use of the 10-day period, or any provisions of the CPRA or any other law, "to delay access for purposes of inspecting public records."

In responding to this request, please keep in mind that Article 1, § 3(b)(2) of the California Constitution expressly requires you to broadly construe all provisions that further the public's right of access, and to apply any limitations on access as narrowly as possible.

If I can provide any clarification that will help expedite your attention to my request, please contact me, pursuant to Government Code Section 7922.600, at this email address.

If I can provide any clarification that will help expedite your attention to my request, please contact me at this email address. I ask that you notify me of any duplication costs before you duplicate the records so that I may decide which records I want to be copied.

Thank you for your timely attention to this matter.

Sincerely,

Jordan Vale

Subject: CPRA request

From: jordanpvale <jordanpvale@proton.me>

Date: 3/9/2025, 4:41 PM

To: "traci.park@lacity.org" <traci.park@lacity.org>, "jacob.burman@lacity.org" <jacob.burman@lacity.org>, "star.parsamyan@lacity.org" <star.parsamyan@lacity.org>, "bethelwel.Wilson@lacity.org" <bethelwel.Wilson@lacity.org>, "frank.mateljan@lacity.org" <frank.mateljan@lacity.org>

CC: "itacpracoordinator@lacity.org" <itacpracoordinator@lacity.org>

Dear Councilmember Park, Mr. Burman, Ms. Parsamyan and Mr. Wilson,

I am writing to request access to records in possession or control of Councilmember Traci Park for the purposes of inspection and copying pursuant to the California Public Records Act, California Government Code § 7920.000 et seq. ("CPRA"), and Article I, § 3(b) of the California Constitution. The specific records I seek to inspect and copy are as follows:

1. All communications, documents and/or records created between November 20, 2022 and the present related to the Apartment Association of Greater Los Angeles (AAGLA) (including, but not limited to: emails and text messages from any account Councilmember Park or her staff uses to conduct public business, notes, social media posts, handwritings, photographs, computer data, or any other form of correspondence regarding the Apartment Association of Greater Los Angeles; and
2. All communications and/or records in possession or control of Councilmember Park that contain any of the following words (using a case-independent search):
 - Apartment Association of Greater Los Angeles
 - AAGLA

If you contend that any portion of the records requested is exempt from disclosure by express provisions of law, Government Code § 7922.525(b) requires segregation and redaction of that material in order that the remainder of the records may be released.

If you contend that any express provision of law exists to exempt from disclosure all or a portion of the records I have requested, Government Code § 7922.535(a) requires that you notify me of the reasons for the determination not later than 10 days from your receipt of this request.

Government Code sections 7922.500 & 7922.540(a) require that any response to this request that includes a determination that the request is denied, in whole or in part, must be in writing and include the name and title of the person(s) responsible for the City's response.

Government Code section 7922.500 prohibits the use of the 10-day period, or any provisions of the CPRA or any other law, "to delay access for purposes of inspecting public records."

In responding to this request, please keep in mind that Article 1, § 3(b)(2) of the California Constitution expressly requires you to broadly construe all provisions that further the public's right of access, and to apply any limitations on access as narrowly as possible.

If I can provide any clarification that will help expedite your attention to my request, please contact me, pursuant to Government Code Section 7922.600, at this email address.

If I can provide any clarification that will help expedite your attention to my request, please contact me at this email address. I ask that you notify me of any duplication costs before you duplicate the records so that I may decide which records I want to be copied.

Thank you for your timely attention to this matter.

Sincerely,

Jordan Vale

Subject: CPRA request

From: jordanpvale <jordanpvale@proton.me>

Date: 3/9/2025, 4:41 PM

To: "traci.park@lacity.org" <traci.park@lacity.org>, "jacob.burman@lacity.org" <jacob.burman@lacity.org>, "star.parsamyan@lacity.org" <star.parsamyan@lacity.org>, "bethelwel.Wilson@lacity.org" <bethelwel.Wilson@lacity.org>, "frank.mateljan@lacity.org" <frank.mateljan@lacity.org>

CC: "itacpracoordinator@lacity.org" <itacpracoordinator@lacity.org>

Dear Councilmember Park, Mr. Burman, Ms. Parsamyan and Mr. Wilson,

I am writing to request access to records in possession or control of Councilmember Traci Park for the purposes of inspection and copying pursuant to the California Public Records Act, California Government Code § 7920.000 et seq. ("CPRA"), and Article I, § 3(b) of the California Constitution. The specific records I seek to inspect and copy are as follows:

1. All communications, documents and/or records created between November 20, 2022 and the present related to the Apartment Association of Greater Los Angeles (AAGLA) (including, but not limited to: emails and text messages from any account Councilmember Park or her staff uses to conduct public business, notes, social media posts, handwritings, photographs, computer data, or any other form of correspondence regarding the Apartment Association of Greater Los Angeles; and
2. All communications and/or records in possession or control of Councilmember Park that contain any of the following words (using a case-independent search):
 - Apartment Association of Greater Los Angeles
 - AAGLA

If you contend that any portion of the records requested is exempt from disclosure by express provisions of law, Government Code § 7922.525(b) requires segregation and redaction of that material in order that the remainder of the records may be released.

If you contend that any express provision of law exists to exempt from disclosure all or a portion of the records I have requested, Government Code § 7922.535(a) requires that you notify me of the reasons for the determination not later than 10 days from your receipt of this request.

Government Code sections 7922.500 & 7922.540(a) require that any response to this request that includes a determination that the request is denied, in whole or in part, must be in writing and include the name and title of the person(s) responsible for the City's response.

Government Code section 7922.500 prohibits the use of the 10-day period, or any provisions of the CPRA or any other law, "to delay access for purposes of inspecting public records."

In responding to this request, please keep in mind that Article 1, § 3(b)(2) of the California Constitution expressly requires you to broadly construe all provisions that further the public's right of access, and to apply any limitations on access as narrowly as possible.

If I can provide any clarification that will help expedite your attention to my request, please contact me, pursuant to Government Code Section 7922.600, at this email address.

If I can provide any clarification that will help expedite your attention to my request, please contact me at this email address. I ask that you notify me of any duplication costs before you duplicate the records so that I may decide which records I want to be copied.

Thank you for your timely attention to this matter.

Sincerely,

Jordan Vale

Subject: Wild Fire Extra Benefits : FEMA Extends Benefits applications

From: Michael Millman <michaelmillman@gmail.com>

Date: 3/9/2025, 9:35 AM

To: "Khoury, Andrew" <andrew.khoury@latimes.com>, Andrea Conant <andrea.conant@lacity.org>, Debra Carlton <dcarlton@caanet.org>, Joshua Yeager <josh.yeager@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, "bob.tamkin" <bob.tamkin@mosscompany.com>, "Dillon, Liam" <Liam.Dillon@latimes.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, Jacob Burman <Jacob.Burman@lacity.org>, alexandra.leard@lacity.org, kevin.brunke@lacity.org, Meg Sullivan <megolicious1@gmail.com>, alexis.wesson@lacity.org, joanne.kim@lacity.org, erin.bromaghi@lacity.org, jeanne.min@lacity.org, Giacomo Valentini <giacomo.valentini@gmail.com>, Matt Williams <matt@williamsrea.com>, David Englin <david.englin@bizfed.org>, Daniel Yukelson <dan@aagla.org>, Joe Patel <joepatel26@aol.com>, Jeff Faller <jeff@aoausa.com>, dakota.smith@latimes.com, Arnie Corlin <ACorlin@aol.com>

The LA Times reports that FEMA has extended the Benefits for Tenants and workers affected by Wild Fires to end of March for applications.

Tenants may obtain funds from LAHD; FEMA and other programs.

No Need for Eviction protections. LAHD reports to have \$ 246 hundred Million Extra Cash ?? How many Fire affected Tenants live in LA ?

How many live in Inglewood; Compton; Long Beach or other Cities ?

No Restrictive Rent for Marina Del Rey Luxury Wealthy Tenants ?

The LA Times should do the Investigation ?

Good Luck Happy St Patrick Day Michael Millman

310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: Wild Fire Extra Benefits : FEMA Extends Benefits applications

From: Michael Millman <michaelmillman@gmail.com>

Date: 3/9/2025, 9:35 AM

To: "Khoury, Andrew" <andrew.khoury@latimes.com>, Andrea Conant <andrea.conant@lacity.org>, Debra Carlton <dcarlton@caanet.org>, Joshua Yeager <josh.yeager@lacity.org>, Lisa Hansen <lisa.hansen@lacity.org>, "bob.tamkin" <bob.tamkin@mosscompany.com>, "Dillon, Liam" <Liam.Dillon@latimes.com>, Danielle Elliot <d.elliott1@sbcglobal.net>, Jacob Burman <Jacob.Burman@lacity.org>, alexandra.leard@lacity.org, kevin.brunke@lacity.org, Meg Sullivan <megolicious1@gmail.com>, alexis.wesson@lacity.org, joanne.kim@lacity.org, erin.bromaghi@lacity.org, jeanne.min@lacity.org, Giacomo Valentini <giacomo.valentini@gmail.com>, Matt Williams <matt@williamsrea.com>, David Englin <david.englin@bizfed.org>, Daniel Yukelson <dan@aagla.org>, Joe Patel <joepatel26@aol.com>, Jeff Faller <jeff@aoausa.com>, dakota.smith@latimes.com, Arnie Corlin <ACorlin@aol.com>

The LA Times reports that FEMA has extended the Benefits for Tenants and workers affected by Wild Fires to end of March for applications.

Tenants may obtain funds from LAHD; FEMA and other programs.

No Need for Eviction protections. LAHD reports to have \$ 246 hundred Million Extra Cash ?? How many Fire affected Tenants live in LA ?

How many live in Inglewood; Compton; Long Beach or other Cities ?

No Restrictive Rent for Marina Del Rey Luxury Wealthy Tenants ?

The LA Times should do the Investigation ?

Good Luck Happy St Patrick Day Michael Millman

310 431 6574

--

Michael Millman/ Attorney

T.310 477 1201

F.310 477 0260

PO Box 64637

WLA Cal 90064

Subject: BIZFED OFFICIAL LETTER - Support for LA's Tourism Economy
From: Alec Mesropian <alec.mesropian@bizfed.org>
Date: 3/10/2025, 4:35 PM
To: undisclosed-recipients;;
BCC: star.parsamyan@lacity.org

Good afternoon Councilmembers,

Please see the attached official statement from the LA County Business Federation (BizFed LA) on supporting current issues critical to LA's tourism economy.

Thank you,

--

Alec Mesropian, Advocacy Manager
(818) 800-9928 - alec.mesropian@bizfed.org



Los Angeles County Business Federation

Strengthening the voice of business since 2008 by uniting 240 diverse business groups mobilizing 420,000 employers with 5 million employees

Make your voice heard—take our [annual Pulse Poll](#) and help shape BizFed's advocacy for the year!

|

— Attachments: —

BizFed_Hotel Industry_Support_031025.pdf

222 KB

Subject: BIZFED OFFICIAL LETTER - Support for LA's Tourism Economy
From: Alec Mesropian <alec.mesropian@bizfed.org>
Date: 3/10/2025, 4:35 PM
To: undisclosed-recipients;;
BCC: councilmember.park@lacity.org

Good afternoon Councilmembers,

Please see the attached official statement from the LA County Business Federation (BizFed LA) on supporting current issues critical to LA's tourism economy.

Thank you,

--

Alec Mesropian, Advocacy Manager
(818) 800-9928 - alec.mesropian@bizfed.org



Los Angeles County Business Federation

Strengthening the voice of business since 2008 by uniting 240 diverse business groups mobilizing 420,000 employers with 5 million employees

Make your voice heard—take our [annual Pulse Poll](#) and help shape BizFed's advocacy for the year!

|

— Attachments: —

BizFed_Hotel Industry_Support_031025.pdf

222 KB

Subject: Fwd: BIZFED OFFICIAL LETTER - Support for LA's Tourism Economy
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 3/10/2025, 4:58 PM
To: Grigor Choginyan <grigor.choginyan@lacity.org>

Please print for the CW's homework folder.

Thanks,

Star
Sent from my iPhone

Begin forwarded message:

From: Alec Mesropian <alec.mesropian@bizfed.org>
Date: March 10, 2025 at 4:36:00 PM PDT
To: undisclosed-recipients;;
Subject: BIZFED OFFICIAL LETTER - Support for LA's Tourism Economy

Good afternoon Councilmembers,

Please see the attached official statement from the LA County Business Federation (BizFed LA) on supporting current issues critical to LA's tourism economy.

Thank you,
--

Alec Mesropian, Advocacy Manager
(818) 800-9928 - alec.mesropian@bizfed.org



Los Angeles County Business Federation

Strengthening the voice of business since 2008 by uniting 240 diverse business groups mobilizing 420,000 employers with 5 million employees

Make your voice heard—take our [annual Pulse Poll](#) and help shape BizFed's advocacy for the year!

—Attachments:—

BizFed_Hotel Industry_Support_031025.pdf

222 KB

Subject: Fwd: BIZFED OFFICIAL LETTER - Support for LA's Tourism Economy
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 3/10/2025, 4:58 PM
To: Grigor Choginyan <grigor.choginyan@lacity.org>

Please print for the CW's homework folder.

Thanks,

Star
Sent from my iPhone

Begin forwarded message:

From: Alec Mesropian <alec.mesropian@bizfed.org>
Date: March 10, 2025 at 4:36:00 PM PDT
To: undisclosed-recipients;;
Subject: BIZFED OFFICIAL LETTER - Support for LA's Tourism Economy

Good afternoon Councilmembers,

Please see the attached official statement from the LA County Business Federation (BizFed LA) on supporting current issues critical to LA's tourism economy.

Thank you,
--

Alec Mesropian, Advocacy Manager
(818) 800-9928 - alec.mesropian@bizfed.org



Los Angeles County Business Federation

Strengthening the voice of business since 2008 by uniting 240 diverse business groups mobilizing 420,000 employers with 5 million employees

Make your voice heard—take our [annual Pulse Poll](#) and help shape BizFed's advocacy for the year!

—Attachments:—

BizFed_Hotel Industry_Support_031025.pdf

222 KB

From: Lillian Walker <luskwalker@gmail.com>

Date: 3/13/2025, 11:44 AM

To: councilmember.blumenfield@lacity.org, contactCD4@lacity.org,
councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org,
councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.price@lacity.org, cd10@lacity.org, councilmember.park@lacity.org,
councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org,
councilmember.mcosker@lacity.org, Councilmember.Nazarian@lacity.org,
Councilmember.Jurado@lacity.org, advocacy@aagla.org

Dear Council Members,

Please know considering how the devastating effects the wildfires in Malibu, the Palisades, Altadena and other neighboring cities and communities has had on the victims who resided in these areas and lost their home that consideration

However, to extend such on those landlords whose properties were

Subject: RE: Current Opportunities

From: "Hughes, Jonathan" <Jonathan.Hughes@providence.org>

Date: 3/14/2025, 9:32 AM

To: "Hughes, Jonathan" <Jonathan.Hughes@providence.org>

Happy Friday!

Please see below for a number of current opportunities. Perhaps one is a good fit for someone you know or even yourself. As always, be sure to check with the organization for the most updated information.

Some of you know I'm transitioning to a new opportunity myself, outside Providence. I plan to continue this distribution once I'm settled. If you prefer to not receive Current Opportunities emails, just let me know.

Cheers!

Jonathan

Jonathan T. Hughes, MBA

Government Affairs Director

Southern California

C (562) 448-4672



[BNSF Railway, Executive Director of Public Affairs](#)

[The California State University, Director, Federal Relations – Agency Engagement](#)

[Centene, Director, Government Relations](#)

[CGI, Director, Government Relations](#)

[Discord, Public Policy Advisor](#)

[Google, Government Affairs and Public Policy Manager, State and Local](#)

[Metropolitan Water District of Orange County, Public Affairs Manager \(Communications\)](#)

[Qcells North America, Director of State Policy and Government Relations](#)

[Riverside County Assessor, Marketing, Media, and Communications Coordinator](#)

[Signature Aviation, Government Relations Director \(Western Region\)](#)

[Southern California Association of Governments, Legislative Affairs Analyst](#)

[Takeda, Senior Manager, State Government and External Affairs](#)

[University of California, Los Angeles, Assistant Director, State Government Relations](#)

From: Hughes, Jonathan

Sent: Friday, February 14, 2025 4:42 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[California Life Sciences, Director, State Government Relations](#)

[CalOptima Health, Community Relations Specialist \(Bilingual\)](#)

[CALSTART, State Policy Director](#)

[City of Santa Ana Public Works Agency, Community Liaison](#)

[Low Income Investment Fund, EVP, Chief External Affairs Officer](#)

[Orange County Water District, Communications Specialist](#)

[Reyes Coca-Cola Bottling, Senior Director, Government Relations and Public Affairs](#)

[San Diego Gas & Electric, Public Affairs Manager](#)

[Tools for Humanity, Director of Government Relations & Policy, US & Canada](#)

From: Hughes, Jonathan

Sent: Friday, January 17, 2025 2:24 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[American Heart Association, State Government Relations Director](#)

[California School Boards Association, Public Affairs and Community Engagement Representative](#)

[Google, Director, Government Affairs and Public Policy Manager](#)

[Grubhub, Sr. Manager, Government Affairs – West](#)

[InnovAge, Sr. Director, Government Relations & External Affairs](#)

[League of California Cities, Regional Public Affairs Manager, Central Valley Division](#)

[Orange County Transportation Authority, Community Relations Specialist](#)

[Qualcomm, Director, Government Affairs – A.I.](#)

[Serve Robotics, Director, Government Affairs](#)

[VSP, Director of Government Affairs](#)

From: Hughes, Jonathan

Sent: Friday, December 13, 2024 4:31 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Alzheimer's Association, Director of State Affairs](#)

[Archer, Senior Manager, Government Affairs](#)

[Bloom Energy, California Government Affairs & Policy Leader](#)

[Disneyland Resort, Senior Manager, External Affairs](#)

[Golden State Water Company, Public Policy and Government Affairs Manager](#)

[InnovAge, Sr. Director, Government Relations & External Affairs](#)

[Mt. San Antonio College, Associate Vice President, External Affairs and Advancement](#)

[PepsiCo, Local Government Affairs Director](#)

[Prime Healthcare, Regional Vice President, Communications and Public Relations](#)

[Roblox, Manager, Public Policy and US State Strategy](#)

[San Bernardino County, Director of Legislative Affairs](#)

[Southern California Edison, Principal Manager of Public Affairs](#)

[University of California, Los Angeles, Extension, Assistant Dean, External Affairs](#)

From: Hughes, Jonathan

Sent: Friday, November 15, 2024 3:57 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Coalition for Community Solar Access, Director of Government Affairs](#)

[Code.org, Director of State Government Affairs, West Region](#)

[College Board, Senior Director, Policy](#)

[County of San Diego, Deputy Director, Economic Development & Government Affairs](#)

[Guardant Health, State Government Affairs Director](#)

[KABC, Vice President, Community Engagement & Development](#)

[Mindr, Senior Manager, Government Affairs](#)

[Niagara Bottling, Sr. Manager of Government Affairs](#)

[Snap, Inc., Senior Manager, US State Policy](#)

[Sutter Health, Senior Director, State Government Affairs](#)

[Tesla, Sr. Policy Advisor, West Coast](#)

[Verizon, Senior Manager, Government Relations](#)

From: Hughes, Jonathan
Sent: Friday, October 11, 2024 5:07 PM
To: Hughes, Jonathan <Jonathan.Hughes@providence.org>
Subject: RE: Current Opportunities

[Alnylam, Director, Government Relations](#)

[Biodegradable Products Institute, Policy Director](#)

[California Community Land Trust Network, Co-Director for Policy](#)

[E-Space, Director of Government Affairs](#)

[Impulse Space, Director of Government Affairs](#)

[League of California Cities, Regional Public Affairs Manager, Los Angeles Division](#)

[Los Angeles Dodgers, Director, Government & Community Affairs](#)

[Santa Clara Valley Water District \(Valley Water\), State Government Relations Executive](#)

[Scout Motors, Principal, State Government Affairs](#)

[SoFi, Director, Policy and Government Affairs](#)

[Southern California Edison, Government Relations Advisor](#)

[Transfr, Government Relations Manager](#)

[University of California, Irvine, Director of State & Local Government Relations](#)

Verizon, [Senior Manager, Regulatory and Government Affairs](#) and [Senior Director – State & Local Government Relations](#)

[Zillow, Public Affairs Director](#)

From: Hughes, Jonathan
Sent: Friday, September 13, 2024 5:31 PM
To: Hughes, Jonathan <Jonathan.Hughes@providence.org>
Subject: RE: Current Opportunities

[Adobe, Public Policy Manager](#)

[Bayer, Deputy Director State Local Government Affairs](#)

[Bryson Gillette, Director, Public Affairs](#)

[California Charter School Association, Vice President, Southern California Local Advocacy](#)

[Center for Environmental Health, Policy Advisor](#)

[Code.org, Senior Managing Director, Government Relations](#)

[Douglas Products, Government Affairs Director](#)

[First 5 Orange County, Community Outreach and Partnerships Manager](#)

[Goodwill Southern California, Senior Director, Public Grants and Partnerships](#)

[Long Beach Area Chamber of Commerce, Government Affairs Manager](#)

[Mesa Water District, Public Affairs Manager](#)

[Natcast, Manager, State and Local Government Affairs](#)

[OppFi, Government Relations and Public Affairs Manager](#)

[Pacific Life, Government & Policy Affairs Director](#)

[Pathward, Public Policy Associate IV](#)

[Snap, Inc., Senior Director, Policy Communications](#)

[SoCalGas, Public Affairs Manager](#)

From: Hughes, Jonathan

Sent: Friday, August 16, 2024 3:09 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[3M, Senior Manager Government Affairs](#)

[AbbVie/Allergan Aesthetics, Associate Director, Market Access, Health Policy, and Advocacy](#)

[Arcadia, Policy Manager](#)

[County of Orange, Public Information and Affairs Manager](#)

[Eastman, State Government Affairs Director – Western US](#)

[Goodwill of Orange County, Government and Public Affairs Manager](#)

[Mosaic, Director, Government Relations](#)

[Oklo, Director of Community and Local Government Relations](#)

[Orange County Business Council, Government Affairs Specialist](#)

[Orange County Department of Education, Chief of Staff](#)

[Solen Therapeutics, Manager/Sr. Manager, Government Affairs](#)

[Spring Health, Public Sector Partnerships Director](#)

[The Toy Association, Director, State Government Affairs – West](#)

[Webb Associates, Marketing Specialist/Manager](#)

[Zero to Three, Sr. Policy Advisor](#)

From: Hughes, Jonathan

Sent: Friday, July 19, 2024 4:38 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Amazon, Manager, Public Policy](#)

[Bezos Academy, Public Affairs Director](#)

[Bloom Energy, California Government Affairs & Policy Leader](#)

[The Children's Partnership, Health Care Policy Director and VP, Policy and Advocacy](#)

[Discord, Senior Manager, US State Public Policy](#)

[Google, Senior Government Affairs and Public Policy Manager](#)

[Instacart, Public Policy Manager](#)

[Samsara, Public Policy and Government Relations Manager - State and Local](#)

[Symetra, Sr. Manager Public Affairs](#)

[University of Southern California, Vice President of Health Government Relations](#)

From: Hughes, Jonathan

Sent: Friday, June 14, 2024 4:12 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Activate, Government Relations Director \(Federal\)](#)

[BSA | The Software Alliance, Senior Director, State Government Relations](#)

[CalOptima Health, Community Relations Specialist \(Vietnamese Bilingual\)](#)

[Coachella Valley Water District, Government Affairs Program Manager](#)

[Ford Motor Company, Manager, Policy Development](#)

[Irvine Company, Senior Director, Strategic Communications](#)

[MedImpact, Vice President, External Affairs](#)

[Southern California Edison, Government Relations Manager](#)

[Southern California Edison, State/Federal Agency Engagement, Senior Advisor](#)

[Verra Mobility, Manager, State and Local Government Relations](#)

From: Hughes, Jonathan

Sent: Friday, May 10, 2024 5:00 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[A.P. Moller-Maersk Group, Director, U.S. West Coast Public Affairs](#)

[Ardelyx, Director of Government Affairs](#)

[City of Anaheim, Communications Specialist II/Sr. Communications Specialist](#)

[Cityside Fiber, Director of Government Relations](#)

[Enterprise Community Partners, Senior Program Director, Policy](#)

[Kaiser Permanente, Manager, Government Relations](#)

[JPMorgan Chase & Co., State Government Relations Manager](#)

[Metropolitan Water District of Southern California, Public Affairs Representative II](#)

[Office of Governor Gavin Newsom, SoCal Regional Coordinator \(attached\)](#)

[Southern California Edison, Clean Energy Policy Advisor](#)

[TikTok, Public Policy Manager, AI Lead](#)

From: Hughes, Jonathan

Sent: Friday, April 12, 2024 4:22 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[California Association of Realtors, Government Affairs Field Representative \(two positions\)](#)

[California State University, Fullerton, Director of Local and Community Relations](#)

[CALSTART, Director, Public Affairs & Media Relations](#)

[Chapman University, Community Relations Coordinator](#)

[Coalition of Orange County Community Health Centers, Program Manager](#)

[Mesa Water District, Public Affairs Manager](#)

[Office of Senator Catherine Blakespear, District Representative](#)

[Orange County Power Authority, Director of Communications and External Affairs](#)

[Orange County Supervisor Vicente Sarmiento, Communications Advisor](#)

[Pacific Life, Head of State Government Affairs](#)

[San Diego Housing Commission, Director of Policy](#)

[Shipt, Director of State Government Affairs \(CA and West Region\)](#)

[St. Joseph Center, Vice President of External Affairs and Communications](#)

[U.S. Chamber of Commerce, Manager, Government Affairs, Western Region](#)

From: Hughes, Jonathan

Sent: Friday, March 15, 2024 4:13 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Adobe, Manager Government Relations](#)

[American Cancer Society, Philanthropy Director](#)

[American Heart Association, State Government Relations Director](#)

[Athens Services, Vice President of Government Affairs](#)

[Building Decarbonization Coalition, Government Affairs Manager](#)

[GitLab, Senior Director, Public Policy](#)

[Instacart, Government Affairs Manager II](#)

[Los Angeles Metro, Senior Director, Government Relations](#)

[Orange County Sanitation District, Senior Public Affairs Specialist](#)

[SoCalGas, Public Affairs Manager – Riverside](#)

[Synopsys, Sr. Manager – Government Affairs](#)

[TikTok, Public Policy Manager, State](#)

[University of California, Director of Federal Government Relations](#)

[Valet Living, Codes and Compliance Specialist](#)

[Welbe Health, Director, Government Affairs](#)

From: Hughes, Jonathan

Sent: Friday, February 23, 2024 5:20 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Green Dot Public Schools California, Director of Public Affairs and Compliance](#)

[Jewish Family Service LA, Senior Director of Policy and Government Relations](#)

[Netflix, Administrative Assistant, Public Policy](#)

[Orange County Fire Authority, Legislative Affairs Program Manager](#)

[Prologis, Director, Energy Policy & Government Affairs](#)

[Representative Michelle Steel, Green & Gold Congressional Aide Program](#)

Townsend Public Affairs, Associate and Senior Associate (attached)

From: Hughes, Jonathan

Sent: Monday, February 5, 2024 5:19 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Alliance for a Better Community, Policy and Advocacy Manager](#)

[Athens Services, Government Affairs Director](#)

[California Calls, Vice President of Policy Campaigns and External Affairs](#)

[City of Long Beach \(Port/Harbor\), Director of Government Relations](#)

[Eastern Municipal Water District, Director of Strategic Communications and Public Affairs](#)

[National Association of Professional Employer Organizations \(NAPEO\), Director, State Government Affairs](#)

[Providence Saint John's Health Center, Communication Director](#)

[Rowan Digital Infrastructure, Director of Government Affairs](#)

[Southern California Association of Governments \(SCAG\), Senior Government Affairs Officer \(Orange County\)](#)

[Southern California Edison, Government Relations Advisor](#)

[WSP, Senior Managing Director, State and Local Government Affairs](#)

From: Hughes, Jonathan

Sent: Friday, January 12, 2024 4:41 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Acadia, Director, State Government Affairs & Policy](#)

[ASCPA, State Legislative Director, Mountain West Region](#)

[Be Well Orange County, Vice President of Philanthropy](#)

[Cal Optima Health, Program Specialist, Sr. \(Government Affairs\)](#)

[Cal State University, San Marcos, Director of Government Relations](#)

[Electrify America, Government Affairs Public Policy Lead – State](#)

[Inland Empire Health Plan, Foundation CEO](#)

[Intl. Assoc. of Plumbing and Mechanical Officials \(IAPMO\), Director of Government Relations](#)

[Labcorp, Director of State Government Relations](#)

[Lucas Museum of Narrative Art, Deputy Director, External Affairs](#)

Representative Michelle Steel, Field Representative/Caseworker (attached)

[SoCalGas, Public Affairs Manager – San Gabriel Valley](#)

From: Hughes, Jonathan

Sent: Friday, December 8, 2023 4:38 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Acadia Pharmaceuticals, Director State Government Affairs & Policy](#)

[Athens Services, Government Affairs Manager](#)

[Blue Shield of California, Director, Government Affairs](#)

[California State University, Office of the Chancellor, Legislative Director \(Washington, D.C.\)](#)

[CalOptima Health, Program/Policy Analyst \(Government Affairs\)](#)

[Chick-fil-A, Senior Public Affairs Advisor](#)

[Congresswoman Katie Porter, District Office Staff Assistant](#)

[Glen Park Senior Living, Government Relations Specialist](#)

Hospital Association of Southern California, Regional Vice President (attached)

[LA Family Housing, Senior Director of Communications & Public Policy](#)

[Long Beach Transit, Government Relations Officer](#)

[Los Angeles Dodgers, Government Affairs Fellow](#)

[Pacific Gas & Electric, Senior State Government Relations Legislative Advocate](#)

From: Hughes, Jonathan

Sent: Friday, November 10, 2023 2:50 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[American Hotel & Lodging Association, Multiple Opportunities](#)

[Associated General Contractors, California, Director, Government Affairs](#)

[CalOptima Health, Director, Public Policy](#)

[The Coca-Cola Company, Director, Public Affairs](#)

[Metropolitan Water District of Southern California, Government and Regional Affairs Representative](#)

[Non-Profit Housing Association of Northern California, Policy Director, Affordable Housing](#)

[Public Counsel, Director of Policy and Coalition Building](#)

[Skilled Wound Care, Government Affairs and Policy Relations Representative](#)

[Southern California Association of Governments, Government Affairs Officer](#)

[University of Southern California, Assistant Director, Health Policy](#)

[US Bank, Community Impact Manager](#)

From: Hughes, Jonathan

Sent: Friday, October 27, 2023 5:15 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[American Cancer Society, Sr. Development Manager II](#)

[ArtCenter College of Design, Director, Foundation and Government Relations](#)

[California Association of Public Hospitals, Director of Government Relations](#)

[City of Irvine, Office of Vice Mayor Tammy Kim, Chief of Staff](#)

[Crown Castle, State Policy Manager](#)

[Crown Castle, Director, Strategic Initiatives and State Policy](#)

[Cruise, Senior Government Affairs Manager, Southern California](#)

[Meta, Public Affairs Manager, Youth and Well-being](#)

[San Diego Community Power, Legislative Manager/Sr. Legislative Manager](#)

[San Diego Gas & Electric, Senior Public Affairs Manager](#)

[Skilled Wound Care, Government Affairs and Policy Relations Representative](#)

[State Farm, Government Affairs Coordinator](#)

[Waymo, Manager, Policy and Government Affairs](#)

From: Hughes, Jonathan

Sent: Friday, September 29, 2023 5:39 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[AES Corporation, Manager of Stakeholder Relations, CAISO](#)

[Blue Shield, Sr. Principal/Director, State Government Affairs](#)

[California State University, Long Beach, Director of Government Relations](#)

[Chick-fil-A, Senior Public Affairs Advisor](#)

[Endeavor, Vice President, Government Relations](#)

[Enterprise Community Partners, Program Director, Policy](#)

[Outdoor Outreach, Director of Foundation and Government Relations](#)

[Panda Restaurant Group, Executive Director, Corporate Communications & Community Relations](#)

[Reading Partners, Community Engagement Director](#)

[University of California, Irvine, School of Education, Executive Director of Strategic Initiatives and External Relations](#)

[University of California, Los Angeles, Assistant Director, State Government Relations](#)

From: Hughes, Jonathan

Sent: Friday, September 8, 2023 4:27 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Apartment Association of Greater Los Angeles, Government Affairs Field Representative](#)

[Athens Services, Government Affairs Administrator](#)

[Caltech, Community Relations Manager](#)

[Cedars-Sinai Medical Center, Associate Director, Government & Industry Relations](#)

[Irvine Ranch Water District, External Affairs Manager](#)

[League of California Cities, Regional Public Affairs Manager, Riverside County](#)

[Los Angeles Homeless Service Authority, Multiple Positions](#)

[Metrolink, Senior Manager, Government and Regulators Affairs](#)

[University of California, Los Angeles, Director, Local Government Relations](#)

[Schneider Electric, Government Relations Manager](#)

From: Hughes, Jonathan

Sent: Friday, July 28, 2023 5:42 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[Apple TV+, Government Affairs](#)

[California Restaurant Association, Director Local Government Affairs, Los Angeles](#)

[DoorDash, Legislative Policy Advisor, Future of Work](#)

[DZYNE Technologies, Government Affairs Representative](#)

[Flix, Government Relations Associate](#)

[HopSkipDrive, Community Engagement Manager](#)

[National Alliance on Mental Illness, Orange County, Outreach & Communications Specialist](#)

[Orange County Power Authority, External Affairs Manager](#)

[San Diego Community Power, Local Government Affairs Manager](#)

Supervisor Katrina Foley, [Policy Advisor](#), [District Representative](#), [Executive Aide](#)

[University of Southern California, Senior Executive Director of Local Government Partnerships](#)

From: Hughes, Jonathan

Sent: Friday, July 7, 2023 3:49 PM

To: Hughes, Jonathan <Jonathan.Hughes@providence.org>

Subject: RE: Current Opportunities

[AltaMed, Specialist, Government Affairs](#)

[Clark Construction Group, Community Affairs Manager](#)

[CureDuchenne, Senior Director Community Engagement and Advocacy](#)

[Irvine Ranch Water District, Legislative Aide/Senior Legislative Aide](#)

[Los Angeles Homeless Services Authority \(LAHSA\), Associate Director, Government & Community Relations](#)

[Mainspring, Director of External Affairs, West](#)

[Southern California Edison, Clean Energy Policy Advisor](#)

[UC Irvine, School of Physical Sciences, Director of External Relations](#)

From: Hughes, Jonathan
Sent: Friday, June 23, 2023 4:48 PM
To: Hughes, Jonathan <Jonathan.Hughes@providence.org>
Subject: RE: Current Opportunities

[Chamber of Progress, Director/Sr. Director, Policy and Public Affairs](#)

[Coalition for Human Immigrant Rights, Los Angeles, Deputy Director of Civic Engagement](#)

[Cox Communications, Director, Government Affairs/Relations](#)

[EVgo, Director, Market Development and Public Policy](#)

[Inland Empire Utilities Agency, Senior External Affairs Specialist](#)

[John Wayne Airport, County of Orange, Public Affairs Staff Assistant](#)

[Los Angeles Clippers, Community Relations Manager](#)

[Pacific Merchant Shipping Association, External Affairs Manager](#)

[Panda Restaurant Group, Director Real Estate Government Relations](#)

[Southern California Edison, Government Relations Manager/Advisor](#)

[WelbeHealth, Government Affairs Leader](#)

From: Hughes, Jonathan
Sent: Tuesday, May 30, 2023 7:24 AM
To: Hughes, Jonathan <Jonathan.Hughes@providence.org>
Subject: Current Opportunities

[American Cancer Society, Government Relations Director](#)

[Athens Services, Director of Government Affairs](#) (Mandarin/Chinese bilingual required)

[Baker Commodities, Legislative and Regulatory Affairs Manager](#)

[City National Bank, Community Relations Manager](#)

[DigDeep Right to Water, Coordinator, Policy & Government Affairs](#)

[LA28, Head of Government Relations](#)

[League of California Cities, Regional Public Affairs Manager, Orange County](#)

[Los Angeles Area Chamber of Commerce, Public Policy Manager](#)

[Orange County Transportation Authority, Government Relations Representative, Associate](#)

[Providence Health Plan, Government Affairs Director](#)

[Rising Communities, Director of Policy and Government Affairs](#)

[Southern California Association of Governments, Multiple Positions](#)

[Southern California Edison, Multiple Positions](#)

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

Subject: Re: CPRA request

From: Jacob Burman <jacob.burman@lacity.org>

Date: 3/21/2025, 5:57 PM

To: jordanpvale <jordanpvale@proton.me>

CC: "bethelwel.Wilson@lacity.org" <bethelwel.Wilson@lacity.org>, "frank.mateljan@lacity.org" <frank.mateljan@lacity.org>

Good evening Jordan,

Our office has determined that there are responsive documents to your request. Due to the number of potentially responsive documents and our office's current workload, we will need additional time to complete our search and review of these records. We anticipate that this process will be complete by June 27th, 2025, however this is subject to change depending on the final results of our search.

Best,
Jacob

On Sun, Mar 9, 2025 at 4:41 PM jordanpvale <jordanpvale@proton.me> wrote:

Dear Councilmember Park, Mr. Burman, Ms. Parsamyan and Mr. Wilson,

I am writing to request access to records in possession or control of Councilmember Traci Park for the purposes of inspection and copying pursuant to the California Public Records Act, California Government Code § 7920.000 et seq. ("CPRA"), and Article I, § 3(b) of the California Constitution. The specific records I seek to inspect and copy are as follows:

1. All communications, documents and/or records created between November 20, 2022 and the present related to the Apartment Association of Greater Los Angeles (AAGLA) (including, but not limited to: emails and text messages from any account Councilmember Park or her staff uses to conduct public business, notes, social media posts, handwritings, photographs, computer data, or any other form of correspondence regarding the Apartment Association of Greater Los Angeles; and
2. All communications and/or records in possession or control of Councilmember Park that contain any of the following words (using a case-independent search):
 - Apartment Association of Greater Los Angeles
 - AAGLA

If you contend that any portion of the records requested is exempt from disclosure by express provisions of law, Government Code § 7922.525(b) requires segregation and redaction of that material in order that the remainder of the records may be released.

If you contend that any express provision of law exists to exempt from disclosure all or a portion of the records I have requested, Government Code § 7922.535(a) requires that you notify me of the reasons for the determination not later than 10 days from your receipt of this request.

Government Code sections 7922.500 & 7922.540(a) require that any response to this request that includes a determination that the request is denied, in whole or in part, must be in writing and include the name and title of the person(s) responsible for the City's response.

Government Code section 7922.500 prohibits the use of the 10-day period, or any provisions of the CPRA or any other law, “to delay access for purposes of inspecting public records.”

In responding to this request, please keep in mind that Article 1, § 3(b)(2) of the California Constitution expressly requires you to broadly construe all provisions that further the public’s right of access, and to apply any limitations on access as narrowly as possible.

If I can provide any clarification that will help expedite your attention to my request, please contact me, pursuant to Government Code Section 7922.600, at this email address.

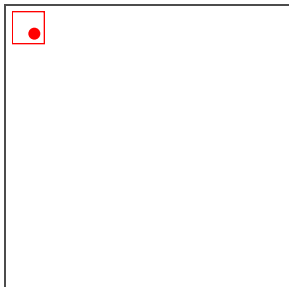
If I can provide any clarification that will help expedite your attention to my request, please contact me at this email address. I ask that you notify me of any duplication costs before you duplicate the records so that I may decide which records I want to be copied.

Thank you for your timely attention to this matter.

Sincerely,

Jordan Vale

--



Jacob Burman | Senior Advisor

Office of Councilwoman Traci Park ★ 11th District

LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012

(213) 887-5864 CELL | [11th District Website](#)

SIGN UP for the [Better11 Newsletter!](#)



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California

Public Records Act. *(including attachments)* *

Subject: CPRA Request - AAGLA

From: Joseph Rasmussen <Union5175@proton.me>

Date: 3/24/2025, 7:00 PM

To: "traci.park@lacity.org" <traci.park@lacity.org>, "jacob.burman@lacity.org" <jacob.burman@lacity.org>, "star.parsamyan@lacity.org" <star.parsamyan@lacity.org>, "bethelwel.Wilson@lacity.org" <bethelwel.Wilson@lacity.org>

Dear Councilmember Park, Mr. Burman, Ms. Parsamyan and Mr. Wilson,

I am writing to request access to records in possession or control of Councilmember Traci Park for the purposes of inspection and copying pursuant to the California Public Records Act, California Government Code § 7920.000 et seq. ("CPRA"), and Article I, § 3(b) of the California Constitution. The specific records I seek to inspect and copy are as follows:

1. All communications, documents and/or records created between November 20, 2022 and March 24, 2025 related to AAGLA, CalRHA, and NAA (collectively, "Los Angeles apartment associations"), including, but not limited to: emails and text messages from any account Councilmember Park or her staff uses to conduct public business, notes, social media posts, handwritings, photographs, computer data, or any other form of correspondence regarding Los Angeles apartment associations; and
2. All communications and/or records in possession or control of Councilmember Park that contain any of the following words (using a case-independent search):
 - AAGLA
 - Apartment Association of Greater Los Angeles
 - California Rental Housing Association
 - CalRHA
 - National Apartment Association
 - NAA

If you contend that any portion of the records requested is exempt from disclosure by express provisions of law, Government Code § 7922.525(b) requires segregation and redaction of that material in order that the remainder of the records may be released.

If you contend that any express provision of law exists to exempt from disclosure all or a portion of the records I have requested, Government Code § 7922.535(a) requires that you notify me of the reasons for the determination not later than 10 days from your receipt of this request.

Government Code sections 7922.500 & 7922.540(a) require that any response to this request that includes a determination that the request is denied, in whole or in part, must be in writing and include the name and title of the person(s) responsible for the City's response.

Government Code section 7922.500 prohibits the use of the 10-day period, or any provisions of the CPRA or any other law, "to delay access for purposes of inspecting public records."

In responding to this request, please keep in mind that Article 1, § 3(b)(2) of the California Constitution expressly requires you to broadly construe all provisions that further the public's right of access, and to apply any limitations on access as narrowly as possible.

If I can provide any clarification that will help expedite your attention to my request, please contact me, pursuant to Government Code Section 7922.600, at this email address.

If I can provide any clarification that will help expedite your attention to my request, please contact me at this email address. I ask that you notify me of any duplication costs before you duplicate the records so that I may decide which records I want to be copied.

Thank you for your timely attention to this matter.

Sincerely,

Joseph Rasmussen
Union5175@proton.me