

Los Angeles Coalition for Responsible Housing Solutions

May 16, 2018

Ms. Sachi Hamai
Chief Executive Officer
County of Los Angeles
500 West Temple Street, Room 713
Los Angeles, CA 90012

Dear Ms. Hamai,

On behalf of the members of the Los Angeles Coalition for Responsible Housing Solutions, we are writing to express our position on the upcoming Tenant Protections Working Group meeting on May 16, 2018.

We believe that homelessness, affordable housing and housing issues are shared challenges with shared solutions which must be addressed by working *with* property owners, tenants and the County of Los Angeles. Unilateral or bilateral approaches will surely maintain the status quo, which is not desirable.

We will work collaboratively and support policy solutions that address the housing crisis and are not visceral responses to unique facts between a narrow set of tenants and property owners. We believe that the Working Group has predetermined its positions, has set a course and the recommendations will reflect a bias against most property owners. It continues to be our honest desire to provide meaningful dialogue to this conversation, as our interests are also at stake.

Based on our continued observations, interactions and insight, we provide the following feedback on the "Draft Narratives" document submitted to the agenda for the May 16, 2018 meeting:

1. The unincorporated areas of Los Angeles are economically, demographically and socially diverse. The Department of Regional Planning, in the Los Angeles County Affordable Housing Action Plan, recognized six defined submarkets (South LA, Coastal South Los Angeles, East Los Angeles/Gateway, San Gabriel Valley, Santa Clarita Valley, Antelope Valley) because it recognized that a one-size-fits-all approach would not succeed. The County should not mandate a wholesale approach for tenant protections. The needs of both tenants and property owners vary significantly throughout the county.
2. The working group agrees that the elderly and families with school-aged children should benefit from tenant protections. We have concerns that just as there are "bad landlords," some tenants will use their children as a shield to prevent them from evictions proceedings. We believe that preventing just-cause evictions during the LAUSD academic school year will create a loophole for tenants to use their children against property owners to prevent a justifiable eviction.
3. The suggested rental board and subsequent enforcement actions against tenants and property owners will be costly. The coalition recommends that instead of expending financial and fully loaded employee benefits, the County allocate the same funding back to tenants in the greatest

need by expanding a rental voucher program to protect the most in-need tenants who are already housed.

4. If revenue is necessary to fund the proposed tenant protections, the coalition fundamentally believes there must be a shared cost between the tenants, property owners and the County. Moreover, we believe that on a unit-to-unit basis, each tenant and property owner must pay the same fee based on the rent for each unit.
5. We support an approach that will protect tenants, like requiring property owners to offer **fixed term leases** to tenants. Fixed term lease agreements will help provide stability, prevent displacement and reduce the burden on our legal system. We believe fixed term leases will also prevent “bad” property owners from unreasonably increasing rents on tenants who raise habitability, discrimination or other claims.

The property owners cannot exist without tenants and tenants will not have a home without property owners. It is our goal to continue to support each other as we weather the storm of the current housing crisis. However, the approaches suggested unilaterally by the Tenant Protections Working Group, will likely result in a one-sided result which are frequently unworkable or litigated, which is an undesirable outcome for everyone.

We appreciate your consideration,

The Los Angeles Coalition for Responsible Housing Solutions, including:

Apartment Association of Greater Los Angeles
Apartment Association, California Southern Cities
Arcadia Association of REALTORS®
Beverly Hills Greater Los Angeles Association of REALTORS®
Building Owners and Managers Association International
Burbank Association of REALTORS®
California Apartment Association
Greater Antelope Valley Association of REALTORS®
Greater Downey Association of REALTORS®
Los Angeles County Business Federation
Long Beach Chamber of Commerce
NAIOP – Commercial Real Estate Development Association
Pacific West Association of REALTORS®
Pasadena Foothill Association of REALTORS®
Rancho Southeast Association of REALTORS®
South Bay Association of REALTORS®
Southland Regional Association of REALTORS®
Tri Counties Association of REALTORS®
United Chambers of Commerce San Fernando Valley Region
Valley Industry and Commerce Association
West San Gabriel Valley Association of REALTORS®