



**PUBLIC REQUEST TO ADDRESS  
THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, CALIFORNIA**

**Correspondence Received**

MEMBERS OF THE BOARD

HILDA L. SOLIS  
HOLLY J. MITCHELL  
LINDSEY P. HORVATH  
JANICE HAHN  
KATHRYN BARGER

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
2.		Favor	Alexander Dobbs	
			Cassidy Bennett	
			Chris Tilly	I am writing in support of the Rental Housing Habitability Program. I have now been a LA homeowner since 2009, but I was a renter for many years before then. I am also a professor of Urban Planning at UCLA; my research focus is jobs and economic development but I also following housing issues. This measure to ensure safe and healthy housing is an essential part of LA efforts to expand affordable and adequate housing.
			GENEVIEVE M Clavreul	



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			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
2.		Favor	Jillian Burgos	<p>Hi, my name is Jillian Burgos and I am a lifelong renter, and I live in North Hollywood, LA County BOS district 5. Access to safe housing should be a human right, not just for those who can pay for it. I'm here to urge you to pass the Rental Housing Habitability Program to address the crisis of unsafe and unhealthy housing in our communities. Too often, tenants have no one to turn to when their housing is unsafe. They file habitability complaints with county agencies, only to endure prolonged wait times with minimal follow-up and witness insufficient or no compliance from their landlords. Or worse, retaliation. I have personally been told that if I filed a complaint, I could lose my housing and be blacklisted. This gaslighting and mistreatment of tenants must come to an end. Property owners are not being held accountable for their responsibility to provide safe and healthy housing, and many use withheld repairs as a tactic to force people out of their homes.</p> <p>This is inhumane and completely unacceptable.</p> <p>Living in a unit that requires repairs and doesn't meet building code standards has personally impacted me. I have had to live through truly embarrassing circumstances. I've lived without hot water for weeks, I have had my bathroom ceiling replaced four times in five years due to negligence of maintaining pipes, my water is shut off monthly, sometimes weekly for repairs, and I have lived through nearly every infestation possible such as black mold, roaches, and bed bugs. I am a renter and a working class person and affording rent is hard enough, I should not be subjected to these things, no one should.</p> <p>Imagine having to wait weeks or even months for these situations to be resolved? With no compassion, no compensation, no urgency and I was expected to pay my rent regardless or face being evicted. Tenants like myself have already waited two years since this board passed a resolution to draft this ordinance, and they cannot afford to wait a minute longer.</p> <p>We want to see the county act immediately to adopt a Rental Housing Habitability Program that will increase inspections for buildings, provide more transparency to tenants, and improve interdepartmental coordination. All tenants in Los Angeles County deserve to reside in safe and healthy homes and have their units repaired promptly!</p> <p>Please pass the LA Tenant Bill of Rights. Thank you.</p>
			Jonathan Pacheco Bell	



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			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
2.		Favor	Michael Shaw	<p>Hi, my name is Michael Shaw. I am a renter, and I live in CD11. I'm here to urge you to pass the Rental Housing Habitability Program to address the crisis of unsafe and unhealthy housing in our communities. Too often, tenants file habitability complaints with county agencies, only to endure prolonged wait times with minimal follow-up and witness insufficient or no compliance from their landlords. Property owners are not being held accountable for their responsibility to provide safe and healthy housing, and many use withheld repairs as a tactic to force people out of their homes. This is unacceptable. So many people I know are struggling to navigate these very difficult scenarios.</p> <p>Imagine having to wait weeks or even months for basic necessities like hot water and working electricity. Tenants have already waited two years since this board passed a resolution to draft this ordinance, and they cannot afford to wait a minute longer.</p> <p>We want to see the county act immediately to adopt a Rental Housing Habitability Program that will increase inspections for buildings, provide more transparency to tenants, and improve interdepartmental coordination. All tenants in Los Angeles County deserve to reside in safe and healthy homes and have their units repaired promptly!</p>
			Monica Mejia	<p>This is a key step in fighting the abuses of landlords and finding housing options for people that are safe and code compliant. I hope the County can find solutions to this chronic problem caused by the housing crisis and the market economy.</p>
			Nick Gauger	<p>All renters deserve safe living conditions. No one should have to live in substandard housing and have their health be at the mercy of their landlords. We need a program that is robust, centralized, and proactive to make sure that renters in unincorporated areas are not living in substandard housing and the RHHP is just that program. Let's stop dragging our feet on this issue and do something to improve renter's lives.</p>
			Oscar U Zarate	

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
2.		Favor	Victor Velasco	<p>Hello, my name is Victor Velasco and I serve as an Eviction Defense Paralegal at Public Counsel, one of the Legal Service Providers in the StayHoused L.A. coalition. I would like to highly encourage all board supervisors to pass the Rental Housing Habitability Program. Clogged toilets, leaking ceilings, mold that's painted over, and infestation of roaches are just a few of the habitability problems that many of our clients experience. Tenants are often instructed by community based organizations, legal service providers, elected officials, and their staff to file complaints with county agencies to address the unsafe and unhealthy conditions in their home. And then they wait, and they wait, and they wait. Tenants and their family shouldn't have to endure living in uninhabitable conditions for months on end waiting for someone to do something about it. Property owners are not being held accountable for their neglect to provide safe and healthy housing, and many withheld repairs as a tactic to force people out of their homes. This is unacceptable. Tenants have already waited two years since this board passed a resolution to draft this ordinance, and they cannot afford to wait a minute longer.</p> <p>We want to see the county act immediately to adopt a Rental Housing Habitability Program that will increase inspections for buildings, provide more transparency to tenants, and improve interdepartmental coordination. All tenants in Los Angeles County deserve to reside in safe and healthy homes and have their units repaired promptly!</p>
		Other	Fred Sutton	
		Item Total	12	
Grand Total			12	



California Apartment Association  
Los Angeles County

April 15<sup>th</sup>, 2024

Board Chair Lindsey Horvath  
Los Angeles County Board of Supervisors  
500 West Temple Street  
Los Angeles, CA 90012  
VIA EMAIL

## **Item #2: Proposed Los Angeles County Rental Habitability Program**

Dear Los Angeles County Board of Supervisors,

The California Apartment Association (CAA), representing a spectrum of housing providers and industry-supporting businesses, is committed to promoting fair and equitable housing policies in LA County. CAA members uphold the highest standards in the industry, and we appreciate participating in the stakeholder meetings held throughout this process.

**We respectfully request the creation of an alternative inspection timeframe and cost assessment for properties that have a demonstrated history of compliance.** Responsible housing providers and those operating in excellence should not face the same administrative burden or cost structure as those with non-compliant histories. The goal of the program is to achieve compliance and this proactive program is in addition to a complaint based rapid response program.

This framework is modeled heavily after the City of Los Angeles'. In 2021 the City conducted a study of their program and found "[it] is the only program... that strives to achieve a four-year inspection frequency" and is the only program that "[inspects] 100 percent of eligible units at a given property". The Housing Department data also "indicates that 95 percent of property owners are maintaining well-kept rental properties and about 5 percent are not maintaining their properties." If analyzed, the overwhelming number of unincorporated county properties would be well-kept.

This is an opportunity to create an improved county program with cost saving alternatives modeled after other cities while maintaining the mission and integrity of the program. Resources should be focused on properties with compliance concerns.

### **Other Considerations**

Housing providers want to fix maintenance issues. If they are not notified or are unaware of the problem, they cannot take action to fix it. In non-emergency instances a resident should be required to notify the operator prior to submitting an inspection complaint to the County. Routine maintenance issues can be resolved easily if

<sup>1</sup> BAE Urban Economics: SCEP Fee Study Update. January 19, 2021.

notification is made. A housing provider must be given the opportunity to correct an issue before facing a complaint-based inspection.

We are also concerned that there are no provisions for issues caused by residents, which can unfairly impact housing providers. There are a variety of situations where the resident, and not the housing provider, is the cause of code or health and safety violations. In some cases, housing providers are prevented from remedying the issue. Appropriate safeguards should be put in place to ensure the inspection process does not become part of a landlord-tenant dispute.

We urge the board to consider these modifications to the program outlay. We thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Fred Sutton", written in a cursive style.

Fred Sutton  
California Apartment Association

**From:** [Alyson Stewart](#)  
**To:** [PublicComments](#)  
**Cc:** [Submit](#)  
**Subject:** FW: Affordable Housing in ELA and Unincorporated Areas  
**Date:** Monday, April 15, 2024 4:45:09 PM

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**From:** DRP Public Comment <comment@planning.lacounty.gov>  
**Sent:** Monday, April 15, 2024 4:01 PM  
**To:** Alyson Stewart <astewart@planning.lacounty.gov>; Bruce Durbin <bdurbin@planning.lacounty.gov>  
**Cc:** Elida Luna <ELuna@planning.lacounty.gov>  
**Subject:** FW: Affordable Housing in ELA and Unincorporated Areas

## RAFAEL ANDRADE

### SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

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**From:** Mary Lou Hernandez <[cityterrace1962@gmail.com](mailto:cityterrace1962@gmail.com)>  
**Sent:** Monday, April 15, 2024 3:47 PM  
**To:** DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Subject:** Affordable Housing in ELA and Unincorporated Areas

**CAUTION:** External Email. Proceed Responsibly.

I would like to give my opinion and to stop building affordable housing until further research has been done. With this new state law that now gives the contractors the right to build in areas that will be having an impact in our communities with the over saturated parking in many of our communities.

This new state law needs to be revisited and modified according to areas they are petitioning to build. At the time when this bill was introduced, I don't think much thought was put in place on how it was going to affect areas with parking issues and communities that don't want any more additional new development.

I'm now sure if The Planning Commission does on-site visits to know what they are approving and not take it for granted what their field surveyors tell them.

I understand that times are changing and we would like for many of us to use public transportation for work, school, etc., many of us still drive because of the distance of our jobs. Homes are more expensive; therefore families have to rent or buy homes in further areas.

Thank you,  
Mary Lou Hernandez  
City Terrace Residence



April 12, 2024

Los Angeles County Board of Supervisors  
500 W Temple St,  
Los Angeles, CA 90012

Dear Honorable Members of the Board,

On behalf of the Keep LA Housed (KLAH) Coalition, we write to express our strong support for item #2, the Rental Housing Habitability Program (RHHP) and the Rent Escrow Account Program (REAP). The RHHP will establish a systematic residential building inspection program and REAP within the county's unincorporated areas to protect the health and safety of the public, strengthen the stability of our neighborhoods, and ensure healthy homes for all tenants.

Healthy homes are crucial for public health. Unchecked habitability issues such as pests, fire hazards, mold, and sewage leaks can adversely affect the well-being of people and entire neighborhoods, causing bodily harm, respiratory illnesses, and infectious diseases, as well as mental health issues such as anxiety and depression.<sup>1</sup> Landlords also use substandard conditions as a tactic to force low-rent tenants out, contributing to displacement and homelessness in a region where housing affordability and availability are already at a crisis point.

The RHHP will create healthier homes by remedying the county's fragmented and patchwork code enforcement system. The current system's inefficiencies have resulted in countless properties falling out of compliance with minimum habitability standards. If the RHHP is approved, we anticipate more residents will feel empowered to address long-standing repair issues, leading to improved health and safety outcomes for working-class families throughout Los Angeles County. The RHHP will also ensure residents are getting a fair return of services from their rent. Tenants should have a reasonable expectation of receiving timely and quality repairs from property owners.

Many community members we work with have endured substandard housing conditions for far too long, and the board's immediate action is necessary to ensure households have recourse

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<sup>1</sup> Ankur Singh, Lyrian Daniel, Emma Baker, Rebecca Bentley, Housing Disadvantage and Poor Mental Health: A Systematic Review, American Journal of Preventive Medicine, Volume 57, Issue 2, 2019, Pages 262-272, ISSN 0749-3797, <https://doi.org/10.1016/j.amepre.2019.03.018>.



when these conditions jeopardize their health and safety. Eliminating obstacles to residents' ability to access responsive county services should be a principal goal.

We hope you will vote yes to enact the RHHP, which will create a lasting legacy with positive impacts on the lives of families in all our neighborhoods.

Thank you for your consideration.

Sincerely,

Keep LA Housed Coalition