



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

MEMBERS OF THE BOARD

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

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Aaron Simon	<p>As a citizen of Los Angeles County I strongly implore the board of supervisors to approve this increase of the tenant eviction threshold. Not only that, I also strongly encourage that the supervisors introduce an amendment to apply the motion to all of LA County, and to increase the rent threshold to three months.</p> <p>After the pandemic, fires, and now the incredibly times people are going through under this administration, we should be making it easier - not harder - for people to get back on their feet and maintain a relatively health life for their family.</p>
			Adam Ferleger	<p>Three months of protection is only the beginning of what we need to keep Angelenos housed. ICE has occupied LA for nearly 250 days — 8 months — with no end in sight. They have abducted thousands of Angelenos, ripping them from their families and communities.</p> <p>A threshold for 2 months of rental debt does not adequately respond to the crisis at hand. A recent survey by the Evict Ice, Not Us Coalition showed that on average, tenants are already in 3.6 months of rental debt, accruing up to \$12,000 in debt since June.</p> <p>Rental relief must be paired with strong eviction protections in order to keep tenants housed. The rent relief program is grossly inadequate to meet this crisis. Only landlords can apply, while prominent landlord attorneys openly advise them not to accept any form of government subsidy so they can retain their right to evict tenants.</p> <p>Under the county's state of emergency on immigration, the Board of Supervisors can protect tenants in 88 cities from eviction at once. Raising the threshold for the entire County is within the Board's legal authority.</p> <p>The raids are a threat to human life, and we must take bold action to save lives. More than 20 people have been killed by ICE operations across the U.S. since the raids began in June. ICE agents have repeatedly chased people into LA hospitals, making it dangerous to seek medical care.</p>
			Alejandro Campillo	<p>All around the unincorporated and incorporated cities around me in Northeast LA. Immigrants and Citizens are experiencing daily disruptions to their small businesses that leaves many folks with compounding rent debts that is leaving hard working families evitable. If we don't address the harms of ICE economically, we are going to see continued disinvestment and stifling development of our communities across LA County. Increasing Fair Market Threshold to 3 months in ALL of LA County is a minimum step to ensure that their is more flexibility for small businesses to stay afloat, families to stay off the street, and for the hard workers of LA to remain in this city going forward!</p>
			Alexander Avalos	We need increased rent protections while ICE is terrorizing our communities.
			Alexandra D Faucett	



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11.		Favor	Alyssa Michek	We need to protect our most vulnerable citizens in the face of this brazen and inhumane act on their rights and lives.
			AMiEE CONN	Hello Supervisors, I am writing in Favor of item #11 and URGE you to INTRODUCE AN AMENDMENT to apply the motion to ALL of LA COUNTY (NOT just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2). Our communities, neighbors and loved ones have been been abused, harassed and ravaged by ICE which is absolutely UNACCEPTABLE, Constitutionally AND MORALLY, and WE ALL MUST do everything possible to protect them! Please help to protect ALL of our communities and neighbors, not just some. Thank you for your time.
			AmyLinda Nevarez	I am a tenant in SD2 and I am asking the Board of Supervisors to introduce an amendment to apply this motion to all of LA County, not just Unincorporated areas of LA County. We need this protection to apply to the entire county because data shows that immigrant renters reported spending, on average, 42% of their monthly income on rent before the raids. Since the raids began, renters report spending 91% of their income on rent, on average, putting them at dire risk of eviction. Additionally, I work with tenants across LA County on the Stay Housed LA program and we have seen an increase in rental assistance requests in pre-eviction and eviction related cases. You all have the power to also increase the Fair Market Rent Value Threshold from 2 months to 3 months to ensure all Angelenos are protected during this time.
			Anahi Gonzalez	A threshold for 2 months of rental debt does not adequately respond to the crisis at hand. A recent survey by the Evict Ice, Not Us Coalition showed that on average, tenants are already in 3.6 months of rental debt, accruing up to \$12,000 in debt since June.
			Ann Dorsey	



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11.		Favor	Anna Chastain	<p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Anna C Marburger	I urge the supervisors to apply the motion to all of LA County, not just unincorporated Los Angeles. Please increase the rent threshold to 3 months fair market rent, not 2. We are in a crisis and we cannot send more people to the street. On average, tenants are already in 3.6 months of rental debt, accruing up to \$12,000 in debt since June 2025. Under the county's state of emergency on immigration, the Board of Supervisors can protect tenants in 88 cities from eviction at once.



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11.		Favor	Antonio Hernandez	<p>I am Antonio, Community Organizer with Strategic Actions for a Just Economy, and a resident of Supervisor District 2, in South Central Los Angeles. Amend this motion to increase the Fair Market Rent debt to 3 or 4 months minimum.</p> <p>I have felt the impact of the federal violence play out in my neighborhood and surrounding communities in South Central. Kidnappings by the federal government have left families without their breadwinners, and adults have been forced to stay inside their homes to lower the chance of being kidnapped on the way to or from work. Work hours have been reduced, and incomes have been diminished, meaning that paying rent has become a significant burden in our communities.</p> <p>We need strong local protections so families feel a bit more secure from being evicted during this economic and federal violence.</p> <p>I stand in solidarity with this motion to amend it to apply county-wide and raise the threshold to at least three or four months of Fair Market Rent.</p> <p>The understanding is that rent will be due, but give residents the breathing room to first SURVIVE, and then pay their rent. Listen to the residents within your districts. You have the power to ensure families and children may stay in their homes or be kicked out and exposed to federal violence.</p>
			Beth Wiese	<p>My name is Beth, and I'm a resident of East Hollywood. Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>



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11.		Favor	Britney Baker	Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.
			Brooke Bastinelli	You must urgently introduce an amendment to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2) Times are horrific. Students, working people, and educators are some of the most vulnerable in the county with respect to housing. The ICE terrorism has made the economic ravages of COVID so much worse for people. You must act now.
			Bryne Rasmussen	<p>My name is Bryne, and I'm a resident and renter in Mt. Washington.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness. I have seen the vans that ICE used to kidnap my neighbors from the local Home Depot. I am beyond infuriated, and I can not even fathom the pain people are feeling all over this country. You have a chance to turn down the dial—just a tiny bit—on the pain and suffering being caused to our neighbors right now.</p> <p>You must act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Caitlin VanArsdale	
			Camille Devoney	I urge the supervisors to INTRODUCE AN AMENDMENT to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2).



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11.		Favor	Carla M Miller	<p>Hello,</p> <p>I live in affordable housing and a few of my neighbors are facing possible eviction for arrears less than six months. Please raise the minimum eviction debt for all Los Angeles tenants. Please continue eviction protection for our fellow citizens until ICE leaves LA! Thank you for your time.</p> <p>Carla Miller</p>
			Carlos Castillo	<p>With ICE in our neighborhoods, we are all having a harder time making enough to meet rent. We need to increase the tenant eviction threshold to help our people survive and continue to have their basic needs met.</p>
			Carlos D Gonzalez	<p>Mi nombre es Carlos Gonzalez y soy miembro de SAJE y vivo en el distrito 9</p> <p>Nuestras familias migrantes y vecinos se encuentran en crisis a causa directa de las redadas de ICE. Nuestros ingresos han sido destrozados. Una propuesta que aplica solo a las áreas no incorporadas de Los Ángeles falla en cumplir con la realidad de esta crisis. Nuestras comunidades están bajo ocupación en todas las 88 ciudades del Condado de Los Ángeles donde ustedes han declarado un estado de emergencia. Cualquier consideración debe considerar todo el condado.</p> <p>Una encuesta reciente muestra que el promedio de deuda entre inquilinos impactados es cuatro meses de renta, con algunos con hasta \$13,000 de deuda. Una gran mayoría de los afectados viven dentro de la ciudad de Los Ángeles y ciudades del sureste como Norwalk y Downey.</p> <p>Esta emergencia ha continuado por casi 8 meses. En ese tiempo. Los inquilinos inmigrantes han vivido en temor constante, de ver a sus seres queridos detenidos o deportados, y también han perdido un promedio de 60% de sus ingresos. Estás son condiciones que empujan a mis inmigrantes hacia el desplazamiento, auto-deportación, y a vivir en sus carros o en la calle.</p> <p>Les reiteramos la importancia de actuar con la urgencia que este momento requiere. Rectifiquen para que aplique a todo el condado y aumenten la deuda mínima a por lo menos tres meses de renta al precio del mercado. Usen sus poderes de estado de emergencia para proteger a los inmigrantes ahora.</p>



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11.		Favor	carmen S Conde	I urge the LA County Supervisors to please protect all LA County tenants during this crisis. I urge to to increase the tenant eviction threshold to 3 months fair market rate and to expand this motion to play to all of LA County, not just unincorporated areas. Thousands of people became homeless last year because of the fires, and now many are on the brink of losing their home because they're too scared to go outside to work. This is the time for you to act and protect families all over LA County.
			Celeste Kessler	<p>My name is Celeste and I'm a member of the Los Angeles Tenants Union and a resident of the city of Los Angeles in Supervisor Mitchell's district.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Charlotte Austin	Please apply this to all of LA county and increase the rent threshold to 3 months instead if 2. This is such a difficult time for our city, there is no need to create more unhoused and unstably housed people with evictions and raised rents



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11.		Favor	Chelsea Kirk	<p>My name is Chelsea Kirk. My hometown of Downey has been devastated by the ICE raids. Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 62% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Chloe Casey	Tenants all across Los Angeles County are at risk of eviction due to the multiple crises our county has faced over the past year. Protections are needed across ALL 88 cities! By not protecting tenants during this crisis you are allowing more families and elders to experience homelessness during this time of extreme violence against our communities.
			Christopher Daker	I would like to call upon supervisors to introduce and amendment to apply the motion to ALL of LA County, as well as increase the rent threshold to three (3) months fair market rent.
			Claire Shaw	I urge the supervisors to INTRODUCE AN AMENDMENT to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2).
			Colleen Evanson	I am urging you to add an amendment to expand the protections to all tenants in LA county, and raise the threshold for evitable rental debt to at least three months fair market rent.



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11.		Favor	Cora Johnson-Grau	<p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>I urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Courtney Rice	<p>As ICE has occupied LA for nearly 250 days with no end in sight, many people are unable to leave their homes to go to work due to the threat of ICE violence. Evictions under these conditions would deepen the crisis, forcing people into homelessness and further separating families. Increasing the eviction threshold would give impacted families more time to stabilize, seek legal support, and avoid being pushed into unsafe situations during an already traumatic time. The current threshold does not adequately respond to the crisis at hand, and three months of protection is only the beginning of what we need to keep Angelenos housed. I urge the Board of Supervisors to meet the moment, and use its authority to increase the threshold in order to save lives by protecting tenants and keeping people housed. I furthermore urge you to introduce an amendment to apply the motion to all of LA County and not just unincorporated Los Angeles. Thank you.</p>



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11.		Favor	Dana Kopel	LA's immigrant communities have been in crisis for nearly 8 months as a result of the unrelenting terror of ICE raids in our county. For nearly 8 months and counting, immigrants throughout LA—not just in unincorporated Los Angeles—have been forced to choose between staying home in relative safety while forgoing much-needed income or going to work and risking abduction by ICE. As a result, impacted immigrant tenants are already 4 months behind on rent on average. Meaningful protections from eviction are thus more urgent than ever, and I appreciate this motion's attempt to address it. Yet ICE is occupying communities across ALL 88 cities within LA County, which makes this well-intentioned motion inadequate to protect immigrants throughout the county, especially since the vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey. And two months of fair market rent falls short in dealing with this ongoing emergency. I urge you to take these facts into consideration and amend this motion to apply county-wide and raise the threshold to at least three months of fair market rent.
			Daron Gonzalez	<p>My name is Daron Gonzalez, and I'm a Van Nuys resident.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Denise Johnson	
			Dominique Mercer	



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11.		Favor	Elizabeth Lozano Rodriguez	Hello, I am writing to support increasing the tenant eviction threshold. Tenants are being squeezed by cost of living crisis and multiple other crises that have never been addressed properly. This would not even be the bare minimum of what is needed to help working class people get by.
			Emily Bronkesh-Buchbinder	Immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county. A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey. This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness. We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Please use your emergency powers to protect immigrant tenants now. Thank you.
			Emily Dunne	I urge the supervisors to add an amendment to apply the motion to all of LA County and to increase the rent threshold to three months fair market rent, not just two
			Emily Filkin	Under the county's state of emergency on immigration, the Board of Supervisors can protect tenants in 88 cities from eviction at once. Raising the threshold for the entire County is within the Board's legal authority. Raising the evitable rent threshold is not only possible but necessary. By all accounts, eviction courts are being flooded with tenants at a moment when neither courts nor local legal service providers have capacity to help tenants navigate the labyrinthine eviction process. The rent relief program is grossly inadequate to meet this crisis. Only landlords can apply, while prominent landlord attorneys openly advise them not to accept any form of government subsidy so they can retain their right to evict tenants. There was a housing crisis before ICE infiltrated Los Angeles, and the housing crisis will remain so long as our county's leaders refuse to take action. We demand the Board of Supervisors vote YES to increase the evitable rent threshold in Los Angeles County.
			Emily Maubach	



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11.		Favor	Emma Trithart	As a resident and renter living in Los Angeles, I urge the supervisors to introduce an amendment that applies the motion to ALL of LA County and increase the rent threshold to three months fair market in light of the crisis our neighbors are facing at the hands of ICE.
			Erika Hernandez	<p>My name is Erika and I'm a member of the Los Angeles Tenants Union, in Echo Park.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>



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11.		Favor	Francisco Arvizu	<p>My name is Francisco, and I'm a part of SAJE and live in the city of Pacoima California.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Glenn Robinson	Increase to all of LA county for 3 months instead of 2!
			Grace Hut	<p>I am strongly in favor of Item 11 and urge the Board to introduce an amendment to apply the motion to all of LA County and increase the rent threshold to 3 months fair market rent. The presence of ICE in our communities makes it impossible for our immigrant neighbors to safely work and provide for their families. Now, in addition to the threat of being kidnapped, many tenants and their families face the threat of eviction. Strong eviction protections are the only way to protect these tenants; the County's rent relief program cannot possibly reach everyone in need of these funds, especially at a speed fast enough to prevent thousands of evictions.</p> <p>Additionally, allowing only landlords to apply leaves tenants powerless in the process of obtaining assistance. The terrorization of Los Angeles County by ICE is an emergency, and we must legislate accordingly. Please take bold action to protect tenants in all 88 cities in LA County.</p>
			Greta Devoney	INTRODUCE AN AMENDMENT to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2).



**PUBLIC REQUEST TO ADDRESS
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LINDSEY P. HORVATH
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KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Hannah Ouyachi	I urge the supervisors to introduce an amendment to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent. So many people in our city are in crisis under ICE's occupation, and it is critical that the supervisors respond to protect and support hardworking Angelenos.
			Heather McCulley	Housing prices are obscenely high and we have seen a drastic increase in the amount of homeless in LA County over the last couple of years. Raising the threshold for eviction will help keep tenants housed and keep greedy landlords from attempting to circumvent rent control measures by evicting vulnerable tenants. If landlords find this to be such a hardship then maybe they should get a real job or learn to code, and stop buying avocado lattes with our hard earned money.
			Henry Chastain	<p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Jacob Alvey	I Urge all supervisors to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2).
			Jance L Kosty	Strongly in favor of this measure to protect renters during this current period of extreme housing insecurity and widespread human rights violations committed by our federal government. LA tenants need these protections right now.



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Agenda #	Relate To	Position	Name	Comments
11.		Favor	Jason R McDonald	<p>The price of housing in any city is always high, but as a life long resident of Los Angeles city & county I find the prices today are out of control! The rise in housing costs is driving out many of the people who grew up and love this city and do not want to leave it, only for real estate speculators and the uber wealthy who are the only ones left who can afford to live in this place, when the actually do and aren't just using our housing as a means to increase their fortunes!</p> <p>The working people of this city deserve every consideration to keep themselves in their homes, and this is but one VERY small way to do that.</p>
			Jerritt Dayhoff	I urge the supervisors to INTRODUCE AN AMENDMENT to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2).
			Jessica Castellanos	<p>My name is Jessica and I'm a LA County resident.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Jihan Crowther	<p>My name is Jihan Crowther, and I'm a resident of Los Angeles.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now. Please.</p>
			Jillian Burgos	Hello Supervisors, I am writing in favor of item #11 and urging you to INTRODUCE AN AMENDMENT to apply the motion to ALL of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2). Our communities have been ravaged by ICE and we must do all we can to protect them. Please help protect our community members.
			Jocelyn Ramirez	I Urge the supervisors to INTRODUCE AN AMENDMENT to apply the motion to all of LA County not just unincorporated Los Angeles, and to increase the rent threshold to 3 months fair market rent (not 2).
			Joseph Cook	At least clarify to both parties what the threshold is.
			Joseph M Garcia	



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Judy Branfman	<p>I am writing to urge you to introduce an amendment that would increase the rent threshold to at least three months of fair market rent - two months will not help people be able to find the rent they owe and pay current rent. This is a long struggle in the emergency environment we are in and you must look at the situation in a realistic way, not a symbolic way.</p> <p>This amendment should also extend this emergency measure to ALL of LA County, not just unincorporated LA County since the whole county is in an emergency situation and our elected officials are not doing much about it.</p> <p>Thank you for being strong advocates for your constituents.</p>
			Julia Koerwer	<p>My name is Julia Koerwer, and I'm a resident of Sherman Oaks.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Julie Gonzalez	



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The following individuals submitted comments on agenda item:				
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11.		Favor	Julieta Barbiero	<p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Katerina Herodotou	We must protect tenants during these dangerous times.
			Katie McVay	Introduce an amendment and apply this motion to all of LA county—not just the unincorporated areas! And raised the threshold to 3 months fair market rent! It's what the county needs!



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	katie putterlik	<p>My name is kaite p., and I'm a resident of El Sereno, CA.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Keaton Maki	
			Kimber Dunnell	I urge the supervisors to introduce an amendment to apply this motion to all of LA County and to increase the rent threshold to three months fair market rent, instead of two.
			Kris Rehl	I urge you to apply the motion to ALL of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2). The fascist threat targets all of Los Angeles, not just those living in unincorporated areas. The raids are a threat to human life, and we must take bold action to save lives. More than 20 people have been killed by ICE operations across the U.S. since the raids began in June. ICE agents have repeatedly chased people into LA hospitals, making it dangerous to seek medical care. This is just the beginning of what we need. We need an eviction moratorium now!
			Kristen Freeman	



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Kyle Nelson	<p>My name is Kyle Nelson, and I'm a research and policy director at SAJE and a renter in SD3.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. As a direct and indirect result, incomes across the County have been significantly affected and, increasingly, immigrant renters are struggling to pay the rent.</p> <p>A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county, which the County is legally able to do.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p> <p>Thank you!</p>
			Lane McFaddin	I urge the Board to add an amendment to apply this measure to ALL of LA County. This is well within the Board's authority under the County's state of emergency on immigration. I also urge the Board to increase the rent threshold to 3 months fair market rent. Two months is simply not enough protection for the people who need it most. ICE is an existential threat to so many people in our communities. These measures are the least we can do to provide material safety to our most vulnerable populations in the face of state-sponsored terror.



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Laura Bradford	I urge the supervisors to introduce an amendment on item 11: Motion to Increase of Tenant Eviction Threshold in Los Angeles County, to expand the protections to all tenants in Los Angeles County (not just unincorporated LA County), and raise the threshold for evitable rental debt to at least three months' fair market rent.
			Laura H Beck	<p>My name is Laura Beck, and I'm a resident of North Hollywood. I'm writing in strong support of Item 11, but I urge the Board of Supervisors to introduce an amendment that extends these protections to all of LA County—not just unincorporated areas—and raises the threshold to three months of fair market rent instead of two.</p> <p>As a North Hollywood resident, I'm directly impacted by this crisis, yet the current motion would not protect tenants in my community or the vast majority of Angelenos facing rent debt due to ICE raids. This emergency has affected all 88 cities where you declared a state of emergency, and our response must match that scope.</p> <p>Recent surveys show impacted tenants are already an average of 3.6 months behind on rent, with debt reaching \$12,000 or more. Two months of protection simply doesn't meet the reality on the ground. These families have lost an average of 60% of their household income over the past eight months while living in constant fear.</p> <p>The Board has the legal authority under the county's immigration state of emergency to protect tenants across all 88 cities from eviction. I urge you to use that authority now. Amend this motion to apply county-wide and raise the threshold to at least three months of fair market rent.</p> <p>Thank you.</p>
			Lauren Ahkiam	We are in strong support of Supervisor Hahn's and Solis's motion, Item 11, to protect tenants from eviction at this time of unprecedented economic chaos for so many of our neighbors. LA County residents are facing complex affordability crises compounded by wage stagnation, rising costs, large-scale layoffs, and of course, daily threats to life and livelihood from federal tactics. Some families' breadwinners have been detained or deported, while others fear going to work given seizures at jobsites or even bus stops. We urge the Board to adopt this motion, and to incorporate amendments to expand the protections to all tenants in LA County, given the state of emergency the County appropriately declared on immigration. We also urge the Board to raise the eviction threshold for rental debt to at least three months of fair market rent to adequately address the breadth and complexity of this financial crisis. Thank you for introducing these protections and for all your doing to protect Angelenos, Supervisors Hahn and Solis, and please vote yes and add the recommended amendments.



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Agenda #	Relate To	Position	Name	Comments
11.		Favor	Lauren E Eccker	<p>My name is Lauren Eccker, and I'm a resident of Los Angeles County.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Lindsay A	Please INTRODUCE AN AMENDMENT to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2)
			Lowell Bolton	The people of Los Angeles County need government officials to take a stand against the violence happening in our cities. As you all have declared, we are in a STATE OF EMERGENCY, eviction protections are needed across the county in ALL 88 cities. Introduce an Amendment to provide protections for ALL of LA County.



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Lucy Briggs	<p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have dropped by over 60% for immigrant tenants across the entire County. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear and seen loved ones detained or deported. Many are considering self-deportation, and eviction notices often cause folks to self-deport rather than engage with the court system.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Maia Armaleo	Introduce an amendment to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2).



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Manuel Mireles	<p>My name is Manuel Mireles, and I'm with SAJE and live in SD 1.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Marcy Manker	I strongly encourage the Board of supervisors to amend the current proposal to cover all of LA County, not just the unincorporated areas. I ask you to act boldly on behalf millions of residents who will otherwise be left vulnerable. I also urge you change threshold to 3 months fair market rate.
			Maria E Ceja	The Board of Supervisors MUST introduce an amendment to apply the motion to ALL OF LOS ANGELES COUNTY, not just unincorporated Los Angeles. 93% of ICE raids happen outside of unincorporated LA County. The Board must also increase the rent threshold to 3 months fair market rent, 2 month is not enough given the conditions tenants all over the county are facing in unprecedented times.



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Mariana Luna	<p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Marisa E Prietto	<p>Three months of protection is only the beginning of what we need to keep Angelenos housed. ICE has occupied LA for nearly 250 days — 8 months — with no end in sight. They have abducted thousands of Angelenos, ripping them from their families and communities.</p> <p>A threshold for 2 months of rental debt does not adequately respond to the crisis at hand. A recent survey by the Evict Ice, Not Us Coalition showed that on average, tenants are already in 3.6 months of rental debt, accruing up to \$12,000 in debt since June.</p> <p>Rental relief must be paired with strong eviction protections in order to keep tenants housed. The rent relief program is grossly inadequate to meet this crisis. Only landlords can apply, while prominent landlord attorneys openly advise them not to accept any form of government subsidy so they can retain their right to evict tenants.</p> <p>Under the county's state of emergency on immigration, the Board of Supervisors can protect tenants in 88 cities from eviction at once. Raising the threshold for the entire County is within the Board's legal authority.</p> <p>The raids are a threat to human life, and we must take bold action to save lives. More than 20 people have been killed by ICE operations across the U.S. since the raids began in June. ICE agents have repeatedly chased people into LA hospitals, making it dangerous to seek medical care.</p>



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Agenda #	Relate To	Position	Name	Comments
11.		Favor	Marnina Wirtschafter	Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now. If not out of a sense of responsibility and human decency, do it to avoid worsening our housing and economic crises. This action will save the county resources and help support our longer term economic health.
			Matthew Kratz	Please apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2).
			Megan Mostyn-Brown	
			Meghan Walsh	
			Mel Devoney	I urge the supervisors to INTRODUCE AN AMENDMENT to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent
			melanie S lewis	Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county. A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey. This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness. We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.
			Melissa Montecuollo	INTRODUCE AN AMENDMENT to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2).



**PUBLIC REQUEST TO ADDRESS
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MEMBERS OF THE BOARD

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LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Michael Jacobs	Some of our most vulnerable communities are under attack by ICE, preventing them from working and collecting money for rent. As long as the city is under siege, local government should be putting any protections they can in place to help our neighbors. This is more than just protection against eviction; it can be protection from arrest and even deportation for many. I demand that we increase the eviction threshold.
			Michael Shaw	We urge the supervisors to introduce an amendment on item 11: Motion to Increase of Tenant Eviction Threshold in Los Angeles County, to expand the protections to all tenants in Los Angeles County (not just unincorporated LA County), and raise the threshold for evitable rental debt to at least three months' fair market rent.
			Miguel Montero	<p>Mi nombre es Miguel Montero y soy miembro de la organización Strategic Actions for a Just Economy.</p> <p>Nuestras familias migrantes y vecinos se encuentran en crisis a causa directa de las redadas de ICE. Nuestros ingresos han sido destrozados. Una propuesta que aplica solo a las áreas no incorporadas de Los Ángeles falla en cumplir con la realidad de esta crisis. Nuestras comunidades están bajo ocupación en todas las 88 ciudades del Condado de Los Ángeles donde ustedes han declarado un estado de emergencia. Cualquier consideración debe considerar todo el condado.</p> <p>Una encuesta reciente muestra que el promedio de deuda entre inquilinos impactados es cuatro meses de renta, con algunos con hasta \$13,000 de deuda. Una gran mayoría de los afectados viven dentro de la ciudad de Los Ángeles y ciudades del sureste como Norwalk y Downey.</p> <p>Esta emergencia ha continuado por casi 8 meses. En ese tiempo. Los inquilinos inmigrantes han vivido en temor constante, de ver a sus seres queridos detenidos o deportados, y también han perdido un promedio de 60% de sus ingresos. Estás son condiciones que empujan a mis inmigrantes hacia el desplazamiento, auto-deportación, y a vivir en sus carros o en la calle.</p> <p>Les reiteramos la importancia de actuar con la urgencia que este momento requiere. Rectifiquen para que aplique a todo el condado y aumenten la deuda mínima a por lo menos tres meses de renta al precio del mercado. Usen sus poderes de estado de emergencia para proteger a los inmigrantes ahora.</p>



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Miguel Montero	<p>Mi nombre es Miguel Montero y soy miembro de la organización Strategic Action for a Just Economy.</p> <p>Nuestras familias migrantes y vecinos se encuentran en crisis a causa directa de las redadas de ICE. Nuestros ingresos han sido impactados. Una propuesta que aplica solo a las áreas no incorporadas de Los Ángeles falla en cumplir con la realidad de esta crisis. Nuestras comunidades están bajo ocupación en todas las 88 ciudades del Condado de Los Ángeles donde ustedes han declarado un estado de emergencia. Cualquier consideración debe considerar todo el condado.</p> <p>Una encuesta reciente muestra que el promedio de deuda entre inquilinos impactados es cuatro meses de renta, con algunos con hasta \$13,000 de deuda. Una gran mayoría de los afectados viven dentro de la ciudad de Los Ángeles y ciudades del sureste como Norwalk y Downey.</p> <p>Esta emergencia ha continuado por casi 8 meses. En ese tiempo. Los inquilinos inmigrantes han vivido en temor constante, de ver a sus seres queridos detenidos o deportados, y también han perdido un promedio de 60% de sus ingresos. Estás son condiciones que empujan a mis inmigrantes hacia el desplazamiento, auto-deportación, y a vivir en sus carros o en la calle.</p>
			Miranda Leibig	I urge the supervisors to INTRODUCE AN AMENDMENT to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2).
			Mitchell Lerner	I urge you to introduce an amendment to apply Motion 11 to all of LA County as opposed to only unincorporated Los Angeles and to increase the rent threshold to three months fair market rent, not two. In a time in which this city's most vulnerable citizens are struggling to support themselves, in a time when federal goon squads are terrorizing and kidnapping Angelenos, we must do what we can to help our neighbors stay housed and safe. People want to work and want to pay rent. Dangerous forces outside their control are making that impossible in some cases. This great county needs to keep our residents safe and evict ICE, not families being targeted. Easier evictions will lead to more kidnappings of hardworking, decent neighbors. Increase this rent threshold while we fend off this invasion of thugs, and then let's help folks get back to work so they can pay their rent as they want to be doing every month. Thank you for your consideration.



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Monica Aguilar	<p>My name is Monica Aguilar, and I'm a member of California Latinas for Reproductive Justice.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p> <p>Thank you!</p>
			Nial Morgan	
			Nyssa Lowenstein	Please introduce an amendment to expand to all of LA county and raise the threshold to at least three months fair market rent!
			Odalys Benitez	Please expand eviction protections to all of Los Angeles County, especially while ICE is in our cities
			Olivia Stafford	Please add an amendment extending the increased rental debt threshold to ALL tenants in LA County
			Pablo C Estupinan	I am writing in favor of the this motion and to kindly request that Board of Supervisors amend this to be 3 months of Fair Market Value eviction threshold and to apply to all of LA County given the BOS has emergency powers and that 93% of immigration raids according to recent research, occur outside of unincorporated areas in Los Angeles. In addition, immigrant tenants surveyed have lost up to 60% of their income. We need permanent eviction protections now!



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Paris Viloria	Supervisors MUST introduce an amendment to apply the motion to all of Los Angeles County (incorporated and unincorporated), as well as to increase the rent threshold to 3 months fair market rent, not just 2 months.
			Patricia Morton	I urge the supervisors to introduce an amendment to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2).
			Paula Kahn	I urge that the supervisors INTRODUCE AN AMENDMENT to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent.
			Prit Patel	Please introduce an amendment to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2).
			Robert Leske	I urge you all to consider raising the threshold to 3 months of fair market rent, not 2. The main cause of homelessness is not being able to afford rent, and there is a lot happening causing my neighbors to fear for their lives whenever they have to leave their homes. This makes it harder for them to be able to afford this rent and if they are then evicted, there may not be anywhere safe to go.
			Roghan Weafer	The stakes here are preventing people from becoming homeless and being taken ICE/DHS. These are the two most important goals for LA. ICE raids and lost work have exacerbated the ongoing rent affordability crisis and more action is needed to keep people housed. Increasing the tenant eviction threshold isn't an end to what's needed, but it's a start. Supporting this measure saves lives.
			Ron McGill	Increase the threshold to 3 months or more! Otherwise you are CONTRIBUTING TO THE HOUSING AND HOMELESSNESS CRISIS! Don't do it. Vote in FAVOR of increasing the tenant eviction threshold in the whole county.



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Rose Lenehan	INTRODUCE AN AMENDMENT to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2)! Rent relief has not yet been distributed and thousands of tenants in LA City alone are at risk of imminent eviction. Rent relief needs to be paired with strong eviction protections otherwise landlords have little incentive to accept it - if they refuse it, they can evict their rent-stabilized tenants and raise the rent! In Westlake/MacArthur Park where I live, many tenants have lived in their homes for a decade or more and have below-market rents and their landlords are eager for any way to evict them and replace them with market-rate tenants. People were already struggling after the aftermath of COVID & the mass eviction of street vendors from MacArthur Park a year ago and the ICE raids have forced people to risk deportation and death just to pay the rent. And yet so many people have fallen behind. This protection IF AMENDED would give a little breathing room to the most attacked and vulnerable tenants in our county!
			Ruth Houston-Mudd	Our city needs to do everything in its power to protect our neighbors while the federal government continues to terrorize our communities. It is time to demonstrate our values as a city and increase the tenant eviction threshold to ensure people don't have to choose between their safety and paying the rent.
			Sairah Budhwani	I urge the supervisors to introduce an amendment to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2). Raising the threshold for the entire County IS within the Board's legal authority. A recent survey by the Evict Ice, Not Us Coalition showed that on average, tenants are already in 3.6 months of rental debt, accruing up to \$12,000 in debt since June.



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Sam Aguilar	<p>My name is Sam and I'm a member of the Los Angeles tenants union and led were I community care collective.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Sam Z DiSalvo	<p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Sara Van Hofwegen	<p>My name is Sara Van Hofwegen, and I'm a resident of La Crescenta, in Los Angeles County.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Sarah Hayden	Please introduce an amendment to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Selina Ho	<p>My name is Selina, and I'm a resident of Pasadena.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
			Shreya P Ramanujan	I am urging the supervisors to introduce an amendment to apply the motion to ALL of LA County, not just unincorporated Los Angeles, and to increase the rent threshold from 2 months to 3 months of fair market rent.
			Silvia Marroquin	We urge the supervisors to introduce an amendment on item 11: Motion to Increase of Tenant Eviction Threshold in Los Angeles County, to expand the protections to all tenants in Los Angeles County (not just unincorporated LA County), and raise the threshold for evitable rental debt to at least three months' fair market rent.
			Sivan Silver-Swartz	Evict ICE, not LA residents! Three months of protection is only the beginning of what we need to keep Angelenos housed. ICE has occupied LA for nearly 250 days — 8 months — with no end in sight. They have abducted thousands of Angelenos, ripping them from their families and communities. The rent relief program is grossly inadequate to meet this crisis. Only landlords can apply, while prominent landlord attorneys openly advise them not to accept any form of government subsidy so they can retain their right to evict tenants. The raids are a threat to human life, and we must take bold action to save lives. We, your constituents, are watching!



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Sophat Phea	<p>My name is Sophat Phea, and I'm a resident of Chinatown for over 35 years. Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect all tenants now.</p>
			Sophie He	I urge you to apply this motion to all of LA County--and to increase the rent threshold to 3 months fair market rent.
			Susann Shin	<p>I urge the supervisors to INTRODUCE AN AMENDMENT to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent (not 2).</p> <p>Three months of protection is only the beginning of what we need to keep Angelenos housed. ICE has occupied LA for nearly 250 days — 8 months — with no end in sight. They have abducted thousands of Angelenos, ripping them from their families and communities.</p>



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Tara Tucker	<p>My name is Tara, and I'm a resident of Hollywood, LA County.</p> <p>Our immigrant families and neighbors are in crisis as a direct result of ICE raids. Incomes have been eviscerated. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you declared a state of emergency. Any protections must consider the entire county.</p> <p>A recent survey shows impacted tenants are already an average of 4 months behind on rent, with some carrying as much as \$13,000 in rent debt. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey.</p> <p>This emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge you to act with the urgency this moment demands. *Amend this motion to apply county-wide and raise the threshold to at least three (3) months of Fair Market Rent.* Use your emergency powers to protect immigrant tenants now.</p>
			Taran Cornejo	<p>I support item 11, and am demanding an amendment to apply this motion countywide for three months at fair market rent, not two. Two months does not meet the reality Angelenos are living in, tenants are already averaging 3.6 months of rental debt, some owing up to \$12,000 already!! Rent relief is failing when only landlords can apply and are being advised to refuse aid to preserve eviction rights. Make it make sense why are we making the harder for people?? Under the county's state of emergency, you have the authority to protect all 88 cities at once and it is your duty to use it. ICE activity has made everything about daily life unsafe, including housing and even medical care. We absolutely need to do more to keep people housed and save lives.</p>



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
11.		Favor	Teresa Speranza	<p>Please introduce an amendment to apply the motion to all of LA County. Please also increase the rent threshold to 3 months fair market rent as opposed to 2 months.</p> <p>The terror caused by ICE's occupation of LA is overwhelming and unconscionable. It feels like there is so little we can do to protect our neighbors who are forced to choose between leaving their homes to make money for rent and risk kidnapping and deportation based on racial profiling, and staying home--staying safe, being with their families--but with no means of income.</p> <p>You are in a unique position to make a difference for our community. LA is special because of the people and cultures that fill her with life. ICE is attempting to strip away that life. Please don't let them. Please ensure that at least one necessity and right is maintained in this county, this state, this nation where our rights are now being systematically revoked. Please keep our neighbors housed. This is the right and good path. This is a moment where you will be remembered as complicit in the horrors or as a champion for neighborly care, concern, and protection. Take this opportunity to show up for LA, to show up for us. It is truly now or never--because if you wait, our community will be unrecognizable and hope will be snuffed out.</p> <p>Please. Amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent.</p> <p>Thank you.</p>
			The Rent Brigade	<p>"I stopped selling because I was afraid of being caught and deported and leaving my children alone. My husband was deported."</p> <p>"I live in constant fear. I've had to cut back on food expenses. Also on electricity, gas, and other bills. We're drowning in personal loans."</p> <p>"I really need this help."</p> <p>These are just a few of the harrowing answers The Rent Brigade and the rest of the Evict ICE, Not Us Coalition received over the past few weeks when we asked dozens of immigrant tenants how ICE raids had affected them.</p> <p>Their answers point to widespread economic devastation as hard-working Angelenos are abducted off our streets, separated from their families, and deported. Community members are losing their livelihoods, unable to work due to the ICE raids. The survey showed that on average, tenants have accrued more than three months of rental debt. In several cases, tenants have accrued more than \$12,000 in rental debt since the raids began in June.</p>

As of: 2/2/2026 9:00:07 PM



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

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More alarmingly, 62% of respondents to the survey said they were "very worried" about being evicted, while 19% said they were "somewhat worried." Nearly 1 in 7 tenants had received an eviction notice. The eviction crisis is here.

That's why The Rent Brigade is writing in favor of the motion to increase the evitable rent debt threshold in Los Angeles County. We urge the supervisors to introduce an amendment to apply the motion to ALL of LA County and not just unincorporated Los Angeles, and to increase the rent threshold to three months fair market rent, not two.

Three months of protection is just the beginning of what we need to keep Angelenos housed. ICE has occupied LA for nearly 250 days — 8 months — with no end in sight. They have abducted thousands of Angelenos, ripping them from their families and communities.

Under the county's state of emergency on immigration, the Board of Supervisors can protect tenants in 88 cities from eviction at once. Raising the threshold for the entire County is within the Board's legal authority, and is the strongest tool you all have to protect our immigrant neighbors, like you've repeatedly promised you would.

More than 20 people have been killed by ICE operations across the U.S. since the raids began in June. ICE agents have repeatedly chased people into LA hospitals, making it dangerous to seek medical care.

The raids are a threat to human life, and you must take bold action to save lives.

Nothing in this motion would prohibit landlords from collecting back rent. They were given first and only priority in the first round of the LA County Rental Relief program, and they will soon be able to apply to collect rent debt accumulated through the course of this emergency. Landlords do not have to begin eviction proceedings to collect back rent through small claims court. This motion will give tenants an immediate and urgently needed layer of protection from homelessness, potential abduction and deportation.

The county's rent relief program may help a handful of tenants, but far too many have landlords who didn't apply. Only one of the dozens of tenants we talked to in January could confirm that their landlord applied for the county's rent relief program, while 78% said their landlord refused to apply and 16% didn't know.

That's why rental relief must be paired with strong eviction protections in order to keep tenants housed.

Eviction should be a last resort, not a first course of action. Homeowners do not lose their home after missing one or two mortgage payments. Tenants should have some level of flexibility in kind. We urge the Board in the



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		strongest terms to raise the evitable rent debt threshold to 3 months FMR, apply it to all of LA County, and protect vulnerable tenants today.
	Tierney Sadowski	Please make an amendment to apply the motion to all of LA County (not just unincorporated Los Angeles), and to increase the rent threshold to 3 months fair market rent Not 2. This is a time when angelinos are increasingly vulnerable and unsafe without a home. I urge to consider a more helpful approach to ALL angelinos!
	Timothy Herring	I sincerely and forcefully urge you to introduce an amendment to apply the motion to all of LA County, and to increase the rent threshold to 3 months of fair market rent. These are desperately needed protections as our communities continue to be targeted and devastated by ICE and CBP action.
	Violet Carne	I am writing to ask that the Board go farther in protecting our neighbors from eviction, both increasing the threshold to at least 3 months and pairing this increase with stronger eviction protections. ICE and being unhoused both kill our neighbors, and we must save them.
	Xochitl Morales	
Oppose	Alec Tuckman	<p>Increasing the eviction threshold will only allow renters to fall further behind in rent causing more damage to their credit scores and ability to obtain new housing.</p> <p>Increasing the eviction threshold will cause even greater financial stress on rental housing providers by delaying an owner's ability to take action in collecting past due rent and recovering their rental unit. In particular, mom-and-pop owners who provide the most affordable housing under the existing Rent Stabilization and Tenant Protections Ordinance (RSTPO) would be most impacted possibly forcing more small, independent owners out of business.</p> <p>For example, a single non-paying renter for a 10-plex equals 10% of total income that is lost, the same non-paying renter for a 4-plex equals 25% and for a duplex is 50%. Rental housing providers have to pay for mortgage, property insurance, property taxes, maintenance and repairs for the entire building. So, either they will need to raise rents on the remaining renters that are meeting their rent obligations or sell the entire building for redevelopment as a luxury property. More renters will be displaced, new renters will have to pay higher rents and the County will permanently lose more affordable rental housing. At a minimum, small rental housing providers with 10 or fewer units should remain under the existing threshold of one month's FMR.</p> <p>Increasing the eviction threshold will only further delay an already extremely long and expensive eviction process without changing the end</p>



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

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Correspondence Received

result of displacement of the renter. The sheriff's department has recently told Supervisor Mitchell's office that it is taking them 3 to 6 months to enforce an eviction lock-out order. This is on top of the average 6 months that it takes from filing an eviction action to receive a judgement. As a result, rental housing providers are already being forced to lose an entire year's worth of rent on top of tens of thousands of dollars in attorney's fees and court costs, and unit turnover costs.

· There has been NO DATA presented showing that increasing the required eviction threshold would prevent renters from facing eviction. The County just ended the application period for its Emergency Rent Relief Program (ERRP) that provided rental assistance for renters impacted by recent immigration enforcement activities. How many renters that applied were behind by 2 months' worth of Fair Market Rent? Does the program have remaining funds still available based on applications received? How many applications were received based upon immigration enforcement activities?

· This motion proposes making a permanent change to the existing RSTPO. Why should it be a permanent change, when it is being proposed as an "emergency"? Why isn't it limited to 30 days as are all other emergency-related provisions (such as the anti-price gouging restriction)? At a minimum, this motion should contain a sunset date for the expanded threshold.

Benito Mueller

Dear Honorable Supervisors,

I am writing as a rental housing provider in Los Angeles County to express my strong opposition to Agenda Item 11, which proposes doubling the existing eviction threshold from one month's Fair Market Rent (FMR) to two months' FMR.

While this motion is being presented as an "emergency" response to recent immigration enforcement, it seeks to create a permanent change to the Rent Stabilization and Tenant Protections Ordinance (RSTPO). This policy will have severe, unintended consequences for both housing providers and the very tenants it aims to protect.

Key Reasons for Opposition:

- Financial Strain on "Mom-and-Pop" Owners: Small-scale housing providers are the primary source of affordable housing in our county. A single non-paying tenant in a duplex represents a 50% loss of income. Forcing owners to wait for two months of arrears before taking action—on top of an eviction process that already takes 9–12 months to resolve—will force many small owners to sell to luxury developers, permanently reducing the county's affordable housing stock.



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- Harm to Renters' Long-Term Stability: Increasing the threshold allows tenants to fall deeper into debt. Larger arrears cause more significant damage to credit scores and make it nearly impossible for displaced renters to secure new housing in the future.

- Procedural Overreach: This motion bypassed the standard Cluster meeting process intended for thorough deliberation. Furthermore, labeling a permanent ordinance change as an "emergency" is a contradiction. Emergency measures should, at the very least, include a sunset date.

- Lack of Data-Driven Justification: There is currently no data suggesting that a higher threshold prevents evictions. Before passing such a sweeping mandate, the County should evaluate the efficacy of the recent Emergency Rent Relief Program (ERRP) and determine if existing financial assistance is already addressing these needs.

I respectfully urge you to vote NO on Agenda Item 11. At a minimum, I request that you add a sunset clause so this does not become a permanent fixture of the RSTPO without further impact analysis.

The current one-month FMR threshold already provides a balanced safety net. Doubling it risks the collapse of the small-business housing market in Los Angeles.

Sincerely,
Benito Mueller

Brent Enright	NoOnDoublingEvictionThreshold.docx2-2-25	
Chance Boyer	REASONS TO OPPOSE <ul style="list-style-type: none">Increasing the eviction threshold will only allow renters to fall further behind in rent causing more damage to their credit scores and ability to obtain new housing.Increasing the eviction threshold will cause even greater financial stress on rental housing providers by delaying an owner's ability to take action in collecting past due rent and recovering their rental unit. In particular, mom-and-pop owners who provide the most affordable housing under the existing Rent Stabilization and Tenant Protections Ordinance (RSTPO) would be most impacted possibly forcing more small, independent owners out of business. <p>For example, a single non-paying renter for a 10-plex equals 10% of total income that is lost, the same non-paying renter for a 4-plex equals 25% and for a duplex is 50%. Rental housing providers have to pay for mortgage, property insurance, property taxes, maintenance and repairs for the entire building. So, either they will need to raise rents on the remaining renters that are meeting their rent obligations or sell the entire building for redevelopment as a luxury property. More renters will be displaced, new renters will have to</p>	



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pay higher rents and the County will permanently lose more affordable rental housing. At a minimum, small rental housing providers with 10 or fewer units should remain under the existing threshold of one month's FMR.

· Increasing the eviction threshold will only further delay an already extremely long and expensive eviction process without changing the end result of displacement of the renter. The sheriff's department has recently told Supervisor Mitchell's office that it is taking them 3 to 6 months to enforce an eviction lock-out order. This is on top of the average 6 months that it takes from filing an eviction action to receive a judgement. As a result, rental housing providers are already being forced to lose an entire year's worth of rent on top of tens of thousands of dollars in attorney's fees and court costs, and unit turnover costs.

· There has been NO DATA presented showing that increasing the required eviction threshold would prevent renters from facing eviction. The County just ended the application period for its Emergency Rent Relief Program (ERRP) that provided rental assistance for renters impacted by recent immigration enforcement activities. How many renters that applied were behind by 2 months' worth of Fair Market Rent? Does the program have remaining funds still available based on applications received? How many applications were received based upon immigration enforcement activities?

· This motion proposes making a permanent change to the existing RSTPO. Why should it be a permanent change, when it is being proposed as an "emergency"? Why isn't it limited to 30 days as are all other emergency-related provisions (such as the anti-price gouging restriction)? At a minimum, this motion should contain a sunset date for the expanded threshold.

TAKE ACTION NOW!

We urge ALL rental housing providers in Los Angeles County to immediately email the full Board of Supervisors requesting that they reject Item 11 or make several amendments to it in line with the issues raised above. To further expand the eviction threshold without data and without a stated end date will only cause more harm to rental housing providers and renters who are meeting their rent obligations.

David Haas

As a real estate professional actively working in Los Angeles County, I see firsthand the real-world impacts of policies like this. Unfortunately, measures like this consistently have the opposite effect of what is intended. Rather than improving housing stability or affordability, they increase risk, uncertainty, and operational burdens for small property owners.

When renting out a property becomes harder, riskier, and more costly, small landlords respond rationally: they exit the rental market. I am already seeing this occur. Our owners are converting units to owner-occupancy or choosing to sell owner move-ins or to investors.

Shifting the financial burden with a blind, blank policy like this is a bad idea. This is a supply-and-demand issue. Reducing supply does not help tenants. It



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drives rents higher, and leaves renters—especially those with fewer options—worse off. Well-intentioned but overly restrictive ordinances ultimately harm the very residents they aim to protect.

If the County's goal is long-term affordability and housing stability, policies must encourage participation in the rental market, not discourage it. Penalizing or over-regulating small landlords will continue to shrink supply and increase costs for tenants countywide.

Dennis Potvin	Increasing the eviction threshold will cause even greater financial stress on rental housing providers by delaying an owner's ability to take action in collecting past due rent and recovering their rental unit. In particular, mom-and-pop owners like me who provide the most affordable housing under the existing Rent Stabilization Ordinance would be most impacted possibly forcing more small, independent owners out of business.
Donald F Goettling	Please do not give our tenants another way to be even more delinquent on their rent. Any late payments and delinquencies absolutely crush landlords. 1000% oppose this change.
Eric Freedman	
Fred Sutton	
Hermine Novshad	<p>The current regulatory framework places a disproportionate burden on small property owners, who bear the full responsibility for rising and mandated costs associated with rental housing. These include, but are not limited to, City registration fees, property taxes, insurance premiums, and increasing utility expenses such as water and power. In addition, landlords are responsible for ongoing maintenance costs, including the hiring of licensed professionals and the rising cost of labor and materials.</p> <p>When these cumulative obligations are considered, many small landlords are left operating at a financial loss or, at best, breaking even. This creates a situation in which property owners are effectively required to absorb significant costs without reasonable compensation for the services and responsibilities they provide.</p> <p>Policies such as Measure H, while intended to protect tenants, have had the unintended consequence of placing small landlords at a structural disadvantage. The regulatory imbalance discourages cooperation, increases adversarial interactions, and often forces landlords to retain legal counsel simply to ensure compliance and protect their property rights. This dynamic does not foster productive landlord-tenant relationships or long-term housing stability.</p> <p>Moreover, these conditions may ultimately harm tenants and the broader Pasadena community. As compliance costs continue to rise, small, locally based property owners may be compelled to sell their properties, often to larger institutional investors. This consolidation reduces local ownership, decreases accountability, and can undermine the long-term availability of diverse housing options.</p>



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Holly Keenan	
Jaime S	<p>We need tighter rent control 1-3% across LA county, not a higher eviction threshold. Increasing the eviction threshold does nothing to lower the amount someone owes monthly. Actually, it allows them to go deeper in to debt. This debt puts more pressure on landlords to loose money they likely will never recover. It is already very hard to rent a place in LA county with having to fill out more paper work to rent than when I was trying to buy a house. And rent can go up by 10% in many areas- for me that's over \$200 a year increase! Tighter rent control is what we need.</p>
Jodie Francisco	<p>Dear LA County Supervisors,</p> <p>I urge you to oppose Item #11 on Tuesday's agenda as a realtor and as someone who represents the very people that you will be harming by passing this.</p> <p>REASONS TO OPPOSE</p> <ul style="list-style-type: none">Increasing the eviction threshold will only allow renters to fall further behind in rent causing more damage to their credit scores and ability to obtain new housing.Increasing the eviction threshold will cause even greater financial stress on rental housing providers by delaying an owner's ability to take action in collecting past due rent and recovering their rental unit. In particular, mom-and-pop owners who provide the most affordable housing under the existing Rent Stabilization and Tenant Protections Ordinance (RSTPO) would be most impacted possibly forcing more small, independent owners out of business. <p>For example, a single non-paying renter for a 10-plex equals 10% of total income that is lost, the same non-paying renter for a 4-plex equals 25% and for a duplex is 50%. Rental housing providers have to pay for mortgage, property insurance, property taxes, maintenance and repairs for the entire building. So, either they will need to raise rents on the remaining renters that are meeting their rent obligations or sell the entire building for redevelopment as a luxury property. More renters will be displaced, new renters will have to pay higher rents and the County will permanently lose more affordable rental housing. At a minimum, small rental housing providers with 10 or fewer units should remain under the existing threshold of one month's FMR.</p> <ul style="list-style-type: none">Increasing the eviction threshold will only further delay an already



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· There has been NO DATA presented showing that increasing the required eviction threshold would prevent renters from facing eviction. The County just ended the application period for its Emergency Rent Relief Program (ERRP) that provided rental assistance for renters impacted by recent immigration enforcement activities. How many renters that applied were behind by 2 months' worth of Fair Market Rent? Does the program have remaining funds still available based on applications received? How many applications were received based upon immigration enforcement activities?

· This motion proposes making a permanent change to the existing RSTPO. Why should it be a permanent change, when it is being proposed as an "emergency"? Why isn't it limited to 30 days as are all other emergency-related provisions (such as the anti-price gouging restriction)? At a minimum, this motion should contain a sunset date for the expanded threshold.

I once again urge you to oppose this proposal and allow our housing providers to keep the status quo.
Thank you in advance for your consideration!

Best regards,

Jodie

Jodie E. Francisco
Berkshire Hathaway Home Services California Properties
14141 Ventura Blvd Suite 8
Sherman Oaks, Ca. 91423
cell 818-970-3936
jodiefrancisco.com
DRE # 01330628

John Edmond

Joseph Laskowski

Dear Members of the Los Angeles County Board of Supervisors,



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

MEMBERS OF THE BOARD

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Correspondence Received

My name is Joseph A. Laskowski, and I am a small rental housing provider residing at 1510 Morton Terrace, Los Angeles, CA 90026. I am writing to strongly oppose Agenda Item 11 proposing to double the eviction threshold from one month to two months of Fair Market Rent.

This proposal would unintentionally harm both responsible renters and housing providers. Allowing tenants to accumulate larger unpaid balances only increases long-term financial damage to renters while placing unsustainable strain on property owners—particularly small “mom-and-pop” operators who supply much of the County’s naturally affordable housing stock. With eviction timelines already stretching close to a year when court processing and sheriff lockouts are included, further delays will compound losses and destabilize rental operations.

Additionally, this policy is being advanced as an “emergency” measure, yet would permanently amend the Rent Stabilization and Tenant Protections Ordinance without supporting data or a sunset provision. At minimum, any emergency action should be temporary and narrowly tailored.

I urge you to reject Agenda Item 11 or substantially amend it to protect small housing providers and avoid unintended displacement and rent increases.

Sincerely,
Joseph A. Laskowski
1510 Morton Terrace
Los Angeles, CA 90026

Joseph Lightfoot

I own two rental housing properties in Los Angeles totaling nine units. The rents on eight of our units are below the current HUD FMR. We've been housing providers for about forty-four years and have never once evicted a renter. We've gone to great lengths to help the renters in our buildings avoid eviction. The losses we've incurred over the years as a result of our policy of assistance run into tens of thousands of dollars. My hope is that you'll understand that we, like most of the other housing providers we know, are not predators. We are business owners, actively involved in this business every single day of our lives.

We are approaching retirement and our life's work and savings are embodied in these two buildings. Every policy change coming from the County and the City for decades now has been drastically slanted in favor of renters. Our buildings are both one hundred years old. We maintain them well. We wish to continue to maintain them well. If we cannot keep up because restricted rents lag expenses, and because punitive policies expose us to enormous potential losses of extended evictions, then we are not willing to continue in the business of providing housing.

Supervisors, please understand that rental housing providers are not the enemy. In the final analysis, we operate under the same economic constraints that our renters do. If we can't maintain our businesses, then no one's interests are served.

This motion does nothing to solve the underlying issues of affordability and simply serves to shift the public burden to individual housing providers by creating the conditions for renters to stay in apartments they can no longer



**PUBLIC REQUEST TO ADDRESS
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	afford and amass debt that will be uncollectable in the end.
Justin Johnson	As the owner of a triplex (my only property), I oppose this measure. If one tenant doesn't pay, I lose 33% of the property's revenue and am immediately underwater and in jeopardy of missing my mortgage payment.
Kia Torkan	
Lars Dennert	<ul style="list-style-type: none">Increasing the eviction threshold will only allow renters to fall further behind in rent causing more damage to their credit scores and ability to obtain new housing.Increasing the eviction threshold will cause even greater financial stress on rental housing providers by delaying an owner's ability to take action in collecting past due rent and recovering their rental unit. In particular, mom-and-pop owners who provide the most affordable housing under the existing Rent Stabilization and Tenant Protections Ordinance (RSTPO) would be most impacted possibly forcing more small, independent owners out of business. <p>For example, a single non-paying renter for a 10-plex equals 10% of total income that is lost, the same non-paying renter for a 4-plex equals 25% and for a duplex is 50%. Rental housing providers have to pay for mortgage, property insurance, property taxes, maintenance and repairs for the entire building. So, either they will need to raise rents on the remaining renters that are meeting their rent obligations or sell the entire building for redevelopment as a luxury property. More renters will be displaced, new renters will have to pay higher rents and the County will permanently lose more affordable rental housing. At a minimum, small rental housing providers with 10 or fewer units should remain under the existing threshold of one month's FMR.</p> <ul style="list-style-type: none">Increasing the eviction threshold will only further delay an already extremely long and expensive eviction process without changing the end result of displacement of the renter. The sheriff's department has recently told Supervisor Mitchell's office that it is taking them 3 to 6 months to enforce an eviction lock-out order. This is on top of the average 6 months that it takes from filing an eviction action to receive a judgement. As a result, rental housing providers are already being forced to lose an entire year's worth of rent on top of tens of thousands of dollars in attorney's fees and court costs, and unit turnover costs.There has been NO DATA presented showing that increasing the required eviction threshold would prevent renters from facing eviction. The County just ended the application period for its Emergency Rent Relief Program (ERRP) that provided rental assistance for renters impacted by recent immigration enforcement activities. How many renters that applied were behind by 2 months' worth of Fair Market Rent? Does the program have remaining funds still available based on applications received? How many applications were received based upon immigration enforcement activities?This motion proposes making a permanent change to the existing



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		<p>RSTPO. Why should it be a permanent change, when it is being proposed as an "emergency"? Why isn't it limited to 30 days as are all other emergency-related provisions (such as the anti-price gouging restriction)? At a minimum, this motion should contain a sunset date for the expanded threshold.</p>
	Marlene Kerber	<p>I am a mom-and-pop landlady. How am I suppose to pay for property tax, water and trash, gardeners, and maintenance when my tenants do not pay? By passing this, you are asking me to subsidize my tenants so that they get to live 2 months for free! You are discouraging new people from becoming landladies. Providing housing needs cooperation from law makers, landladies, and tenants. This proposal is not reasonable.</p>
	Sharon L Tsukamoto	<p>Increasing the eviction threshold makes the renters fall further behind and creates more damage to their credit scores & ability of get new housing. Our financial problems become greater to collect past due rent. It delays the eviction process without changing the end results and there are No reports showing that delaying the eviction threshold would prevent renters from facing eviction. This is a permanent change but is "Emergency". Should have a sunset date for the expanded eviction threshold.</p>
	Susan Stone	<p>I am a senior who can't afford to sell my home because of the high capital gains taxes I would have to pay. I rent it out to help support myself. I have been paying my taxes for many years and deserve your protection and concern too.</p>
	Tasha Kolokotrones	
	Terry Ballentine	<p>reject Item 11 or make several amendments to it. To further expand the eviction threshold without data and without a stated end date will only cause more harm to rental housing providers and renters who are meeting their rent obligations.</p>
	WILLIAM A RANGER	
	YAEAR BENASSA	<p>with deposit limit being one month, and eviction taking multiple months, not allowing landlords to start eviction until rent is late by multiple months is draconian. It is unfair to all landlords, but particularly harmful to small landlords and with all other costly regulations will push many to bankruptcy will push many to bankruptcy</p>
Other	Lena Sullivan	<p>My name is Lena Sullivan, and I'm a tenant organizer at SAJE. In my work I support tenants going through eviction and other housing crises. I'm asking the board to amend this motion to apply county-wide and raise the threshold to at least three months of Fair Market Rent.</p> <p>From my work, I can clearly see that immigrant tenants across the county are in housing crisis as a direct result of ICE raids. A proposal that applies only to unincorporated Los Angeles County fails to meet the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County where you</p>

			<p>declared a state of emergency. A vast majority of those harmed live within the City of Los Angeles and Southeast LA cities like Norwalk and Downey. Any protections must consider the entire county.</p> <p>Also, this emergency has been ongoing for nearly 8 months. During that time, immigrant tenants have lived in constant fear, seen loved ones detained or deported, and lost an average of 60% of their household income. I ask the Board to please support a 3+ month FMR.</p> <p>Please use your emergency powers to protect immigrant tenants now.</p>
	Sara St Hilaire		<p>In a county plagued by homelessness, we need more policies to keep people in their homes (and give them the help they need to stay there). However, I am in support of an amendment for a minimum of three months' threshold for all of L.A. County including L.A. City.</p>
	Item Total	162	
Grand Total		162	



January 30, 2026

Board of Supervisors
County of Los Angeles
VIA EMAIL

Item 11: OPPOSE: Increase of Rent Debt Threshold

Dear Chair and Members of the Board of Supervisors,

The California Apartment Association (CAA), representing thousands of rental housing providers throughout Los Angeles County, opposes the proposal to increase the rent debt threshold from one month to two months.

CAA supports policies that promote housing stability. However, expanding this policy would be counterproductive, disproportionately impact the economically disadvantaged, and make housing harder to access.

Failure to Adhere to the Cluster Committee Process

This item should not be exempt from the cluster committee process. Posting items to cluster committee ensures public input, adequate notice, and meaningful deliberation. Skipping this important step continues to erode trust in our local institutions.

Recent reporting from the [Los Angeles Times](#) article “Finally, a renter’s market,” highlights a softening rental landscape. The justification for bypassing the cluster process is unclear.

Emergency Rent Relief Is the Right Tool

The County recently launched a rent relief program for residents impacted by the 2025 fires. CAA has actively promoted this program and supports its expansion into a permanent, flexible rental assistance pool for tenants facing temporary financial hardship.

Eviction thresholds do not replace targeted rental aid. Direct monetary assistance is the most effective way to stabilize households without destabilizing housing providers.

Unintended Consequences

This proposal will ultimately harm the very people the County intends to help. As financial risk increases, housing providers respond by raising screening standards, reducing flexibility, and becoming more cautious.

Continued regulatory uncertainty discourages long-term participation in the rental housing market. Housing providers make decisions based on predictable rules and enforceable contracts. Policies that rely on compelled nonpayment are not imposed on other services and should not be normalized in housing.



A functional economy depends on the reasonable expectation that services rendered will be compensated. Under the current ordinance, housing providers may be required to absorb unpaid rent on a rolling basis indefinitely, effectively compelling them to extend open-ended, no-interest loans. This structural flaw should be addressed before any expansion of the policy is considered.

Real Financial Impact on Housing Providers

Most housing providers lack the financial capacity to absorb prolonged nonpayment without jeopardizing their ability to operate, maintain their properties, and continue providing housing.

Most unlawful detainer proceedings are due to nonpayment of rent. It can take six months or longer to work its way through the courts. Even after a judgment in favor of the housing provider, it can take additional months for the Sheriff to restore possession of the property. Throughout this process, housing providers remain responsible for mortgages, property taxes, insurance, utilities, and ongoing maintenance.

Conclusion

CAA urges the Board to reject this proposal, adhere to established cluster committee procedures, and focus on proven, balanced alternatives. We respectfully request the Board utilize targeted rental assistance to help desired populations and focus on policies that preserve the long-term health of the rental housing market.

Sincerely,

Fred Sutton
California Apartment Association

Dear Chair Solis, Supervisor Hahn, and Members of the Board of Supervisors,
I am writing to respectfully urge you to vote NO on Agenda Item 11, which would direct County Counsel to draft an ordinance doubling the eviction threshold from one month's Fair Market Rent (FMR) to two months' FMR before a housing provider may initiate eviction proceedings.

While this proposal is framed as tenant protection, it creates severe and unintended consequences for small housing providers and undermines neighborhood stability. Requiring owners to absorb two months or more of unpaid rent before taking any legal action effectively forces small property owners to operate as involuntary lenders without consent, compensation, or meaningful recourse.

We are currently living through a real-world example of how damaging this policy would be. We have a Section 8 tenant who has repeatedly harassed neighbors, the on-site property manager, and even HACLA Section 8 employees. In fact, HACLA staff know this tenant by name, as she has been escorted out of their office's multiple times for disruptive and abusive behavior.

This tenant has not paid her portion of the rent since **March 1, 2025**. She has now reached the existing one-month FMR threshold for a two-bedroom unit. Under current law, we may soon be able to begin the eviction process. However, if the threshold is doubled to two months' FMR, we would be forced to carry this nonpayment and the ongoing harassment and disruption, or approximately another year before even being allowed to file in court.

This is not tenant protection; it is a denial of basic property rights and a threat to the safety and well-being of other residents. Small housing providers cannot sustain this level of financial and operational risk. Large corporate landlords may be able to absorb prolonged losses, but independent owners cannot—and when we are pushed out, our properties are often acquired by institutional investors who raise rents and reduce affordability over time.

If the County's goal is to help tenants experiencing hardship, the appropriate solution is direct rental assistance or emergency financial support, not policies that force housing providers to absorb unlimited losses while harmful behavior continues unchecked.

I respectfully urge you to consider the real-world consequences of Agenda Item 11 and to reject this proposal. Please support balanced policies that protect tenants while allowing small, local housing providers to continue operating safely and sustainably.

Thank you for your time and consideration.

Sincerely,
Tasha Kolokotrones
Tujunga, CA
310-779-1366



January 30, 2026

Los Angeles County Board of Supervisors

County of Los Angeles

VIA EMAIL

RE: Item 11 – Opposition to Proposed Increase of Rent Debt Threshold

Dear Chair and Members of the Board of Supervisors,

On behalf of the Apartment Association, California Southern Cities (AACSC), we respectfully submit this letter in opposition to Item 11, which proposes increasing the allowable rent debt threshold from one month to two months prior to enforcement.

AACSC represents thousands of rental housing providers across Southern California, many of whom are small, locally owned operators. While we share the Board's commitment to housing stability, this proposal would produce unintended consequences that ultimately harm both housing providers and renters.

Concerns With Process and Transparency

We are concerned that this item has bypassed the cluster committee process, which is intended to ensure transparency, public input, and informed deliberation. Policies with significant economic and housing impacts warrant careful review through established procedures. Advancing this proposal without committee consideration undermines confidence in the process and limits stakeholder engagement.

Targeted Rental Assistance Is the Effective Alternative

AACSC strongly supports targeted rental assistance as the most effective way to address temporary financial hardship. Expanding eviction thresholds does not replace rental assistance. Instead, it shifts financial risk onto housing providers without addressing the root causes of nonpayment. A flexible, permanent rental assistance framework would provide meaningful relief while maintaining housing market stability.

Disproportionate Impact on Small Housing Providers



Most housing providers are small businesses operating on narrow margins. They rely on rental income to meet mortgage obligations, pay property taxes and insurance, maintain properties, and cover utilities and other operating expenses.

Under current regulations, nonpayment cases can already take six months or longer to resolve through the courts, with additional delays before possession is restored. During this time, housing providers continue to absorb all costs without rent. Increasing the rent debt threshold would further compound this burden, effectively requiring providers to extend open-ended, no-interest credit—an expectation not imposed on other essential services.

Unintended Consequences for Housing Access

As financial risk increases, housing providers respond by tightening screening standards, reducing flexibility, and becoming more cautious about whom they rent to. Over time, this reduces access to housing for the very populations these policies are intended to protect. A stable rental housing market depends on predictable rules and enforceable agreements. Continued regulatory uncertainty discourages long-term participation and investment, ultimately constraining housing supply.

Conclusion

For these reasons, AACSC respectfully urges the Board of Supervisors to reject Item 11, adhere to established committee processes, and focus on proven, balanced solutions. We stand ready to work collaboratively with the County to expand rental assistance and advance policies that promote housing stability without jeopardizing the viability of housing providers.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John Edmond".

John Edmond

President & Chief Executive Officer
Apartment Association, California Southern Cities

Dear LA County Board of Supervisors:

Please vote NO on expanding the eviction threshold from one month to two months.

I am a mom and pop housing provider who recently experienced the financial devastation of going through the City of LA's eviction process where our court system is broken. My tenant stopped paying rent(for no reason, not job loss or hardship) and continued to live in our home for 10 months without paying rent! I could not begin the eviction process until the fair market eviction threshold was met. My rental was under fair market by \$100. Why are housing providers punished for having under market rent????

During the long slow eviction process not only did I lose 10 months of rental income, I paid the water bill. After losing \$32,000 in lost income I was finally able to get an unlawful detainer approved by the world's slowest courts to remove the non-paying tenant. Our UDL was approved June 6 2025 and the sheriff showed up August 6th 2025 (why such a long delay????).

We are tired of footing the bill for a broken system. Expanding the threshold for non payment eviction is unjust and cruel to good housing providers such as my husband and I. We provide good, clean, affordable housing and we get no support or subsidy when a tenant chooses not to pay rent. How is this fair?

If you're still reading this....the tenant vandalized the property before they were evicted, wrote all over the walls and left our rental home filthy. It took my husband and I until October 2025 to get the property cleaned and back into a rentable condition.

Where are mom and pop housing provider protections????? Yes, this is technically for LA County but if this threshold passes LA City will surely follow.

Expanding the threshold is an overreach and will be unjust for housing providers.

Please vote NO!

H. Keenan

The Rent Brigade Support Letter in Favor of Agenda Item 11, Feb. 3, 2026

“I stopped selling because I was afraid of being caught and deported and leaving my children alone. My husband was deported.”

“I live in constant fear. I've had to cut back on food expenses. Also on electricity, gas, and other bills. We're drowning in personal loans.”

“I really need this help.”

These are just a few of the harrowing answers The Rent Brigade and the rest of the Evict ICE, Not Us Coalition received over the past few weeks when we asked dozens of immigrant tenants how ICE raids had affected them.

Their answers point to widespread economic devastation as hard-working Angelenos are abducted off our streets, separated from their families, and deported. Community members are losing their livelihoods, unable to work due to the ICE raids. The survey showed that on average, tenants have accrued more than three months of rental debt. In several cases, tenants have accrued more than \$12,000 in rental debt since the raids began in June.

More alarmingly, 62% of respondents to the survey said they were “very worried” about being evicted, while 19% said they were “somewhat worried.” Nearly 1 in 7 tenants had received an eviction notice. The eviction crisis is here.

That's why The Rent Brigade is writing in favor of the motion to increase the evitable rent debt threshold in Los Angeles County. We urge the supervisors to introduce an amendment to apply the motion to ALL of LA County and not just unincorporated Los Angeles, and to increase the rent threshold to three months fair market rent, not two.

Three months of protection is just the beginning of what we need to keep Angelenos housed. ICE has occupied LA for nearly 250 days — 8 months — with no end in sight. They have abducted thousands of Angelenos, ripping them from their families and communities.

Under the county's state of emergency on immigration, the Board of Supervisors can protect tenants in 88 cities from eviction at once. Raising the threshold for the entire County is within the Board's legal authority, and is the strongest tool you all have to protect our immigrant neighbors, like you've repeatedly promised you would.

More than 20 people have been killed by ICE operations across the U.S. since the raids began in June. ICE agents have repeatedly chased people into LA hospitals, making it dangerous to seek medical care.

The raids are a threat to human life, and you must take bold action to save lives.

Nothing in this motion would prohibit landlords from collecting back rent. They were given first and only priority in the first round of the LA County Rental Relief program, and they will soon be able to apply to collect rent debt accumulated through the course of this emergency. Landlords do not have to begin eviction proceedings to collect back rent through small claims court. This motion will give tenants an immediate and urgently needed layer of protection from homelessness, potential abduction and deportation.

The county's rent relief program may help a handful of tenants, but far too many have landlords who didn't apply. Only one of the dozens of tenants we talked to in January could confirm that their landlord applied for the county's rent relief program, while 78% said their landlord refused to apply and 16% didn't know.

That's why rental relief must be paired with strong eviction protections in order to keep tenants housed.

Eviction should be a last resort, not a first course of action. Homeowners do not lose their home after missing one or two mortgage payments. Tenants should have some level of flexibility in kind. We urge the Board in the strongest terms to raise the evitable rent debt threshold to 3 months FMR, apply it to all of LA County, and protect vulnerable tenants today.

Pacific Home Builders, Inc.

SPV Management LLC

February 2,2026

Re: Doubling Eviction Threshold

Supervisors Solis and Hahn,

NO to this Proposal

Increasing the eviction threshold will only allow renters to fall further behind in rent causing more damage to their credit scores and ability to obtain new housing.

Increasing the eviction threshold will cause even greater financial stress on rental housing providers by delaying an owner's ability to take action in collecting past due rent and recovering their rental unit. In particular, mom-and-pop owners who provide the most affordable housing under the existing Rent Stabilization and Tenant Protections Ordinance (RSTPO) would be most impacted possibly forcing more small, independent owners out of business.

Increasing the eviction threshold will only further delay an already extremely long and expensive eviction process without changing the end result of displacement of the renter. The sheriff's department has recently told Supervisor Mitchell's office that it is taking them 3 to 6 months to enforce an eviction lock-out order. This is on top of the average 6 months that it takes from filing an eviction action to receive a judgement.**As a result, rental housing providers are already being forced to lose an entire year's worth of rent on top of tens of thousands of dollars in attorney's fees and court costs, and unit turnover costs.**

There has been NO DATA presented showing that increasing the required eviction threshold would prevent renters from facing eviction.

Brent Enright

President / Managing Member



January 30, 2026

Board of Supervisors
County of Los Angeles
VIA EMAIL

Item 11: OPPOSE: Increase of Rent Debt Threshold

Dear Chair and Members of the Board of Supervisors,

The California Apartment Association (CAA), representing thousands of rental housing providers throughout Los Angeles County, opposes the proposal to increase the rent debt threshold from one month to two months.

CAA supports policies that promote housing stability. However, expanding this policy would be counterproductive, disproportionately impact the economically disadvantaged, and make housing harder to access.

Failure to Adhere to the Cluster Committee Process

This item should not be exempt from the cluster committee process. Posting items to cluster committee ensures public input, adequate notice, and meaningful deliberation. Skipping this important step continues to erode trust in our local institutions.

Recent reporting from the [Los Angeles Times article “Finally, a renter’s market,”](#) highlights a softening rental landscape. The justification for bypassing the cluster process is unclear.

Emergency Rent Relief Is the Right Tool

The County recently launched a rent relief program for residents impacted by the 2025 fires. CAA has actively promoted this program and supports its expansion into a permanent, flexible rental assistance pool for tenants facing temporary financial hardship.

Eviction thresholds do not replace targeted rental aid. Direct monetary assistance is the most effective way to stabilize households without destabilizing housing providers.

Unintended Consequences

This proposal will ultimately harm the very people the County intends to help. As financial risk increases, housing providers respond by raising screening standards, reducing flexibility, and becoming more cautious.

Continued regulatory uncertainty discourages long-term participation in the rental housing market. Housing providers make decisions based on predictable rules and enforceable contracts. Policies that rely on compelled nonpayment are not imposed on other services and should not be normalized in housing.



A functional economy depends on the reasonable expectation that services rendered will be compensated. Under the current ordinance, housing providers may be required to absorb unpaid rent on a rolling basis indefinitely, effectively compelling them to extend open-ended, no-interest loans. This structural flaw should be addressed before any expansion of the policy is considered.

Real Financial Impact on Housing Providers

Most housing providers lack the financial capacity to absorb prolonged nonpayment without jeopardizing their ability to operate, maintain their properties, and continue providing housing.

Most unlawful detainer proceedings are due to nonpayment of rent. It can take six months or longer to work its way through the courts. Even after a judgment in favor of the housing provider, it can take additional months for the Sheriff to restore possession of the property. Throughout this process, housing providers remain responsible for mortgages, property taxes, insurance, utilities, and ongoing maintenance.

Conclusion

CAA urges the Board to reject this proposal, adhere to established cluster committee procedures, and focus on proven, balanced alternatives. We respectfully request the Board utilize targeted rental assistance to help desired populations and focus on policies that preserve the long-term health of the rental housing market.

Sincerely,

Fred Sutton
California Apartment Association

From: [Francella Fierro](#)
To: [PublicComments](#)
Cc: [John Edmond](#)
Subject: Oppose Item 11: Rent Debt Threshold
Date: Friday, January 30, 2026 2:38:04 PM
Attachments: [AACSC Logo_Dark.png](#)
[1.30.26_Item11ACBOS.pdf](#)

Hello Honorable Board of Supervisors,

On behalf of the Apartment Association, California Southern Cities (AACSC), I respectfully submit the attached letter regarding Item 11 on the February 3, 2026 agenda.

AACSC urges the Board to reject this proposal and to adhere to established cluster committee procedures. We believe meaningful progress is best achieved through collaboration and policies that balance tenant protections with the long-term sustainability of the rental housing market.

Thank you for your time, and consideration. AACSC remains committed to working collaboratively with the Board to advance thoughtful, effective housing policy.

[**Francella Fierro**](#)
[**Chief Financial Officer**](#)

ffierro@aacsc.org

562-426-8341



Apartment Association, California Southern Cities

The Voice of Rental Housing Since 1924

333 W. Broadway Street, Suite 101 - Long Beach, CA 90802

Office: (562) 426-8341 Fax: (562) 424-3764

aacsc.org | [Become a Member-Stay Connected](#)



January 30, 2026

Los Angeles County Board of Supervisors

County of Los Angeles

VIA EMAIL

RE: Item 11 – Opposition to Proposed Increase of Rent Debt Threshold

Dear Chair and Members of the Board of Supervisors,

On behalf of the Apartment Association, California Southern Cities (AACSC), we respectfully submit this letter in opposition to Item 11, which proposes increasing the allowable rent debt threshold from one month to two months prior to enforcement.

AACSC represents thousands of rental housing providers across Southern California, many of whom are small, locally owned operators. While we share the Board's commitment to housing stability, this proposal would produce unintended consequences that ultimately harm both housing providers and renters.

Concerns With Process and Transparency

We are concerned that this item has bypassed the cluster committee process, which is intended to ensure transparency, public input, and informed deliberation. Policies with significant economic and housing impacts warrant careful review through established procedures. Advancing this proposal without committee consideration undermines confidence in the process and limits stakeholder engagement.

Targeted Rental Assistance Is the Effective Alternative

AACSC strongly supports targeted rental assistance as the most effective way to address temporary financial hardship. Expanding eviction thresholds does not replace rental assistance. Instead, it shifts financial risk onto housing providers without addressing the root causes of nonpayment. A flexible, permanent rental assistance framework would provide meaningful relief while maintaining housing market stability.

Disproportionate Impact on Small Housing Providers



Most housing providers are small businesses operating on narrow margins. They rely on rental income to meet mortgage obligations, pay property taxes and insurance, maintain properties, and cover utilities and other operating expenses.

Under current regulations, nonpayment cases can already take six months or longer to resolve through the courts, with additional delays before possession is restored. During this time, housing providers continue to absorb all costs without rent. Increasing the rent debt threshold would further compound this burden, effectively requiring providers to extend open-ended, no-interest credit—an expectation not imposed on other essential services.

Unintended Consequences for Housing Access

As financial risk increases, housing providers respond by tightening screening standards, reducing flexibility, and becoming more cautious about whom they rent to. Over time, this reduces access to housing for the very populations these policies are intended to protect. A stable rental housing market depends on predictable rules and enforceable agreements. Continued regulatory uncertainty discourages long-term participation and investment, ultimately constraining housing supply.

Conclusion

For these reasons, AACSC respectfully urges the Board of Supervisors to reject Item 11, adhere to established committee processes, and focus on proven, balanced solutions. We stand ready to work collaboratively with the County to expand rental assistance and advance policies that promote housing stability without jeopardizing the viability of housing providers.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John Edmond".

John Edmond

President & Chief Executive Officer
Apartment Association, California Southern Cities

February 2, 2026

Chair Solis and Supervisors
Los Angeles County Board of Supervisors
500 West Temple Street
Los Angeles, California 90012

RE: Increase of Tenant Eviction Threshold in the County

Dear Chair Solis and Supervisors.

On behalf of the Los Angeles County Board of Supervisors, a grassroots alliance of 240 business organizations representing 420,000 employers with 5 million employees throughout Southern California, we urge you to pause any consideration of this proposal and return it back to the appropriation cluster committee for further discussion.

Concerns Regarding the Cluster Committee Process

We are concerned that this item is being advanced without adherence to the cluster committee process. Cluster review exists to ensure public input, appropriate notice, and thoughtful deliberation. Exempting this proposal from cluster consideration undermines transparency and limits the opportunity for stakeholders, including businesses, housing providers, and tenants, to meaningfully engage.

Rental Assistance Is a More Effective Solution

We believe that direct rental assistance is a more targeted and effective tool for addressing temporary financial hardship than expanding eviction thresholds. The County's recent emergency rent relief efforts demonstrate that monetary assistance can stabilize households without shifting financial risk onto private parties. Expanding and institutionalizing rental assistance programs would better address the underlying causes of nonpayment, preserve housing stability, and avoid unintended market distortions.

Business Impacts

It is important to recognize that prolonged nonpayment requirements place real financial strain on private operators, particularly small businesses. Regulatory uncertainty can discourage long-term participation and investment, ultimately reducing the availability of housing and services across sectors. The county should not interfere with clear contract obligations.

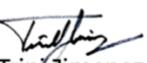
For these reasons, we urge the Board to pause consideration of this proposal, return it to the appropriate cluster committee and prioritize solutions that are win-win. Addressing housing instability requires collaboration, transparency, and policies that balance the needs of residents with the realities of operating in a stable business environment.

Thank you for your consideration. If you have any questions, please don't hesitate to contact our Advocacy Director, Chris Wilson, at chris.wilson@bizfed.org.

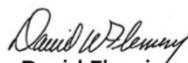
Sincerely,



Mitchell Vieira
BizFed Executive Vice President



Trini Jimenez
2026 Board Chair
Watson Land Company



David Fleming
BizFed Founding Chair

BizFed Association Members

Action Apartment Association	Downtown Alliance	Orange County Business Council
Advanced Medical Technology Association	Downtown Long Beach Alliance	Orange County Hispanic Chamber of Commerce
Alhambra Chamber	DTLA Chamber of Commerce	Pacific Merchant Shipping Association
American Beverage Association	El Monte/South El Monte Chamber	Panorama City Chamber of Commerce
Antelope Valley Chamber formerly Lancaster Chamber of Commerce	El Salvador Corridor Association	Paramount Chamber of Commerce
Apartment Association of Greater Los Angeles	El Segundo Chamber of Commerce	Pasadena Chamber
Apartment Association of Orange County	Employers Group	Pasadena Foothills Association of Realtors
Apartment Association, CA Southern Cities, Inc .	Energy Independence Now EIN	PGA
Apartment Association of California	Engineering Contractor's Association	Pharmaceutical Care Management Association
Arcadia Association of Realtors	EXP The Opportunity Engine	PhRMA
AREAA North Los Angeles SFV SCV	FastLink DTLA	Pico Rivera Chamber of Commerce
Armenian American Business Association	Filipino American Chamber of Commerce	Pomona Chamber
Armenian Trade & Labor Association	Friends of Hollywood Central Park	Rancho Southeast REALTORS
Arts District Los Angeles	FuturePorts	ReadyNation California
ASCM Inland Empire Chapter	Garden Valley Chamber	Recording Industry Association of America
Associated Builders & Contractors SoCal (ABC SoCal)	Gateway to LA	Regional CAL Black Chamber, SVF
Associated General Contractors	Glendale Association of Realtors	Regional Hispanic Chambers
Association of Independent Commercial Producers	Glendale Chamber	San Gabriel Valley Economic Partnership
AV Edge California	Glendora Chamber	San Pedro Peninsula Chamber of Commerce
Azusa Chamber	Greater Antelope Valley AOR	Santa Clarita Valley Chamber
Bell Chamber	Greater Bakersfield Chamber of Commerce	Santa Clarita Valley Economic Development Corp.
Beverly Hills Chamber	Greater Coachella Valley Chamber of Commerce	Santa Monica Chamber of Commerce
BioCom	Greater Downey Association of REALTORS	Secure Water Alliance
Black Business Association	Greater Lakewood Chamber of Commerce	Sherman Oaks Chamber
Black Professional Network	Greater Leimert Park Crenshaw Corridor BID	Signal Hill Chamber
Boyle Heights Chamber of Commerce	Greater Los Angeles African American Chamber	South Bay Association of Chambers
Bridge Compton Org	Greater Los Angeles Association of Realtors	South Bay Association of Realtors
Building Industry Association - LA/Ventura Counties	Greater Los Angeles New Car Dealers Association	South Gate Chamber of Commerce
Building Industry Association of Southern California	Greater San Fernando Valley Chamber	Southern California Contractors Association
Building Industry Association- Baldyview	Harbor Association of Industry and Commerce	Southern California Golf Association
Building Owners & Managers Association of Greater Los Angeles	Harbor Trucking Association	Southern California Grantmakers
Burbank Association of Realtors	Historic Core BID of Downtown Los Angeles	Southern California KFC Franchise
Burbank Chamber of Commerce	Hollywood Chamber	Southern California Leadership Council
Business and Industry Council for Emergency Planning and Preparedness	Hospital Association of Southern California	Southern California Minority Suppliers Development Council Inc.
Business Resource Group	Hotel Association of Los Angeles	Southern California Water Coalition
CalAsian Chamber	ICBWA- International Cannabis Women Business Association	Southland Regional Association of Realtors
CalChamber	Independent Cities Association	Specialty Equipment Market Association
California African American Chamber of Commerce	Independent Hospitality Coalition	Structural Engineers Association of Southern California
California Apartment Association- Los Angeles	Industrial Environmental Association	Sunland/Tujunga Chamber
California Asphalt Pavement Association	Industry Business Council	Sunset Strip Business Improvement District
California Bankers Association	Inglewood Board of Realtors	Swiss American Chamber of Commerce
California Black Chamber of Commerce	Inland Empire Economic Partnership	Thai American Chamber of Commerce
California Business Properties	Irvine Chamber of Commerce	The Bridge Network
California Business Roundtable	Kombucha Brewers International	The LA Coalition for the Economy & Jobs
California Cleaners Association	La Cañada Flintridge Chamber	The Los Angeles Taxpayers Association
California Contract Cities Association	LA County Medical Association	The Two Hundred for Homeownership
California Council for Environmental & Economic Balance (CCEEB)	LA Fashion District BID	Torrance Area Chamber
California Fuels & Convenience Alliance- Formerly California Independent Oil Marketers Association (CIOMA)	LA South Chamber of Commerce	Tri-Counties Association of Realtors
California Gaming Association	Larchmont Boulevard Association	United Chambers - San Fernando Valley & Region
California Grocers Association	Latin Business Association	United Contractors
California Hispanic Chamber	Latino Food Industry Association	United States-Mexico Chamber
California Hotel & Lodging Association	Latino Golfers Association	Unmanned Autonomous Vehicle Systems Association
California Independent Petroleum Association	Latino Restaurant Association	Urban Business Council
California Infrastructure Delivery Coalition	LAX Coastal Area Chamber	US Green Building Council
California Life Sciences Association	Licensed Adult Residential Care Association- LARCA	US Resiliency Council
California Manufacturers & Technology Association	Long Beach Area Chamber	Valley Economic Alliance, The
California Metals Coalition	Long Beach Economic Partnership	Valley Industry & Commerce Association
California Natural Gas Producers Association	Long Beach Major Arts Consortium	Venice Chamber of Commerce
California Restaurant Association	Los Angeles Area Chamber	Vermont Slauson Economic Development Corporation
California Retailers Association	Los Angeles Economic Development Center	Veterans in Business
California Self Storage Association	Los Angeles Gateway Chamber of Commerce	Vietnamese American Chamber
California Small Business Alliance	Los Angeles Latino Chamber	Village of Sherman Oaks BID
California Travel Association (CalTravel)	Los Angeles LGBTQ Chamber of Commerce	Warner Center Association
California Trucking Association	Los Angeles Parking Association	West Covina Chamber
Californians For Smarter Sustainability	Los Angeles Regional Food Bank	West Hollywood Chamber
Carson Chamber of Commerce	MADIA Tech Launch	West Hollywood Design District
Carson Dominguez Employers Alliance	Malibu Chamber of Commerce	West Los Angeles Chamber
Central City Association	Manhattan Beach Chamber of Commerce	West San Gabriel Valley Association of Realtors
Century City Chamber of Commerce	Manhattan Beach Downtown Business & Professional Association	West Valley/Warner Center Chamber
Chatsworth Porter Ranch Chamber of Commerce	Marina Del Rey Lessees Association	Westchester BID
Citrus Valley Association of Realtors	Marketplace Industry Association	Western Electrical Contractors Association
Civil Justice Association of California CJAC	Monrovia Chamber	Western Manufactured Housing Association
Claremont Chamber of Commerce	Motion Picture Association of America, Inc.	Western Propane Gas Association
Commerce Business Council formerly Commercial Industrial Council/Chamber of Commerce	MoveLA	Western States Petroleum Association
Compton Chamber of Commerce	MultiCultural Business Alliance	Westside Council of Chambers
Compton Community Development Corporation	NAIOP Southern California Chapter	Westwood Community Council
Compton Entertainment Chamber of Commerce	NAREIT	Whittier Chamber of Commerce
Construction Industry Air Quality Coalition	National Association of Minority Contractors	Wilmington Chamber
Construction Industry Coalition on Water Quality	National Association of Theatre Owners	World Trade Center
Council of Infill Builders	CA/Nevada	Yes in My Backyard
Crenshaw Chamber of Commerce	National Association of Women Business Owners - LA	7-Eleven Franchise Owners Association of Southern California
Culver City Chamber of Commerce	National Association of Women Business Owners- California	
Downey Chamber of Commerce	National Federation of Independent Business Owners California	
	National Hookah	
	National Latina Business Women's Association	
	Norwegian American Chamber of Commerce	
	Ofiso Community Foundation	