



**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
20.		Favor	a bee	<p>My name is a, and I'm a lifelong resident and tenant of L.A. County</p> <p>I would like to start by thanking Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you should know by this point, 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 we are facing as an entire county. ICE is occupying communities across ALL of 88 cities in LA County where the Board of Supervisors declared a state of emergency.</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. A vast majority of those harmed are also Black and Brown immigrants who have chosen LA County as their home and safe haven.</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>The people of LA urge the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion to apply county-wide protections 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:				
20.		Favor	Adam Ferleger	<p>We appreciate that the Board is paying attention to the urgent housing impacts immigrant families are facing during this moment of crisis, and for advancing protections to reduce evictions. Immigrant families are being pushed toward eviction because rising rents and immigration enforcement are making it harder to work, pay rent, and stay housed.</p> <p>During the current State of Emergency, the County should freeze rent increases and help convert rent debt to consumer debt so families are not evicted just because they fell behind.</p> <p>IRLA is calling for a three-month countrywide rent threshold so tenants impacted by emergencies are not left without support once short-term programs end.</p> <p>The County should raise the evictable rent-debt threshold to three months during the emergency so families are not forced into homelessness over debt they cannot immediately repay.</p> <p>These actions keep people housed, prevent homelessness, and are more compassionate and cost-effective than responding after families lose their homes.</p>
			Adan S Martinez	<p>Public Comment for LA County Board of Supervisors</p> <p>Name: Adan S. Martinez</p> <p>Item #20: Increasing the Rent Debt Threshold for Households in Los Angeles County</p> <p>Position: In favor</p> <p>Good morning, Supervisors,</p> <p>My name is Adán S. Martinez. I am a Los Angeles County resident, a neighborhood council board member in Highland Park, and a housing advocate working at the intersection of housing stability, immigrant rights, and community well-being.</p> <p>I am here in strong support of Item 20 to increase the rent debt threshold for households in Los Angeles County—especially considering the current state of emergency our communities are facing due to ongoing ICE raids.</p> <p>In neighborhoods like Highland Park, the impacts are immediate and visible. Street vendors and workers are being detained; income is disappearing overnight, and families are suddenly unable to pay rent—not because of irresponsibility, but because breadwinners are being taken away. In response, neighbors are organizing fundraisers, selling food, and pooling what little they have to keep families housed. Community solidarity is doing its</p>



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	<p>best—but it cannot substitute for government action.</p> <p>This moment demands that Los Angeles County govern with urgency and compassion. Increasing the rent debt threshold is a critical preventive measure that acknowledges economic reality amid fear, disruption, and instability. Without protections like this, ICE enforcement becomes a direct pipeline into eviction and homelessness.</p> <p>From my work in housing governance, I know that eviction is not just a housing issue—it is a public health issue, a family separation issue, and a long-term cost to the County. Preventing eviction is far more effective and humane than responding after displacement has already occurred.</p> <p>I also want to be clear: County protections must apply to all Los Angeles County residents—not just those in unincorporated areas. Families in incorporated cities like Los Angeles are experiencing the same fear, the same income loss, and the same housing precarity. Equity requires countywide action.</p> <p>As someone who grew up in a working-class immigrant household, I know how quickly a single shock can unravel stability when systems are inflexible. Item 20 is a necessary step toward ensuring that our policies reflect the realities our residents are living through right now.</p> <p>I urge you to support this item and continue advancing countywide policies that protect tenants, prevent displacement, and affirm that Los Angeles County stands for the dignity and safety of all its residents.</p> <p>Thank you for your leadership and for the opportunity to comment.</p>
Adriana Ochoa	<p>My name is Adriana and I am a resident of Long Beach. As a renter and a resident of LA County, I have witnessed and experienced firsthand what both the invasion of ICE agents and our ongoing housing crisis had done to our community. I have seen folks kidnapped at their places of work by masked federal agents, which undoubtedly has devastated fa family not only in losing their loved ones, but in being able to afford rent!</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 the Board of Supervisors declared a state of emergency.</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</p>



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			<p>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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
		Alejandra Sanchez	<p>Hello, my name is Alejandra Sanchez, and I am with Homies Unidos, Immigrants Are Los Angeles, and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks every day to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable, and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months' fair market rent, and it should apply throughout Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time. Alejandra S.</p>
		Alesan Aboafahe	<p>Hello, my name is Alesan, and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p>



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			<p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Dear Board of Supervisors Sincerely, Alesan Aboafahe, (484)-522-0417, Inclusive Action for the City</p>
	alex melendrez		<p>Hello, my name is alex, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>
	Alex Norris		<p>During our current state of emergency, including incredibly dangerous behavior from ice regarding racial profiling and improper use of force, causing people to stay home out of fear, we should be protecting the community, as there are so many people that are affected by this, both immigrants and native Angelenos.</p>
	Alex Sonnenschein		<p>Hard working families are being terrorized by the federal government, making it harder to earn money for rent. Please give hard working families and other marginalized individuals an extra month of relief to pay for rent due to the</p>



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	ongoing federal abuse disguised as immigration policy.
Alexander S Ferrer	<p>Hello,</p> <p>I am the lead data scientist for the Tenant Power Toolkit, which assists in eviction defense for over 12% of all tenants facing eviction in the County. I strongly urge support of Sup. Horvath's motion. As is well known, undocumented tenants are hesitant to attend legal proceedings during this enforcement surge and unlawful detainer cases are no exception. Without a significant raise of the rent threshold in all cities, hundreds of thousands of tenants are at increased risk of facing default judgements in cases that they might otherwise settle or have a strong claim in. LA has made significant progress in stemming default judgements, but that could very well be reversed due to the loss of income and hesitancy to attend proceedings associated with the surge in ICE activity.</p> <p>Sincerely, Alexander Ferrer, SD3 Resident, Tenant Power Toolkit/Debt Collective</p>
Alexandra Nguyen	<p>My investor landlord in Long Beach is currently trying to evict me because I am experiencing temporary financial hardship and I asked to apply for rent relief on Feb 9. Despite this, they issued a three day notice the day after I stated I would apply for county funds. This is an investor landlord with access to more resources than I am, not a "small mom and pop" landlord that exploitative property owners try to use as rhetorical shields while they advocate for policies that will only enrich them further—often at the expense of human lives.</p> <p>It is deeply ironic that I and other members of my local have asked the Board of Supervisors, and specifically Supervisor Hahn during meetings, to protect tenants across the entire county since July, and now 8 months later, I am experiencing the EXACT hardship that tenant advocates have warned would continue to happen without stronger renter protections, not just temporary rent relief. This is especially alarming given that Long Beach is the largest majority renter city in Los Angeles County, yet has some of the weakest tenant protections. It is also deeply concerning that LB Mayor Rex Richardson serves as Board Chair of LACAHSA, an agency that claims it is committed to preventing homelessness before it happens through tenant protections. This does not seem to align with the weak renter protections in the county, including allowable, consecutive, compounding increases of 7-10% year after year. Nearly 5 years, in mine and my neighbors' case.</p> <p>What is happening to me is happening to hundreds, if not thousands, of tenants every single week in LA County. My neighbor, a senior immigrant woman, was forcibly displaced in Oct after my landlord imposed maximum rent increases of 7 to 10 percent for four years in a row and then refused to negotiate after raising her rent by 7.5-10% for four years straight. She moved in paying \$1635 and by the time she left, they demanded she pay \$2285 (even after she told them she had forgone groceries the last two weeks of the month in September). After she moved out, they relisted her unit for less than what they demanded she pay (and even lowered it by \$100 more to \$2165</p>



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	<p>because it was not being rented at that price—despite landlord constantly stating the increases were to keep up with "market-rate") indicating the rent hikes were used as a pressure tactic to force her out.</p> <p>She was forced to move into a one bedroom with her daughter and does not know when she will ever be able to regain stable housing of her own. This is not a harmless outcome. If she had been given breathing room to catch up financially, along with meaningful rent caps, she would likely still be housed today. Now, they are trying to seize the opportunity to fast-track the eviction process to push me out, despite knowing rent relief funds are available and the amount owed is readily curable. This indicates an eviction-driven profit model that impacts our entire community, and those effects will be felt for generations—simply because our lives are viewed as a bottom line for the investor.</p> <p>If this ordinance passes for all of LA County, tenants like myself and my neighbors will have the breathing room we urgently need to stabilize. Rent relief is valuable, but it is not enough on its own, especially when landlords refuse to accept it while continuing to pursue eviction.</p> <p>If we are serious about preventing displacement and homelessness, we need strong countywide protections. I want to stabilize my finances amid an economic downturn, and my investment landlord should not be allowed to push me out, especially when it appears connected to my involvement as an organized tenant union member raising concerns about potentially unlawful landlord behavior.</p> <p>Please pass this rent debt threshold for the entire county. We need real leadership that protects tenants. If this policy is only applied to unincorporated areas, landlords will exploit the gaps by targeting renters in cities like Long Beach that have weaker protections, accelerating displacement and pushing more people out of stable housing in their own homes.</p>
Alina Serrano	<p>Hello, my name is Alina Serrano, and I am with Homies Unidos, Immigrants Are Los Angeles, and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks every day to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable, and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months' fair market</p>



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	<p>rent, and it should apply throughout Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p> <p>Alina</p>
Alma Minger	
Alma Minger	
Alyssa Lopez	<p>Hello, my name is Alyssa Lopez, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Sincerely, Alyssa Lopez, alyssalopezmontes@gmail.com</p>
Amalia Vazquez	<p>Mi nombre es Amalia Vazquez. Estoy aqui con Building Skills Partnership que es parte de la collective de los inmigrantes son Los Angeles</p> <p>Yo soy unas de las personas afectados por las redadas de inmigración y por el incendio en Palisades. He intentado aplicar para la ayuda de alivio con la renta pero el propietario no me responde. Necesitamos una programa donde las personas afectos pueden aplicar directamente.</p>
Amelia Arguello	
Amparo Gonzalez	<p>My name is Amparo Gonzalez. I am with Building Skills Partnership who is part of the Immigrants Are LA coalition.</p> <p>I support increasing the rent debt threshold. It is a necessary step to keep immigrants families housed. Many people are afraid to step out of their</p>



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			<p>homes to go to work and grocery shop because of federal actions. Sometimes I decide not to step out for my lunch break to buy food because I wonder to myself, what if for going to Subway I get caught up in an immigration raid. Supervisor Solis, as a constituent, I urge you to take action and be a champion for immigrant communities.</p>
		Amy Chong	<p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p>
		Amy Tannenbaum	<p>As an eviction defense attorney in Public Counsel, I see the desperate need for the relief outlined in this motion. Tenants who fall behind on their rent are able to find rental assistance programs or otherwise fill in the gaps when they have enough time to go through an application process; increasing the rent debt threshold gives struggling families the time they need to stabilize and find assistance before both landlords and tenants waste time and resources in court. This would be a critical lifeline especially for the immigrant tenant community in LA, and all of those who fear abduction from ICE when they leave their homes to work. Creating a strong, county-wide protection will make the rules crystal-clear and easy to administer across the board. Please, protect my clients and my community by passing this protection.</p>
		Ana Aviles	<p>Eso es muy importante por favor aprobenlo nos ayudarán muchísimo</p>
		Ana D	<p>I would like for the rental assistance program to be more than a one-time investment, but rather it should be permanent. This would allow for many mothers who have become head of household, due to immigration raids, to have the support they need. My suggestion is not just speaking on economic support, but it is also psychological. I am someone who is without work due to this situation. I can see myself in all the parents who do not have the support to sustain their</p>



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	<p>families and have nowhere to go. A permanent rental assistance program can also support those who are on the streets for not being able to pay rent. I humbly ask you to do something more positive for the community. For me, it would be great to support not just with money (or rental assistance), but also with finding safe, secure employment.</p> <p>My heart is heavy by seeing what is happening.</p> <p>I am a volunteer at a church where we distribute food boxes to 300-400 families. It is so sad to see parents and children desperate to obtain food. We see children eat unwashed fruit due to their desperation.</p> <p>We want you to do something for our Latino community because we are important to this country.</p>
Ana I Cruz	
Ana Ioretta L	
Ana Miriam Martinez	Soy miembro del sindicato de inquilinos. Tiene que ayudar a todos, no sólo a los en los áreas non incorporadas. Por favor.
Ana R Sanchez	Es muy buena idea estoy a favor aprueben todos necesitamos eso
Anais Arias-Aragon	
Andre Arguelles	<p>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. During the same time, ICE has been terrorizing our city for over eight months. Increasing this threshold will do much to help our neighbors find relief during this crisis.</p> <p>Thank you to Supervisor Horvath for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p>
Andrew Chavez	<p>Hello, my name is Andrew Cruz, and I am with Homies Unidos, Immigrants Are Los Angeles, and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks every day to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months' fair market rent, and it should apply throughout Los Angeles County.</p>



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	<p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p> <p>Andrew C.</p>
Andrew Lush	Please vote yes on this motion apply county-wide and raise the threshold to at least three months of Fair Market Rent.
andy zheng	<p>My name is Andy, and I'm a tenant in Los Angeles</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Angel Mortel	Please make it harder to evict people by increasing the rent debt threshold to 3 months of unpaid rent. These are tough times and we need the support!
Angel Rosas	<p>Hello, my name is Angel Rosas, and I am with Homies Unidos, Immigrants Are Los Angeles, and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency</p>



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	<p>declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks every day to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months' worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p> <p>Angel Rosas</p>
Ani Vartivarian	
Anjali Claes	<p>As a worker in the homelessness sector I've seen first hand the devastating effects the ICE terror has had on families ability to pay rent and stay housed. Unfortunately, landlords are also running a business and can sometimes retaliate and inhibit tenants efforts to pay off their debt and resolve their situation. This rule would bring much needed breathing room for families to stay housed while figuring out how to survive while under attack by the federal government.</p>
Anjali Goel	
Ann Dorsey	
Ann Dorsey	<p>Please support Item 20, which will raise the threshold to at least three months of Fair Market Rent, and apply them county-wide.</p> <p>Immigrant tenants are in desperate need of the immediate and meaningful protections provided by this motion. The proposal that was passed last Tuesday fails to meet the reality of this crisis, because it only applies to unincorporated LA County. ICE does not limit its operations to unincorporated LA County. Their terror afflicts communities across the entire county; every single one of the 88 cities in the County has been targeted by ICE in the last eight months.</p> <p>A recent survey shows that impacted tenants are already an average of 4 months behind on rent, with many 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. The motion passed last Tuesday does nothing for them.</p> <p>Angelenos have endured this emergency for eight long months. Immigrant tenants have lived in constant fear, seen loved ones detained or deported,</p>



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	<p>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 the board to act with the urgency and leadership that this moment demands. This body has the legal authority under the declared state of emergency to pass these needed protections for every Angeleno. Please vote yes on this motion to raise the threshold to at least three months of Fair Market Rent, and apply them county-wide.</p> <p>Thank you</p>
Anna Sheffer	<p>Just last week, two people were kidnapped by ICE on Washington Place, in my neighborhood on the Westside. It wasn't the most violent example of the threat ICE poses in our city, but, to me anyway, it highlighted that anyone who lives in LA County can be snatched off the streets, even in locations that might be considered safer. Any step we can take as a city to protect those at risk will go a long way in alleviating fear and making our neighbors safer.</p> <p>I was glad to hear that the Board has already taken steps to raise the debt threshold for households in unincorporated LA County, but this measure does not go far enough. For that reason, I urge the board to vote yes on Supervisor Horvath's motion to raise the debt threshold to at least three months of Fair Market Rent for all Los Angeles County households.</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. Raising the debt threshold--and raising it for all of LA--will allow immigrant tenants to protect themselves and their families by having more control over their schedules.</p> <p>When the federal government threatens its people, local governments must step in and offer protection. Please vote yes on this measure.</p>
Annie CHUONG	
antonio dominguez	<p>Mi nombre es [antonio] y soy [miembro de la organizaci3nclean. /residente de la ciudad de]</p>



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	<p>En primer lugar, me gustaría agradecer a la supervisora Horvath por escuchar a sus electores e introducir medidas de protección contra los desalojos para todos los angelinos del condado.</p> <p>Como saben, nuestras familias y vecinos inmigrantes se encuentran en crisis como consecuencia directa de las redadas del ICE. Sus ingresos se han visto drásticamente reducidos. Una propuesta que solo se aplica al condado no incorporado de Los Ángeles no responde a la realidad de esta crisis. El ICE está ocupando comunidades en las 88 ciudades del condado de Los Ángeles, donde la Junta de Supervisores ha declarado el estado de emergencia.</p> <p>Una encuesta reciente muestra que los inquilinos afectados ya tienen un retraso medio de cuatro meses en el pago del alquiler, y algunos acumulan hasta 13,000 dólares de deuda. La gran mayoría de los afectados viven en la ciudad de Los Ángeles y en ciudades del sureste de Los Ángeles, como Norwalk y Downey.</p> <p>Esta emergencia lleva casi ocho meses. Durante ese tiempo, los inquilinos inmigrantes han vivido con un miedo constante, han visto cómo sus seres queridos eran detenidos o deportados y han perdido una media del 60 % de los ingresos de sus hogares. Estas son las condiciones que empujan a los inmigrantes al desplazamiento, la autodeportación y la falta de vivienda. Instamos a la junta a que actúe con la urgencia que exige el momento, y con la autoridad legal que le confiere el estado de emergencia declarado, y</p>
Aquilina Versoza	<p>This is Aquilina Soriano Versoza, Executive Director of the Pilipino Workers Center, Immigrants Are Los Angeles and a resident of Los Angeles County.</p> <p>As a leader of our County, we are asking you to vote yes on raising the rent debt threshold beyond what you proposed and passed last Tuesday. It is urgent to keep immigrant families housed.</p> <p>Keeping our community housed is an urgently important issue for our community. Many Pilipino caregivers are struggling to stay safe from ICE by keeping a roof over their heads right now, which is causing some to chose to stay in exploitative working conditions and not bring up issues of wage theft for fear of losing their jobs and therefore losing their housing. We are seeing that a lot of Filipino caregivers are showing up to eviction clinics and reaching out to us because they are having to pay extra for ridesharing because they are afraid to be abducted by ICE or another Federal agent while waiting at the bus stop.</p> <p>I appreciate that you are paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p>



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	<p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p>
Ariella S Ventura	<p>For 8 months, immigrant tenants have seen their loved ones deported, they have been afraid to leave their homes to go to work, and they have lost an average of 60% of their household income. Only 7% of raids have occurred in unincorporated LA County, but you have the power to protect ALL of LA County.</p> <p>The rent relief program is grossly inadequate to meet this crisis. Rental relief must be paired with strong eviction protections in order to keep tenants housed. So far, only landlords have been able to 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. This leaves tenants vulnerable to eviction even while going through the county rent relief process. Introduce an eviction threshold for ALL of LA County.</p>
Arthur Aguirre Jr	<p>Vote YES on protections for ALL 88 cities in LA County. Use your emergency powers to protect immigrant tenants now!</p>
Arturo Ortega	<p>Soy miembro del sindicato de inquilinos y esto es muy importante para nosotros Necesitamos el apoyo del alivio de renta urgente ya que muchas personas están padeciendo por las circunstancias que estamos pasando do muchos por favor atienda nuestro comunicado pronto???</p>
Ashley De La Rosa	
Ashley Elias	<p>My name is Ashley, I am a member of Union de Vecinos. As you all are very aware tenants are severely impacted by the harassment, abuse and violence from ICE across all 88 cities in the county. We urge the board to act with the urgency this moment demands and their legal authority under the declared state of emergency and vote YES on this motion apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrants tenants now.</p>
Atra E Atra	
Aurea Recinto	
austin j howell	<p>Hello, my name is Austin Howell, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by</p>



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	<p>keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time. Austin Howell austinjake94@gmail.com 214-966-1849</p>
Avery Cervantes	<p>My name is Avery, and I'm a resident of the city of Maywood in Southeast Los Angeles.</p> <p>Firstly, I would like to thank Supervisor Horvath for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know, immigrant families and neighbors are in crisis as a direct result of ICE raids. Many families are not making a living wage. 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 the 88 cities in LA County where the Board of Supervisors declared a state of emergency.</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, Downey, and Huntington Park.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion to apply county-wide and raise the threshold to at least three months</p>



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	of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.
Beatriz Quiroz	
BELEN DAVIDOSKY	<p>Hello,</p> <p>My name is Belen Davidosky and I am a supporter of Immigrants are Los Angeles and a resident of Los Angeles County. I'm asking the County to take action to keep immigrant families housed by raising the rent debt threshold from two to three months countywide. Many families in my community are struggling just to stay safe from ICE, keeping a roof over their heads while living in daily fear. I appreciate that the Board is listening to renters and responding to this crisis, but we need bold leadership now—leadership that uses the emergency declaration to meet this urgent moment.</p> <p>People are falling behind on rent because work has become unstable and fear keeps many at home. No one should lose their housing over temporary debt they can't catch up on during an emergency. Increasing the eviction threshold to at least three months of fair market rent will give families the time they need to recover while preventing homelessness before it happens. Our communities are showing courage every day—going to work, feeding their families, and paying what they can. We're asking our leaders to show that same courage and ensure these protections reach every neighborhood in Los Angeles County.</p> <p>Thank you for your attention to this matter, Belen Davidosky Parent Engagement Academy</p>
Benjamin Bradford	This measure is essential to all working-class Angelenos in these extraordinarily difficult economic times and is especially important for vulnerable immigrant communities who give so much to Los Angeles. Please do the right thing and increase the Rent Debt Threshold!
Brandy Muniz	Dear Los Angeles County Board of Supervisors, I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis. Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency. Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness. Thank you for your attention to this matter.
Brenda Barragan	Mi nombre es Brenda Barragan y soy un miembro de CLEAN Car Wash Worker Center.



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	<p>En primer lugar, me gustaría agradecer a la supervisora Horvath por escuchar a sus electores e introducir medidas de protección contra los desalojos para todos los angelinos del condado.</p> <p>Como saben, nuestras familias y vecinos inmigrantes se encuentran en crisis como consecuencia directa de las redadas del ICE. Sus ingresos se han visto drásticamente reducidos. Una propuesta que solo se aplica al condado no incorporado de Los Ángeles no responde a la realidad de esta crisis. El ICE está ocupando comunidades en las 88 ciudades del condado de Los Ángeles, donde la Junta de Supervisores ha declarado el estado de emergencia.</p> <p>Una encuesta reciente muestra que los inquilinos afectados ya tienen un retraso medio de cuatro meses en el pago del alquiler, y algunos acumulan hasta 13,000 dólares de deuda. La gran mayoría de los afectados viven en la ciudad de Los Ángeles y en ciudades del sureste de Los Ángeles, como Norwalk y Downey.</p> <p>Esta emergencia lleva casi ocho meses. Durante ese tiempo, los inquilinos inmigrantes han vivido con un miedo constante, han visto cómo sus seres queridos eran detenidos o deportados y han perdido una media del 60 % de los ingresos de sus hogares. Estas son las condiciones que empujan a los inmigrantes al desplazamiento, la autodeportación y la falta de vivienda. Instamos a la junta a que actúe con la urgencia que exige el momento, y con la autoridad legal que le confiere el estado de emergencia declarado, y vote a favor de esta moción, que se aplica a todo el condado y eleva el umbral a al menos tres meses de renta de mercado justa. Utilice sus poderes de emergencia para proteger a los inquilinos inmigrantes ahora mismo.</p>
Brendan Coates	<p>After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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>
Brent Armendinger	<p>In this time of crisis, many renters are susceptible to racial profiling, intimidation, and violence by ICE. As a result, many have lost significant income. I support increasing the rent debt threshold to keep families and neighbors safe and housed.</p>
Brian Wilcox	<p>After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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>Due to the declared state of emergency and the threat to health, safety, and human life in LA county, the Board of Supervisors has expanded legal authority over the county's 88 cities. This was the case during the County's state of emergency for COVID, for example. This time, however, the federal</p>



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	<p>government is the emergency. The legal groundwork exists for bold action by the County, now it's a matter of political will.</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. So far, only landlords have been able to 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. This leaves tenants vulnerable to eviction even while going through the county rent relief process. ICE raids are a threat to the lives of all Angelenos. ICE agents have repeatedly chased people into LA hospitals, making it dangerous to seek lifesaving medical care. More than 32 people were killed by ICE operations across the U.S. in 2025, including Keith Porter Jr, a Black Angeleno and father of two, murdered by an ICE agent on New Years Eve. At least 8 people have been killed by ICE in the first six weeks of 2026 alone. The board must take bold action to protect the lives of Angelenos.</p>
Byron Jose	
Caitlin Torres	
Candice Perez	
Carlos Vaquerano	<p>As Carlos Vaquerano, CEO and President of Clínica Monseñor Óscar A. Romero, and on behalf of Clínica Romero, a member of Immigrants Are Los Angeles (IRLA) and federally qualified health center that serves residents across Los Angeles County, I am asking the County to take action to help keep immigrant families housed.</p> <p>Many families and patients in our community are struggling right now to stay safe from ICE enforcement while also trying to keep a roof over their heads.</p> <p>I appreciate that the Board is paying attention to what renters are going through and is taking steps to respond to this crisis, and we urge the Board to fully utilize the emergency declaration to meet the urgency of this moment.</p> <p>Our communities are experiencing daily fear and danger as individuals are detained in the streets by masked agents. Families are taking risks every day just to go to work, put food on the table, and pay rent. We need our leadership to act with the same level of courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they simply cannot catch up on during an emergency.</p> <p>The County must raise the eviction threshold to at least three months of fair market rent, and this protection should apply across all of Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I urge you to ensure these protections</p>



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	reach every community.
<p>Carlos M Rodriguez</p>	<p>Hello, my name is Carlos Rodriguez, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time. Dear Board of Supervisors Sincerely, Carlos Rodriguez, carlos@lavoice.org, LA Voice, Part of IRLA</p>
<p>Carlos T Navarrette</p>	<p>My name is Carlos, and I'm a resident of an unincorporated part of East L.A called City Terrace. Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county. As you know 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 the Board of Supervisors declared a state of emergency. 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 the board to act</p>



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	with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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.
Casey Wong	I'm a community organizer, working with mom and pop businesses in Chinatown. Our small business owners live in Chinatown and all across LA County. After a year of ICE raids, our businesses have said that their business is slower than it was during Covid-19. They have lost 40-60% of their business. That their workers and customers are afraid to come out and shop/eat because they are afraid for their lives. After Chinatown was shut down with curfews in June, they have not recovered at all. Many businesses are over 3 months behind in rent and still have to pay for their residential rent, and for operating costs. Our immigrant working class community is barely keeping afloat, we NEED this rent debt threshold increased, we need to help people stay housed. By failing to increase the rent debt threshold, you will only help landlords evict families from their long-time communities and increasing the homelessness crisis and furthering the ICE/deportation killing machine. Pass this rent debt threshold increase, introduce an eviction moratorium, show us why we voted for you. It's an election year, the people will not forget who you chose to serve and protect.
Cassandra Kaldor	I support increasing the rent debt threshold to households throughout LA County. Council approval would provide concrete, practical support for LA County residents who have been unable to safely report to work because of the anti-constitutional tactics currently being used with impunity by ICE within our county. This is an opportunity for government at the local level to push back against unlawful Federal agencies.
Celeste Kessler	I am a member of the Los Angeles Tenants Union and I am writing to strongly urge that the board to approve this motion to increase the rent debt threshold to 3 months for the whole of Los Angeles county. When the board enacted a state of emergency due to federal immigration enforcement actions it adopted it for the entire county therefore any protections it adopts in response to that emergency must also apply to the entire county. Over 90% of raids have taken place in incorporated Los Angeles. On average tenants already have over 3 months of rent debt. These statistics are clear: the Board at absolute minimum must raise the threshold to at least three months of Fair Market Rent and apply it to all of LA county. Use your emergency powers to protect immigrant tenants now.
Chantelle Jem A Angeles	
Chelsea Kirk	Increase the threshold and protect immigrant neighbors in need of immediate relief.
Chez Stock	Tenant protections need to be unified for all tenants in Los Angeles County. No one should lose their housing because they live in a city or unincorporated area without fair market threshold protections that are afforded to another zipcode in the county. We are all under threat from our own federal



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	government & economically impacted. We ALL need help.
Chloe Casey	Tenants all across LA county need relief now!! We are in a crisis and thousands are at risk of eviction. Increasing the rental debt threshold will keep families in Los Angeles in their homes!!
Chloe Stark	
Christina Garcia	Renters make up a majority of LA County's population and need stronger protections against housing loss. The economic and societal challenges that make it harder for this population to own homes in LA County today are often the same risk factors that make renters vulnerable to eviction and poverty. We are still living with the economic turmoil caused by the COVID-19 pandemic, and ICE's blatant assault on the people of this county has led to additional economic uncertainty and fear overall. A well known strategy for reducing poverty risk is to keep people housed. This measure would be a step in the right direction.
Christina Larson	ICE has been terrorizing immigrants and US citizens who are not white for months, which is preventing many of our neighbors from safely going to work and earning money for their families. To protect these neighbors, it is critical we vote yes on this motion apply county-wide and raise the threshold to at least three months of Fair Market Rent.
Christine Elomina	
Christine Rodriguez	We urge the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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.
Christopher Alvarado	
Cody D Sloan	<p>Immigrant tenants are in desperate need of the immediate and meaningful protections introduced in this motion. The proposal that was passed last Tuesday -which applies only to unincorporated Los Angeles County - fails to meet the reality of this crisis. ICE does not limit its actions to the 10% of Angelenos living in unincorporated LA County. Their terror afflicts communities across the entire county; every single one of the 88 cities in the County has been targeted by ICE in the last eight months.</p> <p>A recent survey shows that impacted tenants are already an average of 4 months behind on rent, with many 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. The motion passed last Tuesday does nothing for them.</p> <p>Angelenos have endured this emergency for eight long months. 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>



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	Please vote yes on Item 20 on Tuesday!
Cora Johnson-Grau	<p>After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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>Due to the declared state of emergency and the threat to health, safety, and human life in LA county, the Board of Supervisors has expanded legal authority over the county's 88 cities. This was the case during the County's state of emergency for COVID, for example. This time, however, the federal government is the emergency. The legal groundwork exists for bold action by the County, now it's a matter of political will.</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. So far, only landlords have been able to 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. This leaves tenants vulnerable to eviction even while going through the county rent relief process. ICE raids are a threat to the lives of all Angelenos. ICE agents have repeatedly chased people into LA hospitals, making it dangerous to seek lifesaving medical care. More than 32 people were killed by ICE operations across the U.S. in 2025, including Keith Porter Jr, a Black Angeleno and father of two, murdered by an ICE agent on New Years Eve. At least 8 people have been killed by ICE in the first six weeks of 2026 alone. The board must take bold action to protect the lives of Angelenos.</p>
Courtney Rice	<p>As ICE has occupied LA for nearly 8 months, many people are unable to go to work under the very real threat of ICE violence. Evictions under these conditions would deepen the crisis, forcing people into homelessness and 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 safe, as there is no end in sight to the threat posed by ICE. 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.</p>
Daniel Paredes	<p>Hello, my name is Daniel Paredes.</p> <p>I am writing to urge the County to take immediate action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe and maintain stable housing in the face of increased immigration enforcement. Right now, keeping a roof over their heads is becoming harder by the day.</p>



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	<p>I appreciate that the Board is paying attention to what renters are experiencing and taking steps to respond to this crisis. This moment calls for bold leadership. The County should fully use the emergency declaration to meet the urgency of what our communities are facing.</p> <p>Families are living with daily fear and uncertainty as enforcement actions occur in public spaces. People are taking real risks just to go to work, earn a living, pay rent, and put food on the table. Our leaders must act with the same courage that our communities are showing every day.</p> <p>As work becomes more unstable and fear keeps people home, many households are falling behind on rent. No one should lose their housing because of debt they cannot reasonably catch up on during an emergency.</p> <p>We ask that the eviction rent threshold be raised to at least three months of fair market rent and that this protection apply countywide.</p> <p>This type of action is necessary to keep families housed and to prevent homelessness before it happens. Please do more to ensure these protections reach every community in Los Angeles County.</p> <p>Thank you for your time and consideration.</p>
Daniel Weller	<p>After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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>ICE raids are a threat to the lives of all Angelenos. ICE agents have repeatedly chased people into LA hospitals, making it dangerous to seek lifesaving medical care. More than 32 people were killed by ICE operations across the U.S. in 2025, including Keith Porter Jr, a Black Angeleno and father of two, murdered by an ICE agent on New Years Eve. At least 8 people have been killed by ICE in the first six weeks of 2026 alone. The board must take bold action to protect the lives of Angelenos.</p>
Daniella Alcedo	<p>Please protect everyone in every city that has been taken by ICE by keeping their families and loved ones housed. The trauma of being taken is terrifying and worse to have your loved ones kicked out b/c you are a financial provider to them. Protect our residents!</p>
Daniella M Sweeny-Meraz	<p>We are just asking for the supervisors to vote yes to make it harder to evict people by making it 3 months of unpaid rent and then you get evicted (VS the 2 months it is now).</p>
Danielle Furuichi	
David Lumb	<p>I am a member of the Virgil Square Tenants Association and this protection is very important. The BOS needs to protect tenants in ALL of LA county,</p>



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	<p>especially at this moment of uncertainty and chaos.</p>
Debbie Nagata	<p>I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.</p> <p>Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.</p> <p>Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.</p> <p>Thank you for your attention to this matter. Debbie Nagata</p>
Denisse Herrera	<p>Mi nombre es Denisse Herrera y soy CLEAN Car Wash Worker Center</p> <p>En primer lugar, me gustaría agradecer a la supervisora Horvath por escuchar a sus electores e introducir medidas de protección contra los desalojos para todos los angelinos del condado.</p> <p>Como saben, nuestras familias y vecinos inmigrantes se encuentran en crisis como consecuencia directa de las redadas del ICE. Sus ingresos se han visto drásticamente reducidos. Una propuesta que solo se aplica al condado no incorporado de Los Ángeles no responde a la realidad de esta crisis. El ICE está ocupando comunidades en las 88 ciudades del condado de Los Ángeles, donde la Junta de Supervisores ha declarado el estado de emergencia.</p> <p>Una encuesta reciente muestra que los inquilinos afectados ya tienen un retraso medio de cuatro meses en el pago del alquiler, y algunos acumulan hasta 13,000 dólares de deuda. La gran mayoría de los afectados viven en la ciudad de Los Ángeles y en ciudades del sureste de Los Ángeles, como Norwalk y Downey.</p> <p>Esta emergencia lleva casi ocho meses. Durante ese tiempo, los inquilinos inmigrantes han vivido con un miedo constante, han visto cómo sus seres queridos eran detenidos o deportados y han perdido una media del 60 % de los ingresos de sus hogares. Estas son las condiciones que empujan a los inmigrantes al desplazamiento, la autodeportación y la falta de vivienda.</p> <p>Instamos a la junta a que actúe con la urgencia que exige el momento, y con la autoridad legal que le confiere el estado de emergencia declarado, y vote a favor de esta moción, que se aplica a todo el condado y eleva el umbral a al menos tres meses de renta de mercado justa. Utilice sus poderes de emergencia para proteger a los inquilinos inmigrantes ahora mismo.</p>
Devina Parbhoo	



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			<p>Diana Lucero</p>	<p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>
			<p>Diego Morales</p>	<p>My name is Diego Morales, I am with Building Skills Partnership. We are with the Immigrants Are Los Angeles and a resident of LA County and serve workers throughout the county.</p> <p>I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE and still recovering from the impacts of the 2025 fires. Many workers lost their jobs to the fires and have been in a vicious cycle of paying off rent debt. We are also noticing increases in layoffs of janitorial workers throughout the state.</p> <p>We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. We appreciate your support of the rent relief program and recommending increasing the amount of rent debt that will be covered by the county to \$15,000. However, we have had a few cases of residents not being eligible for the program because they have taken out loans to pay rent and/or having unresponsive landlords.</p> <p>Landlords continue to demand payment. We need your support to keep our immigrant workers housed. Not only will you keep them housed, but you will also help with alleviating high levels of depression and anxiety that workers are facing. Our immigrant neighbors need you.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent</p>



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	<p>homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>
Diego Santana	<p>Hello, my name is Diego Santana, and I am with Homies Unidos, Immigrants Are Los Angeles, and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>
Doris S	<p>My name is Doris, and I'm a LATU member.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion apply county-wide and raise the threshold to at least three months of</p>



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			Fair Market Rent. Use your emergency powers to protect immigrant tenants now.
		eddie cruz	
		Eddie Robinson	<p>My name is Eddie, and I'm a LA Tenants Union and I live in Ktown / Pico Union area.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands and vote yes on this motion 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>Three months of protection is necessary 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 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</p>



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	<p>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>
Eden Mills	
Edward Ramirez	<p>My neighbors have been unable to reliably work or even go outside as a result of the ICE raids. Their landlord is vicious and was already harassing them, threatening to call ICE when they haven't even fallen behind on rent yet. He is waiting to attack through eviction, and my neighbors are increasingly falling behind. It is in your power to protect them.</p>
Elizabeth Barrios	<p>My name is Elizabeth Barrios I'm a Los Angeles resident. Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 stand with my neighbors in asking the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Elliot Kane	
Emanuel Javier Garcia	<p>I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership</p>



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	<p>during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p>
<p style="text-align: center;">Emily Guirgis</p>	<p>The current ICE raids are a threat to human life. 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 a public health and safety crisis, and under the current state of emergency YOU have the power to protect all of LA County!</p>
<p style="text-align: center;">Emily Morgan</p>	
<p style="text-align: center;">Emily Phillips</p>	<p>My name is Emily Phillips, and I'm a member of the Rent Brigade.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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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			<p>Emily H Filkin</p>	<p>My name is Emily Filkin, and I'm a tenant in Supervisor Mitchell's District.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county. It is essential that the Board of Supervisors vote YES on Agenda Item 20 to raise the evictable rent threshold to at least three months of Fair Market Rent for all of Los Angeles county.</p> <p>Tenants in Los Angeles county are severely rent-burdened, and many are only a few paychecks away from homelessness. As a plaintiff-side employment lawyer, I represent clients who have lost their jobs due to no fault of their own. Low wages, high housing costs, and a tough job market make it difficult for my clients to get back on their feet. One of my clients, a tenant in Hawthorne, has expended her savings, owes her landlord \$2,600 in rent, and now faces eviction. Desperate to stay in her home, she has turned to payday loans, which carry high interest rates. She has been unable to apply for rent relief, because the portal was closed to tenants. My client is one of many Angelenos who would benefit from an increased rent debt threshold, as it would allow her to stay housed as she secures stable employment and pays off her debts. Tenants make up the majority of Los Angeles county and they deserve to have their demands met. Housing and homelessness is the number one issue for Los Angeles voters, and they demand you take action now. Vote YES on Agenda Item 20.</p>
			<p>Emm C Guerry</p>	<p>Please vote yes on this item. 93% of ICE raids have occurred in incorporated municipalities, and two months of protection is not nearly enough for eight months (and counting) of a siege. Due to the declared state of emergency and the threat to health, safety, and human life in LA county, the Board of Supervisors has expanded legal authority over the county's 88 cities. The rent relief program is grossly inadequate to meet this crisis. So far, only landlords have been able to 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. This leaves tenants vulnerable to eviction even while going through the county rent relief process. Please vote yes and protect some of the most vulnerable among us.</p>
			<p>Eric Berrin</p>	
			<p>Erica Frager</p>	
			<p>Erica Schatz</p>	
			<p>Erica Tevere</p>	
			<p>Erika Harber</p>	



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Estar Park	<p>Hello, my name is Estar and I'm coming up on year 6, living in Pasadena. I am writing to ask that the Board of Supervisors, including my Supervisor Barger, vote for the motion introduced by Supervisor Horvath that would establish countywide eviction protections for all renters in LA County, which is Item 20 on the agenda for Tuesday's meeting.</p> <p>As a single person, I have never been able to rent an apartment without roommates in that entire time due to the unaffordability of rent, despite making close to \$30/hour. I am currently in rent insecurity as my roommate has moved out and I am anxiously searching for another one. Without a roommate, my rent would be 83% of my income and unsustainable. Previously, I was pushed into homelessness and lived in my car for six months when I couldn't afford, and that memory still haunts me and causes me physical stress and anxiety.</p> <p>As a person of color, I have been affected and enraged by the ravages of ICE harassing and kidnapping our neighbors in our neighborhoods. I stand in solidarity with my neighbors in demanding Los Angeles' Board of Supervisors making an unequivocal commitment to being a sanctuary city and extending tenant protections to all LA County residents.</p> <p>The motion recently passed last Tuesday, which only applies to unincorporated Los Angeles County, fails to protect all LA County residents who are in desperate need of immediate and meaningful eviction protection and assistance while dealing with the consequences of ICE in our streets, including lost income, loved ones detained or deported, and the crushing weight of rent debt.</p> <p>Los Angeles is a city of immigrants, by immigrants. Without protections and assistance, our neighbors are pushed towards displacement, self-deportation and homelessness. As we stand perched on the global stage and in the global eye with the FIFA World Cup and Olympics approaching, Angelenos wants to evict ICE, not us! Show them who we are.</p>
Estefania isabel Sanchez	Soy miembro del sindicato de inquilinos, es importante para nosotros, porque no es justo quedarse sin hogar si no puedo pagar a tiempo
Eve Marshall	I am IN FAVOR of item 20!
Evelyn Vera	<p>Hello, my name is Evelyn Vera and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership</p>



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	<p>during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Dear Board of Supervisors Sincerely,</p>
Evelyn Zermeno	ICE is attempting to destroy our communities. The impact these raids are having is devastating and tenants should be protected. Evict ICE! Not us!
F C	Our city has been attacked by ice for months and months, impacting peoples' ability to work. Increasing this threshold allows increased safety for many vulnerable people.
Fallon Rafaie	Due to the declared state of emergency and the threat to health, safety, and human life in LA county, the Board of Supervisors has expanded legal authority over the county's 88 cities. This was the case during the County's state of emergency for COVID, for example. This time, however, the federal government is the emergency. The legal groundwork exists for bold action by the County, now it's a matter of political will.
Fanelly Millan	<p>Hello, my name is Fanelly Millan, and I am with Immigrants Are Los Angeles and the Pomona Economic Opportunity Center.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p>



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	<p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time. Sincerely, Fanelly Millan PEOC</p>
Far Noor	Evict ICE not US.
Fe Lucia Omandac	
Fernando Fernando	
Floriberto Guzman	Soy miembro del sindicato de inquilinos ...
Francisca Santiago	Soy miembro del cindicato del inquilino de Los Angeles para mi es importante porque en este momento de crisis nos va beneficiar mucho por eso estoy pidiendo su apollo ya q económicamente e sido afectada mi familia se a quedado sin trabajo
Freyja Bardell	To the supervisors, the most important action you can take today is to keep people in their homes. We must not allow our community members to become houseless and we need you to vote in favor of item 20.
Gabriela Bradley	<p>Dear Supervisor Holly J. Mitchell Hello, my name is Gabriela Bradley, and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p>



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	<p>We ask that you raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time. Gabriela</p>
Garrett Braren	<p>My name is Garrett, and I'm an Echo Park resident.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Gary Young	<p>ICE's acts of unlawful cruelty have disrupted people's ability to make a living, all while living costs keep increasing faster than average wages and housing availability can keep up with. We must do more to protect people from ending up on the streets due to factors beyond their control, and I believe this measure is a reasonable way to help them.</p>
Gavi Klein	<p>My name is Gavi Klein, and I'm a Los Angeles constituent.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p>



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	<p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Generoso Dizon	
Ghazal Hashemi	As Angelenos continue to be terrorized by ICE agents, in addition to rising housing costs and dwindling job opportunities, it is vital that a rent moratorium be passed. This item is a small step in the right direction but we desperately need progressive policies to make sure that our city and every resident thrives.
GLORIA FLORES BRIONES	<p>Hello, my name is GLORIA FLORES BRIONES, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p>



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	<p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Dear Board of Supervisors Sincerely, GLORIA FLORES BRIONES, PARENT ENGAGEMENT ACADEMY</p>
Grace Lee	It is crucial for the safety and wellbeing of our community that we do whatever we can to keep our neighbors housed. We must act urgently to protect vulnerable LA residents during this crisis.
Grace Wakelee-Lynch	This is so vital to keep members of our community safe during this terrible time. Please support this proposal to make it possible for our immigrant brothers and sisters to remain housed and alleviate their fear of eviction when they stay home to avoid being kidnapped by immigration.
Graham Messadie	
Guadalupe Davalos	
Gustavo Castellanos	<p>My name is Gustavo Castellanos, and I'm a medical student at UCLA and a son of immigrant farmworkers.</p> <p>Firstly, I would like to thank Supervisor Horvath for responding to her constituents' concerns and for introducing eviction protections for all Angelenos in the county.</p>



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	<p>As you know, many immigrant families and neighbors have been deeply impacted by ICE raids and activity. In many cases, their ability to generate an income has been put on pause. A proposal that applies only to unincorporated Los Angeles County fails to address the reality of this crisis. ICE is occupying communities across ALL of 88 cities in LA County, where the Board of Supervisors declared a state of emergency, and a significant proportion 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 hope the board can consider the plight of these members of our society who, for so many years, have tirelessly contributed to our economy and provided a foundation for our way of life. I urge the board to act with the decisiveness this moment demands; to use their legal authority under the declared state of emergency to vote yes on 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>
Hailey Barker	I am in favor and I vote every year. I tell my friends to vote too
Hannah De Castro	<p>Dear Board of Supervisors,</p> <p>Hello, my name is Hannah De Castro-Abinuman, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p>



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	<p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Sincerely, Hannah De Castro-Abinuman Pilipino Workers Center</p>
Hannah C Appel	<p>ICE is terrorizing our communities and the rent was too high before that. PLEASE protect Los Angeles from our fascist federal government and protect RENTERS! Thank you so much</p>
Hayk M	<p>This is the absolute least you can do! The ICE assault on our county is destroying families by the millions, and ripping apart neighborhood stability. Due to the declared state of emergency and the threat to health, safety, and human life in LA county, the Board of Supervisors has expanded legal authority over the county's 88 cities. This was the case during the County's state of emergency for COVID, for example. This time, however, the federal government is the emergency. The legal groundwork exists for bold action by the County, now it's a matter of political will.</p> <p>I urge the board to act with the urgency this moment demands, and vote YES on this motion to apply county-wide and raise the threshold to a year (but at the absolute least four months) of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.</p>
Heather Berg	<p>In view of the ongoing emergency related to terrorizing federal immigration enforcement, I support a citywide eviction moratorium.</p>
Helenkate luna	<p>My name is Helen, and I'm a resident of the Boyle Heights neighborhood. Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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</p>



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	<p>conditions that push immigrants toward displacement, self-deportation, and homelessness.</p> <p>We urge the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>Hercilia Garnica</p>	<p>Hello, my name is Hercilia Garnica and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Dear Board of Supervisors Sincerely ,Hercilia Garnica Parent Engagement Academy,</p>
<p>Iliana Cusack-Mercedez</p>	
<p>INDIRA Rivas</p>	<p>Hello, my name is INDIRA RIVAS, and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p>



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				<p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Dear Board of Supervisors Sincerely, INDIRA RIVAS, PARENT ENGAGEMENT ACADEMY*</p>
		Iryne Roh		<p>Due to the declared state of emergency and the threat to health, safety, and human life in LA county, the Board of Supervisors has expanded legal authority over the county's 88 cities. This was the case during the County's state of emergency for COVID, for example. This time, however, the federal government is the emergency. The legal groundwork exists for bold action by the County, now it's a matter of political will. Protect immigrant neighbors in ALL of LA County!</p>
		Isabel Gomez		
		Isabella M Badia Bellinger		<p>We need to give renters stronger protections, especially as the ongoing ICE raids decimate so many LA County residents' abilities to work and maintain an income. As an eviction defense attorney, I've already seen the evictions that result from people being too scared to work. Those most vulnerable residents among us should be protected.</p>
		isai robles		<p>I am a member of the Korea town tenants union. and I, along with our working class community, are demanding an eviction moratorium, to raise the debt threshold for all of los angeles county.</p> <p>for eight months all of los angeles country has been under siege. our family friends and neighbors have been kidnapped and murdered while the city does nothing.</p>



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	<p>we've been demanding an eviction moratorium for months, and substantial protections that keep us safe from the violence of displacement, whether it comes in the form of an ice raid, or an eviction. the segregation and apartheid constructed behind closed doors is more present now than ever in our streets.</p> <p>what has the city done so far? a state of emergency that gives you emergency powers. that you have yet to exercise. rental support to landlords, that more than 8 months into this crisis we have yet to see. and a mask ban on federal agents that the police refused to enforce, though nobody was holding their breath about this.</p> <p>and you are more afraid of being sued for keeping us safe than you are willing to protect our communities. the city would rather continue feeding a bloated police department instead of providing the material and substantial support that our communities desperately need. eviction moratorium now.</p>
Isaiah Feldman-Schwartz	<p>My name is Isaiah Feldman-Schwartz, and I'm a resident of East Hollywood.</p> <p>Firstly, I would like to thank Supervisor Horvath for having the courage to listen to her constituents and introduce critically important eviction protections for all Angelenos.</p> <p>As you know, our neighbors are in crisis because of ICE's campaign of terror. People are unable to go to work for fear of being abducted. As a result, household 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 the 88 cities in LA County where the Board of Supervisors declared a state of emergency.</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 families toward displacement, self-deportation, and homelessness.</p> <p>I urge the Board to act with the urgency this moment demands and use its legal authority under the declared state of emergency. Please vote yes on this motion to raise the threshold for eviction to at least three months of Fair Market Rent county-wide. Use your emergency powers to protect our communities now.</p>
Itzel Canada	<p>Hello, my name is Itzel Canada, and I am with Immigrants Are Los Angeles and a resident of LA County.</p>



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	<p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>
Ivette C Ocampo	<p>My name is Ivette Ocampo, and I'm a renter and resident in Los Angeles. I am also apart of CLEAN Car Wash Worker Center.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion apply county-wide and raise the threshold to at least three months of</p>



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	Fair Market Rent. Use your emergency powers to protect immigrant tenants now.
Jack Spica	ICE raids in Los Angeles affect communities like a pandemic or natural disaster. Vulnerable people's lives are being torn apart and they need relief now. The city of Los Angeles should lead the way in expanding housing protections for residents affected by ICE and CBP terror.
Jack C Brand	Yes I am in favor of 20. Particularly with respect to the residents of Bell Mobile Home Park and Florence Mobile home parks on the verge of being displaced by the Bell City Council.
Jacob Woocher	I work as an eviction-defense attorney in Los Angeles. I see tenants every single day who cannot pay a few months' rent because of having lost work due to all the ICE raids. This measure is absolutely crucial to keeping tenants housed.
Jacob M Garcia	<p>Hi, my name is Jake Garcia, and I'm a resident of South Pasadena, leaving public comment in favor of increasing the rent debt threshold for households in Los Angeles County.</p> <p>I'd like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Jacqueline Rames	<p>Hello, my name is Jacqueline and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed.</p>



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	<p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Dear Board of Supervisors Sincerely, Jacqueline Ramales [1623 Hillhurst Avenue, Los Angeles, CA 90027]</p>
Jacqueline G Matu	I am part of Los Angeles Tenant Union. We need this support. You guys haven't done anything for the community.
Jaileen Gutierrez	Please support the folks in our community stay housed!
Jake Fritz	<p>Hello, my name is Jake Fritz, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p>



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	<p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>
Janeth Preciado Vargas	<p>My name is Janeth Preciado Vargas. I am a Youth Organizer with Communities for a Better Environment and a resident of Huntington Park, CA. I was born and raised in the unincorporated community of Florence-Firestone where my family still lives. I love my community and am heartbroken and angry that we are in crisis due to the ICE raids we are experiencing. I would like to thank Supervisor Horvath for listening to her constituents and introducing tenant protections for all Angelenos in the County. I think elected officials have a responsibility to do as much as they can to show up for their constituents and make decisions that will further improve their quality of life and safety during these times of uncertainty.</p> <p>Our people are afraid of leaving their homes and have been missing work, doctor's appointments, family milestones, and more because kidnappings by ICE could happen at any moment. ICE has been in LA for nearly 250 days and this is just the beginning. They plan to continue to terrorize our loved ones and neighbors with no end in sight. This has caused an immense economic burden to folks who simply want to work and live their lives. Many people are fearing evictions due to their inability to pay rent since going out to work could potentially be the very last time they see their families. A proposal that only applies to LA County's unincorporated areas leaves so many people vulnerable. I support the Board of Supervisors moving to protect ALL of the 88 cities in LA County where the Board of Supervisors declared a State of Emergency.</p> <p>Our community members are already going through housing insecurity with many of them losing over half of their income, with a recent survey showing those impacted are an average of four months behind on rent. No one deserves to live in constant fear, seeing loved ones detained or deported, and being pushed to self-deport or face homelessness. I urge the board to vote yes to apply this motion county-wide and raise the threshold to at least three months of Fair Market Rent. Protect immigrants now and use your emergency powers to make a real difference.</p>
Janis Yue	<p>During this time when ICE is committing horrible atrocities against our communities, the LEAST the BOS could do is increase the evictable rent threshold. This is a bare minimum action to protect vulnerable families from ending up on the streets due to not being able to work at this time.</p>
Jaqueline Garcia	
Jaquelyn Zermeno	<p>Ice raids have had a devastating impact on our communities and have made it impossible for some families to afford rent. Evict ICE, not us</p>
Jasmin Castaneda	<p>Fair and affordable housing for all!</p>



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Jason Barrios Ruiz	
Jason D Boxer	<p>Hello, my name is Jason Boxer, and I am with Immigrants Are Los Angeles and I am a constituent in District 2. I live in Baldwin Hills.</p> <p>I work at the Pilipino Workers Center of Southern California, and PWC is grateful for the years of courage and compassion that the current Supervisors have shown when advocating for the immigrant community.</p> <p>I am asking for you all to show that same courage by taking action to keep immigrant families housed.</p> <p>Many families PWC organizes with are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Warmly, Jason Boxer</p>
Javier Ramos	
Jaya Bhumitra	<p>Please increase the rent threshold for evictions. Especially when people of color cannot even leave their houses to work without fear of being kidnapped, it is imperative that LA County residents are given some relief from the rent looming over their heads.</p>
Jennifer Hochberg	
Jessica Quintana	<p>Hello, my name is Jessica Quintana, Executive Director of Centro CHA Inc.</p>



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	<p>City of Long Beach based nonprofit and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Sincerely, [Jessica Quintana, jessica@Centrocha.org / (562) 612-4162], Centro CHA Inc.</p>
Jocelyne Sanchez	<p>Since the ICE raids began, vulnerable Angelinos have been forced to choose between going out to work facing potential kidnappings or staying home safe and risking eviction. The overdue rent that had accumulated since then is getting higher, now more than ever we need stronger eviction protections. A moratorium is what's needed to truly keep everyone safe, but increasing the rent ent debt threshold is a necessary step forward.</p>
Joel Hindman	<p>After over 8 months of the ongoing siege of our beloved county by ICE, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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>Due to the declared state of emergency and the threat to health, safety, and human life in LA county, the Board of Supervisors has expanded legal authority over the county's 88 cities. The legal groundwork exists for bold action by the County to protect its most vulnerable members, now it's a matter of political will.</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. So far, only landlords have been able to apply, while prominent</p>



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	<p>landlord attorneys openly advise them not to accept any form of government subsidy so they can retain their right to evict tenants. This leaves tenants vulnerable to eviction even while going through the county rent relief process.</p>
<p>Jonathan Escalante</p>	<p>Hello, my name is Jonathan Escalante, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>We ask that you raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>
<p>Jonathan Rivas</p>	<p>Good Afternoon,</p> <p>I hope this message finds you guys well. Just wanted to express my reasons for supporting item 20; currently, I am seeing what is happening in this country to immigrants, namely the ripping away of human beings from their families by fascists under this current administration, and i am strongly against this. I also see that we have little to any safety net for those impacted in housing when providers are ripped away, and wished to see us do a lot better in protecting them. We have very little safety as is right now, and we need to do %1000 better in being supportive of families being terrorized and left insecure. For that, I am in support of a rent debt threshold for the entirety of Los Angeles County.</p> <p>I hope you can do your part and make miles and leaps in protecting all of us, and not just some of us.</p> <p>Thank you.</p>



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Jonathan Sciortino	Increase eviction protections and vote in favor of item 20. That immigrant tenants have been forced live in fear, witness loved ones be detained or deported, and lose sixty percent in average income earnings as contributing members of the community is absurd. These are the kind of issues that local elected officials are counted on to make the right decisions over. Refraining from action would be failure. Don't let Los Angeles down.
Jorge L Santos Sira	<p>Hello, my name is Jorge Santos, and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Dear Board of Supervisors Sincerely, Jorge Santos, Parent Engagement Academy</p>
Jose Cortez	Soy miembro del sindicato de inquilinos. La renta es muy cara y es injusto para los inquilinos.
Jose A Rodriguez	Hola yo soy miembro LATU ustedes no están tomando pasos para resolver la crisis de vivienda necesitamos que apoyen leyes en favor de los inquilinos Gracias
Josefina Magno	Dear members of the Board of Supervisors, I, Josefina, as a former immigrant and now a citizen, ask the county to pass a law regulating rent prices, as prices have skyrocketed, causing many people to face extremely difficult circumstances. This is forcing people to choose between paying their rent and providing food for their families. That is why many people today are



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	<p>struggling to find food to survive. Personally, I find it very unfair what many families are going through. And the worst part is that the government is aware of the problems the community is facing and the needs they have. Therefore, I urge the county to make changes so that the immigrant community has a safe and affordable place to live. Please, I ask for a solution to this problem soon.</p>
Joseph Bearer	<p>In so many households in LA County, the primary earner is unable to work or even leave the house, and has been for months, due to the threat of ICE terror. This applies to documented and undocumented alike, as ICE has systematically targeted people based on race alone, regardless of immigration status. Until this campaign of terror has ended, an increase in the rent debt threshold -- indeed a complete eviction moratorium -- is absolutely necessary just to keep our community members safe.</p>
Joseph Porter	<p>I am a member of the Virgil Square Tenants Association and this protection is very important. The BOS needs to protect tenants in ALL of LA county, especially at this moment of uncertainty and chaos.</p>
Josephine Gardner	<p>Hello, my name is Josephine Gardner, and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time. Dear Board of Supervisors Sincerely, Josephine Gardner, josephine.gardner23@gmail.com, Inclusive Action for the City</p>
	<p>federal agents, with the support of local law enforcement, are STILL illegally</p>



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Judy Branfman	targeting immigrant community members who are our families, friends and neighbors, making it impossible for many people to pay rent. The county needs a fairer approach to this situation, increasing the rent debt threshold to at least three months and covering the entire county and all the cities within.
Julia Goldberg	<p>After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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. So far, only landlords have been able to 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. This leaves tenants vulnerable to eviction even while going through the county rent relief process.</p> <p>ICE raids are a threat to the lives of all Angelenos. ICE agents have repeatedly chased people into LA hospitals, making it dangerous to seek lifesaving medical care. More than 32 people were killed by ICE operations across the U.S. in 2025, including Keith Porter Jr, a Black Angeleno and father of two, murdered by an ICE agent on New Years Eve. At least 8 people have been killed by ICE in the first six weeks of 2026 alone. The board must take bold action to protect the lives of Angelenos.</p>
Julianne Papadopoulos	
Julie Jung	<p>Hello, my name is Julie Jung, and I am with Inclusive Action for the City and a resident of LA County. I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they</p>



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			<p>just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time</p>
		<p>Julieta Barbiero</p>	<p>Hello, I live in the Antelope Valley I am writing to urge you to pass this motion and the addendum that expands it to all of LA county. I would like to remind you what happened in Minnesota. 3,000 to 4,000 people were kidnapped. Not just in the city of Minneapolis but in the suburbs and rural areas. Cars were left on the side of the highway with their doors yanked open because ICE was kidnapping people on the way to work. People want to work and leave their house but they cant if they know that ICE is in their neighborhood. Please pass this motion as it will prevent actual kidnappings of the state. I would also like to remind you that per CBS, only 14% of people taken in by ICE had violent criminal records. This is not about housing providers or mortgages, it is about preventing kidnappings of the state.</p>
		<p>Juni Wong</p>	<p>My name is Juni Wong, and I was born and raised in San Gabriel and now am a renter in the El Sereno area.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion</p>



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	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.
Kate Ryan	I want the city to increase protections for renters, who make up a majority of the population here. The economic crisis introduced by the pandemic hasn't been erased. The ongoing assault on city residents by ICE has built on that crisis to pile fear and economic uncertainty on some of the most vulnerable people in the city. Even without our longstanding housing shortage, the effects of these crises would take many years to heal and result in mass loss of housing. One of the best ways to keep impoverished people afloat economically is to keep them housed. This measure is one good way to increase housing support for vulnerable people.
Kate Salazar	ICE is breaking LA families apart with their raids and it affects their income. Please help protect families county-wide by increasing the threshold for evictable rent debt to three months fair market rent.
Katherine Hernandez	All of LA County is in desperate need of tenant protections as the community faces continued ICE raids that continue to terrorize the community. People are still being forced to choose between risking being attacked by ICE or facing eviction.
Katherine Luna	ICE raids are a danger to everyone living in Los Angeles. ICE has chased people and caused dangerous accidents and even deaths. More than 32 people were killed by ICE operations across the U.S. in 2025, including Keith Porter Jr, a Black Angeleno and father of two, murdered by an ICE agent on New Years Eve. At least 8 people have been killed by ICE in the first six weeks of 2026 alone. The board must take bold action to protect the lives of Angelenos. Evictions during this emergency should not occur.
Katy Meza	Hello, my name is Katy Meza, and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.



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	Thank you for your time.
Kelia Ge	
Kendra A Miller	
Kenneth Chan	
Kenneth E Johnson	<p>My name is Kenneth Johnson. I am a resident of Torrance, California, the President of Indivisible South Bay LA, and a volunteer with LA Forward's Immigrant Justice working group.</p> <p>I'm here speaking strongly in favor of Item 20.</p> <p>What immigrant families in Los Angeles County are experiencing right now is not abstract. It is an ongoing emergency. For months, ICE raids have destabilized entire households, wiped out incomes, and created exactly the kind of rent debt that leads directly to eviction, displacement, and homelessness.</p> <p>A two-month rent debt threshold is simply not aligned with reality. The data is clear. Impacted tenants are already averaging more than three months behind on rent, often carrying ten to twelve thousand dollars in debt. Setting the threshold below that does not prevent eviction. It just delays it.</p> <p>Limiting these protections only to unincorporated areas also ignores where the harm is actually happening. The vast majority of ICE activity has occurred in incorporated cities. Immigrant tenants live in all 88 cities in Los Angeles County. Our response must reflect that reality.</p> <p>The Board has already declared a state of emergency. Under that declaration, you have the legal authority to act county-wide, just as you did during COVID. This time, the emergency is being driven by federal enforcement actions that are threatening health, safety, and human life here in Los Angeles County.</p> <p>Rent relief alone is not enough. Without strong eviction protections, tenants remain vulnerable even while navigating a broken and inadequate relief system that often favors landlords and leaves families exposed.</p> <p>This moment calls for urgency and for courage. Raising the rent debt threshold to at least three months of fair market rent, applied county-wide, is the minimum necessary step to keep people housed and alive.</p> <p>I urge you to vote yes on Item 20 and use your emergency powers to protect immigrant tenants across all of Los Angeles County.</p> <p>Thank you.</p>
Kevriel Bellemort	So many families are being affected by ICE, they are either too scared to



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	work or have had family members taken away and have lost income. None of this should be happening, and people should be given grace and not being made to choose between paying rent or being taken when they leave their homes.
Keya Vakil	<p>My name is Keya Vakil and I'm a resident of Los Angeles.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Khayla R	In Favor!!!
Kimberly Frausto	
Kris Rehl	<p>I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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</p>



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			<p>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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Kunti Bowers	A FAVOR DEL PUNTO 20	<p>Mi nombre es K. Bowers y residente de la ciudad de Bell, CA. En primer lugar, me gustaría agradecer a la supervisora Horvath por escuchar a sus electores e introducir medidas de protección contra los desalojos para todos los angelinos del condado. Como saben, nuestras familias y vecinos inmigrantes se encuentran en crisis como consecuencia directa de las redadas del ICE. Sus ingresos se han visto drásticamente reducidos. Una propuesta que solo se aplica al condado no incorporado de Los Ángeles no responde a la realidad de esta crisis. El ICE está ocupando comunidades en las 88 ciudades del condado de Los Ángeles, donde la Junta de Supervisores ha declarado el estado de emergencia. Una encuesta reciente muestra que los inquilinos afectados ya tienen un retraso medio de cuatro meses en el pago del alquiler, y algunos acumulan hasta 13,000 dólares de deuda. La gran mayoría de los afectados viven en la ciudad de Los Ángeles y en ciudades del sureste de Los Ángeles, como Bell, Norwalk y Downey entre otras. Esta emergencia lleva casi ocho meses. Durante ese tiempo, los inquilinos inmigrantes han vivido con un miedo constante, han visto cómo sus seres queridos eran detenidos o deportados y han perdido una media del 60 % de los ingresos de sus hogares. Estas son las condiciones que empujan a los inmigrantes al desplazamiento, la autodeportación y la falta de vivienda. INSTAMOS A LA JUNTA A QUE ACTUE CON LA URGENCIA QUE EXIGE EL MOMENTO, y con la autoridad legal que le confiere el estado de emergencia declarado, y VOTE SI (A FAVOR del punto 20) de esta moción, que se aplica a todo el condado y eleva el umbral a al menos tres meses de renta de mercado justa. Utilice sus poderes de emergencia para PROTEGER A LOS INQUILINOS IMMIGRANTES AHORA MISMO.</p>	
Kunti Bowers	IN FAVOR to item 20.	<p>My name is K. Bowers, and I'm a resident of The City of Bell, California. Firstly, I would like to thank Supervisor Horvath, for listening to her</p>	



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	<p>constituents and introducing eviction protections for all Angelenos in the county. As you know 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 the Board of Supervisors declared a state of emergency. 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 Bell, 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 THE BOARD TO ACT WITH THE URGENCY THIS MOMENT DEMANDS, and their legal authority under the declared state of emergency, and VOTE YES (IN FAVOR to item 20) on this motion 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>
L K	
Lane S Goldszer	This is the bare minimum. I strongly support these protections.
Laura Cortez	<p>I'm Laura, I'm a member, organizer and Co-Director with East Yard Communities for Environmental Justice.</p> <p>The current non-payment threshold 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 the Board of Supervisors declared a state of emergency. I live in Southeast LA and our communities are being heavily targeted; I no longer see our street vendors on many of our blocks, and when I do, they express fear for trying to make ends meet. Nobody should be criminalized for working.</p> <p>This board understands the urgency. I'm here to share that housing justice is social justice and to meet the moment, this board must use their legal authority under the declared state of emergency, and vote yes on this motion 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>Lastly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p>
Laura Matter	Increasing the evictable rent debt threshold is a necessary and appropriate response to the current emergency. Especially in times of crisis, evictions



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	should be a remedy of last resort.
Lauren Eggert-Crowe	We urge the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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.
Leah N Spalding	
Leahkim Luansing	<p>Hello, my name is Leahkim Luansing, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>We ask that you raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>
Leena Mumtaz	<p>Hello, my name is Leena Mumtaz, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going</p>



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	<p>through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Sincerely, Leena Mumtaz, 562-403-0488, 90701, South Asian Network</p>
Lillian Robles	<p>We have a responsibility to keep our neighbors housed amid state violence and ICE kidnappings. This measure will help the ICE crisis not also become a homelessness crisis. I support an eviction moratorium to help us through this crisis, but this is such an important first step. We can show that, as a County, we are strong and united in our support of immigrant communities, and do not cave to Trump's attacks. ICE raids and deportations kill, and so do evictions -- this measure is life-saving.</p>
Lisa Hoxter	<p>County tenants deserve eviction protections during this emergency of ice assaults on Los Angeles.</p>
Lizette Montes	<p>My name is Lizette, and I'm a member of the Northeast Local of the Los Angeles Tenants Union and lifetime resident of Cypress Park in District 1 for both City and County representation.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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>



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	<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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Lo Fan O Yang	<p>Please stand with your community and tenants and support Item 20 to extend Rent Debt Threshold to all 88 cities in Los Angeles County. While it was encouraging to see the threshold increased in unincorporated LA, 93% the last 8 months of ICE terrors have occurred within incorporated LA, and tenants are more than ever impacted by reduced business and skyrocketing unaffordability. In 2020 the County passed an eviction moratorium protecting tenants from displacement during a global pandemic; I urge the Board of Supervisors to consider that tenants are now reporting losses and situations far more dire than the Pandemic Era; to not use your emergency powers during this heightened time of distress is to not see the struggles of your constituents.</p> <p>Although earlier this year, rent relief assistance was granted to landlords and property owners, in reality they were discouraged from applying for assistance to retain right to evict tenants. Providing such assistance without also extending any eviction protection is a form of complicity in displacement, and a form of violence. The Board must act now to save literal lives and livelihoods of vulnerable community members.</p>
Lucie Baker	<p>Rents have gone up, families have lost income due to ICE, and we need every protection in place to keep everyone housed and safe.</p>
Lucy Briggs	<p>After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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. Use your powers to provide meaningful protections for all of LA County.</p>
Luke Macdonald	<p>Hello, my name is Luke Macdonald, and I am with Immigrants Are Los Angeles, Ground Game LA and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going</p>



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			<p>through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p>
		Lupita Limon Corrales	<p>I strongly support increasing the rent debt threshold for all 88 cities in LA County. Last Tuesday, the Board voted to increase the rent debt threshold for all of unincorporated LA and noted that providing eviction protections is one way we can defend LA against ICE attacks. However, these protections must be expanded to the 88 municipalities as well, where over 90% of the county population resides and where 93% of ICE raids have happened since June. As ICE chases workers to their deaths, kills legal observers, occupies hospitals looking for targets, and forces Latino workers to accept the stress of possible kidnapping as our new normal for the 8th month in a row, it is clear that ICE is a threat to safety, health, and human life. The Board must use their expanded powers to protect tenants in all of LA County, who are facing compounding states of emergency.</p>
		Lupita Martinez	<p>Dear Board of Supervisors,</p> <p>My name is Lupita Martinez with CHIRLA, Immigrants Are Los Angeles, and a proud resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed.– Many families in my community are struggling to stay safe from immigration enforcement and finding creative solutions to keep a roof over their heads as rent is due.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p>



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	<p>We kindly ask to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Thank you for your time,</p>
Luz Castro	<p>Hello, my name is Luz, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>
Lydia Carandang	
Ma Liezl Jappona	
Madeline Dimayuga	<p>Keep our neighbors housed amidst nearly impossible odds of affordability and looming threats of ICE!</p>
Madison Hatfield	
Magdalena Cychowski	<p>After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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>Due to the declared state of emergency and the threat to health, safety, and human life in LA county, the Board of Supervisors has expanded legal authority over the county's 88 cities. This was the case during the County's state of emergency for COVID, for example. This time, however, the federal government is the emergency. The legal groundwork exists for bold action by the County, now it's a matter of political will.</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</p>



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			<p>crisis. So far, only landlords have been able to 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. This leaves tenants vulnerable to eviction even while going through the county rent relief process. 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>
		<p>Maggie Sankikian</p>	<p>Hello, my name is Maggie Sankikian, and I am with Homies Unidos, Immigrants Are Los Angeles, and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks every day to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable, and fear is keeping people home. No one should lose their housing over debt they can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p>
		<p>Mailena Serrano</p>	<p>Hello, my name is Mailena Serrano, and I am with Homies Unidos, Immigrants Are Los Angeles, and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks every day to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p>



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	<p>You need to raise the eviction rent threshold to at least 3 months' fair market rent, and it should apply throughout Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p> <p>Mailena</p>
<p>Malcolm Oehler</p>	<p>Due to the compounding trauma and insecurity caused by the wildfires last year and the more recent and ongoing raids and wanton kidnappings by "immigration enforcement", all of Los Angeles county is facing excessive financial hardship. This of course is only adding to the pressure caused by unrelenting rent increases and developers and corporate landlords disregarding the lives of tenants across LA in the name of making a quick buck. In order to keep people in their homes, avoid further stressing the already-collapsed homelessness support infrastructure, and prevent the people of LA from being crushed, I urge you to raise the rent debt threshold for ALL of Los Angeles County. This is the clear humanitarian and economic path forward.</p>
<p>Manaal Subhani</p>	<p>Hello, my name is Manaal Subhani, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p> <p>Sincerely, Manaal Subhani, 562-403-0488, 90004, South Asian Network</p>
<p>Manuela Belmarez</p>	<p>En mi caso me han bajado horas porque llega mucho inmigración por el área. Pero exigimos que se beneficie más a los inquilinos para poder pagar la</p>



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	<p>renta porque estamos muy mal económicamente y sociológicamente en nos da mucho estrés y queremos que nos apoyen a mi comunidad especialmente a las familias más neseditadas muchas gracias por todo su apoyo</p>
<p>Marco A Covarrubias</p>	<p>Hello, my name is Marco Covarrubias, and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p>
<p>Maria Carrillo</p>	<p>Tres meses de protección son solo el comienzo de lo que necesitamos para mantener a los angelinos alojados. El ICE ha ocupado Los Ángeles durante casi 250 días (8 meses) sin que se vislumbre un final. Han secuestrado a miles de angelinos, separándolos de sus familias y comunidades. para mí me ha afectado las redadas. Ahorita ya no estoy trabajando debido a eso. Quiero estar segura en mi casa.La renta sube cada año el 8% y los sueldos no. Perjudica a mi familia.</p>
<p>MARIA DAVIDOSKY</p>	<p>Dear Board of Supervisors</p> <p>Hello, my name is Maria Davidosky, and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in</p>



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	<p>the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time. Sincerely, Maria Davidosky Parent Engagement Academy</p>
Maria Rivera	<p>Dear members of the board of supervisors,</p> <p>My name is Maria Rivera</p> <p>Today I am here to ask the county to take measures to ensure immigrant families can maintain a place to live.</p> <p>In this moment, many families are having difficulties with paying rent. The increase in the cost of living and immigration enforcement have made it difficult for people to be able to consistently work, and some families are scared to leave their homes. This put them at risk of eviction and homelessness.</p> <p>During this state of emergency, the county has a responsibility to help. IRLA requests to freeze the rent increases and that rent debt is treated as consumer debt so that families are not evicted only for falling behind on rent during a crisis.</p> <p>We also ask the supervisors to create a permanent rent relief program to avoid having families not being able to access the programs once the program ends.</p> <p>These measures support people stay housed, protect families, and avoid creating situations of homelessness. We insist the county act now and support the immigrant communities.</p> <p>Thank you for your time.</p>



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Maria A Panaligan	
Maria E Romero	Senoras supervisors me gustaria pedir su voto a favor de todos los inquilinos de la Ciudad y El condado de Los Angeles por favor,gracias.
MARIA ELENA MERAZ	We are just asking for the supervisors to vote yes to make it harder to evict people by making it 3 months of unpaid rent and then you get evicted (VS the 2 months it is now.)
Maria S Bonilla	
Maria S Hernandez	Soy miembro del sindicato de inquilinos de LATU. Necesitamos el apoyo! No han hecho nada.
Mariana Huerta	Los Angeles is facing an emergency and it is imperative that action be taken as such. I strongly urge the members of the Board of Supervisors to vote yes and adopt the motion to ensure that LA renters who have lost their income because they are afraid to leave their homes, or because their loved ones were abducted by ICE and no longer have income, can be protected from eviction and losing their shelter. Facing eviction is detrimental to mental and physical health, so our leaders must act with urgency to address housing insecurity as a public health crisis.
Mariana Santos Matute	<p>Hello, my name is Mariana Santos, and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>



**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

	Dear Board of Supervisors Sincerely, Mariana Santos, Parent Engagement Academy
Maricela Cervantes	
Marie Claire Macadar	
Marie Claire Macadar	
Marie Claire Macadar	
Marie Claire Macadar	
Marisa E Prietto	<p>After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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>Due to the declared state of emergency and the threat to health, safety, and human life in LA county, the Board of Supervisors has expanded legal authority over the county's 88 cities. This was the case during the County's state of emergency for COVID, for example. This time, however, the federal government is the emergency. The legal groundwork exists for bold action by the County, now it's a matter of political will.</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. So far, only landlords have been able to 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. This leaves tenants vulnerable to eviction even while going through the county rent relief process. 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>
Marisol Vazquez	Soy miembro del sindicato de inquilinos. Es bien importante para nosotros. Necesitamos el apoyo! Necesitan hacer algo por nosotros, no han hecho nada.
Mary Alberque	<p>After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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>Due to the declared state of emergency and the threat to health, safety, and human life in LA county, the Board of Supervisors has expanded legal authority over the county's 88 cities. This was the case during the County's state of emergency for COVID, for example. This time, however, the federal government is the emergency. The legal groundwork exists for bold action by</p>



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	<p>the County, now it's a matter of political will. 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. So far, only landlords have been able to 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. This leaves tenants vulnerable to eviction even while going through the county rent relief process. 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>
Matt Jacobs	<p>After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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. We need this protection now!!! Evict ICE not Angelenos.</p>
Matthew Dane	<p>As a resident of LA county I am in full support of this motion to increase the Rent Debt threshold for households.</p>
Matthew Nussbaum	<p>After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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>
Melissa Ordaz	
Meriden Angeles	<p>Dear Los Angeles County Board of Supervisors,</p> <p>I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.</p> <p>Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.</p> <p>Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.</p> <p>Thank you for your attention to this matter.</p>



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	Kind regards, Meriden Angeles
Michael Shaw	<p>After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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>Due to the declared state of emergency and the threat to health, safety, and human life in LA county, the Board of Supervisors has expanded legal authority over the county's 88 cities. This was the case during the County's state of emergency for COVID, for example. This time, however, the federal government is the emergency. The legal groundwork exists for bold action by the County, now it's a matter of political will.</p> <p>Thank you for supporting the rights of those in need.</p>
Michael C Jacobs	<p>My name is Michael Jacobs, I reside in Silver Lake, and I am a member of the LA Tenants Union.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 eight 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 the board to act with the urgency this moment demands, use their legal authority under the declared state of emergency, and vote yes on this motion, that will 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>
Michaela Slezak	This is a much needed cushion to keep LA county neighbors protecting



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	<p>themselves and their families from ICE out of homelessness. Additionally, no one should be forced out of their homes for being a month behind in rent. Tenants deserve better protections as we face high prices and stagnated wages.</p>
Millie Root	<p>My name is Millie, and I'm a member of Pasadena for All and a lifelong constituent, and I am tired of seeing my community struggle with rent on top of and intertwined with ICE raids.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>THIS IS A TANGIBLE THING YOU CAN DO AGAINST ICE RAIDS AND TRUMP'S REGIME SO DO IT! please and thank you!</p>
Mira Billotte	<p>All areas in Los Angeles County including the city of Los Angeles need these rent protections during this crisis. Thank you</p>
Mishell Reyes	<p>Firstly, I would like to thank Supervisor Horvath, for listening to her</p>



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	<p>constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Monica Aguilar	<p>My name is Monica Aguilar, and I'm a member of California Latinas for Reproductive Justice.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote YES on this motion to apply county-wide and raise the threshold to at least three months</p>



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	<p>of Fair Market Rent. Use your emergency powers to protect immigrant tenants now!!</p> <p>Thank you,</p> <p>Monica</p>
Monica Zambrano	<p>Hello, my name is Monica Zambrano, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>We ask that you raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community</p>
Mylene Alejano	
Myra U	<p>Vote Yes! increase the threshold for evictable rent debt to three months fair market rent in all of Los Angeles County.</p>
Myrla Baldonado	
Natalie Beltran	<p>Many across the country are in need of a moratorium because of the unsafe conditions they currently live since the presence of ICE in Los Angeles. Many who are just trying to get to work are now left with the choice to risk their life or stay at home impacting their ability to pay rent. If we cannot see protection in other ways if we allow protection through a moratorium this would help them at this time greatly.</p>
NELLY GARNICA	<p>"Hello, my name is Nelly Garnica, and I am with Immigrants Are Los Angeles and a resident of LA County.</p>



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			<p>I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Dear Board of Supervisors Sincerely, Nelly Garnica, Parent Engagement Academy PEA</p>	
		Nial Morgan		
		nicholas hon		<p>We are living in a state of EMERGENCY. While state violence by way of evictions for tenants and unhoused individuals by way of inhumane sweeps are nothing new, this daily seige by ICE and its partners, has created such a state of terror, that my neighbors can not work effectively, if at all, and as such are struggling to maintain the absurd cost of rent in this city, and county. 6 months of rent relief is the absolute minimum that people need in order to stay housed. If you at all care about the livability of this beautiful city, you must raise the Rent Debt Threshold in ALL PARTS OF LA COUNTY.</p> <p>Three months of protection is necessary 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 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>



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			<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>
		Nicole Fleck	<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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
		Nina Cabardo	<p>Hello, my name is Nina Cabardo, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they</p>



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			<p>just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Sincerely, Nina Cabardo</p>
		Nor Chang	<p>The rent relief program is grossly inadequate to meet this crisis. Rental relief must be paired with strong eviction protections in order to keep tenants housed. So far, only landlords have been able to 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. This leaves tenants vulnerable to eviction even while going through the county rent relief process. Introduce an eviction threshold for ALL of LA County.</p>
		Norma Fajardo	<p>Mi nombre es Norma Fajardo y soy miembro de CLEAN Carwash Worker Center y residente de la ciudad de Los Angeles,</p> <p>En primer lugar, me gustaría agradecer a la supervisora Horvath por escuchar a sus electores e introducir medidas de protección contra los desalojos para todos los angelinos del condado.</p> <p>Como saben, nuestras familias y vecinos inmigrantes se encuentran en crisis como consecuencia directa de las redadas del ICE. Sus ingresos se han visto drásticamente reducidos. Una propuesta que solo se aplica al condado no incorporado de Los Ángeles no responde a la realidad de esta crisis. El ICE está ocupando comunidades en las 88 ciudades del condado de Los Ángeles, donde la Junta de Supervisores ha declarado el estado de emergencia.</p> <p>Una encuesta reciente muestra que los inquilinos afectados ya tienen un retraso medio de cuatro meses en el pago del alquiler, y algunos acumulan hasta 13,000 dólares de deuda. La gran mayoría de los afectados viven en la ciudad de Los Ángeles y en ciudades del sureste de Los Ángeles, como Norwalk y Downey.</p> <p>Esta emergencia lleva casi ocho meses. Durante ese tiempo, los inquilinos inmigrantes han vivido con un miedo constante, han visto cómo sus seres queridos eran detenidos o deportados y han perdido una media del 60 % de los ingresos de sus hogares. Estas son las condiciones que empujan a los inmigrantes al desplazamiento, la autodeportación y la falta de vivienda.</p> <p>Instamos a la junta a que actúe con la urgencia que exige el momento, y con la autoridad legal que le confiere el estado de emergencia declarado, y vote a favor de esta moción, que se aplica a todo el condado y eleva el umbral a al menos tres meses de renta de mercado justa. Utilice sus poderes de emergencia para proteger a los inquilinos inmigrantes ahora mismo.</p>



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Norma Rumbaua	
Norma A Santa Cruz	<p>We appreciate that the Board is paying attention to the urgent housing impacts immigrant families are facing during this moment of crisis, and for advancing protections to reduce evictions. Immigrant families are being pushed toward eviction because rising rents and immigration enforcement are making it harder to work, pay rent, and stay housed.</p> <p>During the current State of Emergency, the County should freeze rent increases and help convert rent debt to consumer debt so families are not evicted just because they fell behind.</p> <p>IRLA is calling for a three-month countrywide rent threshold so tenants impacted by emergencies are not left without support once short-term programs end.</p> <p>The County should raise the evictable rent-debt threshold to three months during the emergency so families are not forced into homelessness over debt they cannot immediately repay.</p> <p>These actions keep people housed, prevent homelessness, and are more compassionate and cost-effective than responding after families lose their homes.</p>
Olivia Aguilar	<p>My name is Olivia, and I'm a member of both the LA Tenants Union and Community Power Collective and also a renter in LA County. Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Olivia Salcedo	<p>My name is Olivia and I live in the Cypress Park district of Los Angeles. I urge you to approve the motion to increase the threshold for evictable rent debt to</p>



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	<p>at least 3 months of Fair Market Rent for all of LA county. The immigration raids in our area have taken a serious toll on our local economy and citizens need to be protected from losing their homes due to these events that are completely out of their control. Homelessness is already an out of control issue in our county. Please help. There needs to be so much more effort to protect the citizens but at least this is a start.</p>
<p>Oscar Iraheta</p>	<p>Hello, my name is Oscar Iraheta, and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time. Dear Board of Supervisors Sincerely, Oscar Iraheta, 661-526-7540, SALVA</p>
<p>Ozzie Orozco</p>	<p>Hi, my name is Ozzie and I am an LA County resident. I am in support of item 20. I believe that the LA County Board of supervisors has an obligation to protect all renters in this county from the threat posed by ICE occupation. We need legislation that increases the eviction nonpayment threshold to at least three months and applies to all residents of LA County, not just those in unincorporated communities. ICE raids have clearly shown that they pose a direct threat to human life. Keep families off the streets and pass the three month nonpayment threshold. You have a duty to your constituents to protect them from the violent takeover of Los Angeles County by the current administration do the right thing. Evict ICE, not us</p>
<p>Paris Viloría</p>	<p>After over 8 months of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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. These raids affect EVERYONE due to their wide reach, affecting many different families. We must keep LA</p>



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	housed.
Patrick Chen	We are in a crisis of ICE raids terrorizing our community. The Board must pass and extend protections for renters to prevent self-deportations and homelessness.
Patrick Donald	<p>Hello, my name is Patrick, and I am with Homies Unidos, Immigrants Are Los Angeles, and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks every day to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months' fair market rent, and it should apply throughout Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Patrick</p>
Paula Kahn	After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed. ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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.
Paula V Mejia	
Philip Meyer	
Rachael McGovern	<p>Hello! My name is Rachael McGovern and I am a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed during this time when many in our community are struggling to stay safe from ICE.</p> <p>As you know, our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. Yet they still take risks every day</p>



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	<p>just to go to work, put food on the table, and pay rent. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need your bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>I am writing to ask you to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of action will help families stay housed and prevent homelessness before it happens.</p> <p>Thank you for your consideration.</p>
Rachael Moreno	
Rachel Hubbard	
Rachel Kaminer	<p>My name is Rachel, and I'm a resident of East Hollywood's Los Feliz neighborhood.</p> <p>Thank you, Supervisor Horvath, for listening to your constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know, our neighbors are in crisis as a direct result of ICE raids. Incomes have been shredded. 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 the Board of Supervisors declared a state of emergency.</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 (in neighborhoods like mine!) and Southeast LA cities like Norwalk and Downey. This crisis has been ongoing for almost a year. 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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion apply county-wide and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect our beloved immigrant neighbors and all tenants now.</p> <p>Thank you.</p>
Rachel Playstead	Don't make more people homeless due to the threat ICE poses to everyone in



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	Los Angeles. Housing and shelter is a human right and the city owes us protection during these incredibly dangerous times. Increase the rent debt threshold to protect all of us.
Raymond Fang	LA County should increase the rent debt threshold for all renters in LA County! This is a legally tested means to keep immigrants in their homes in the face of widespread household economic disruption due to rampant ICE raids and patrols in our communities. Stand up for immigrants and stand up for tenants!
Rene C Moya	<p>The County of Los Angeles is under unprecedented attack by the Federal Government. And poor and working class tenants, the bulk of whom are of colour - and many of them immigrants - are facing the brunt of this attack.</p> <p>Los Angeles County must protect these tenants by raising the evictable rent debt threshold to prevent a surge of evictions as the economic crisis impacting our communities gets worse.</p>
Reyna Arevalo	Soy Mienbro del sindicato y nesecitamos su apoyo para todos en la ciudad.
Rhana Tabrizi	
Rio R Analco	
Roberta Klug	IN FAVOR of Item 20
Roberto Morales	<p>The increase in rent threshold is important to ensure people have more opportunity to survive under the crisis we are living.</p> <p>I am someone who works two jobs to be able to sustain and care for my family and an immigrant. Immigrants contribute immensely to Los Angeles county. Immigrants pay taxes. Immigrants bring culture. Immigrants love this city and call this city their home. Unfortunately, in this moment, I am scared to live in the city I love. I know our city is a target of the federal government. Fortunately, I can continue to work the two jobs I hold and continue to pay my rent. I will continue to pay my rent as long as I can. However, I understand many of my neighbors do not have the same privileges I currently have. I ask that the supervisors of LA please care for my neighbors who are impacted at a different level of intensity. We have always made sure to pay our bills, pay our taxes, pay our rent on time. This is a crisis where people are scared that for going to work, they may never be able to return to the place where they have built their new home.</p> <p>Please consider your immigrant neighbors and ensure they are not left without a home. You have to power to reduce the forced self-deportation agenda the federal government is pushing.</p>
Rose Lenehan	The County has not yet taken any significant action to protect immigrant tenants against the financial devastation caused by ICE. No money from the rent relief program has been distributed and people are facing homelessness over \$2200 in back rent RIGHT NOW. We need these protections immediately so that tenants have time to apply for rent relief & for it to be distributed, and to protect the many many people who will not manage to apply for this round of relief -- because they haven't heard about it, or the application is difficult for them to fill it out, or whatever else. The County has



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	dragged its feet for months and months, hand-wringing while refusing to take the actions that are within its power. Why did you declare a state of emergency if you were going to refuse to do anything with it? This is a city of immigrants, built by immigrants, that runs on the underpaid labor of immigrants. Any Supervisor who votes against this protection is slapping the immigrant backbone of this city in the face. We know that we cannot count on 88 separate cities to pass eviction protections. It would be a historic failure of responsibility to refuse to use your emergency powers now.
Rose Michels	Evict ice, not our neighbors!!
Rudy Espinoza	
Russia L Howells	The county has done nothing for those affected by ice and this would be such a small relief. You'd be heartless not to pass it -
Ruth Perez	Soy parte del sindicato de inquilinos y estoy a favor, porque pienso q es una emergencia y eso ayudaría a muchas personas.
Ryan Mcdonough	For 8 months, immigrant tenants have seen their loved ones deported, they have been afraid to leave their homes, and they have lost an average of 60% of their household income. These are conditions that push immigrants toward displacement, self-deportation, and homelessness. Only 7% of the raids have occurred in unincorporated county. You have the power to protect immigrant tenants in ALL of LA County.
Ryan A Afuang	We are just asking for the supervisors to vote yes to make it harder to evict people by making it 3 months of unpaid rent and then you get evicted (VS the 2 months it is now.)
Sabrina Ramirez-Diaz	
Salvador Arellano	Hello, my name is Salvador Arellano, and I am with Homies Unidos, Immigrants Are Los Angeles, and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks every day to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months' fair market rent, and it should apply throughout Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.



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	<p>Thank you for your time.</p> <p>Salvador A.</p>
Sam Lau	<p>My name is Sam Lau, and I'm a resident of Koreatown.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Samantha Aguilar	
Samantha Palacio	<p>Dear Board of Supervisors,</p> <p>My name is Samantha with CHIRLA.</p> <p>I am asking the County to take action to keep immigrant families housed.– Many families in my community are struggling to stay safe from immigration enforcement and finding creative solutions to keep a roof over their heads as rent is due.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p>



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			<p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. We kindly ask to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Thank you for your time,</p>
		<p>Sara Fardeheb</p>	<p>I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed.</p> <p>Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p>
		<p>Sarah Goepner</p>	<p>As you know 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 the Board of Supervisors declared a state of emergency.</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</p>



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	<p>homelessness. I urge the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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	<p>ICE raids are a threat to the lives of all Angelenos. ICE agents have repeatedly chased people into LA hospitals, making it dangerous to seek lifesaving medical care. More than 32 people were killed by ICE operations across the U.S. in 2025, including Keith Porter Jr, a Black Angeleno and father of two, murdered by an ICE agent on New Years Eve. At least 8 people have been killed by ICE in the first six weeks of 2026 alone. The board must take bold action to protect the lives of Angelenos</p>
Sarah Pinho	<p>Thank you, Supervisor Horvath, for listening to your constituents and introducing eviction protections for all Angelenos in the county. Please vote yes on this motion that will apply county-wide and raise the threshold to at least three months of Fair Market Rent.</p>
Sarah M Harper	
Sasha Ortiz	<p>As a longtime renter in Los Angeles, I have experienced the ups and downs of navigating the ever-changing tide of living in this beautiful city. We have been through so much together. A pandemic, massive flooding, massive droughts, catastrophic fires, and now ICE raids where families are ripped apart, and our neighbors are kidnapped off the street from their hard-working jobs. There is NO excuse for creating an even larger barrier for people in Los Angeles to stay housed. Increase the Rent Debt Threshold for Households in Los Angeles County and give people a fighting chance to stay housed. The rising costs of everything around us can be seen everywhere, from rice to parking. We can't get a break! Some of us need a little bit more time to catch up. Let's give ourselves and our neighbors the opportunity to do that by increasing the Rent Debt Threshold for Households in LA County!!! Support "in favor" NOW!</p>
Scott Ko	
Serafin Serrano	<p>Urging Supervisors to vote yes on Agenda Item 20 on Tuesday.</p> <p>Hello, my name is Serafin Serrano, and I am a resident of LA County, with Homies Unidos, a member of IRLA, and a community advocate. I'm here today to implore the County to take action to keep immigrant families housed.</p> <p>Many families in my community are in dire straits, struggling to keep a roof over their heads right now. We are witnessing compounded complex trauma. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. But what's being proposed right now isn't enough for the reality families are facing.</p> <p>These dire conditions have caused families to fall behind on rent. Work has become unstable and valid fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. Raising the eviction threshold helps, but it needs to go further. During this</p>



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	<p>emergency, the limit should be \$25,000 and it should apply everywhere in Los Angeles County. These changes are appropriate for this moment and would help families stay housed and prevent homelessness before it happens. We can avert a catastrophic traumatic experience for families that will ripple for generations to come. I'm asking you to do more and make sure these protections reach every community. Thank you for your time. Serafin Serrano 714-605-8728</p>
<p style="text-align: center;">Seth Tamayo</p>	<p>I am a member of the Virgil Square Tenants Association and this protection is very important. The BOS needs to protect tenants in ALL of LA county, especially at this moment of uncertainty and chaos.</p>
<p style="text-align: center;">Shannon Camacho</p>	<p>Hello, my name is Shannon Camacho, and I am with Inclusive Action for the City and the Immigrants Are Los Angeles coalition and work in Supervisorial District 1. I am asking the County to take action to keep immigrant families housed, and urge the Board to vote Yes on Item 20 to invoke the current State of Emergency at the County due to immigration enforcement against our communities, and increase the rent debt threshold to 3 months worth of fair market rent for tenants all over the entire County (including all 88 cities). Street vendors and day laborers are rightfully weary of working outdoors due to DHS targeting and kidnapping them. We all know that many families are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p>
<p style="text-align: center;">Shekinah Deocares</p>	<p>Hello I am with Immigrants Are Los Angeles and a resident of LA County District 2. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p>



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			<p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>
		<p style="text-align: center;">Shelby Enlow</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. So far, only landlords have been able to 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. This leaves tenants vulnerable to eviction even while going through the county rent relief process. ICE has now killed 20 people since raids began in June, and families are losing key income providers. We must assist our neighbors as best we can.</p>
		<p style="text-align: center;">Shukry Cattan</p>	<p>Dear Board of Supervisors,</p> <p>My name is Shukry Cattan, and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep refugees and immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this</p>



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	<p>type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p> <p>Sincerely, Shukry Cattan shukry@tiyya.org 818-220-6950 Tiyya tiyya.org</p>
<p style="text-align: center;">Siboney Arias</p>	<p>Rental relief must be paired with strong eviction protections in order to keep tenants housed.</p>
<p style="text-align: center;">Silvestre Serrano</p>	<p>Hello, my name is Silvestre Serrano, and I am with Homies Unidos, Immigrants Are Los Angeles, and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken off the streets by masked agents. They are taking risks every day to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months' fair market rent, and it should apply throughout Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p>
<p style="text-align: center;">SILVIA PERALTA</p>	<p>Mi nombre es Silvia Peralta y soy miembro de la Organizacion Clean Carwash y residente de los Angeles</p> <p>En primer lugar, me gustaría agradecer a la supervisora Horvath por escuchar a sus electores e introducir medidas de protección contra los desalojos para todos los angelinos del condado. Como saben, nuestras familias y vecinos inmigrantes se encuentran en crisis como consecuencia directa de las redadas del ICE. Sus ingresos se han visto drásticamente reducidos. Una propuesta que solo se aplica al condado no incorporado de Los Ángeles no responde a la realidad de esta crisis. El</p>



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	<p>ICE está ocupando comunidades en las 88 ciudades del condado de Los Angeles, donde la Junta de Supervisores ha declarado el estado de emergencia.</p> <p>Una encuesta reciente muestra que los inquilinos afectados ya tienen un retraso medio de cuatro meses en el pago del alquiler, y algunos acumulan hasta 13,000 dólares de deuda. La gran mayoría de los afectados viven en la ciudad de Los Angeles y en ciudades del sureste de Los Angeles, como Norwalk y Downey.</p> <p>Esta emergencia lleva casi ocho meses. Durante ese tiempo, los inquilinos inmigrantes han vivido con un miedo constante, han visto cómo sus seres queridos eran detenidos o deportados y han perdido una media del 60 % de los ingresos de sus hogares. Estas son las condiciones que empujan a los inmigrantes al desplazamiento, la autodeportación y la falta de vivienda.</p> <p>Instamos a la junta a que actúe con la urgencia que exige el momento, y con la autoridad legal que le confiere el estado de emergencia declarado, y vote a favor de esta moción, que se aplica a todo el condado y eleva el umbral a al menos tres meses de renta de mercado justa. Utilice sus poderes de emergencia para proteger a los inquilinos inmigrantes ahora mismo.</p>
<p style="text-align: center;">Sim Bilal</p>	<p>Hello I am with Immigrants Are Los Angeles and a resident of LA County District 2.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>
<p style="text-align: center;">Sofia Gonzalez</p>	
<p style="text-align: center;">Sonia Montes</p>	<p>Soy una residente de los angeles, represento a los inquilinos de 107 Carondelet. Pertenezco al grupo LATU y si queremos que nos apoyen para que tenemos más tiempo sobre la renta que sigue creciendo. Estamos perjudicados por Las acciones de ICE. Psicológicamente y físicamente y económicamente a los grupos familiares. Queremos que ustedes trabajen en beneficio de nosotros. Perjudican mucho a los de la tercer edad como yo.</p>



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Sophat Phea	There's a huge need for rental relief and stronger eviction protections. We continue to have a high homeless population. Please help in preventing more homelessness by increasing the Rent Debt Threshold for Households in Los Angeles County!
Sophia Knappertz	It is paramount to protect communities who have faced terror from federal agents, who have not been able to safely go to work without fear of being kidnapped and torn away from their family and loved ones. Increase the rent debt threshold to protect all Angelenos during this ongoing threat.
Stacey Luna	IN FAVOR
Steven Torres Morales	
Sydney Press	
Tamara Westfall	Ideally we'd stop selling housing out to banks and commodity vultures but this is a good interim safety for communities under attack by the Trump admin, LAPD's support of Trump, and Karen Bass's support of LAPD. This is the least thing you could do for the most vulnerable and affected.
Tanishka Chellani	The Board of Supervisors must use its expanded authority over the county's 88 cities, recognizing that the federal government is the emergency, to expand the rent relief program. The legal groundwork exists for the bold action. The rent relief program is inadequate to meet the crisis. Rental relief must be paired with strong eviction protections in order to keep tenants housed. So far, only landlords have been able to 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. This leaves tenants vulnerable to eviction even while going through the county rent relief process. Introduce an eviction threshold for ALL of LA County.
Tara Tucker	<p>My name is Tara, and I'm a resident of Hollywood.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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,</p>



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	<p>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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Taylor H Tetreau	<p>My name is Taylor Tetreau, and I'm a screenwriter in Valley Village.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Teresa Barnett	<p>The Board of Supervisors is to be commended for establishing the rent relief program and for its proposed motion last week to raise the threshold for eviction in unincorporated LA County to two months' fair market rent. But as a response to the financial crisis that so many households are experiencing in the face of ICE's depredations, this new threshold for eviction remains inadequate. Most obviously, since the measure applies only to</p>



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	<p>unincorporated LA, it does nothing to slow evictions in the incorporated parts of LA, which is where the great bulk of the raids are occurring. Secondly, while this measure would undeniably offer increased protections for renters in general, for people who have now faced eight months of terror and eight months of drastically reduced income, we are long past the point where a two-month threshold can offer significant relief. A threshold of three months' fair market value is still not adequate, but it is significantly better than only two.</p> <p>The BOS needs to step up and use the powers that the declaration of a state of emergency affords them to squarely take the situation on. Vote yes on this motion: Extend the rent threshold provisions to all of LA County. Make them robust enough to offer the immigrant community some kind of real relief in their increasingly desperate housing situation.</p>
Teresita Sattar	
Thomas H Reed	<p>Deeply important to protect our neighbors from the cascading consequences of ICE terror.</p>
Tierney Sadowski	<p>My name is Tierney and I'm a member of LA Streetcare and a resident of Los Feliz</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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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Tiffany Do	
Tiffany Phan	
Tony Gonzalez	<p>Hello, my name is Tony Gonzales, and I am with Homies Unidos, Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks every day to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable, and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months' fair market rent, and it should apply throughout Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p> <p>Thank you for your time.</p>
Trevor Byrne	
Vanessa Cerna	<p>Hello, my name is Vanessa Cerna, and I am with Homies Unidos, Immigrants Are Los Angeles, and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks every day to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.</p> <p>People are falling behind on rent because work has become unstable, and fear is keeping people home. No one should lose their housing over debt they can't catch up on during an emergency.</p> <p>You need to raise the eviction rent threshold to at least 3 months' fair market rent, and it should apply throughout Los Angeles County.</p> <p>Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.</p>



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	Thank you for your time.
Vanessa Machuca	I strongly support this commonsense response to the crisis we are in as LA residents. Volunteers have been working tirelessly to support our neighbors targeted by ICE, and I think it's more than fair to expect our elected officials to pitch in. I hope the board of supervisors will join us in supporting this movement.
vanessa melendrez	I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.
Veronica Orozco	The County should raise the evictable rent-debt threshold to three months during the emergency so families are not forced into homelessness over debt they cannot immediately repay. These actions keep people housed, prevent homelessness, and are more compassionate and cost-effective than responding after families lose their homes.
Veronica Shnyder	
Victor Padilla	We are just asking for the supervisors to vote yes to make it harder to evict people by making it 3 months of unpaid rent and then you get evicted (VS the 2 months it is now.)
Victor Padilla Valencia	We are just asking for the supervisors to vote yes to make it harder to evict people by making it 3 months of unpaid rent and then you get evicted (VS the 2 months it is now.)
Victoria Friesen	As you know 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 the Board



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	<p>of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Victoria Skalland	<p>As you know 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 the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>
Vidhi Dev	<p>Hello, my name is Vidhi Dev, and I am with Immigrants Are Los Angeles and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership</p>



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	<p>during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time. Sincerely, Vidhi Dev, South Asian Network</p>
<p style="text-align: center;">Vlad Carrasco</p>	<p>Hello, my name is Vlad Carrasco, and I am with Immigrants Are Los Angeles and a resident of LA County. I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now. I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment. Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage. People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time. Dear Board of Supervisors Sincerely, Vlad Carrasco, CHIRLA</p>
<p style="text-align: center;">Wendy J Vasquez Lemus</p>	
<p style="text-align: center;">Wesleigh Gates</p>	<p>The emergency cause by ICE's presence in our city 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>



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			<p>I urge the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>whitney amaya</p>	<p>My name is Whitney, and I'm a member of East Yard Communities for Environmental Justice and resident of Long Beach.</p> <p>Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.</p> <p>As you know 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 the 88 cities in LA County where the Board of Supervisors declared a state of emergency.</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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and vote yes on this motion 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>Wilfredo Rodriguez</p>	<p>Soy parte del sindicato de inquilinos. Necesitamos su apoyo! No han hecho nada por nosotros.</p>
		<p>William Melendez</p>	<p>Hello, my name is William Melendez, and I am with Homies Unidos and Immigrants Are Los Angeles, and a resident of LA County.</p> <p>I am asking the County to take action to keep immigrant families housed. Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.</p> <p>I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.</p> <p>Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks every day to go to work and put food on the table, pay rent. We want our leadership to act with the</p>



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	<p>same courage. People are falling behind on rent because work has become unstable, and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency. You need to raise the eviction rent threshold to at least 3 months' worth of fair market rent, and it should apply everywhere in Los Angeles County. Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community. Thank you for your time.</p>
Xu Li	<p>I'd like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county. The exclusion of LA city as well as other cities in the county from item 11 last week, is at best, confounding during a time of escalated violence everywhere. ICE is certainly not respecting these bounds of unincorporated areas versus areas outside of it; 93% of raids since June have occurred outside of the unincorporated areas. In my own neighborhood near Griffith Park, ICE agents were recently spotted harassing and abducting our neighborhood vendors. There are countless records and testaments to these raids all over the map.</p> <p>To not provide adequate measures for protection against eviction, especially when families are losing a significant portion of income due to the raids, is also a form of violence. I am here with others to urge the supervisors to vote yes on this motion and apply these protections county-wide as well as to raise the threshold for evictable rental debt to at least 3 months of Fair Market Rent.</p>
Yanci B Ramirez	
Yaneth Torres	<p>Alto Al desalojo de la comunidad inmigrante solo la comunidad tiene terror salir alas calles y que Sean secuestrados queremos protecciones si es posible abolinar la renta Al no salir a trabajar claro que debe aver falta de dinero en El hogarlan comunidad inmigrante es luchadora y responsable pero ahora mismo El terror de ICE es notorio paren los desalojos Tenga consciencia de daño que hacen a nuestros hermanosn</p>
Yesenia Mateo	
Yoshiya Kuramoto	
Yudith Meza	<p>Mi nombre es Luz Meza y soy residente de Bell Mobile Home Park En primer lugar, me gustaría agradecer a la supervisora Horvath por escuchar a sus electores e introducir medidas de protección contra los desalojos para todos los angelinos del condado. Como saben, nuestras familias y vecinos inmigrantes se encuentran en crisis como consecuencia directa de las redadas del ICE. Sus ingresos se han visto drásticamente reducidos. Una propuesta que solo se aplica al condado no incorporado de Los Ángeles no responde a la realidad de esta crisis. El ICE está ocupando comunidades en las 88 ciudades del condado de Los</p>



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			<p>Ángeles, donde la Junta de Supervisores ha declarado el estado de emergencia.</p> <p>Una encuesta reciente muestra que los inquilinos afectados ya tienen un retraso medio de cuatro meses en el pago del alquiler, y algunos acumulan hasta 13,000 dólares de deuda. La gran mayoría de los afectados viven en la ciudad de Los Ángeles y en ciudades del sureste de Los Ángeles, como Norwalk y Downey.</p> <p>Esta emergencia lleva casi ocho meses. Durante ese tiempo, los inquilinos inmigrantes han vivido con un miedo constante, han visto cómo sus seres queridos eran detenidos o deportados y han perdido una media del 60 % de los ingresos de sus hogares. Estas son las condiciones que empujan a los inmigrantes al desplazamiento, la autodeportación y la falta de vivienda.</p> <p>Instamos a la junta a que actúe con la urgencia que exige el momento, y con la autoridad legal que le confiere el estado de emergencia declarado, y vote a favor de esta moción, que se aplica a todo el condado y eleva el umbral a al menos tres meses de renta de mercado justa. Utilice sus poderes de emergencia para proteger a los inquilinos inmigrantes ahora mismo.</p>
		Zhira Gonzalez	<p>Mi nombre es Zhira Gonzalez y soy miembro de la organización de Clean Carwash en la ciudad de Los Angeles, CA.</p> <p>En primer lugar, me gustaría agradecer a la supervisora Horvath por escuchar a sus electores e introducir medidas de protección contra los desalojos para todos los angelinos del condado.</p> <p>Como saben, nuestras familias y vecinos inmigrantes se encuentran en crisis como consecuencia directa de las redadas del ICE. Sus ingresos se han visto drásticamente reducidos. Una propuesta que solo se aplica al condado no incorporado de Los Ángeles no responde a la realidad de esta crisis. El ICE está ocupando comunidades en las 88 ciudades del condado de Los Ángeles, donde la Junta de Supervisores ha declarado el estado de emergencia.</p> <p>Una encuesta reciente muestra que los inquilinos afectados ya tienen un retraso medio de cuatro meses en el pago del alquiler, y algunos acumulan hasta 13,000 dólares de deuda. La gran mayoría de los afectados viven en la ciudad de Los Ángeles y en ciudades del sureste de Los Ángeles, como Norwalk y Downey.</p> <p>Esta emergencia lleva casi ocho meses. Durante ese tiempo, los inquilinos inmigrantes han vivido con un miedo constante, han visto cómo sus seres queridos eran detenidos o deportados y han perdido una media del 60 % de los ingresos de sus hogares. Estas son las condiciones que empujan a los inmigrantes al desplazamiento, la autodeportación y la falta de vivienda.</p> <p>Instamos a la junta a que actúe con la urgencia que exige el momento, y con la autoridad legal que le confiere el estado de emergencia declarado, y vote a favor de esta moción, que se aplica a todo el condado y eleva el umbral a al menos tres meses de renta de mercado justa. Utilice sus poderes de emergencia para proteger a los inquilinos inmigrantes ahora mismo.</p>
	Oppose	Abel Lizarraga	We rely on the rental income from our property to make all necessary



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	<p>payments, if the rent debt threshold is increased to 3 months in order to start an eviction process this means a loss on rental income of at least 6 months, this will make it impossible for us to cover our basic expenses such as mortgage, insurance and property taxes. This is ridiculous and definitely not fair for mom and pop landlords like ourselves.</p>
Adam Matye	<p>I very strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, Adam Matye</p>
ALBRIK MONASKANIAN	
Alexander Yotsov	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p>



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	<p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p>
Ali Asvadi	
Alison R Jefferson	<p>Small property Landlords, in particular, cannot afford an increase of the monetary eviction threshold to three-months' period of Fair Market Value rent before Landlords can evict Tenants proposed by the L.A. County Supervisors. Landlords have no margins to pay property expense if we do not collect rent fees from Tenants. Supervisors do not seem to care about the Landlord's families in all of this proposal. From my experience as a Landlord, Tenants who are behind in rent more than one-month are less likely to repay the rent due. As a Landlord, my family and I would have to bear the entire burden of the of the loss of rent income. Small property Landlords, in particular, are struggling just like renters to provide housing for themselves and their Tenants.</p>
Allan Wen	<p>Dear,</p> <p>As a housing provider in Los Angeles County, I am writing to express my strong opposition to the motion to increase the countywide monetary eviction threshold to three months of fair market rent (FMR). While the humanitarian concerns cited in the motion are significant, this specific policy shifts the financial burden of a national emergency onto private property owners without providing a sustainable safety net for either party.</p> <p>My opposition is based on the following evidence-based concerns:</p> <p>Unsustainable Debt Accumulation: According to the motion's cited HUD figures, a three-month threshold would require a landlord to carry a debt of \$6,255 for a one-bedroom or \$7,803 for a two-bedroom unit before being allowed to seek possession. For "mom-and-pop" landlords—who provide the majority of the County's naturally occurring affordable housing—carrying this level of arrears per unit is financially ruinous.</p> <p>Destabilization of Housing Supply: Small housing providers operate on thin margins. When rental income is deferred for 90+ days, owners face immediate risks of foreclosure, inability to pay property taxes, and the deferment of critical maintenance. This inevitably leads to a reduction in the quality and quantity of available housing.</p> <p>Jurisdictional Overreach: Extending this mandate to all 88 cities within the County overrides local control and municipal housing policies, creating a confusing and inconsistent regulatory environment for both tenants and owners.</p> <p>The "Social Safety Net" Misalignment: Addressing the impacts of federal immigration enforcement is a public sector responsibility. Requiring private citizens to provide interest-free, unsecured loans for a quarter of the year is</p>



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	<p>an inequitable solution to a systemic crisis.</p> <p>Recommendation: Instead of increasing debt thresholds—which only delays the inevitable and leaves tenants with insurmountable debt—the County should prioritize the immediate expansion of Emergency Rental Assistance Programs (ERAP). Direct subsidies to impacted families ensure that housing remains stable and that the local housing economy remains functional.</p> <p>We urge the Board to reject this motion and instead pursue direct financial aid for vulnerable Angelenos.</p> <p>Respectfully,</p>
Allyson Muniz	<p>This will be destroying and devastating for all businesses across Los Angeles communities by forcing labor without compensation forcing to shut down due to the lack of responsibility that the "tenants" will be held accountable for. A lot of owners are still making up for HUNDREDS of MILLIONS of dollars LOST from COVID rent debt NOT being paid back! All businesses are prone more and more at risk due to the law CONSISTENTLY changing in favor of the tenant to have lack of responsibility, and respect to their home forcing owners to go out of business causing less housing for ALOT of people.</p>
Allyson Muniz	<p>This will be destroying all businesses across Los Angeles communities by forcing labor without compensation forcing to shut down due to the lack of responsibility that the "tenants" will be held accountable for. A lot of owners are still making up for HUNDREDS of MILLIONS of dollars LOST from COVID rent debt NOT being paid back! All businesses are prone more and more at risk due to the law CONSISTENTLY changing in favor of the tenant to have lack of responsibility, and respect to their home forcing owners to go out of business. Less owners= less housing which is already a problem we are looking to solve.</p>
Allyson Muniz	<p>This is destroying small businesses across Los Angeles communities by forcing labor without compensation forcing to shut down due to the lack of responsibility that the "tenants" will be held accountable for. A lot of owners are still making up for HUNDREDS of MILLIONS of dollars of COVID rent debt were NOT paid back! All businesses are prone more and more at risk due to the law CONSISTENTLY changing favoring the tenants to have lack of responsibility, and respect to their home.</p>
Amanda Garza	
Ana Lerma	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p>



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				<p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create “breathing room”; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p> <p>Ana Lerma Property Manager</p>
			Andrew R Lim	<p>I believe most rental units are own by small businesses and cant not afford that kind of expenses just losing 1 month rent and the cost of getting the unit ready is already so much money for us owners in this economy , owners should not even give them any money and the city should help with eviction</p>
			Angela C	<p>I respectfully urge you to oppose Item 20: Increasing the Rent Debt Threshold for Households in Los Angeles County.</p> <p>While emergency measures were appropriate during the COVID 19 crisis, continuing to rely on emergency-style authority today places an unsustainable burden on housing providers who are simply trying to maintain safe and operational properties. Item 20 would require landlords to carry months of unpaid rent, effectively turning housing providers into involuntary lenders with no viable path to recover losses.</p> <p>Housing providers must cover essential operating costs—mortgages, property taxes, insurance (which has increased over 300% since 2021), utilities (up over 70% since 2021), and ongoing maintenance. Sustaining these expenses for extended periods without rental income is financially devastating and unsustainable.</p> <p>The regulated housing sector for low income individuals and families, is still recovering from the COVID era moratoriums. Many working-class employees within the industry have faced layoffs due to severe cost-cutting measures triggered by prolonged revenue losses. Social service programs that were once available onsite—programs that helped families regain stability—have also been eliminated. These impacts are especially severe in deed-restricted properties, where rents are capped by state or federal regulations. Under these regulated programs, the proposed threshold in Item 20 would result in six months to over a year of unpaid rent before reaching the equivalent of three months’ Fair Market Rent (FMR). For example, a 50% tax-credit two-bedroom unit rents for \$1,703, compared to an FMR of \$2,601. It would take approximately five months of nonpayment to meet the proposed threshold. This places even greater strain on properties already operating at</p>



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	<p>“break-even” margins—properties specifically created to support low-income families. Policies like Item 20 ultimately reduce housing availability, hinder the production of affordable units, and destabilize housing for all residents. If the County truly aims to support residents in need, the compassionate and effective solution is a permanent rental assistance program for those impacted, rather than shifting the financial burden onto housing providers.</p> <p>For these reasons, I respectfully ask you to vote NO on Item 20.</p>
<p>Angela Redwood</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of “fair market value” rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create “breathing room”; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted Angela Redwood</p>
<p>Ann Campbell</p>	<p>No No No! This is THEFT from the landlords and a continuing assault on private property rights. You will be continuing to push more property owners out of being landlords. Why would we rent to people who can legally not pay rent for THREE MONTHS before we can even start an eviction? The “officials” on this group are definitely not business savvy - they will be sending even more properties off the market. No other private property group is asked to subsidize others as much as landlords have been. Shame on the officials pushing this agenda.</p>
<p>Anne Valnes</p>	<p>Dear LOS ANGELES,</p> <p>YOUR POLICIES ARE DESIGNED TO PUNISH GOOD TAX- PAYERS WHO SIMPLY TRY TO PROVIDE HOUSING. YOU ARE PUSHING US TO SELL OUR PROPERTIES & REMOVE THEM FROM THE HOUSING INVENTORY!</p>



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	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>PROPERTY OWNERS NEED YOUR HELP. WE ARE NOT WEALTHY LIKE YOUR POLICIES SUGGEST.</p> <p>With Gratitude,</p> <p>Anne</p>
ANTHONY A LUNA	<p>Members of the Board,</p> <p>My name is Anthony Luna. I am the CEO of Coastline Equity, a Los Angeles-based commercial and multifamily property management firm. I manage housing every day across this county, working directly with tenants, owners, lenders, attorneys, and courts.</p> <p>I want to be very clear at the outset. I support tenant protections. I support keeping people housed. I support policies that intervene early, reduce harm, and create stability. What I do not support are policies that delay action in ways that quietly increase damage for everyone involved.</p> <p>The proposals before you that raise the rent-debt threshold for nonpayment enforcement, whether to 2 or 3 months, move us in the wrong direction.</p> <p>First, delay does not equal stability.</p> <p>Most nonpayment situations begin as short-term hardship. At one month delinquency, there is still a realistic window for repayment, mediation, or assistance. At two or three months, that window shrinks dramatically. Debt compounds. Options narrow. The likelihood of resolution drops.</p>



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In Los Angeles County, evictions already take six to twelve months from notice to lockout. Judges routinely stop cases if rent is paid at any point in the process. Adding additional months before enforcement can even begin does not prevent eviction. It concentrates loss and makes recovery harder for both tenants and housing providers.

Second, these proposals shift public policy costs onto small housing providers.

Small and mid-size owners do not have access to cheap capital. They still pay insurance, utilities, payroll, taxes, maintenance, and debt service while rent is unpaid. Requiring owners to absorb \$6,000 to \$8,000 in unpaid rent before they can act is functionally asking them to self-finance public policy.

That burden does not fall on large institutional owners. It falls on local, often family-owned housing providers. The result is predictable. Owners hesitate to re-rent. Screening tightens. Units sit vacant longer. Some owners exit entirely. Housing supply shrinks quietly.

Third, the "impacted tenant" framework is operationally unworkable.

These proposals hinge on whether a tenant is deemed "impacted," yet there is no clear, administrable verification mechanism. Housing providers are placed in a compliance trap. Asking questions risks harassment or discrimination claims. Not asking creates legal exposure. Self-attestation invites abuse. Inconsistent enforcement undermines trust in the system.

If a policy cannot be implemented without creating legal risk for basic participation, it is not sound policy.

Fourth, these measures conflict with the County's stated housing goals.

You have emphasized housing stability, enforcement capacity, landlord support, and keeping people housed. Delaying enforcement without early intervention undermines all of those goals. Housing does not fail overnight. It erodes slowly when uncertainty piles up and owners pull back.

There are better tools available.

If the goal is eviction prevention, early intervention is more effective than delayed enforcement. Targeted rental assistance at one month delinquency. County-administered verification so landlords are not gatekeepers. Mediation triggers. Clear sunset clauses tied to data. These approaches reduce harm without shifting risk onto small housing providers.

My request today is straightforward.

I urge the Board to reject proposals that raise rent-debt thresholds for



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	<p>nonpayment enforcement and instead focus on early, targeted solutions that actually prevent eviction while preserving housing supply and quality.</p> <p>Intent matters. Outcomes matter more. The proposals before you will not achieve the outcomes the County wants.</p> <p>Thank you for your time and for the opportunity to comment.</p>
<p style="text-align: center;">ANTHONY D WARFIELD</p>	<p>I have inherited a rental property from my parents and imposing this threshold will CAUSE EXTREME FINANCIAL HARDSHIP to be able to pay the property taxes, insurance, utilities, mortgage, management AND maintenance. DO NOT APPROVE!</p>
<p style="text-align: center;">ARTHUR PACHANYAN</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p>
<p style="text-align: center;">Barbara Cox</p>	<p>You are destroying Mom and Pop landlords who are barely surviving now with double/triple insurance rates/high utility costs/ repair and maintenance costs have DOUBLED from pre-COVID levels...yet rents were frozen for 4 years and then only tiny increases allowed. There are many tenants that take ADVANTAGE of the rules. We had some residents that NEVER PAID rent during the COVID moratorium despite the clear ability to pay..at least something. There are "professional" tenants that know how to stretch eviction out. By giving them 3 "free months", it could take a YEAR to ultimately evict. In a small building- 4 units- that is losing 25% of our income- yet ZERO decrease in costs. One building was making a small profit pre-COVID. After insurance QUADRUPLED and extensive capital items were needed, it was NEGATIVE by over \$70,000 that year!! WHO has that kind of money?? Most Mom and Pop landlords work WITH our residents when they have hard</p>



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			<p>times. We have worked with residents that lost their jobs, had real medical issues, etc. We worked out payment plans to allow them to stay in the unit. In one case, we paid an out of work resident to do odd jobs so he could stay in his unit while looking for work.</p> <p>DO NOT DRIVE US OUT of LOS ANGELES. Our only recourse is to sell to a large corporation or developer who does not care about the residents like we do. Anyone with less than 50 TOTAL rentable units should be exempt. We worked hard all of our lives with no company pension to rely on- just the income from the rentals and any savings we have to pay for our retirement years.</p>
		<p>Barbara Krevitz</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, B. Bernato</p>
		<p>Ben N ASSA</p>	<p>This joins a series of decisions by the county and city making life for landlords incrementally impossible. Each change has limited effect, but together they push landlords to bankruptcy and prevent any interest from any builder to build in the county. It must stop</p>
		<p>Bernard Gallagher</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p>



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			<p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p>
		Bernardo Apolonio	<p>I am writing to express my strong opposition to the proposal to increase the monetary eviction threshold to three months of Fair Market Rent (FMR) and to apply this threshold countywide. I am a 74-year-old retired resident of Los Angeles County. My spouse and I rely on the marginal income from our rental property to supplement our Social Security and cover our own rising cost of living. We are not a large corporation; we are "mom-and-pop" landlords who have worked our entire lives to provide decent, safe housing for our community.</p> <p>This proposed ordinance is devastating for several reasons: Financial Hardship for Seniors: I still have a mortgage to meet on my property. If a tenant stops paying, I am still legally obligated to pay the bank, property taxes, and insurance. Forcing me to carry a tenant for three months without any legal remedy is a direct threat to my financial survival.</p> <p>Compelled Debt: This policy effectively forces small landlords to provide interest-free loans to tenants. While the debt is technically still owed, the reality for a retiree is that once a tenant is \$7,000+ in arrears, that money is effectively unrecoverable.</p> <p>Incentivizing Non-Payment: By setting such a high threshold, the County is signaling to tenants that rent is "optional" until it reaches a massive sum. This destroys the landlord-tenant relationship and penalizes those of us who try to be flexible and fair.</p> <p>I urge the Board to consider the "other side" of the housing crisis: the aging housing providers who are being pushed toward foreclosure and bankruptcy by these extremist policies. Please vote NO on this motion.</p>
		Bert Maas	<p>Opposition to Agenda Item #20</p> <p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing</p>



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	<p>without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p>
Bill Meck	<p>Landlords are already having trouble recovering from Covid era rules. Landlords are not allowed to get any more than one month Security. You are absolutely making it harder to ever rent to someone low income or bad credit and you are not serving low income and bad credit Tenant well. Every single Law is in the tenants favor and people are selling rental property left and right, and that only makes it more expensive for tenants to rent.</p>
Breeanna L Padilla	<p>If you pass then I want back pay of the rent with interest. Oh ya I'll NEVER even see the rent.</p>
brendon woirhaye	<p>My business caters to affordable housing and the tenants who need it. By increasing the risk to landlords of tenants who stop paying, we will have to increase the credit/income requirements to manage that risk, and refuse service to those who are more likely to default. This sounds compassionate, but it ends up hurting the families you want to protect. Do something else like create an emergency lending fund backed by the county to help keep tenants housed when they can't pay.</p>
Brent Myers	<p>PLEASE DON'T INCREASE!!</p> <p>I'm a small ma pop landlord who has already been burned by Legalized Theft. I had to pay a tenant over \$20,000 for her to leave otherwise I was headed to court where, if I had won (I had all facts in my favor) I would have still lost even more money with attorney and court costs and more lost rent.</p> <p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not</p>



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	<p>create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p>
<p style="text-align: center;">Brian C Towles</p>	<p>Please lets be reasonable. Our governor limits the deposit to one month. Of course during the 9 months that it will really take to evict the tenant, they won't cause any damages to my property do you guarantee. Oh no the last tenant who I had to evict, lit the apartment on fire and destroyed 2 units and misplaced three families who were good paying tenants. Thank God NO one was injured. Good tenants pay their rent. It's callled budgeting. We ALL have to do it.</p>
<p style="text-align: center;">Cameron J Fuentes</p>	<p>This is absolutely ridiculous. If this passes, you're not helping anybody, you're enabling people to steal from hard working landlords who have families that they're trying to provide for. Not every landlord in LA County is a big corporation. in fact, a majority are working class people that depend on their rental income to survive.</p>
<p style="text-align: center;">Candice Gliksberg</p>	<p>I oppose item 20.</p> <p>This proposal uses emergency powers to rewrite eviction law outright, imposing a blanket, countywide suspension of enforcement that shifts the full cost of a public policy onto property owners alone. Emergency authority is not a blank check; it must be narrow, temporary, and tied to the harm addressed. This is none of those.</p> <p>By allowing up to three months of rent to go unpaid, and tying enforcement to HUD fair market rent rather than rent actually owed, the County inflates debt by design. Arrears accumulate while enforcement is barred. This policy reduces the chance of payment plans or settlement and makes displacement more likely, not less.</p> <p>At the same time, the County continues to collect property taxes, SCEP and RSO fees, and impose compliance obligations, while prohibiting owners from earning the income needed to pay them. The County acts as regulator, fee collector, and de facto beneficiary, without bearing the financial risk itself.</p> <p>Courts have been clear since COVID: the Constitution does not permit government to solve a public problem by conscripting a discrete class of people to subsidize it.</p> <p>This framework also invites fraud by removing consequences without verified hardship and undermines compliance across the system.</p> <p>The County may provide assistance, but it may not force a small subset of the</p>



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	public to provide it on the County's behalf. I urge you to reject this measure.
Cara Goldberg	<p>I am a mom and pop housing provider who owns one duplex. We mom and pop housing providers are the most lenient and do not want to start an eviction. It is our last resort.</p> <p>We only start that process once all other options have not worked.</p> <p>If I have to wait for three months to start an eviction, I will have to sell my property to a commercial developer who will tear down my duplex and build a luxury mutli family property with rents that are much higher than the current rent.</p> <p>If I cannot file an eviction after a proper 3 day notice is served, I cannot afford to not have the income because I will still need to pay my mortgage, insurance, gas bill, electrical bill, RSO fees, City License to operate a rental property, and to pay for repairs that often occur.</p> <p>Thank you for your consideration. I hope to be able to be a good housing provider. Please help me continue to be one.</p>
Carter M	<p>Since COVID we have seen regulation to undermine housing providers exponentially. All these regulations might be a short term victory for some, but as we have seen in the Twin Cities, in the end and longer term, it will hurt all renters in the long run. We own an older building and as a result provide affordable housing. It is just very difficult to continue to be a landlord in LA. We have not sold yet as we saw rental income as our retirement income. We may not make it to retirement with our building. We have seen some building in our area sold and torn down for luxury apartments. Not something that helps the affordability in LA.</p>
Casey Overholt	<p>Please do NOT pass this Rent Debt Threshold. Your average 'mom / pop' could not float three months of rent + evictions fees + the time it takes to evict another 3+ months + money to fix the unit + more time vacant while repairs are being done. That could be 8+ months of a business w/ out income. As private housing owners are THE MAIN source of good housing it doesn't make too much sense to 'punish' them. Your county needs good housing providers to provide good housing to your community; we don't feel the support with proposals like this up for consideration.</p>
Celeste Wilson	
Celio Duran	<p>Are you guys kidding ?????, this proposal is ridiculous!!!</p>
Chana Cabatan	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing</p>



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	<p>without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, Chana Cabatan</p>
Chris Andersen	
Chris Ching	<p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted</p>
Chris Novicki	<p>I strongly oppose Agenda Item #20, which would raise the eviction threshold to three months' unpaid rent. As a mom-and-pop landlord and small property owner in Burbank, I rely on rental income to cover my mortgage, taxes, insurance, and I pay all tenant utilities. I already operate on thin margins, and waiting three months before taking action against nonpayment would make it nearly impossible to maintain my property or continue providing housing. I urge the Board to consider the real impact this policy would have on responsible landlords who are working hard to provide homes.</p>
Christian Mastor	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process. That process typically already takes on average 6 months, during which the tenant continues to live on the premises rent free. With this additional 3 month threshold, a person could live rent free for up to 9 months!</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p>



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	Respectfully submitted,
Christine Liu	
Christine Montes	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p>
Christopher J Jenks	<p>How is this fair? If you have a contract that says to pay in return for a place to live, you need to pay or move out. This is stealing money from owners who provide much needed housing. Your idea to GIVE people three free months of rent is absurd. Three months and then another six months to get an eviction will bankrupt property owners. Stop adding to the burden owners already have.</p>
Chul Hur	<p>Oppose. Puts both tenant and landlord in greater debt and delays the inevitable.</p>
Claudia Border	<p>Owners have enough trouble staying on top of repairs, increasing insurance rates, higher utility rates etc, don't tie their hands in what is their business and retirement income.</p>
Cornelio Sainz	<p>How dare you increase the threshold, that is very wrong, do you think , maintenance, property taxes are free, how can someone invest their money in a property, pay mortgage, maintenance and property taxes? And you limit the rent increase. I worksite hard and invested my hard earned money for what? To give it to irresponsible tenants who would take advantage of this ridiculous ordinances.</p>
Craig RObinson	
Craig G Townsend	<p>Good morning, Supervisors My name is Craig Townsend, and I strongly oppose Agenda item 20. I am a Manufactured Home Community Manager, and Evictions already take 6 to 12 months in California. Adding a three-month waiting period will add more problems than it solves.</p>



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CRISTINA R COREA	<p>Honorables Funcionarios,</p> <p>Me dirijo a ustedes para expresar mi firme oposición al aumento propuesto del Límite de Deuda de Renta en el Condado de Los Ángeles.</p> <p>Esta medida afecta de manera directa e injusta a los pequeños propietarios, muchos de los cuales poseen una o dos propiedades y dependen del ingreso de renta para cumplir con sus obligaciones financieras. Estos propietarios no son grandes corporaciones; son familias trabajadoras que durante años se sacrificaron, ahorraron e invirtieron responsablemente para lograr estabilidad económica.</p> <p>Incrementar el límite de deuda de renta obliga a los pequeños propietarios a absorber meses de falta de pago mientras continúan cubriendo hipotecas, impuestos, seguros, mantenimiento y servicios básicos. Esto no es sostenible ni equitativo. La política castiga a quienes cumplen con sus responsabilidades y elimina cualquier expectativa razonable de cumplimiento por parte del inquilino.</p> <p>La vivienda debe ser una responsabilidad compartida. Sin equilibrio ni rendición de cuentas, estas políticas ponen en riesgo la viabilidad de la vivienda privada y reducen la oferta de alquileres a largo plazo.</p> <p>Les insto respetuosamente a rechazar esta propuesta y a implementar soluciones que protejan a los inquilinos en necesidad sin destruir a los pequeños propietarios que sostienen gran parte del mercado de vivienda. Atentamente: Cristina Corea</p>
CRYSTAL CARTER	<p>This motion puts the County and rental housing providers in serious legal jeopardy based on exist tenant anti-harassments ordinances and has no data to support it. Instead, the Board should allow last week's motion by Chair Solis and Supervisor Hahn to become effective and collect data on its impacts before considering spreading a monetary eviction threshold across 88 incorporated cities overriding existing City Councils and increasing it to 3 months' worth of FMR.</p>
CYNTHIA SCHEIN	<p>Operational costs such as insurance and routine maintenance are soaring. Mom'n'Pop apartment owners cannot absorb more losses, and still maintain the standard of premises our tenants deserve. I urge the Board to protect ALL of its constituents, not just the tenants.</p>
Dan Arquilevich	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are</p>



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	<p>small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, Dan Arquilevich Arquilevich Properties</p>
dan zuckerman	<p>Dear Board of Supervisors, I am writing to strongly oppose the proposal to increase the rent debt threshold for households in Los Angeles County. Arbitrarily increasing the amount of unpaid rent that must accrue before a housing provider can act will cause severe, long-term harm to the rental housing market and, ultimately, to the tenants this policy intends to help.</p>
Dana B Gaul	<p>I own rental property in Los Angeles County. It is UNREASONABLE for you to allow a tenant to have three free months rent when I have to pay the mortgage, utilities and insurance monthly. Please do not impose this risk and burden upon me.</p>
David Barakat	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, Dave Barakat</p>
	TENANTS ALREADY HAVE ALL THE PROTECTIONS THEY NEED. IT



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David Bond	TAKES MONTHS TO YEARS TO CURRENTLY EVICT FOR NON-PAYMENT AS THEY OFTEN FILE FOR BANKRUPTCY. LANDLORDS MUST CONTINUE TO PAY MORTGAGES, PROPERTY TAXES, INSURANCE AND OTHER EXPENSES. GOVERNMENT SHOULD SUPPORT LANDLORDS WHO PROVIDE NEEDED HOUSING DESPITE ALL THE ADVERSITIES THAT ARE GOVERNMENT IMPOSED.
David Clement	This idea is patently unfair to little housing providers like me. I'm still recovering from loss of covid rent and increased costs. Why must I take all the risk and burden? Please vote NO on this proposal. Thank you, David c.
David G	
David M	<p>This is an outrageous proposal. I am a landlord that is a small business owner, not a large corporation with unlimited pools of cash. I have already lost tens of thousands of dollars to renters who didn't pay. A typical Unlawful Detainer action costs thousands of dollars in attorney fees and a minimum of several months to successfully remove a tenant for nonpayment of rent. This does not include the rental income lost during the process. So to extend the rent debt threshold to three months only serves to increase the losses to a landlord. If a tenant is unable to pay after one month, the likelihood they will be able to pay their rent after three months is even less.</p> <p>Landlords such as myself that are small business owners have been a favorite target of tenants rights activists and are demonized for trying to protect their business when a tenant does not pay. This proposal may make tenants rights activists feel good about themselves because they're somehow "sticking it" to the "greedy landlords", but it does nothing to actually help the availability of affordable housing for residents in LA. It's reactionary and vindictive.</p>
David Merager	I have a large mortgage, insurance that tripled in price two years ago, and very expensive repair and maintenance bills. If a tenant stops paying, it already takes the better part of half a year of lost income - income needed to pay my family's personal bills - to get them out. Now it'll be 9 months? For the few evictions I've had to do, I've never collected a penny of what was owed, and the process cost thousands of dollars. Owners are not automatically rich and able pay for free housing. And none of this considers the people who will abuse the system. Please vote no - everything the county does seems one-sided against owners!
david morgan	Since you appear to be so generous with my earnings, how about reciprocating and when and if you pass this ordinance the county having granted three months of free rent, will if necessary, reimburse the amount lost to the owner.
David Riggio	If the resident cannot pay their rent for one month how will they catch up on three months? You are kicking the can down the road. My insurance bills are astronomical!!! and the state is not doing anything to help out on insurance for homeowners. Gardeners, utilities, etc...are all increasing yet rents increase such a small amount. We cannot afford to miss months of rent.



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David Wiese	<p>It already takes 3 Months to get them out. So now 6 mnths with no income while paying the attorney fees. This is not going to help anyone but the bad apples and drive more landlords out of the business. Please pass this for the grocery stores and gas stations and see if they stay in business.</p>
David Yu	<p>This motion would create a serious legal conflict under the County's existing Rent Stabilization and Tenant Protections Ordinance (RSTPO) tenant anti-harassment provision, which prevents owners from asking a renter regarding their "residence or citizenship status". As it would apply countywide, it would also conflict with multiple city tenant anti-harassment ordinances, including the City of Los Angeles, Claremont, Cudahy, Culver City, Long Beach, Maywood, Pasadena and others. Passage of the motion would cause rental housing providers to either violate existing tenant anti-harassment restrictions or wrongfully file an eviction against a renter impacted by federal immigration activities.</p> <p>Creating a countywide monetary 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>This added delay before housing providers may use the ONLY leverage available to them to seek payment of rent or to recover a rental unit will result in many more months of lost income and cause severe financial harm, particularly to already struggling housing providers. Current evictions in California already can take up to six months plus an addition three to six months before obtaining a sheriff's lockout – this proposal will merely add months to an already long and delayed process to collect legally owned rent. In particular, "mom-and-pop" owners who provide some of the most affordable rental housing would be most impacted and may possibly be forced out of business entirely.</p> <p>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 receiving 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.</p>
David S Tang	
DAVID T RAND	<p>immediately email the full Board of Supervisors requesting that they reject Agenda Item 20. The motion would put the County and rental housing providers in serious legal jeopardy based on exist tenant anti-harassments ordinances and has no data to support it. Instead, the Board should allow last</p>



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			<p>week's motion by Chair Solis and Supervisor Hahn to become effective and collect data on its impacts before considering spreading a monetary eviction threshold across 88 incorporated cities overriding existing City Councils and increasing it to 3 months' worth of FMR.</p>
	Deborah Pitt		<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, Deborah Pitt</p>
	Derek W		<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully.</p>
	Diana Rogers		<p>This will destroy small landlords : it already takes months to evict and the cost of jury trials prohibits quick return of property and not to mention the forgive</p>



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	all rent debt and government 6 months free settlements: honestly landlords are not all wealthy developers
Diane M Landsberg	I am all for helping immigrants stay in this country. however, I do not feel it is fair to put immigrants (and all tenants) financial issues on the backs of landlords. Take the money out of the county or state coffers. I have to pay my mortgage every month, tenants should have to do the same with their rent, otherwise they are just steeling from their landlord. I am not a rich landowner, to loose three months rent would mean I could not pay the mortgage and i coule loose my property
DiAnn M Davis	Vote NO!
Diego Zamora	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p>
Dominic D	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers. I used to be a property owner in the city of L.A. for 26 years and I sold my property because of security reasons and rent control. Now, the county of L.A. is threatening my investment, livelihood, and time. Absolutely</p>



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			<p>none of the LA county board of supervisors purchased or have managed my property. I selected the tenants myself.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p>
		<p>Don M Parker</p>	<p>As a small, family-owned triplex owner in Los Angeles County, I strongly oppose Agenda Item #20. Our property operates on extremely thin margins: more than \$5,500 per month in mortgage and operating costs, but only \$4,000 in rent due to long-term, rent-controlled tenants. Setting the eviction threshold to three months of fair market value rent—an amount far higher than the regulated rents we actually collect—would expose small housing providers like us to losses we cannot absorb.</p> <p>This policy does not “share the burden”; it concentrates it entirely on mom-and-pop owners who lack the financial reserves of corporate landlords. Requiring us to provide housing for months without compensation threatens our ability to pay the mortgage, maintain the property, and remain solvent.</p> <p>Please reject this proposal. It will accelerate the disappearance of small, community-based housing providers across Los Angeles County.</p>
		<p>Donna L Sando</p>	<p>Enough taking of the landlords money. Lets have the city pay the rent from property tax money or the homeless account.</p>
		<p>DOROTHY FINNEY-SLADE</p>	<p>Economic reality does not seem to be in play anymore. Mom-and-Pop housing providers are being put out of business by political leaders trying to score points instead of solving the actual problems.</p> <p>I own a 4-plex. It is the only rental housing I own. Two of my tenants are very long term - 25 years and 37 years.</p> <p>The 1-bedroom is renting for \$1150.00. Your proposal would mean I could not begin removal proceedings until that tenant was \$6255 in arrears (FMV \$2085 x 3). That's over 5 months!</p> <p>The 2-bedroom is renting for \$1300.00. Your proposal would mean I could not begin removal proceedings until that tenant was \$7803 in arrears (FMV \$2601 x 3). That's over 6 months!</p> <p>Recently, I had two other tenants who simultaneously stopped paying. This meant I was trying to keep four families housed for less than \$2500 in rental income each month. Those tenants were finally removed at a cost of \$26,000 plus the lost rent. At the time of their removal, I had to wait 2 months for their rents to meet the FMV before I could initiate removal proceedings. It took a total of 12 months and 15 months to remove them.</p> <p>Even though I have been able to find good tenants to replace the non-paying ones, the units are still priced below the FMV. I believe most all Mom-and-</p>



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	<p>Pops keep prices below FMV to stay competitive with newer corporate housing (we have older buildings and do not have all the amenities of the newer apartments).</p> <p>How are smaller Mom-and-Pop housing providers suppose to pay mortgage, insurance, utilities, maintenance, and other costs when there is no rental income? Costs have skyrocketed the last few years - the property insurance alone has increased from \$5000 to over \$16,000. I don't qualify to borrow against any equity in the property due to the low rental income and my own retirement income stream. I really don't know where the Supervisors or Tenant groups think the money comes from to pay the bills if the tenants are not paying rent.</p> <p>Keeping families housed in safe affordable housing is a responsibility I take seriously. The economic reality is that I am being priced out as I cannot justify jeopardizing my retirement anymore. I do wish the Supervisors would work with housing providers, especially smaller ones like myself, so we could continue to provide the affordable housing needed.</p>
Douglas Mattison	<p>This is legalized theft and ripe for abuse by tenants. Housing providers are already prohibited from collecting more than one month's worth of rent as security. Every action has a reaction and this change will make housing provider's even more cautious about renting to those with marginal or no credit. Enough is enough! Stop the housing provider abuse! Stop feeling the need to tinker and legislate at every little whim!</p>
Ed Wu	<p>This proposal does not help housing supply and cause more issues with owners to maintain buildings.</p>
Elaine Booth	<p>Please make sure this message reaches Supervisor Janice Hahn and all the other Board members.</p> <p>Hello,</p> <p>My name is Elaine and many years ago, my husband and I decided to invest in income producing real estate to provide our retirement income so that when we got old, we would not have to rely on the government to support us. We scrimped and saved and saved to get enough money to put a small down payment on a small single-family house in Norwalk to rent out. We always had good tenants and always kept the rent as low as possible so we wouldn't lose them. Today I am almost 80 years old, my husband has passed away, and I'm struggling to support myself and also save enough so that I can comply with all the new landlord/tenant laws that have already been passed which are all favor the tenants at the expense of the property owner. Because the economy is not very good, do you pass laws that force other businesses to provide free merchandise and services to poor people? Do supermarkets, for example, have to give people free food? Do gas stations have to give poor people free fuel, etc.? I could go on and on. My tenant's</p>



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current rent is \$1,030 LESS than fair market value! We do not gouge tenants like the very large corporate landlords sometimes do AND WE NEVER DID! We have always just been "Mom and Pop" landlords and always kept rent as low as we possibly could. But now I have to survive too! I drive a 15-year-old car, buy clothes at thrift stores and shop at the Dollar Tree and Walmart for everything. I am not living high on the hog, believe me. Why would anyone think that landlords can afford to provide housing to other people for free? This is my retirement income!!! I tell my friends who don't know what the CA politicians are doing with landlord/tenant law now and their jaws just drop open because they cannot believe how unfair and unjust it is! No other business owners are forced to provide their goods and services for free! How are landlords going to support THEIR families? I am on the verge of throwing up my hands and selling the property and just going out of business because the laws that are already in place would bankrupt me if I had to evict someone and would do the same for a lot of other landlords as well. I would have to try to go live with my son who has a low IQ and is struggling as well. I try to support him as much as I can so HE won't have to be on government assistance. But now you want me to support myself, my son, and also strangers? I would have to try to get another job. Who is going to hire me at 80 years old? Why can't other people also get help from their families? Never have small businesses been forced to fully support other people with no compensation. If you pass another law that punishes landlords EVEN MORE, a lot of "Mom and Pop" landlords like me (and most landlords are just that) will sell too! This will leave even LESS rental housing available when there is already a shortage!

I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process. And then, in addition to that, the eviction process robs landlords of many many more months of income as well as expensive repairs when angry tenants are forced to leave because you are teaching them that I owe them a living!

Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!

We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.

Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.



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	<p>Respectfully submitted,</p> <p>Elaine</p> <p>P.S., can you please respond to me to confirm that my representative, Janice Hahn, has received this message and also provide me with the email addresses for all the other Board members as well. Thank you very much.</p> <p>- Advertisers -</p>
eli yachini	
Ely Ronkowski	<p>this law is not fair - we (small owners) cannot afford this injustice! Please vote responsibly and fairly! Thank you.</p>
Emma Peele	<p>This is insanity! Is this your insidious idea of "preventing homeless" while hundreds of millions of dollars in tax payer dollars to "prevent homelessness" have been wasted or just disappeared? This is an unconstitutional taking even if there is no physical taking of the property. See U.S. Supreme Court cases of Loretto, Lucas, and Penn Central. It will destroy housing providers and lead to foreclosures and bankruptcies. Marxism alive and well in your chambers. Evil.</p>
Eric P Simonoff	<p>This will cause a loss of \$6,000 to \$16,000 to the property owner.</p>
Ernestine Olson	<p>I am a 91 year old retired teacher and landlord. Rental property income allows me to afford medical care and to remain in my own home. I depend on that monthly income to make ends meet. I am still owed rent that was not paid during the pandemic and I know it will never be paid. For decades I have offered well maintained, lovely properties for rent to a variety of tenants for a fair price. I have never had an eviction but if I were to be in that position having to wait 3 months to initiate it plus the time it takes to process would put me in a terrible position financially. With so many laws in recent years that put financial burdens, restrictions and demands on landlords there are many of us small "mom and pop" landlords that find ourselves rethinking whether we can continue to be housing providers. It's not easy to be lumped in with corporate landlords and landlords who don't care about tenants. As our leaders try to punish them or hold them accountable, small responsible landlords also suffer and worry about our futures. Please don't put additional burdens on our shoulders. Thank you.</p>
Esmeralda Martinez	
ESMERALDA RODRIGUEZ	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing</p>



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			<p>without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted by a conscientious housing provider.</p>
		<p>Evangeline Dupas</p>	<p>Allowing tenants to accumulate three months of debt will directly harm property owners. Three months of unpaid rent—combined with the legal costs and time required to evict a nonpaying tenant—creates a financial burden many owners simply cannot absorb.</p> <p>Property owners still have mortgages, taxes, insurance, maintenance, and utilities to pay. Missing several months of income can cause an owner to fall behind on these obligations, damaging their credit and putting their property at risk. It only takes one or two experiences like this for a responsible owner to lose their property to the bank.</p> <p>This proposal shifts financial risk entirely onto property owners and ignores the real-world consequences. It is not sustainable, and it will ultimately reduce housing stability by forcing owners out of the market.</p> <p>For these reasons, this proposal should be rejected.</p>
		<p>Fabio Soto</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p>



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	Respectfully submitted, Fabio Soto
Faramarz Meshkinpour	
farideh rafii	You are aware that mortgages rates, insurance, trash, and labor costs have all increased substantially. How can property owners cover their maintenance expenses and make a minimal living for their efforts to keep the apartments in top shape.
FERDO BRKIC	Please stop discriminating against the property owners! In addition, please reconsider taking hard earned money from County residents, retirees in particular. The property taxes are soaring, fire insurances are at least tripled if I can find the company who is willing to do business in California and NOW you are taking the rest of my income. Why are you forcing me to subsidize the low income residents. It is your responsibility to subsidize those in need, not mine. Respectfully, Ferdo Brkic
Frances Ching	Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County. Respectfully submitted
Frank Alvelais	
Frank Rayati	a tenant who falls behind in rent for 3 months will not be able to catch up, meanwhile LL is waited 3 months and now has to start a 4-6 months eviction process. Majority of small LLs cannot survive this since they operate smaller complexes on a thin margin.
Frank Rizzi	
Frank Tocco	it's an insane idea to put then burden on yes working Landlords, To carry people three months who agree to pay a bill like everyone else. who's going pay our mortgages & maintain the property for us really
Fred Alexander	Dear LOS ANGELES, YOUR POLICIES ARE DESIGNED TO PUNISH GOOD TAX- PAYERS WHO SIMPLY TRY TO PROVIDE HOUSING. YOU ARE PUSHING US TO SELL OUR PROPERTIES & REMOVE THEM FROM THE HOUSING INVENTORY! I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process. Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are



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	<p>small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>PROPERTY OWNERS NEED YOUR HELP. WE ARE NOT WEALTHY LIKE YOUR POLICIES SUGGEST.</p>
Fred Keivanfar	<p>This policy discourages investment in housing market and continues to sustain housing shortage. The law makers should provide incentive for developers to create more housing not to penalize owners from investing in housing.</p>
FRIDA CHIZHIKIAN	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully, Frida Chizhikian</p>
Gemma Marquez	<p>I'm a recently retired LAUSD educator. And, I planned my retirement on my housing rental. I oppose the rent debt threshold. I could not afford the increase. It would be a financial burden causing me to place the home for sale. Then the housing would wind up in the hands of LLC corporations that are the cause of the housing shortages. PLEASE think of the mom & pop owners and its impact on them.</p>



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Gilbert Bernardy	Strongly oppose. The eviction process as it currently stands is lengthy and expensive. Giving tenants who refuse to pay what they legally owe an additional two months free rent will harm property owners and reward those who intend to take advantage of them.
Gino Cozzolino	I STRONGLY OPPOSE THIS ACTION! I am an owner of a property management company in Los Angeles, with many of rentals in LA County jurisdiction. This WILL NOT HELP tenants whatsoever. We have already seen this play out in LA City, with tenants skirting by missing an easy two months' of rent since they know that no action can be taken, and by the time you serve a 3-day notice, they know they still have another month or so before any action with the courts. This still forces us to begin legal eviction proceedings, prompting us to pay legal fees (average of 5-8k), and then right before the actual eviction, they will "voluntarily" move out to "cease the eviction filing" and then by this time we are out 4 months of rent, as well at 5-8k in legal fees. THIS DOES NOT WORK!!!! WAKE UP!!!!!! I invite you to come to my office and review all the schemes being ran by tenants. INSANE!!!!!!
Giovanna Andersen	This is insane, how are we supposed to operate the buildings, mortgage, insurance, maintenance, trash services payments, etc....
Gisela Kohagen	This bill should not pass.
Giuseppe Napoli	Over 50% of landlords in Los Angeles County are "mom and pop" establishments. Raising the rent debt threshold will cause significant financial damage to independent landlords. Many landlords do not have the financial ability to cover multi-month rental income losses. This type of legislation would make it easier for institutional landlords to procure more units at a discount by just waiting out the mom and pop who cannot afford the higher cost of an eviction. Furthermore, these restrictive regulations deter developers and landlords from investing in Los Angeles County real estate. This lack of investment, or re-investment into real estate will cause long lasting negative effects on our community. I strongly urge you to vote no on this. Thank you.
GOHAR KSACHIKIAN	I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process. Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation! We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month



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	<p>behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully, Gohar Ksachikian</p>
<p>Greg Flotho</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is proving a way for tenants to legally steal from property owners. It forces property owners, most of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation! I depend on the rents received to support me and my family.</p> <p>The data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers, which already have too many restrictions put upon them, under the guise of tenant rights.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, Greg Flotho</p>
<p>Greg Isturiz</p>	<p>I rely in the income from my duplex to live. The COVID-19 restrictions placed on mom-and-pop owners who provide housing to your constituents caused a significant loss of my savings. My tenants didn't pay rent and after the moratorium was lifted left. I have not been able to locate them since. This well-intentioned but flawed law could leave me unable to pay my mortgage and force me to lose my home. Please oppose.</p>
<p>Greg Young</p>	<p>I 100% oppose this proposed action. You state "...while not putting the entire burden on landlords who depend on rental income." is completely off base. It absolutely will burden those of us that RELY on rental income - all 3 months. We have done our best to provide for our families, all this will do is PENALIZE us for trying to provide a better life for our families!</p>
<p>Gretchen Guerrero</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing</p>



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	<p>without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County. My 5 unit building is our only source of income besides our Social Security. Our income helps support our 3 children and 8 grand children. I can only imagine how it will affect other Mom and Pop providers. I already keep my rents well below market to help my tenants. This just appears to be an way to "legally" steal from us. Please think this through. It is not fair to make us carry the burdens of the County.</p> <p>Respectfully submitted, Gretchen Guerrero</p>
<p style="text-align: center;">gus gabaldo</p>	<p>I am highly OPPOSED to agenda #20, the gifting of housing provider money to renters.</p> <p>I am an immigrant housing provider, my family worked for years, to save enough to buy a property, and we continue to work hard to give good housing to possible Los Angeles renters.</p> <p>Already, it takes months to remove a non-paying renter, plus the abuse of the legal system with long jury trials and abusive discovery. Plus housing provider needs to pay the costly lawyer fees, made far greater with a jury trial, done on purpose to hurt the housing provider.</p> <p>So you are basically taking what we worked so hard for? Would you like to not get your wages for 3 months, just as you are asking us to do? How would that affect your family budget and also knowing that you will never get it back? Think about how unjust you are considering to be...if you would not find such a circumstance acceptable to and your family, then why do you impose it on others?</p> <p>Think about it before you vote.</p>
<p style="text-align: center;">Hamid Rafii</p>	<p>This is a travesty against owners and allows renters to abuse the situation and live rent free ad long as they can</p>
<p style="text-align: center;">Harold Masor</p>	<p>This is an insane taking from owners of apartments. It's hard enough making ends meet especially after the covid pandemic where owners were treated as if they were public charities. If you want to provide welfare to tenants don't make owners pay for it.</p>
<p style="text-align: center;">Heather Stevens</p>	<p>As a longtime property manager, real estate broker, tenant and property owner, I strongly oppose this action which is Anti-Business. Firstly, this proposal undermines existing leases which are contracts. These are legal</p>



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	<p>agreements mutually agreed upon and should not warrant government interference. Secondly, California has limited security deposits to one month, which is favorable to Tenants and hurts Property Owners because anyone that has been through the eviction process knows dishonest Tenants do not pay the last month's rent. This bill supports dishonest Tenants and hurts Property Owners. Stop being Anti-Business!</p>
Heather M Hilmer	<p>Please let's have common sense that this is not financially possible for housing providers. If you pass this, then please pass an ordinance that I don't have to pay my mortgage lender either during the months that my tenant is living for FREE in my housing provider business, my apartment unit. Now the mortgage lenders would not think that would be a logical solution would they.</p>
HERMINA BAN	
Horacio Diaz	<p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted</p>
Ilya Shvartsman	
Im H Cho	
Irene Amadi	<p>To not have rent for 3months? That is the time the mortgage company starts foreclosure. Tenants will for sure use up 3 months without paying rent because they know they have been authorized and encouraged to do so. This proposal if passed will be detrimental to housing providers and a sure way for them to loose their properties by bank foreclosures. How about paying for maintenance and upkeep, taxes and insurance? Please oppose this. It will destroy lives. Thank you</p>
Irene Amadi	<p>To not have rent for 3months? That is the time the mortgage company starts foreclosure. Tenants will for sure use up 3 months without paying rent because they know they have been authorized and encouraged to do so. This proposal if passed will be detrimental to housing providers and a sure way for them to loose their properties by bank foreclosures. How about paying for maintenance and upkeep, taxes and insurance? Please oppose this. It will destroy lives. Thank you</p>
Irene Amadi	<p>To not have rent for 3months? That is the time the mortgage company starts foreclosure. Tenants will for sure use up 3 months without paying rent because they know they have been authorized and encouraged to do so. This proposal if passed will be detrimental to housing providers and a sure way for them to loose their properties by bank foreclosures. How about paying for maintenance and upkeep, taxes and insurance? Please oppose this. It will destroy lives. Thank you</p>
	<p>I oppose this initiative. Rather than solving the problem, it creates another</p>



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Irma Aguilar	<p>avenue for abuse of an already strained system. Due to significant court delays, tenants are currently able to occupy rental units for a year or more without paying rent. Even initiating the eviction process often requires owners to wait nearly two additional months before any action can begin.</p> <p>During this time, property owners are still legally required to maintain the property, cover taxes, insurance, and repairs, all while receiving no rental income. In many cases, tenants intentionally damage the property out of spite, leaving owners with substantial financial losses and costly repairs.</p> <p>This initiative shifts even more burden onto property owners while offering no meaningful accountability or protection against misuse. It does not address court delays or bad-faith behavior and instead worsens an already unbalanced system.</p>
ISAAC BERNATO	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, MR. I. BERNATO</p>
Isaac Berneman	<p>My only question of this proposal is how can legislate deadbeats who don't pay rent? It now takes a minimum of 6 -9 months to trial and all that time there is no payment of rent. Now u want to extend this loss of rent to 1 Year. I want to know if you as employee of the county is willing to defer your salary for one year and then probably not be paid at all. That is what you want landlords to do and keep the taxes, insurance, maintenance, Scep payments, Attorney payments, interest doubling etc. for one year so your tenants can flaunt the system by living for free for one year. We still have not recovered from Covid losses and doubling of Insurance, Waste, utilities, Minimum wage and this will be the straw that breaks the Camel's back. Most landlords are not making money and struggling to make all their payments. This will</p>



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	bankrupt many buildings and start the collapse of the industry. As it is we have already had 50 units foreclosed on and most other buildings in Los Angeles are under water. We should receive assistance to house people not be made to give them free rent.
Itza Mari	
Jack Gliksberg	<p>I'm writing to oppose item 20.</p> <p>Using emergency powers to rewrite eviction law countywide and allow three months of unpaid rent shifts the entire cost of a public policy onto property owners alone, while the County still collects taxes and fees.</p> <p>Delaying enforcement doesn't keep people housed—it inflates debt, reduces the chance of payment plans or settlement, and makes displacement worse later.</p> <p>If the County wants to provide relief, it should do so directly and lawfully, not by forcing a small group of private citizens to subsidize it.</p> <p>Please reject this measure.</p>
Jackson A	
James Ballard	As an owner of a four unit building that is already subject to rent control, this measure makes me wonder if I can afford to keep my building. I am a senior citizen with cancer and I think this is immensely unfair to force me to absorb losses that the County can't afford. Of local government keeps pushing small landlords to cover months of rent when a tenancy goes into default. there will be no small landlords. Have you considered another way to help tenants in need? Most of my tenants drive imported luxury vehicles and have very well paying jobs, so explain to me why on landlords are being tagged for supporting tenants in need? How about asking everyone who is not in need to contribute? Make it fair so landlords can earn a reasonable return and maintain their properties. That's what is needed to save the rental market from further retraction. This measure is bad for Los Angeles County and it is bad the housing market. Please reject this measure.
James Horrell	I Strongly oppose increasing the rent debt relief from 30 days to 90 days. As a landlord in LA County this change will effect the ability for tenants with marginal credit and/or income to qualify for rental housing thus locking them out of the rental market. No landlord is going to take a chance if they know they have to wait 90 days to start the eviction process.
James Pousson	I rely in the income from my duplex to live. The COVID-19 restrictions placed on mom-and-pop owners who provide housing to your constituents caused a significant loss of my savings. My tenants didn't pay rent and after the moratorium was lifted left. I have not been able to locate them since. This well-intentioned but flawed law could leave me unable to pay my mortgage and force me to lose my home. Please oppose.
Jane Saporito Stucker	



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Janet Orlandini-Mayes	This is just plain thievery from us little landlords. This would destroy me
Janice A Bock	More housing providers will move out of California. The goal is to provide more housing, not discourage investment in housing. I will be stricter on who I accept as tenants. I will be contemplating selling my California investment property.
Jeanine Yotsov	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p>
Jeanne saks	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p> <p>Jeanne Saks</p>



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Jeff Wolpin	<p>Stop bankrupting small mom and pop landlords. This is theft of of rent from landlords proving legitimate housing services and will end up bankrupting many landlords.</p>
Jeffrey Faller	<p>AOA, and it's 20,000 members, strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types</p>



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Jenette Smith	
Jennifer Flores	
Jennifer Shneiderman	<p>Mom and Pop landlords like us are being crushed by rising prices of everything from utilities to labor to appliances. If the City wants to institute a welfare program like this then all citizens should fund not just the landlords.</p>
Jenny Roman	<p>How do landlords survive when they cannot evict for three months... they have bills too</p>
Jerolyn Becker	<p>This will force hardship on small unit landlords who rely on the rent to pay for the costs involved in owning rental properties.</p>
Jesse Vogel	<p>Theft of housing providers to concede FMR to delinquent tenants. Endorses poor behavior on both sides of the coin.</p>
Jill Winners	<p>Protections for tenants are more than adequate. This will cause serious damage to housing providers. Please reject this motion.</p>
Jim Rodriguez	<p>Dear Board of Supervisors, I am a sole proprietor owner of apartments. I have worked 40 years at my own business raising a family and saving every penny I could so that I could invest in residential income property. I now have a seven buildings portfolio some duplexes, four plexes and a few over 4 units and I recently had to refinance them at 6.75% as my wife of 35 years chose to divorce me. To pay her off (buy her out) left my debt ratio at about 60% of the value and about 60% of the gross income, leaving a very small profit margin for my retirement. I take very good care of my tenants and I respond to every one their needs by text within an hour. I'm not sure I understand why I would be told that if a person can't pay their rent, that I can't ask for the product that I am providing back again within a</p>



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			<p>reasonable time. It feels like I need to become the social catch net. I'm part of my church and I tithe and also give money to other organizations and individuals in need. I even help my tenants when I can. If they are going through difficult times, I understand their situation and work with them very closely to get them through. But here it feels like I'm being forced to provide them additional protection when it would be extremely costly for me to provide an additional three months plus more than likely another six months to evict a person who didn't pay. The only result for me would be that I would have to reduce my tithing and reduce helping others. Which I guess is OK but that person who's not paying may not necessarily be as deserving as the others. It seems to me that that should be my choice on who I should be donating or giving charity too. Some people are truly deserving and I am more than willing to help them. Some people clearly just want to get something for nothing and work the system figuring that I must be wealthy because I own something that they're renting.</p> <p>I realize you guys are in a difficult position and that you want to help people who you see are suffering. It would seem to me that a better solution would be to provide some kind of funding for people who fall into that category. A funding that is provided by all taxpayers. It feels like just because I'm a landlord that I'm somehow richer or more capable and responsible and obligated. I'm probably far less capable than many others who have a pension retirement type account.</p> <p>I hope you'll take that into consideration.</p> <p>It seems like California is getting more and more difficult. The only other alternative I see is to do a 1030 in Tax deferred exchange and buy outside Of State (DST's) because if I sell outright, the taxes would be too great. I know that seems kind of selfish on my part and I would feel bad for my residents and the mom and pop vendors who I hire because the buildings would more then likely just be sold to corporations and I know that their care and needs will not be the same that they're getting right now. But I'm not sure what else I could really do. As a matter of fact, just a quick sidenote, during the divorce era one of our buildings was sold. And it was to a large Management Co.. I still get phone calls from the residents, telling me how much more difficult things have been since I sold the property. That I was always there for them, to help them out took care of problems right away. The new company raises the rents to the absolute max and provides the absolute mandatory required services that they have to by law. Feel free to call me and I can verify any of this in any way that you would like. Name's phone numbers, etc..</p> <p>Thank you for your time and consideration</p> <p>Sincerely, Jim Rodriguez</p>	<p>Jimmy R Schnieders</p>	<p>I have always provided excellent service and beautiful apartments at under the going rate for comparable units in the immediate area. I also did not raise rents for at least three years.</p> <p>Unfortunately, continued restrictions and regulations such as forcing property owners to support tenants for three months before the owner can even begin the eviction process is what forces me to raise rents every year and for the</p>
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	<p>max amount allowed. These types of near-sighted regulations are causing rents to be high. Please see this action for what it truly is and vote against this measure</p>
Joan Anderson	<p>Who will pay the mortgage and the bills associated with the unit that the tenant is staying in.</p>
John Janavs	<p>Honorable Supervisors, Good housing policy needs to consider both the tenant and the housing provider. Item 20 makes a bad situation worse. The reality is that housing providers expenses are not suspended when tenants don't pay their rent. The current policy of eviction being tied to a FMV already requires most property owners to wait over a month before taking any action. As during COVID, tenants will take advantage of any extension. What happens when every tenant in your building is perpetually 3 months behind for years and then moves out owing you over three months rent. It is simply unsustainable to have even one tenant this far behind on their rent. After expenses we make \$300 to \$500 per unit. That is not enough cushion to allow months of uncollected rents, not to mention cover unexpected events or reserves. It's impossible to provide good quality housing when you keep pulling the rug out of under those of us that take this difficult job on. You are not abating property tax or utilities. You want them paid. Why is it unreasonable for housing providers to get paid and paid on time? How is it reasonable for us to essentially loan tenants money at no interest?</p> <p>Good housing policy would support tenants in need without punishing housing providers for doing their job. Good housing policy would offset the losses and risk that housing providers are subject to with RSO properties by reducing property taxes, and allowing a tax write off of lost revenue between actual rent and market rent. So far City policy has only created animosity between tenants and owners, but not made housing affordable or reduced homelessness. The reality is that with every unreasonable restriction you make we must respond with higher rents, stricter screening policies, and taking fewer chances on the people we rent to. That is the opposite of what you'd like to achieve. Item 20 is poison. I urge you to not against it and work on productive long term housing policy that is good for both tenants and housing providers. John Janavs</p>
John Lawrence	<p>These ideas, while well intended, unfairly penalize property owners. Tenants will certainly seek to take advantage of any opportunity to skip rent payments whether they are impacted by immigration policies or not. This will force owners to meet financial obligations with fewer resources which many of us cannot afford to do. I would ask why the county doesn't absorb the cost for those impacted by immigration policies and are unable to work? The answer is the county cannot afford it. Neither can the average property owner! Please vote NO!</p>
John Radford	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the</p>



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	<p>eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20. I'm 77 years old and rely on income from my two rentals to live. I can't afford both the expense of eviction along with the 3 months fair market value rent accumulation proposed here (much higher than what I charge my long term tenants). Please do not destroy small housing providers like me across Los Angeles County.</p> <p>Thank You, John Radford</p>
John Thomas	This is not right. The city has no right to control my property.
John Vermoch	Hello, I am a retiree and rental property owner with one for you in a building in Long Beach. With each passing year as additional laws have been passed restricting property owners that has becoming increasingly difficult for me to afford and maintain my property. I don't know how much longer I can continue with each additional restrictive law being passed. I may have no choice but to eventually Try to sell this building, probably at reduced value, to corporation that can handle or keep up with all of these laws and restrictions. I am feeling overwhelmed. Please take into consideration there are other many other people like myself that are affected and also struggling. This is why I must oppose this legislation.
John B Wacker	This amounts to theft, is un-American and Socialistic. Landlords bear all of the risk, financial burden and responsibility. Tenants can do whatever they want without responsibility. It would only be fair if tenants have to pay landlord's three month's rent if they decide to move out. If it passes, rent prices will go up so landlords can accrue for the risks of having to pay three month's rent back to the tenant. Or they will cut costs by not maintaining buildings as they do now. The county needs to stop getting involved in the private and consensual decisions of its citizens.
john T blackman	Dear Supervisors, I am a 71 year old retiree who made the decision with my now retired wife 30 years ago to buy a rental property for our retirement income instead of



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	<p>investing in other opportunities. I have a 3 unit building in Whittier that I have owned since 1999. I go there weekly to take care of it and am a very responsive landlord. Everything works and the outside areas look clean always. I have kept my rents below market as a matter of fairness and good business.</p> <p>I am alarmed at your consideration of increasing the rent debt threshold and feel that it penalizes landlords, an important group of housing providers. To allow a tenant to go 2 or 3 months without paying before eviction can be processed is extremely unfair. The odds that a landlord could ever collect this money are remote. Once people get behind it is really tough to catch up. I understand that all investments carry risk but in what other business would you ask the product supplier to give away their products to their customers and not be paid for them? It really is theft at its basics.</p> <p>Please do not make being a landlord far less attractive. I use the rents I earn to live on and it would be an extreme hardship for me to be faced with non-payment of thousands of dollars when I have in good faith rendered a service. Thanks for your consideration.</p>
Jose G Guzman	<p>That's unsettling I have a tenant that hasn't paying rent for the last 3 years, I still fighting on court to evict them . So please don't do this to us home owners we have already to much harm on the city of LA with the rent control.</p>
JOSEPH PACHANYAN	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p>
Judy L Knapton	<p>I strongly oppose agenda item #20. This proposal would force housing providers across ALL PROPERTY TYPES IN LA COUNTY to absorb at least three months of unpaid rent before even being allowed to begin the eviction process. It is UNTENABLE.</p>



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	<p>Raising the eviction threshold to three months of "fair market value" rent is legalized theft. It forces property owners like me, and all small business owners like me to provide housing without compensation. It is UNTENABLE.</p> <p>Property owners like me already have tenants paying rates well under fair market value, due to state and local restrictions on rent increases. This policy would shift yet more financial burden onto housing providers. It is UNTENABLE.</p> <p>Please vote NO on Agenda item 20 and do not destroy small housing providers across Los Angeles County.</p>
<p>KAMRAN BOUDAI</p>	
<p>Kapil Juneja</p>	
<p>Karen D Buchman-Towles</p>	<p>I am a small apartment owner. I have below market value rent for my tenants. I want to keep my good tenants. In fact, I am putting in a new laminate floor for two of my tenants next week. There are too many negative issues that landlords have to deal with and this is just one more "slap in the face". Remember that Governor Newsome limited the deposit that can be collected to one month, How are we supposed to pay our bills if a tenant get three months FREE rent before we can evict them? It's not really three months FREE rent as the eviction process costs the owner and the tenant gets to reside in my apartment throughout the MONTHS long eviction process. My brother and parents built the 4 unit apartment building that I now own. I would NEVER be a landlord if I didn't have an emotional attachment to this building. Apartment owners are treated EXTREMELY disrespectfully by LA City Council and Supervisors. Please show us some respect for the housing that we provide to people in Los Angeles and do not pass an increase in the Rent Debt threshold.</p>
<p>Karina Madariaga</p>	<p>Dear County of Los Angeles Board of Supervisors, I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process. Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. Requiring a three-month rent delinquency before allowing eviction is an unconstitutional taking of private property without just compensation. I am a private property owner landlord, and this type of economic coercion would force me to provide housing for free while I continue to meet financial obligations such as mortgage, utilities, insurance, workers compensation, etc., without the ability of collecting payment. Don't force me to provide services without compensation! This is not just! Data has proven that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers. HOUSING PROVIDERS. Instead of creating policies that would polarize</p>



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KATHRYN BARGER

Correspondence Received

	<p>government and individuals, your constituents, those who PROVIDING HOUSING, I suggest creating policies that would create and strengthen partnerships between local government and HOUSING PROVIDERS to help solve the housing issue.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County. If you choose to destroy small housing providers, you are ultimately choosing to destroy housing. Choose wisely.</p> <p>Respectfully submitted, Karina Madariaga</p>
<p>KARINE NAZARYAN</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully, Karine Nazaryan</p>
<p>Katherine Hayles</p>	<p>I am a small property landlord. This imposes a severe penalty on me, as the 3 months rent debt threshold would be in addition to the already-long eviction process. I fail to see how this is anything other than an attempt to use landlords, including those like me who operate a mom and pop local rental, as anything other than an AIM machine to advance whatever politics the county deems appropriate. These ordinances will drive small owners like me out of the rental business, further extending the reach of REI corporate investors who do not care about their renters as I do. I often extend payment deadlines and make other accommodations that corporations would not.</p> <p>Please DO NOT pass this item!</p>
<p>KEITH COVINGTON</p>	<p>BAD UNINTENDED CONSEQUENCES This motion would create a serious legal conflict under the County's existing Rent Stabilization and Tenant Protections Ordinance (RSTPO) tenant anti-harassment provision, which prevents owners from asking a renter regarding their "residence or citizenship status". As it would apply countywide, it would also conflict with multiple city tenant anti-harassment ordinances, including the City of Los Angeles,</p>



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Claremont, Cudahy, Culver City, Long Beach, Maywood, Pasadena and others. Passage of the motion would cause rental housing providers to either violate existing tenant anti-harassment restrictions or wrongfully file an eviction against a renter impacted by federal immigration activities.

Creating a countywide monetary 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.

This added delay before housing providers may use the ONLY leverage available to them to seek payment of rent or to recover a rental unit will result in many more months of lost income and cause severe financial harm, particularly to already struggling housing providers. Current evictions in California already can take up to six months plus an addition three to six months before obtaining a sheriff's lockout – this proposal will merely add months to an already long and delayed process to collect legally owned rent. In particular, "mom-and-pop" owners who provide some of the most affordable rental housing would be most impacted and may possibly be forced out of business entirely.

For example, a single non-paying renter for a 10-plex equates to a loss of 10% of total income, but the same non-paying renter living in a 4-plex equals equates to the loss of 25% of total income, and for a duplex the loss is 50%. Rental housing providers have to pay for mortgages, property insurance, property taxes, maintenance and repairs for the entire building.

If passed, housing providers will be left with no other choice. Either they will need to raise rents on the remaining residents that are meeting their legal 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 naturally occurring 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 receiving 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.

The County already has an Emergency Rent Relief Program (ERRP) for renters impacted by recent immigration enforcement activities. Any immigration impacted renters would be far better helped by participating in the second round of ERRP that will be receiving applications on February



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	<p>9th as it will completely eliminate their rental debt rather than merely delaying payment or making rent uncollectible for property owners.</p> <p>There has been NO DATA presented showing that creating a countywide eviction threshold would help a majority of renters. The County just ended the application period for the first round of its ERRP that provides rental assistance that includes assistance for renters impacted by recent immigration enforcement activities. The Department of Consumer and Business Affairs (DCBA) received over 4,600. How many applications were for renters impacted by recent immigration enforcement activities that had 3 months' worth of FMR in accrued rental debt?</p> <p>This motion proposes a new countywide "emergency" resolution with no end date. The County just last week on February 3rd passed a motion by Chair Hilda Solis and Supervisor Janice Hahn under their regular authority and with no urgency clause to revise the existing Rent Stabilization and Tenant Protection Ordinance (RSTPO) eviction threshold to two months' worth FMR doubling it from the current one months' worth of FMR. Why is this same issue now considered an "emergency" requiring countywide action that will override 88 cities City Councils? It is extremely irresponsible for the Board of Supervisors to pass a new countywide resolution without first allowing the prior revision to be implemented and obtain data from it as to its impact on renters, rental housing providers and the supply of affordable housing.</p>
<p align="center">Keith Hoffmann</p>	<p>LA County continues to try to squeeze out Mom & Pop landlords by proposing they now have to wait 3+ months before they can even *start* the eviction process. Claiming there are housing shortages but continuing to increase financial burdens of landlords will not make the situation any better. Do you truly believe someone that would now be allowed to get 3+ months behind in rent is ever going to pay us back? Where is our compensation for the COVID mandates? Again, more edicts from the county affecting commerce without compensation from the government. The growing intervention has to stop and I hope some day the Supreme Court will weigh in on the government overreach in housing.</p>
<p align="center">kelli estes</p>	<p>I own one duplex in LA County. This makes me a housing provider. Like many it is part of my retirement plan. The idea of imposing rules that turn landlords into banks is a step to far and most likely illegal. I pay utilities, property taxes, silly fees, and a mortgage. I am not allowed to be late paying these bills. Nothing you have done to date has increased the amount of housing or affordable housing. Only caused more rental owners to sell out and get out. This also conflicts with state law and federal law. Again, this consideration is a step to far.</p>
<p align="center">Kenneth D Towles</p>	<p>If LA Supervisors increase the debt threshold, then please also pass that you all don't get paid as long as it takes me to evict the tenant. That probably about 9 months, 3 to post the evictio and 6 months in court to process the eviction. It's only fair right.</p>
<p align="center">Kevin Pachanyan</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at</p>



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			<p>least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully, Kevin Pachanyan</p>
	Kim Rivera		<p>It is impossible already to evict problem tenants for non payment of rent, harassment, excessive noise, additional tenants, unapproved pets, damage to property & such. Small mom and pop landlords are being hit the hardest. Owners are being forced to sell or are loosing their properties because they are being forced to act as welfare agencies. There is no consideration given and problem tenants and professional tenants are taking advantage, misusing their rentals doing illegal subletting and harassing landlords with threats to sue if a landlord try's to defend they own rights. The imbalance of support in favor of tenants has become extremely stressful for housing providers. RSO unit owners are being hit especially hard. Some rental property owners are going without the means to support their owns needs with an inability to buy food, pay for medical care or childcare etc so that a tenant can live comfortably.</p>
	LaiKam Liu		<p>Please reject this Item 20. The motion would put the County and rental housing providers in serious legal jeopardy based on exist tenant anti-harassments ordinances and has no data to support it. Instead, the Board should allow last week's motion by Chair Solis and Supervisor Hahn to become effective and collect data on its impacts before considering spreading a monetary eviction threshold across 88 incorporated cities overriding existing City Councils. Its a ridiculous proposal to increasing it to 3 months' worth of FMR.</p>
	LAURA AKINNAGBE		<p>Dear Supervisors,</p> <p>My husband and I are housing providers in Long Beach, where we own and operate a single triplex. We are writing to express our strong opposition to Agenda Item 20, which seeks to increase the eviction threshold from one month to three months of rent debt.</p>



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			<p>While the Board's intent may be to provide "breathing room" for tenants, this policy ignores the mathematical reality of small, locally owned housing:</p> <p>Small Providers Are Not Banks: We operate on razor-thin margins. For a triplex, a single tenant falling three months behind represents 33% of our gross income for a quarter of the year. We cannot "absorb" \$7,000 to \$10,000 in debt while our own mortgages, property taxes, and insurance premiums continue to rise.</p> <p>Destabilizing the Long Beach Market: This measure will force small owners to implement much stricter screening processes, such as higher credit score requirements and larger security deposits, to mitigate this new risk. This makes it harder—not easier—for vulnerable residents to find housing.</p> <p>The Inequity of "Consumer Debt": Converting three months of rent into non-avoidable consumer debt effectively means small owners will never recover those funds. We do not have the legal staff or financial reserves to chase debt through years of civil litigation.</p> <p>A Call for Direct Relief: True stability comes from rental assistance, not debt expansion. If the County wishes to protect tenants, it should focus on the efficiency of the LA County Rent Relief program rather than forcing private citizens to act as a primary social safety net.</p> <p>We urge you to protect the backbone of LA's housing—locally owned small properties—and vote NO on Item 20.</p>
	Laura Espinoza		This would make renting more Difficult and unfair.
	Laura Pitari		<p>Dear Members of the Council,</p> <p>I am writing to formally oppose Agenda Item 20 related to Rent Dept Threshold in LA County.</p> <p>Requiring housing providers to wait three months without receiving rent before being able to begin the legal process to address nonpayment is financially untenable. Housing providers enter into a clear agreement with tenants: we provide a safe, well-maintained place to live, and tenants agree to pay rent monthly. That mutual obligation is the foundation of a lease.</p> <p>For many property owners - especially small, local providers - three months without income while still covering mortgages, property taxes, insurance, maintenance, and utilities creates significant financial strain. In many cases, it is simply not sustainable. Preventing owners from even initiating action during this period removes any meaningful mechanism to address breaches of the lease and shifts the full financial burden onto housing providers.</p> <p>Policies that aim to support tenants in need should not do so by making it impossible for housing providers to operate responsibly. A system that delays</p>



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			<p>accountability for nonpayment ultimately reduces the availability of well-kept rental housing and discourages responsible ownership.</p> <p>I respectfully urge you to reconsider this provision and pursue solutions that balance tenant protections with the financial realities of providing housing.</p> <p>Thank you for your time and consideration.</p>
		<p>Laurie Esse</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>Additionally, many residential property owners run at a loss or barely break even on the annual costs for property taxes, insurance and maintenance on the buildings.</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>PLEASE VOTE NO on AGENDA ITEM #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, Laurie Sasson</p>
		<p>Leon L Ralph</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing</p>



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	<p>providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted</p>
Leslie Arrington	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, Leslie Arrington</p>
Linda Dintzer	<p>As a small bldg landlord, I try to keep my rents low. This would absolutely put us into the red, having to pay all bills and get no rent for 3 months from a tenant before we could even commence eviction action...PLEASE OPPOSE THIS</p>
Linda Spiegel	<p>Do you really want every small business housing provider to go bankrupt? How many months do you think any landlord can support tenants? They are not our children, they are YOUR constituents. YOU pay for the 3 months of rent if you don't want them to have to pay. What kind of city are you governing???. How about asking grocers to give away 3 months of food for each household? It's the same deprivation of income. From where will the insurance for the building come from if the rents aren't paid of an entire quarter of a year, plus the 6 months eviction process and re-letting? In actuality, you want housing providers to stop collecting rent for nearly a year before a tenant can be evicted. THIS IS THE CITY'S BURDEN NOT THE HOUSING PROVIDER'S OBLIGATION. If you want to help the tenants pay rent, PAY THE LANDLORDS FROM THE CITY'S BUDGET.</p>
Liz Weiss	<p>We are already over taxes in our county! We as property owners took an incredibly hard hit during COVID with your regulations. We are just starting to recover. Please don't punish us with more. You have given the renters all the rights and stripped us of ours as property owners. Don't penalize the small business owner anymore than you already have!</p>



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Lori E LeBoy	<p>I am a mom and pop landlord in Los Angeles. I rely on my rents to pay my mortgage, property taxes, insurance, utilities and maintenance including necessary repairs. I don't know what you are thinking to imagine I could go for 3 months without rent! None of these expenses will wait 3 months for payment. It seems you never consider the plight of landlords. If you continue to react to the problem of affordable housing in Los Angeles by simply disregarding and placing the burden on landlords, you will drive all small landlords out of business. Large corporations, who will be the only housing providers left, will resort to tearing down older buildings that are under rent control and building new ones. If you want to address the housing problem, look at equitable solutions like government rental subsidies and creative solutions like converting empty commercial properties into residential housing.</p>
Lorraine P Mazarin	<p>Dear Supervisors, I am an elderly senior who has a triplex and I have lived and raised my family here for over 70 years. Having said that, I rely on the extra rental income to supplement my costs to stay in my home and maintain the property. I am widowed and rely on this to survive. The costs to maintain and insure the property has tripled in the past year. I am extremely upset to hear that the City is voting today to raise the nonpayment eviction threshold to three months.</p> <p>I urge you to vote NO on this proposal.</p> <p>This policy would force housing providers to absorb months of unpaid rent with no compensation, while mortgages, taxes, insurance, and maintenance costs continue. Many providers simply cannot sustain this, and the result will be fewer rental homes, deferred maintenance, and reduced housing access for everyone.</p> <p>We already are complying to the seismic retrofit that has been ordained by the city, which already will come with a very high cost.</p> <p>Please, Please, Please reject this proposal and focus instead on targeted rental assistance programs that help tenants in need without shifting the entire burden onto housing providers.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely, Lorraine Mazarin Burbank, 91501</p>
Louise FRENCH	<p>Dear LOS ANGELES OFFICIALS,</p> <p>STOP FINDING WAYS TO HARM PROPERTY OWNERS. WE ARE NOT WEALTHY LIKE YOUR POLICIES SUGGEST.</p> <p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at</p>



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Luciano Coral	see attached file
Luis Limas	
Luther J Shorter	This is a knuckle headed idea that will force small unit landlords like me, to shoulder a burden of allowing tenants to live free of charge for up to and including 5 months. It will force most small landlords into bankruptcy by giving forced privately funded welfare to so many undeserving tenants. I heartily oppose this measure.
Lynne M Sana	
M Pumphrey	<p>strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>THE REALITY IS OFTEN 4 OR MORE MONTHS OF RENT, which OWNERS NEED TO PAY THEIR MORTGAGES, REPAIR & UPGRADE BUILDINGS, etc.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were</p>



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Madeline Ryan	Maybe the supervisors should pay the delinquent rent until eviction?
Manny Castillo	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p> <p>Mom and pop landlord</p>
Manuel Ruelas	Not a good idea, i oppose!.
Maria Pousson	I rely in the income from my duplex to live. The COVID-19 restrictions placed on mom-and-pop owners who provide housing to your constituents caused a significant loss of my savings. My tenants didn't pay rent and after the moratorium was lifted left. I have not been able to locate them since. This well-intentioned but flawed law could leave me unable to pay my mortgage and force me to lose my home. Please oppose.
Maria Solano	Small mom and pop housing providers are being crushed by rent control and just cause. As time moves on there will be less mom and pop housing providers. We are being ordinances out of existence.
Maria M Coral	This undermines the rights of property owners, threatens housing supply and shifts financial risk unfairly to landlords..This is a form of legalized theft from all landlords. We demand you oppose this immediately



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Marilyn Balduff	Please do NOT do this really bad thing. I just had a renter move out owing me two months rent. He left the condo. in very bad condition when he left our Country. It has cost me over \$5,000 to put it back into good shape. The rent was only \$2,200 per month. It then cost my \$3000 to hire an eviction attorney. I try very hard to be a good landlord and keep my property in good shape. If it costs me over three months rent plus repairs, I will have to sell and this property will no longer be a rental. The expenses on my condo will be more than my rent. Please keep a supply of rentals by helping the landlords to maintain these properties.
Mario Lopez	
Mark H Straus	I am a mom and pop rental owner Eviction takes 3-4 months Noe. This would give tenants 6-7 months free rent and would cost me about \$16000 per eviction plus attorney and court fees \$20,000 total. Tgmhat risk is super high and unnecessary
Marlene M Shammas	We agree with AAGLA letter.
Marsha Lynne	Small landlords like me and my husband are struggling with the increasing regulatory burden and vilifying landlords for providing affordable housing. We have had yet another financially difficult year and we find it terrible that you are considering increasing the threshold due to the ICE raids. Why does the county not do some of the following: * only increase the threshold if the tenant can prove they have been unable to work and they are undocumented * provide compensation for impacted landlords No public policy should be paid for by housing providers. If you want to protect undocumented tenants, make the policy very narrow and targeted, so you do not hurt all housing providers in the county. The county should pay the rent to the landlord for the affected tentant.
Mary Sarantes	To the Supervisors: We strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process. Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation! We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.



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	<p>While maintenance and insurance went up and mortgage needed to be maintained, we couldn't raise rents, even 4% for FOUR years!</p> <p>Since then, Insurance companies cancelled apartment insurance and we had to get less insurance (non-admitted) for 2-3 times the cost. Plus no CEA coverage since our new company is not admitted.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, Mary Sarantes Peter Papadopoulos</p>
Masako Gallagher	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, Masako Gallagher</p>
Mathew Millen	<p>Putting the burden of Pres. Trump's horrible ICE raids on one segment of society, rental housing providers is unfair. Instead pass an ordinance that undocumented tenants can defer payments to So. Calif. Gas and SO. Calif Edison, and use County funds to assist tenants to pay their rent. Attached is a list of typical expenses and huge price increases for goods and materials to maintain our buildings. On one building my fire insurance was just increased from \$1047 a year to \$2650. Another building just had an increase from \$2695 to \$4474. This is a problem that society should share not private charity only for rental housing providers.</p>
Matt Vogel	<p>Terrible idea. It's theft designed as compassion. You say you want to solve the housing crisis and yet you make it harder and harder for developers to</p>



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MEMBERS OF THE BOARD

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LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

	build homes. Shame on you, you hypocrites.
Matthew J Adamo	I am a Real Estate Broker and have managed various properties for over 30 years. In reality there are few, if any, tenants who won't try to game the system as they did during COVID restrictions. The state of California has already placed many onerous restrictions on RPO's such as restricting security deposits to one month's rent. There are several deleterious side effects associated with that. One is that the tenant has little "skin in the game" from the start making walking away much easier. Another is a woefully low deposit can never cover back rent owed and the concomitant damages. But to force a RPO to carry the costs of the nonpaying tenant for 90 days is and blatantly unfair to and onerous upon RPO's. Thank you!
Mayra Vicuna	Is not fear that we need to pay the mortgage and tenants are living free in our properties. We have worked so hard to sustain our properties borrowing here and there to make sure our loans do not default. I oppose to this new law.
Melissa Quan	Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County. Respectfully submitted
Michael Green	County Supervisors again seize upon any pretext to steal money from landlords--especially mom&pop landlord with rents below FMV, and try to wrap it in some package of social justice. Morally, you are on a par with cattle rustlers. There is no emergency—illegals are being rounded up and deported (not as fairly and decently as they should be)—and you are working hard to destroy the nation-state as an institution by seizing private property under some imaginary banner of social justice. Instead of fighting imperialism, you attack private property. You should be ashamed of yourselves. I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process. Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation! We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers. Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.



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	Respectfully submitted, Michael Green, Ph.D.
Michael Talasazan	<p>Dear Board of Supervisors,</p> <p>I am writing to express my strong opposition to Agenda Item #20. Increasing the monetary eviction threshold to three months of Fair Market Value (FMV) rent is not "breathing room" for families; it is a mandate for housing providers to provide labor and property without compensation.</p> <p>This proposed ordinance threatens the viability of small businesses and housing providers across Los Angeles County. Data shows that once a tenant falls more than one month behind, the likelihood of repayment drops exponentially. Forcing owners to carry three months of debt before even beginning the legal process effectively legalizes the theft of services and will lead to the permanent loss of naturally occurring affordable housing as small owners are pushed out of the market.</p> <p>The burden of social safety nets should not be placed solely on the shoulders of individual property owners who depend on this income to maintain their buildings and pay their own mortgages. I urge you to vote NO on Item #20 and protect the stability of the housing market for both providers and residents.</p>
Michael Yurshansky	I'm retired and own a duplex. Who will reimburse me for the three months' rent, which I rely on for my daily expenses? Will I be able to suspend property taxes for three months? What about property insurance? Will DWP forgive me the utilities for three months? Do superwisers pledge to donate their salaries to the struggling tenants?
Mike Bolong	This is like stealing !
Miry Rabinovitch	We have a shortage of housing and this bill will destroy landlords who have invested in housing. Will discourage all investors from buying any rental properties and move on to other states
Moises Bada	This proposal will only reduce the number of housing provider investment in the City. Focus on incentives to increase the housing supply thus helping with prices and stop providing incentives for people to become deficient on rent and thus increase the losses for those who own these rental units.
Monica C Duran	You've got to be kidding with this stupid proposal ??????, Please Stop making life miserable to housing providers!!!!?
nadine lajoie	<p>Opposition to Agenda about that stupid rule eviction 3-month threshold!!!! We just went through 2 evictions, and it took 8 months each... with the 1-month threshold. We just lost \$50-70k total, and the tenants didn't even lose their job!!!! People just abuse the system and put landlords at risk more than ever, while saving our hard earned money and being good law abiden citizens!!! This is sooooo unfair!!!!!!</p> <p>_____</p>



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?Subject: STRONGLY OPPOSE – Motion to Increase Eviction Threshold to 3 Months and Countywide Expansion

?To the Los Angeles County Board of Supervisors,

?I am writing as a housing provider and a constituent of Los Angeles County to express my strong opposition to the proposal to increase the non-payment eviction threshold to three months of Fair Market Rent (FMR) and to expand this rule countywide.

?While the Board frames this as a "protection" for tenants, it is in reality a forced loan mandated upon private citizens. Small housing providers like myself are not banks. We do not have the capital to carry the costs of a property—mortgage, property taxes, insurance, and maintenance—while being legally barred from taking action when rent is not paid for a quarter of a year.

?This "3-Month" rule will result in "One-Year" vacancies because:

?Compounded Debt: By the time a landlord can even serve a notice (3 months), plus the current 6–9 month court backlog in LA County, a tenant will owe nearly a full year of rent. This debt is rarely, if ever, recovered, leading to the permanent financial ruin of small property owners.

?Reduction in Housing Supply: Such extreme policies make it impossible for mom-and-pop landlords to stay in business. This will lead to further consolidation of housing by large corporations or the removal of units from the rental market entirely.

?Unfair Jurisdiction Overreach: Using "emergency powers" to override the local laws of all 88 incorporated cities is a gross overstep of the Board's authority and will lead to costly, taxpayer-funded litigation.

?Instead of "compelled non-payment," I urge the Board to focus on fully funded rental assistance. If the County believes a tenant should not be evicted for 90 days, the County should provide the rental payments for those 90 days to ensure the housing remains stable and the property can be maintained.

?I respectfully request that you VOTE NO on this motion and instead work on solutions that do not place the entire burden of social safety nets on the backs of individual property owners.

?Sincerely,

?Nadine Lajoie

Long Beach, CA

Date: February 6, 2026



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<p>Nancy Tragarz</p>	<p>You are taking away local control from the Cities. Landlords have to pay their mortgages. This will deter further people from renting. Who qualifies as being an "impacted tenant by the Local Emergency for Federal Immigration Actions." That is extremely gray. I am an attorney who has volunteered my time to sit as a temporary judge in unlawful detainer cases as well as a City Council member for almost 18 years, both here in Los Angeles County.</p>
<p>Nicholas Gessler</p>	<p>This proposal is BEYOND BELIEF! You should be fully aware that among tenants, there are those who work hard and are honest, and for those I and other landlords allow delinquencies, time to work things out for months, without charging them any late fees. You should be fully aware that there are some tenants who will stay the three months under this agenda item, and then disappear, paying nothing. And for those tenants we have no assured way to collect their debt. The passage of this agenda item will encourage the latter. It will encourage THEFT. For small "mom and pop" landlords like my wife and myself, this could result in a spiral of losses. What is being proposed is OUTRAGEOUS and IRRESPONSIBLE. LAHCID already charges USURIOUS late fees, which are ILLEGAL in non-governmental contexts, and should be made ILLEGAL in governmental contexts. In some states they are ILLEGAL. Government should set an example of FAIRNESS, not set an example of passing their own financial responsibilities (like fire prevention in the Pacific Palisades) onto those who had nothing to do with the problem. Not even the IRS charges so unfairly. You may have the POWER to pass this legislation, but what gives you the RIGHT to do so?</p>
<p>NISHA M MANDALIA SILVA</p>	<p>LANDLORDS, LIKE MYSELF AND MANY I KNOW, BOUGHT OUR PROPERTIES IN THE HOPES THAT ONE DAY, OUR PROPERTIES WOULD HELP US THROUGH RETIREMENT. WE ALL WORK FULL TIME JOBS AND SPEND OUR DAYS OFF MAINTAINING/UPDATING OUR PROPERTIES AND TENDING TO OUR TENANTS NEEDS. MEANWHILE, PROPERTY TAXES HAVE INCREASED NEARLY \$3000 IN THE LAST 5 YEARS AS WELL AS WELL INSURANCE INCREASES AT 30%. LABOR IS NOT CHEAP AND WE DO OUR BEST TO PROTECT OUR FUTURE RETIREMENT WHILE TAKING PRECAUTIONS TO PROTECT OUR TENANTS. ALLOWING RENTERS NOT TO PAY RENT FOR ANY PERIOD OF TIME DIRECTLY AFFECTS OUR ABILITY TO CONTINUE CARING FOR AND MAINTAINING HABITABLE LIVING SPACES FOR THOSE WHO DO PAY RENT ON TIME AND OUR PROMISED SAFE, COMFORTABLE AND HABITABLE HOMES.</p> <p>IN 10 YEARS, NEVER HAVE I BEEN ABLE TO CASH FLOW AS MOST FUNDS ARE USED AND/OR PLACED IN RESERVES FOR EXPENSIVE REPAIRS AND EMERGENCIES.PL</p> <p>MEANWHILE, WE HAVE MORTGAGES THAT ARE TO BE PAID, NOT EXCUSSED BECAUSE TENANTS STOP PAYING. IT IS THEFT TO ALLOW 3 MONTHS OF LIVING SPACE WHILE NOT PAYING RENT.</p>



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	I SPEAK ON BEHALF OF FAMILY, FRIENDS AND MYSELF AS A HARDWORKING LANDLORDS, PLEASE DO NOT ALLOW THIS LEGISLATION TO PASS.
Oren Yuen	You are trespassing on our rights by imposing rent control on the entire county. You have gradually extended what is predominantly a Los Angeles City responsibility to other cities which are not why I voted for you.
Pablo Andrade	Can I live rent free in your home for 3 months? I'll bring over a sleeping bag. Lets get serious, most landlords are local business owners in the LA and many suffered from loss of rental income (their living support) during the pandemic when tenants did not pay and were protected by LA government officials. Lets not revisit the free rent days of the pandemic. Lets not steal from a local business due the hardship of one group over another. LA county officials should reserve their own funds if they want to support certain groups in difficult times. I strongly oppose raising the rent debt threshold.
Pamela J del Rey	The State of California and the County of Los Angeles. Continue to put hardships on the owners of real property. With skyrocketing insurance costs and the limitations set by the State of California and the County of Los Angeles being a small landlord has become more and more difficult. Tenants have to assume the responsibility of paying their rent. As landlords we have to make mortgage payments, insurance payments, repair payments. But the County for some reason thinks the tenants should be able to occupy a home or apartment and not pay rent. When are we going to hold people accountable. Stop the madness. Hold people accountable.
Pat Quan	Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County. Respectfully submitted
PATRICIA A COLLINS	I am a small four unit apartment owner who has to pay for water and trash removal for my tenants. If my tenants were allowed to surpass the one month FMR required for an eviction notice I could run the risk of losing my property because I wouldn't be able to service the note on it.
Patrick Sharples	The motion would put the County and rental housing providers in serious legal jeopardy based on exist tenant anti-harassments ordinances and has no data to support it. Instead, the Board should allow last week's motion by Chair Solis and Supervisor Hahn to become effective and collect data on its impacts before considering spreading a monetary eviction threshold across 88 incorporated cities overriding existing City Councils and increasing it to 3 months' worth of FMR.
Paul Kalt	There is NO BASIS for the proposal – no study has been conducted and no data exists supporting the need for imposing a three (3) month monetary eviction threshold! The proposed motion was never heard during the County's Cluster meetings which are intended to identify and review matters of importance through thorough discussion and consideration of any issues raised as an "emergency" issue due to recent immigration enforcement activities.



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This motion would create a serious legal conflict under the County's existing Rent Stabilization and Tenant Protections Ordinance (RSTPO) tenant anti-harassment provision, which prevents owners from asking a renter regarding their "residence or citizenship status." As it would apply countywide, it would also conflict with multiple city tenant anti-harassment ordinances, including, the City of Los Angeles, Claremont, Cudahy, Culver City, Long Beach, Maywood, Pasadena and possibly others. Passage of the motion would cause rental housing providers to either violate existing tenant anti-harassment restrictions or wrongfully file an eviction against a renter impacted by federal immigration activities.

Creating a countywide monetary 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.

This added delay before housing providers may use the ONLY leverage available to them to seek payment of rent or to recover a rental unit will result in many more months of lost income and cause severe financial harm, particularly to already struggling housing providers. Current evictions in California already can take up to six months plus an addition three to six months before obtaining a sheriff's lockout – this proposal will merely add months to an already long and delayed process to collect legally owned rent. In particular, "mom-and-pop" owners who provide some of the most affordable rental housing would be most impacted and may possibly be forced out of business entirely.

For example, a single non-paying renter for a 10-plex equates to a loss of 10% of total income, but the same non-paying renter living in a 4-plex equals equates to the loss of 25% of total income, and for a duplex the loss is 50%. Rental housing providers have to pay for mortgages, property insurance, property taxes, maintenance and repairs for the entire building.

If passed, housing providers will be left with no other choice. Either they will need to raise rents on the remaining residents that are meeting their legal rent obligations or sell the entire building for redevelopment as a luxury property or condominium. More renters will be displaced, new renters will have to pay higher rents, and the County will permanently lose more naturally occurring 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.



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				<p>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 receiving 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.</p> <p>The County already has an Emergency Rent Relief Program (ERRP) for renters impacted by recent immigration enforcement activities. Any immigration impacted renters would be far better helped by participating in the second round of ERRP that will be receiving applications on February 9th as it will completely eliminate their rental debt rather than merely delaying payment or making rent uncollectible for property owners.</p> <p>There has been NO DATA presented showing that creating a countywide eviction threshold would help a majority of renters. The County just ended the application period for the first round of its ERRP that provides rental assistance that includes assistance for renters impacted by recent immigration enforcement activities. The Department of Consumer and Business Affairs (DCBA) received over 4,600. How many applications were for renters impacted by recent immigration enforcement activities that had 3 months' worth of FMR in accrued rental debt?</p> <p>This motion proposes a new countywide "emergency" resolution with no end date. The County just last week on February 3rd passed a motion by Chair Hilda Solis and Supervisor Janice Hahn under their regular authority and with no urgency clause to revise the existing Rent Stabilization and Tenant Protection Ordinance (RSTPO) eviction threshold to two months' worth FMR doubling it from the current one months' worth of FMR. Why is this same issue now considered an "emergency" requiring countywide action that will override 88 cities City Councils? It is extremely irresponsible for the Board of Supervisors to pass a new countywide resolution without first allowing the prior revision to be implemented and obtain data from it as to its impact on renters, rental housing providers and the supply of affordable housing.</p>
			<p align="center">Paul Rajewski</p>	<p>It's time to stop the war on landlords. We are getting killed. Higher utilities, insurance, mortgages and all other expenses. All while rent is flat.</p> <p>Don't make a really bad situation even worse.</p> <p>Thank you.</p>
			<p align="center">PAUL J SIMONOFF</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing</p>



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				<p>providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p>
		Payman Emamian		<p>As an owner of 1 apartment building in Hollywood, the Board of Supervisors have done nothing but attack property owners in favor of renters, even though property owners are the ones paying the county's bills. In 2020 you elected to allow renter not to pay, but as a landlord, I saw you allow one Trash Disposal company to have monopoly and charge us higher prices, but that wasn't vacated, nor were our property taxes. You have attacked property owners every time. You also without notification created Survey LA, this is hidden Socialism, take from what you perceive to be wealthy and give it to the poor. You're not elected to act like Robinhood.</p>
		Paz Kahana		<p>Unfortunately, we deal with too many people who tie us up in court instead of simply paying their rent or moving out. We are currently supporting two different people in two different properties who cannot afford the rent but refuse to leave -this is unfair to any property owner. There is one Tenant who is six months overdue because they keep tying us up in court for no reason and get denied and for the second person we've already been floating for three months. The sheriffs are backlogged, and even with the current law, we are stuck paying mortgage tax insurance for people who do not pay rent.</p>
		peggy christensen		<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process. This is as assault on property owners and clearly unjust.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p>



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			<p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, Peggy Christensen</p>
		<p>Qingxiu R Wang-Mizukami</p>	<p>To the Honorable Board of Supervisors,</p> <p>I am writing to express my strong opposition to Agenda Item #20, which proposes increasing the monetary threshold for evictions to three months of Fair Market Value (FMV) rent. As a small housing provider in Los Angeles County currently navigating complex ADU (Accessory Dwelling Unit) projects and significant regulatory hurdles, I urge you to consider the devastating impact this ordinance will have on owners like myself.</p> <p>This proposal is unsustainable for several critical reasons:</p> <p>Financial Viability of Small Businesses: Many small housing providers rely on monthly rent to pay mortgages, property taxes, and insurance. Forcing us to carry the cost of delinquent tenants for a minimum of three months—on top of an already lengthy legal process—will drive many small providers into foreclosure and out of the rental market.</p> <p>Safety and Construction Liability: My current projects at 923 6th St. and 832 16th St. involve major MEP (Mechanical, Electrical, and Plumbing) upgrades. When a tenant stops paying, the owner remains legally liable for the safety and habitability of the property. This ordinance prevents owners from reclaiming control of their property to address essential safety issues or complete permitted renovations in a timely manner.</p> <p>Encouraging Hostile Environments: In my personal experience, I have faced harassment from neighbors and tenants for simple maintenance tasks, such as installing a washer/dryer (recorded on 1/3/2024). Raising the debt threshold empowers non-paying tenants to remain in a unit for extended periods, increasing the likelihood of prolonged conflict, neighbor disputes, and potential physical safety risks for owners.</p> <p>The Debt Recovery Fallacy: Statistics show that once a renter is more than one month behind, the probability of total</p>
		<p>Rachel Nusser</p>	<p>This would cause economic hardships for landlord</p>
		<p>Raquel Rand</p>	<p>immediately email the full Board of Supervisors requesting that they reject Agenda Item 20. The motion would put the County and rental housing providers in serious legal jeopardy based on exist tenant anti-harassments ordinances and has no data to support it. Instead, the Board should allow last</p>



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	week's motion by Chair Solis and Supervisor Hahn to become effective and collect data on its impacts before considering spreading a monetary eviction threshold across 88 incorporated cities overriding existing City Councils and increasing it to 3 months' worth of FMR.
Rebecca Silverman	Do you all realize that all the laws you put into place against landlords will backfire? Only the cream of the crop will get one of my units. High credit scores, great stable jobs, etc...Going to get a lot harder for people to rent. And then you wonder WHY rents keep going up. Can we walk into a supermarket and get free food??? Why are landlords always screwed over. I barely make enough to survive. Keep it up. I will turn my units into Condos and sell them. Stop this madness. It is constant.
Rebecca Troup	
Rennie Gabriel	Waiting three months before even starting an eviction will destroy me as a small housing provider.
Rich Alves	I am retired. I have two rental properties. It would put a burden on small landlords to increase to months or three months. One month is plenty for a renter so I oppose any increase.
Richard Hirschfield	The motion would put the County and rental housing providers in serious legal jeopardy based on exist tenant anti-harassments ordinances and has no data to support it. Instead, the Board should allow last week's motion by Chair Solis and Supervisor Hahn to become effective and collect data on its impacts before considering spreading a monetary eviction threshold across 88 incorporated cities overriding existing City Councils and increasing it to 3 months' worth of FMR.
Richard Leib	You are discouraging people from wanting to invest in Southern California real estate by given the threshold of up to three months before an owner can file for eviction. I've been doing Property Management for 45 years and there's no need to make it for over 30 days. Do you really want to discourage people from doing business in California? Well, this is one good way to do it!
RICK SPERLING	
Rita Quan	Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County. Respectfully submitted
Rita Quan	Unfair for landlords
RObert Dean	HELP PROPERTY OWNERS. STOP BEING SO ONE SIDED. ITS SIMPLY UNREASONABLE. ITS DISCOURAGING YOUTHS TO OWN PROPERTY. Dear LA Trustees, I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.



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Robert Di Stefano	Opposition to Agenda Item #20	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted, Los Angeles Housing Provider</p>	
Robert A Reyes	I strongly oppose Agenda Item #20. This proposal would force housing		



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Robert J Koran	I've inherited a rental property and imposing this threshold will CAUSE EXTREME FINANCIAL HARDSHIP to be able to pay the property taxes, insurance, utilities, mortgage, management AND maintenance.
Robert K VOGEL	THIS IS HIGHLY UNFAIR TO HOUSING PROVIDERS AND SHOULD NOT BE PASSED. THE CLIMATE IN CALIFORNIA IS ALREADY TOO HOSTILE TO HOUSING PROVIDERS. PLEASE HAVE CONSIDERATION OF THOSE WHO WORK HARD TO PROVIDE A GOOD PRODUCT AT A FAIR PRICE.
Rochelle Pegg	It is beyond comprehension as to ANY justification for landlords to be made to carry the financial burden of (3) months of lost rent due to your proposal. That will break the backs of many and not fair to "force" a landlord into this position--whenever a tenant may decide not to pay and sit on their landlord for months before anything can be done. And, the cost for an eviction rest with the landlord to initiate, while they weren't the ones to cause the action to be taken. Every tenant is not a "victim", and many will be willing to take advantage of the "gift" you have provided them for FREE. There is no balance in this equation--you are creating a WIN/LOSE scenario and it is far from doing the right thing!
Rochelle M Handy	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p>



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	<p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,Rochelle Handy We Own 4000 Units</p>
Ronald Nakawatase	<p>This is terrible that government can pass laws only in favor of tenants and not that landlords who take responsibility for ownership and maintain the building. LA has too many unfair laws and this is just another one chasing good people out of the state</p>
Ronald D Werner	<p>Legislation continues to damage rental property owners. The result is fewer rental properties will be available in the future as investors look to other states with fairer treatment. In the past I have received zero reimbursements from tenants on evictions and have lost as much as 6 months of rent and costs to repair and rerent.</p>
rosa vellia banuelos	<p>as of today i am arrears due to the covid19 laws of not paying rent by \$55,000.00 tax money you will never receive. this law will amplify the tax loses and cause higher rents. you want to help? you should pay landlords directly the rents unlike the debacle you cause during covid19.</p>
Rosalind G Morgan	<p>This is just encouraging and rewarding people for Not paying their rent. Why is so much burden placed on middle-class people that own rental property. More accountability should be placed on renters.</p>
Roslyn Bodanis	<p>How is a rental property owner not getting rent for 3 months and then have a court eviction taking months pay bills? How does a loan get paid? The bank will not wait to get payments.</p>
Roxanne R Pellegrino	<p>SEE ATTACHED LETTER</p>
Ruth Cislowski	<p>While many tenants struggle to pay their rent, asking landlords to allow tenants to not pay rent for three months before an eviction notice is not the solution. The state legislature just pulled its own rent control bill as the research and experts agree that excessive rent control does not solve the issue of affordable housing. Landlords have to continue to pay their expenses and rely on rent payments to cover their expenses. Most landlords do not have the cash flow to be able to pay their bills without receiving the rent payments on time. Also once a tenant is 3 months behind in rent, they now have a debt burden that they often will never pay off. If the government wants to help the tenants remain housed, then the government should find alternatives to rent control - not require the landlords to cover expenses when most landlords are barely breaking even with the increased expenses to maintain their properties.</p>
	<p>This is an outright theft. You will drive more small landlords out of business as</p>



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Sandeep Kommareddy	they cannot sustain without three months of rent. With one month fmv the payback rarely is less than 50%...it will be significantly lower with 3 months
Sara B Quinonez	<p>Dear Honorable Officials,</p> <p>I strongly oppose the proposed increase to the Rent Debt Threshold in Los Angeles County.</p> <p>This policy unfairly shifts financial responsibility onto homeowners—many of whom are small, non-corporate housing providers who worked for decades, sacrificed personal comforts, and invested responsibly to secure financial stability for their families. Increasing the rent debt threshold does not merely delay payment; it compels homeowners to subsidize prolonged nonpayment while still bearing the full cost of mortgages, taxes, insurance, maintenance, and utilities.</p> <p>This proposal effectively punishes responsible property owners and rewards chronic nonpayment without accountability. Such policies erode the principle that housing is a shared responsibility and threaten the long-term viability of privately provided housing. When owners are pushed into financial distress, the result is reduced maintenance, loss of housing stock, and fewer rental options for everyone.</p> <p>Tenant assistance should focus on recovery, accountability, and pathways to stability—not policies that institutionalize debt accumulation and place one-sided burdens on housing providers.</p> <p>I urge you to reject this proposal and pursue balanced solutions that protect vulnerable tenants without sacrificing homeowners' rights or financial survival.</p> <p>Respectfully, Sara Quinonez</p>
Sau Wong	<p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted</p>
SHARI SMITH	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were</p>



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	<p>never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p> <p>Shari Smith Archer Real Estate</p>
<p>Shelley Oseas</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles</p>
<p>Shilpi Roy</p>	<p>This proposal is unnecessary and premature, as the Board already approved a recent revision to the eviction threshold earlier this month—one that has not yet been implemented or evaluated. Moving forward without data undermines both housing providers and the long-term supply of affordable housing.</p>
<p>song mcdonald</p>	<p>we are retired and our income is base on rental income that we owned a single family home. Every year, our expenses cost to maintain the property increase 20% - 30% (property tax, home insurance (70%), materials, labor and city tax); therefore, the county of LA adopt to blocking annual rent increase and eviction process is digester the small mom and pap landlord. Please reconsider not to adopting this law. we are opposing this law</p>
<p>Spencer Brooks</p>	<p>Dear Lawmakers: Please stop this ongoing assault on Landlords, especially Mom and Pop property owners, first generation Landlords and those of us with less than 12 doors. We already live in a Tenant friendly state and County that's crippling income property owners' ability to maintain real estate assets and earn a</p>



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nominal or fair profit. High rents, High mortgages, High insurance, High utilities, High interest rates and High inflation are all issues that need to be addressed at the local, county, state and national government level.

As a first-generation housing provider, I can barely afford the cost, maintenance and headaches associated with managing a small apartment building. For example, I lost over \$20,000 during the Covid pandemic because Los Angeles County enacted an open moratorium on evictions and created countless FREE RENT tenant scammers. I personally lost 10 months unpaid rent and was forced to pay \$5,000 for a former Tenant to vacate my premises within two weeks or run the risk of losing more time and income if I pursued an eviction trial by a jury. Meanwhile, this same tenant purchased a new SUV during my failed eviction process.

Due to all the legal loopholes within the everchanging eviction process and rent control laws, it was impossible for me to recoup my \$20,000 lost, while other Landlords were forced to sell or lose their properties because multiple tenants took full advantage of the county wide moratorium and refused to pay their rent for years. There should be special provisions and financial support formulas for responsible property owners who experience unforeseen hardships, have mortgages, master metered apartment buildings, own less than 24units, less than 12units and less than 5units because we are most vulnerable to the ups and downs of market conditions.

A lack of affordable housing is a supply and demand issue that can best be remedied if all government bodies were to build new low income housing, rezone and restructure existing government owned real estate assets, convert Big Box stores, office space and large malls into housing, offer more housing vouchers, tax incentives and subsidies to real estate developers, investors and landlords. Once more housing is built or created, both tenants and landlords should benefit.

In closing, please stop blaming and taxing Landlords for homelessness and all the shortfalls of much needed free and affordable housing!

Sincerely,
Spencer Brooks
Landlord & Property Manager

Stace Valnes

Dear LOS ANGELES,

YOUR POLICIES ARE DESIGNED TO PUNISH GOOD TAX- PAYERS WHO SIMPLY TRY TO PROVIDE HOUSING. YOU ARE PUSHING US TO SELL OUR PROPERTIES & REMOVE THEM FROM THE HOUSING INVENTORY!

I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the



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			<p>eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>PROPERTY OWNERS NEED YOUR HELP. WE ARE NOT WEALTHY LIKE YOUR POLICIES SUGGEST.</p> <p>Respectfully,</p> <p>Stace Valnes</p>	
		Steve F Landsberg	<p>I live off Soc Sec and rent from a 4 unit building I own with a mortgage. If you let a tenant stay for free for three months I will not be able to eat! How can you tell me I have to let a tenant live for free, when i have to pay my mortgage. I cannot go into a grocery store and take groceries without paying.</p>	
		Stuart Ickovic	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p>	



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	Respectfully submitted, Stuart Ickovic
Susa Smith	<p>Facebook Twitter Email LinkedIn Digg PrintFriendly</p> <p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p>
Susan Broussalian	<p>February 10, 2026 Agenda Item #20 Dear Los Angeles County Board of Supervisors, I respectfully oppose the proposal to extend the eviction threshold to three months of Fair Market Value rent.</p> <p>While the proposal is framed as a three-month threshold, in practice it would extend nonpayment periods far beyond that. For many units subject to rent control, or where rents have remained below market due to long-term tenancies, three months of Fair Market Value can equate to six months to a year of actual unpaid rent. This disconnect creates a significant and unintended burden on housing providers.</p> <p>Moreover, the structure of the proposal allows a tenant to remain perpetually delinquent. By making a partial payment just before reaching the three-month Fair Market Value threshold, a tenant could reset the clock while still owing several months of rent, effectively avoiding ever having to become current. This undermines the basic expectation that rent obligations be met in full.</p> <p>This approach disproportionately impacts small, "mom-and-pop" property owners who rely on rental income to pay mortgages, property taxes, insurance, and maintenance. Extending the threshold further shifts financial</p>



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	<p>risk entirely onto these owners, many of whom lack the resources to absorb prolonged nonpayment. For these reasons, I urge the Board to reconsider this proposal and evaluate its real-world consequences, particularly on small housing providers and the long-term stability of rental housing in Los Angeles County. This is unfair and will affect thousands of small mom and pop homeowners, who already suffered with rent loss during the pandemic...this only puts more salt on their wounds. Sincerely, Susan Broussalian</p>
<p>Suzanne L Messina</p>	<p>Dear Los Angeles County Board of Supervisors,</p> <p>I strongly urge you to reject Article 20. This proposal would impose severe and unrealistic financial burdens on housing providers and destabilize the rental housing system as a whole.</p> <p>When an eviction occurs, landlords already incur substantial losses. Under Article 20, a tenant could remain in a unit without paying rent for three months before any action could even begin. In reality, it would be far longer. The eviction process itself often takes an additional two months, meaning housing providers would go at least five months with no income from that property.</p> <p>After that, the losses do not stop. There are almost always turnover costs, repairs from damage, cleaning, advertising, and tenant screening. During this time, the unit still produces no income. In practical terms, a landlord could go six months or more without receiving rent.</p> <p>Imagine not receiving a paycheck for six months while still being responsible for paying a mortgage, property taxes, insurance, utilities, and maintenance. That is exactly what Article 20 would require of housing providers.</p> <p>Mortgages do not pause. Expenses do not stop. Article 20 shifts all financial risk onto landlords while removing accountability from tenants. This is not sustainable, and it will ultimately reduce housing availability, increase rents, and hurt the very people this policy claims to protect.</p> <p>For these reasons, I respectfully and firmly oppose Article 20 and ask that you reject this proposal.</p> <p>Sincerely, Suzanne Messina</p>
<p>tal kahana</p>	<p>i saved to buy a rental investment. this will threaten my profits. any profit. this was my security. this was my children's college tuition. this will destroy our family and our small income and our lives. los angeles is becoming hostile for landlords.</p>
<p>Terru Ballentine</p>	<p>REJECT Agenda Item 20. The motion would put the County and rental housing providers in serious legal jeopardy based on exist tenant anti-</p>



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	harassments ordinances and has no data to support it. Instead, the Board should allow last week's motion by Chair Solis and Supervisor Hahn to become effective and collect data on its impacts before considering spreading a monetary eviction threshold across 88 incorporated cities overriding existing City Councils and increasing it to 3 months' worth of FMR.
Terry Watson	Just stop this nonsense! You have punished landlords for years, the worst being the moratorium on evictions for several years after Covid was done with. You should try being a landlord sometime in your career and find out just how hard it is.
Theodore Dupas	Please do not approve this crazy proposal. Allowing someone to go into debt for 3 months will harm property owners. 3 months of free rent and the expense to evict the debtor will make a property owner fall behind on his payments and expenses. It only takes one or two experiences like this to cause someone to loose their property to the bank. It is already very difficult to manage income property in Los Angeles County. This proposal will disincentivize future investment in the rental market.
Timothy Lin	This proposal DOES shift the burden to landlords. After 3 months, the likelihood of collecting back rent is negligible (I offer an analysis in the attached document). Furthermore, it is highly cynical to suggest that ICE enforcement actions have somehow caused such widespread economic harm and justifies emergency powers.
VAHAG NAZARYAN	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p>
Veronica M Kearns	This is COMPLETE THEFT to all landlords. This is financial abuse for us on top of what you demand of us.
Vicki Quan	Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.



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	Respectfully submitted
Virginia D Holdinski	I am a senior citizen owner of a duplex in Los Angeles County. I survive on a certain amount of money I get from Social security. How am I supposed to survive if I allow a tenant to live in my rental for free for three (3) months. This action as proposed by the office of Mr. Horvath will cause me to have to sell my property or otherwise apply for financial assistance. How the heck does that make any sense. I am already renting this property for less than most others in my area. I have no other means of income and will be forced to sell my home and relocate to another county or state. I do not support this action by the County of Los Angeles
Vishal Mandalia	<p>Dear Supervisors,</p> <p>I am writing to express my strong opposition to the proposed expansion of eviction protections in Los Angeles County, specifically the three-month rent debt threshold countywide. While the intention to protect tenants from short-term financial hardship is understandable, this policy, as proposed, raises serious concerns for housing stability, economic fairness, and the long-term health of the rental market.</p> <ol style="list-style-type: none"> 1. Shifts excessive financial risk to landlords A three-month threshold forces landlords to absorb significant unpaid rent before any legal recourse is available. For many small property owners, missing several months of rental income can create serious financial strain, impacting their ability to pay mortgages, taxes, insurance, and maintain properties. This could reduce the availability of rental housing as owners are forced to sell or exit the market. 2. Weakens landlord leverage without addressing tenant needs Extending eviction protections so broadly diminishes landlords' ability to enforce timely rent payments. Without accompanying measures such as targeted rental assistance, this could encourage extended non-payment, even among tenants capable of paying, creating unintended moral hazard. 3. Overrides local autonomy and unique market conditions A countywide mandate removes the ability of individual cities to craft policies appropriate for their local rental markets. Local governments are better equipped to balance tenant protections with housing supply and market realities. 4. Does not address the root causes of non-payment While preventing eviction is important, this policy does not solve the underlying issues leading to rent arrears, such as job loss, medical expenses, or other financial hardships. Targeted rental assistance and support programs are a more effective and equitable solution than blanket protections. 5. Potential long-term housing supply impacts Prolonged restrictions on eviction may lead landlords, particularly small owners, to leave the rental market. This could reduce housing availability,



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	<p>increase rents, and inadvertently worsen housing insecurity—the very outcome the protections aim to prevent.</p> <p>Conclusion I urge the Board to reconsider this approach and instead focus on policies that provide direct support to tenants in need while preserving the financial viability of rental housing providers. Programs that address the causes of rent arrears, combined with temporary and targeted assistance, can achieve housing stability without unintended negative consequences to the rental market.</p> <p>Thank you for your consideration.</p> <p>Sincerely, Vishal Mandalia Long Beach, CA Small Landlord</p>
Walt Andersen	It now takes more than 3 months to remove a delinquent tenant. adding 3 more months is damaging to an independent landlord
Walter Schreck	These constant changes in free marketplace private property ownership will destroy the rental market for those that cannot afford to buy a property. I 100% oppose these constant attacks on private property ownership in California. You will eventually destroy the rental market for those that need housing, by not allowing the free market to determine rents and only make it more difficult for border line renters to find housing! Quit this in American attack on private property ownership!
Wanda Chan	I oppose the three month threshold to evict tenants that do not pay rent on time
Warwick Downs	This action would severely impact those elderly owners who rely on rental payments to support them in retirement, which accounts for almost 50% of the homes we manage. Asking elderly owners to take on the rent debt of others is just wrong.
Wendy Guess	Please don't pass this. We are struggling. to keep these properties afloat with all the tax assessments and increased expenses.
William E Handy Jr	<p>I am actively selling my buildings in Los Angeles County (after 50 years here!) and reinvesting in Nevada and Arkansas. We now lose money on our investments!!! My 230 employees and I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p>



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<p>William E Handy Jr</p>	<p>I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.</p> <p>Raising the eviction threshold to three months of "fair market value" rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!</p> <p>We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.</p> <p>Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.</p> <p>Respectfully submitted,</p>
<p>Xavier Inguanzo</p>	<p>Dear Supervisors. My name is Xavier Inguanzo and I am a Realtor who represents small housing providers as well as tenants.</p> <p>I am following my representative Supervisor Barger's leadership on this issue and oppose Agenda Item 20.</p> <p>Evictions currently take 6 to 12 months in LA County. Adding a three-month waiting period will cost small owners over a year of income while their expenses continue to increase.</p> <p>If just one tenant cannot pay; it can result in a 10 - 50 percent income loss which could force these Mom and Pop landlords out of business.</p> <p>Thank you all for your service and leadership.</p>
<p>Ying M Tsai</p>	



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			Yolanda Binder	Enough is enough. When are these people going to stop giving our tax money away. I don't see them giving there paycheck away. I'd like to see them getting it taken away for a few months.
			Zareh Astourian	This is bad for everyone, long term negative impact on housing and economy.
			Zoila Deleg-Bricker	We have a small 8 unit apartment building. The proposal of not receiving rent for 3 months before any eviction process can be started will jeopardize our household financial stability. We are retired and need the income to fulfill our financial responsibilities. This disproportionately affects small property owners.
		Other	Arlene Rodriguez	<p>I am writing as a Los Angeles resident regarding the motion that would increase the threshold for evictable rent debt from one month of fair market rent to three months of fair market rent across Los Angeles County. While I understand the intent of this proposal is to provide relief and stability for tenants facing financial hardship, I respectfully urge the to consider an exemption for mom and pop housing providers (natural persons, not corporations or LLCs) who own four or fewer rental units. There is a significant difference between large corporate housing providers and individual property owners who rely on limited rental income to meet their own basic financial obligations. Many mom & pop landlords rent out a portion of their own home or a single additional unit and may even share walls, and common spaces with tenants. In these situations, housing is not an investment, it is tied directly to the owner's primary residence, financial stability, and personal safety.</p> <p>Additionally, many homeowners who rent out part of their residence do so at rates below fair market rent in order to attract stable tenants and or maintain affordability within their communities. Tying the eviction threshold to three times fair market rent rather than the tenant's actual rent could mean the unpaid balance exceeds three full months of rent. This creates an even greater financial burden on small housing providers who are already operating on flat margins.</p> <p>Increasing the threshold for evictable rent debt from one month to three months of fair market rent may be manageable for large companies with diversified portfolios, reserve funds, and access to credit, but for an individual homeowner, three months of unpaid rent can equal three missed mortgage payments, insurance payments, or property tax installments. This level of financial strain can quickly lead to damaged credit or even foreclosure. A policy designed to prevent housing instability for tenants should not unintentionally create housing instability for small property owners. Small housing providers do not have the financial cushioning, legal departments, or operational scale that corporations do. They are individuals trying to hold onto their homes while providing housing to others in an increasingly expensive region. Applying the same standard to both groups overlooks these critical differences in capacity and risk.</p> <p>I respectfully request that the Board amend the motion so that the increased rent debt threshold does not apply to natural persons who own four or fewer rental units. This targeted exemption would help protect vulnerable small housing providers while still allowing the County to pursue broader tenant</p>

				protections. Thank you for your time and consideration.
			Byron Jose	Stronger renter protections to strengthen ERRP. Strong countywide model with \$25K threshold and 6 months FMR. Leverage Measure A/LACAHSA funds to expand ERRP with TGI HI pillar and other housing assistance for vulnerable populations.
			Nataly J Leon	
			Violet Carne	We are being invaded by federal kidnappers and targeted communities everywhere in our area need rent relief!
		Item Total	676	
Grand Total			676	

Dear Board of Supervisors,

Hello, my name is **Madeline Dimayuga** and I am with Immigrants Are Los Angeles, Pilipino Workers Center and a resident of LA County.

I am asking the County to take action to keep all Angelenos housed.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.

As someone who was laid off quite suddenly last July then scrambled to find employment before the end of 2025, I have first-hand experience with how close one can get to below the poverty line here in Los Angeles. Even though I was able to receive full unemployment benefits every month, I was barely able to scrape by with the rising prices of groceries, gas, and medical bills across not only our county but the country. As hard as it was for me, I can only believe how difficult it was for my neighbors who are consistently terrorized by ICE day after day. How are they expected to pay their rent if they cannot guarantee their own daily wages?

You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.

Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Sincerely,

Madeline Dimayuga | (213) 965-2075

Pilipino Workers Center

Hello, my name is Aurea Recinto and I am a resident of LA County/member of IRLA/community advocate of Pilipino Workers Center from District 1.

I'm here today to ask the County to take action to keep immigrant families housed.

I'm here because many families in my community are struggling to keep a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. But what's being proposed right now isn't enough for the reality families are facing.

People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.

Raising the eviction threshold helps, but it needs to go further. During this emergency, the limit should be raised to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.

These changes would help families stay housed and prevent homelessness before it happens.

I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Dear Board of Supervisors Hilda Solis

Sincerely, Aurea Recinto

Community Organizer @ Pilipino Workers Center

Email: aurea@pwcs .org

Phone: 213-298-1177

Website : www.pwcsc.org

Dear Board of Supervisors Honorable Hilda Solis ,

Hello, my name is Aurea Recinto and I am a resident of LA County/member of IRLA/community advocate of Pilipino Workers Center from District 1.

I'm here today to ask the County to take action to keep immigrant families housed.

I'm here because many families in my community are struggling to keep a roof over their heads right now.

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These changes would help families stay housed and prevent homelessness before it happens.

I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Sincerely,

Lydia Carandang

Neighborhood Caring Community Lead@ Pilipino Workers Center

Email: lydiacarandang51@gmail.com

Phone: 323-313-9466

Website : www.pwcsc.org

Dear Board of Supervisor, Janice Hahn,

Hello, my name is Christine Elomina, and I am with Immigrants Are Los Angeles and the Pilipino Workers Center and a resident of LA County from District 4.

I am asking the County to take action to keep immigrant families housed.

Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.

Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.

People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.

You need to raise the eviction rent threshold to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.

Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Sincerely,

Christine Elomina

Member of Pilipino Workers Center

Email: christine@pwcsc.org

Phone: (213) 618-5562

Website: www.pwcsc.org

Hello, my name is Jacqueline and I am with Immigrants Are Los Angeles and a resident of LA County.

I am asking the County to take action to keep immigrant families housed.

Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.

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Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Dear Board of Supervisors | Sincerely,
Jacqueline Ramales [1623 Hillhurst Avenue, Los Angeles, CA 90027]

Hello, my name is Scott Ko, and I am with Immigrants Are Los Angeles and a resident of LA County.

I am asking the County to take action to keep immigrant families housed.

Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.

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Only this type of bold action will help families stay housed and prevent homelessness before it happens. I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Dear Board of Supervisors | Sincerely,
Scott Ko, scott.s.ko@gmail.com

Hello, my name is Diana Lucero, and I am with Immigrants Are Los Angeles and a resident of LA County.

I am asking the County to take action to keep immigrant families housed.

Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.

Our communities are experiencing daily fear and danger as they are taken in the streets by masked agents. They are taking risks everyday to go to work and put food on the table, pay rent. We want our leadership to act with the same courage.

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Thank you for your time.

Sincerely,
Diana Lucero

Dear Board of Supervisor, Janice Hahn,

Hello, my name is Christine Elomina, and I am with Immigrants Are Los Angeles and the Pilipino Workers Center and a resident of LA County from District 4.

I am asking the County to take action to keep immigrant families housed.

Many families in my community are struggling to stay safe from ICE by keeping a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. We need bold leadership during this time and for the board to take full advantage of the emergency declaration to meet the urgent moment.

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Thank you for your time.

Sincerely,

Christine Elomina

Member of Pilipino Workers Center

Email: christine@pwcsc.org

Phone: (213) 618-5562

Website: www.pwcsc.org

February 6, 2026

Dear City of Los Angeles Council Members,

The proposal to require tenants to owe two or three months of rent before the owners can file for eviction is detrimental to property owners.

You are aware that mortgages rates, insurance, trash, and labor costs have all increased substantially. How can property owners cover their maintenance expenses and make a minimal living for their efforts to keep the apartments in top shape.

Please contact me if you need additional information,

Farideh Rafii

310-309-0035



"Great Apartments Start Here!"

Janet M. Gagnon
Senior Vice President, Government
Affairs & External Relations
janet@aagla.org
213.384.4131; Ext. 309

February 5, 2026
Via Electronic Mail

Honorable Chair Hilda Solis,
and Members of the Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: Countywide Eviction Threshold Due to Federal Immigration Actions – Agenda Item 20

Honorable Chair Solis and Members of the Los Angeles County Board of Supervisors:

The Apartment Association of Greater Los Angeles (AAGLA) represents rental housing providers throughout Los Angeles, Ventura and San Bernardino counties. More than 80% of our membership are mom-and-pop owners with 20 or fewer units. We urge you to vote NO on the proposed Countywide Eviction Threshold that will be discussed at the Board of Supervisors meeting on Tuesday, February 10th as Agenda Item 20.

The proposed countywide eviction threshold available to renters impacted by recent federal immigration enforcement actions would create legal chaos across the county and within the unincorporated areas as well. This proposed ordinance would put rental housing providers at odds with the County's existing tenant anti-harassment provision under the Rent Stabilization and Tenant Protections Ordinance (RSTPO):

Section 8.45.050(B)(8) states, "Violate a Tenant's right to privacy, without limitation, by requesting information regarding residence or citizenship status..."

Since a rental housing provider cannot ask a renter about their residence or citizenship status, they would be unable to comply with the Agenda Item 20 proposal to delay the filing of evictions based upon a renter's failure to pay rent due to being impacted by federal immigration enforcement activities and the eviction threshold allowing past due, late rent equal to at least three (3) months Fair Market Rent (as determined by U.S. Dept. of Housing and Urban Development) (FMR).

This motion improperly requires rental housing providers to ask questions that are in violation of the County's own tenant anti-harassment provisions. Further, as it is stated as a countywide requirement, it would violate similar city tenant anti-harassment ordinances as well, including, but not limited to, the City of Los Angeles, Claremont, Cudahy, Culver City, Long Beach, Maywood and Pasadena.

In addition, there has been **no evidence** brought forward suggesting that a countywide eviction threshold is necessary or appropriate. On the contrary, the County already has an Emergency Rent Relief Program (ERRP) that specifically includes renters impacted by immigration enforcement activities. The first round of funding has closed and the Department of Consumer and Business Affairs (DCBA) has stated that over 4,600 applications were received. Therefore, DCBA should be able to produce data showing how many of those applications were related to immigration enforcement activities and equal to 3 months of FMR rental debt accrual.

Further, the motion by Chair Solis and Supervisor Hahn regarding doubling the County's eviction threshold under the RSTPO was passed just last week on February 3rd as a non-urgency item under the Board's normal jurisdiction authority and has not yet had the opportunity to go into effect. Until the County can show how its increased eviction threshold has impacted renters and rental housing providers, especially small mom-and-pop owners, in the unincorporated areas *it is extremely irresponsible to consider expanding an eviction threshold* by any means countywide.

This motion is a "knee-jerk" reaction to a handful of renters who claim to be able to fit the motion's new criteria without any verification being conducted by the County whatsoever as to the factual basis of such claims much less that they are representative of a significant portion of renters in all of the County. Until real data is obtained and presented, it is an abuse of power for the Board to create a new countywide eviction threshold. In addition, the motion will place the County and rental housing providers in conflict with the County's own anti-harassment provision and similar city ordinances leading to a flood of unnecessary and costly litigation at a time when the County's resources are already overstretched.

We urge the Board to reject this ill-conceived, unduly rushed, extremely damaging and legally questionable motion.

Thank you for your time and consideration. Please feel free to reach out to me directly by telephone at (213) 384-4131; Ext. 309 or via electronic mail at janet@aagla.org.

Sincerely,

A handwritten signature in black ink that reads "Janet M. Gagnon".

Janet M. Gagnon, Esq.

CC: Daniel Yukelson, Executive Director, Apartment Association of Greater Los Angeles

Dear County of Los Angeles Board of Supervisors,

I strongly oppose Agenda Item #20. This proposal would force housing providers across **all cities and all property types in L.A. County** to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.

Raising the eviction threshold to three months of “fair market value” rent is nothing less than **legalized theft**.

Requiring a three-month rent delinquency before allowing eviction is an unconstitutional taking of private property without just compensation.

I am a private property owner landlord, and this type of economic coercion would force me to provide housing for free while I continue to meet financial obligations such as mortgage, utilities, insurance, workers compensation, etc., without the ability of collecting payment. Don't force me to provide services without compensation! This is not just!

Data has proven that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create “breathing room”; it shifts the entire financial burden onto housing providers. HOUSING PROVIDERS. Instead of creating policies that would polarize government and individuals, your constituents, those who PROVIDING HOUSING, I suggest creating policies that would create and strengthen partnerships between local government and HOUSING PROVIDERS to help solve the housing issue.

Please vote **NO on Agenda Item #20** and do not destroy small housing providers across Los Angeles County. If you choose to destroy small housing providers, you are ultimately choosing to destroy housing. Choose wisely.

Respectfully submitted,

Karina Madariaga

Dear Supervisors,

I am a 71 year old retiree who made the decision with my now retired wife 30 years ago to buy a rental property for our retirement income instead of investing in other opportunities. I have a 3 unit building in Whittier that I have owned since 1999. I go there weekly to take care of it and am a very responsive landlord. Everything works and the outside areas look clean always. I have kept my rents below market as a matter of fairness and good business.

I am alarmed at your consideration of increasing the rent debt threshold and feel that it penalizes landlords, an important group of housing providers. To allow a tenant to go 2 or 3 months without paying before eviction can be processed is extremely unfair. The odds that a landlord could ever collect this money are remote. Once people get behind it is really tough to catch up. I understand that all investments carry risk but in what other business would you ask the product supplier to give away their products to their customers and not be paid for them? It really is theft at its basics.

Please do not make being a landlord far less attractive. I use the rents I earn to live on and it would be an extreme hardship for me to be faced with non-payment of thousands of dollars when I have in good faith rendered a service. Thanks for your consideration.

Opposition to Agenda Item #20

I strongly oppose Agenda Item #20. This proposal would force housing providers across **all cities and all property types in L.A. County** to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.

Raising the eviction threshold to three months of “fair market value” rent is nothing less than **legalized theft**. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!

We already know that **hundreds of millions of dollars in COVID rent debt were never repaid**, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create “breathing room”; it shifts the entire financial burden onto housing providers.

Please vote **NO on Agenda Item #20** and do not destroy small housing providers across Los Angeles County.

You were elected to represent all your constituents fairly. Selectively penalizing people who have worked hard for their properties is not the reason I voted for you.

Respectfully submitted,

Oren Yuen

Roxanne Pellegrino
550 N. Glendora Ave.
Glendora, CA 91741
(626) 241-2714

As a landlord for many years, with a total of nine rentals, I strongly oppose the measure to increase the threshold for evictions from one month to three months to start the eviction of a tenant. How am I supposed to absorb the costs associated with that? It is all I can do to keep up with my insurance, utility, maintenance, and property tax increases.

Unfortunately, I have gone through the eviction process before with a tenant who knew how to work the system. With the existing one-month threshold, it took eight months to get her out. So now it would take me close to a year? Obviously, anyone voting on this does not have any rentals or if you I hope you will get to experience this:

I received a letter from my tenant stating that she would not be paying her rent. I hired an eviction attorney who served the three-day notice and started the proceedings. Tenant filed a counter suit requesting a jury trial, to stall for time. It cost me over \$15,000.00 in attorney fees, plus a loss of eight months' rent. The tenant finally moved out in the middle of the night, leaving the house a disaster. She left bulky furniture and other items that I had to retain legally until I could prove they were abandoned. It took me another two months and \$4,000.00 to clean the house up. Including replacing the flooring, doors, screens, window coverings destroyed by her five rescue dogs. I was lucky she left on her own.

Six months later a woman came to my door to confirm I was the owner of the house that tenant had lived in. After I confirmed I was, she told me that they were the tenant's new landlords and she had put down another name as a reference posing as ME. Based on the fake referral they rented to my ex-tenant and now, she stopped paying rent. They were trying to evict her and once again she was counter suing them requesting a jury trial. The new first-time landlords could not afford to carry the financial burden of a non-paying tenant. He was a fireman who lost his overtime and his wife just had twins.

In summary, please do not reward the bad people at the expense of the good people. Landlords are not the enemy. Most of us are not rich and hope only for properties to appreciate, so we have something for retirement or to leave for our children. Do not raise the threshold to three months.

Sincerely, Roxanne Pellegrino

Dear Members of the Los Angeles County Board of Supervisors,

I am writing to express my strong opposition to Agenda Item #20, which would raise the eviction threshold so that landlords must wait until tenants owe **three months fair market rent** before beginning the eviction process. As a **first responder, an ER tech in Los Angeles County — and a small property owner in Burbank**, this proposal would have **devastating financial consequences for me personally**.

My wife and I live modestly in a **600 sq. ft. guest house** on our property. I rent out the main house and a 500 sq. ft. unit to help cover our mortgage, taxes, and insurance. I also **pay all tenant utilities**, which adds several thousand dollars every year to my expenses. The rental income I receive goes directly back into the property, mortgage, maintenance, repairs, and other rising costs, leaving very little for anything else. On average, I spend **\$15,000 a year just on upkeep**, not including utilities, taxes, and insurance.

Under the current eviction threshold, I can begin the eviction process once a tenant owes **one month's FMV rent**. Raising that threshold to **three months FMV** would effectively **force me to house tenants who are not paying rent for a minimum of three months before I could take any legal action**. This would make it **impossible for me to cover my mortgage, taxes, insurance, and tenant utilities**, and would put me in an untenable financial position.

This policy would require me to provide shelter **without payment**, while all the costs and financial risks remain entirely on me. Even with the protections of the Rent Stabilization Ordinance, I am already operating on very thin margins. Extending the nonpayment period to three months would make it **impossible for me to keep my property financially viable**.

I respectfully urge the Board to **oppose this ordinance**, as it would directly threaten my ability to continue providing housing and maintaining my property. I am asking you to consider the real impact this policy would have on individuals like me who are working hard, providing homes, and serving their communities.

Thank you for your time and consideration.

Respectfully,

Chris Novicki

Emergency Room Technician & Small Property Owner
Burbank, California

Rental Housing Providers do more than just “collect rent”. They work hard to maintain their buildings and provide safe affordable housing. They need rental income to pay for:

1. Mortgage
2. Property Taxes
3. Fire and Liability Insurance
4. Earthquake insurance
5. Parcel taxes, School bonds, College bonds and Library bonds
6. Business license fees
7. Rent control registration fees
8. Apartment Assn. dues and forms
9. Utilities: gas, electric, water, sewer and trash fees
10. Pest Control
11. Gardener
12. Replace screens
13. Replace springs on garage doors
14. Shampoo carpets between tenants
15. Rekey door locks between tenants for security purposes
16. New Roofs/Repair roofs
17. Re pipe with copper plumbing, replacing dangerous galvanized pipe.
18. Payment of Building Permit fees for copper re pipe work
19. Upgrade electrical panel to accommodate and purchase new electric stove, dryer, water heaters, wall heaters to comply with **mandated climate change requirements**
20. **Payment of Building Permit fees to upgrade electrical panel**
21. Repairs, and maintenance including painting, lighting, replace the carpets, cabinets, countertops, blinds and curtains
22. Plumbing repairs: sinks, faucets,(new)water heaters,(new) garbage disposal,
23. Accounting and attorney fees
24. Work on weekends and holidays when tenants call the toilet is stopped up (and usually they are responsible)
25. LA Hydro Jet to clear roots from sewer pipes
26. Replace or install a “liner” on aged clay sewer pipes with root intrusion
27. Periodically remodel with new kitchen cabinets and countertops
28. Replace stoves, refrigerators, and dishwashers as they wear out
29. Bed bug removal
30. Replace single pane windows with new double pane windows for energy conservation
31. **Mandatory Fees for inspection of decks and balconies**
32. Repair or rebuild stairs, decks or balcony
33. Payment of Building Permit fees for repair work
34. **Mandatory conservation measures:** new low flow toilets, new low flow faucets and new low flow showerheads
35. **Mandatory Earthquake retrofit.**¹

¹ A friend provided me this list of expenses. There are probably other expenses not included here.

- 37. City fees for annual Fire Marshall inspection
- 38. Build outdoor enclosure for electric heat pump
- 39. Building permit to construct outdoor enclosure

If owners cannot maintain their buildings like Toys R Us and Bed Bath and Beyond, they will go out of business and the property will be converted to uses other than rental housing.

COMPARE THE HUGE INCREASE IN COSTS FROM December 2019 TO January 2026, six years

	Dec. 2019	January 2026
Toilet	\$79.99	\$149.99
40 Gallon Water Heater	\$539.90	\$777.99
100 Gallon Water Heater	\$1998.88	\$4990.99
Kitchen faucet	\$ 43.99	\$74.99
Wall Heater	\$506.25	\$859.99
Medicine Cabinet	\$29.99	\$75.99
Tub shower enclosure	\$99.99	\$229.99

ALL THESE COSTS TO MAINTAIN OUR BUILDINGS HAVE INCREASES FAR IN EXCESS OF THE INCREASE IN THE CONSUMER PRICE INDEX. IF THE TENANTS DON'T PAY RENT WE HAVE NO INCOME TO MAINTAIN THEIR HOMES

apartment age



“Covering San Bernardino, Ventura, and Los Angeles Counties”

A publication of the Apartment Association of Greater Los Angeles • January 2026 • \$7.50

RENT CONTROL

VS.

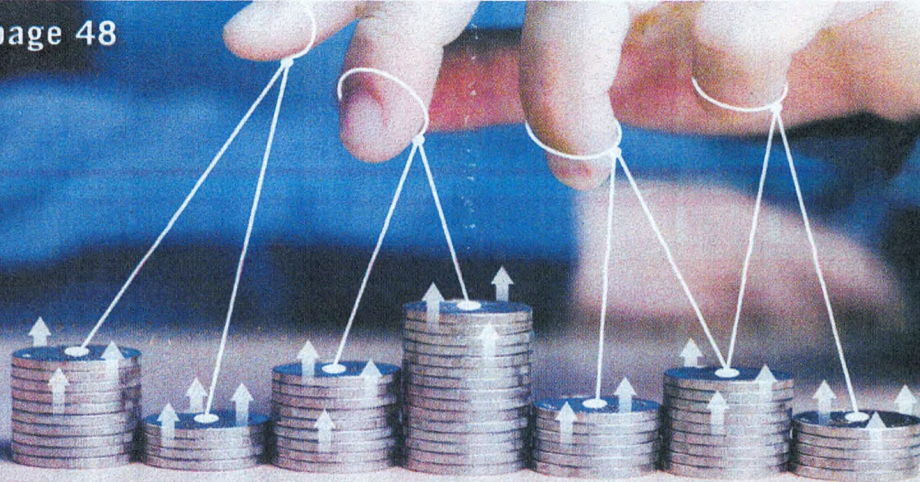
THE RENT IS TOO DAMN HIGH

Our Phrase of the Month! “Rent Control Apologia”

Noun | Rent-kan-troll ap-un-LOH-gee-uh

Meaning | A defense of one’s opinions on housing price controls.

See page 48



LOCAL TAXPAYER PROTECTION ACT

Print, sign, mail, save Proposition 13.
Get the petition now at

SaveProp13.com

IN THIS ISSUE...

City of Los Angeles’ New 1% to 4% Rent Limits Under the RSO
Page 71

The 2026 Rental Market: What Every Los Angeles Multifamily Owner Needs to Know
Page 43



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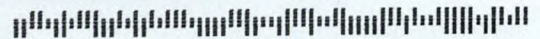
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APARTMENT MAILBOXES SILVER/SURFACE MOUNT



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Sliding Screen Doors Available
Replace While You Wait!

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Open or Close Your Electric Parking Gate

Regular **\$19³⁹** Miniature **\$25⁵⁹**

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BROAN

\$18¹⁶
#688 Exhaust Bath Fan

\$105⁷⁸
#157 Surface Mount Ceiling Heater

\$146⁸⁸
#655 Bath Heater/Fan w/ Light

CARBON MONOXIDE & SMOKE ALARMS
12 per case



Carbon Only Battery CD-9000 **\$29⁹⁹**

Carbon/Smoke Combo Electric Battery Back Up **\$44⁵⁰**

Smoke/Fire Electric With Battery **\$22²⁵**

VINYL CLOSET DOORS

48"X80" **\$118⁹⁹**
60"X80" **\$157⁹⁹**
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36" Rangehood **\$79⁹⁹** White
White, Black & Stainless Steel
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Crack Filler
All Colors Gallon
\$59⁹⁹

WALL HEATERS



25BTU **\$859⁹⁹**
Direct Model 1403822 2203822 3003822
\$959⁹⁹ Monterey 2509822 3509822 5009822
14M BTU/3

ENTRY LOCKSETS
Fits Kwikset Quality



\$29⁹⁹
Polished Brass

Passage Privacy Entry

MEDICINE CABINET



\$75⁹⁹
#781045
16" x 26"

GARBAGE Disposals For Homes Apartments



Model #2501 1/3 HP **\$89⁹⁹**
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WALL MOUNT FAUCET



\$67⁹⁹

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STANDARD BATH VANITY BASE NAKED PINE



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MANY SIZES & FINISHES OF VANITIES IN STOCK. 19" **\$120⁰⁰**

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American Standard CAN ARRANGE IT

30 GAL **\$759⁹⁹**
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50 GAL ONLY **\$865⁹⁹**
100 GAL 199MBTU **\$4990⁹⁹**
199 to 100 GAL 76 & 270MBTU

TUB SHOWER DOORS



58"X57" SATIN CHROME STOCK 01260
\$229⁹⁹
HD TUB ENCLOSURE

ALL BRASS VERVE FAUCET



4" Bath Faucet **\$48⁹⁹** 8" Kitchen Faucet **\$64⁹⁹**

KITCHEN SINKS STAINLESS STEEL



2 COMP. 4HOLE SELF-RIMMING 33"X22"X5.5" STOCK 01000
\$62⁹⁹

TOILET



1.28 Gal. Water Saver Kit With Toilet Seat
\$149⁹⁹
MADE IN USA White Only

FLOOR TILE



\$29⁹⁹
Per Box 45/Box

GFCI OUTLET



Tamper Proof White
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Snag Today's Renters, No Matter What Generation They Are
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California Statewide Rent Control – The Good, The Bad And The Unknown
Page 60

Disaster Resilience: Protecting Your Community & Assets
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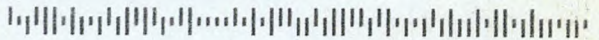
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60"x80" **\$100⁹⁵**
72"x80" **\$116⁸⁸**

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Call For Best Price

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3003822 \$769.65

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3509822 \$539.70
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\$599.00 14M BTU/3

ENTRY LOCKSETS
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\$16.50

Polished Brass

Passage \$9.00
Privacy \$10.00
Entry \$11.00

MEDICINE CABINET

\$29⁹⁹

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16" x 26"

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White Flat Navajo White Off White **\$16⁹⁹ GAL**

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18" wide

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CALL FOR BEST PRICE

TUB SHOWER DOORS

58"x57" SATIN CHROME STOCK 01260 **\$99⁹⁹**

HD TUB ENCLOSURE **\$139⁹⁹**

ALL BRASS VERVE FAUCET

4" Bath Faucet **\$19⁹⁹**

8" Kitchen Faucet **\$29⁹⁹**

KITCHEN SINKS STAINLESS STEEL

2 COMP. 4-HOLE SELF-RIMMING 33"x22"x5.5" STOCK 01000 **\$59⁹⁵**

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1.5 Gal. Water Saver **\$79⁹⁹**

TOILET SEAT **\$6⁹⁹**
White Only
6 Per Case

FLOOR TILE

\$16⁵⁰
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45/Box

GFCI OUTLET

Tamper Proof White **\$9⁹⁵**

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SKU 85000

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February 10, 2026

Agenda Item #20

Dear Los Angeles County Board of Supervisors,

I respectfully oppose the proposal to extend the eviction threshold to three months of Fair Market Value rent.

While the proposal is framed as a three-month threshold, in practice it would extend nonpayment periods far beyond that. For many units subject to rent control, or where rents have remained below market due to long-term tenancies, three months of Fair Market Value can equate to six months to a year of actual unpaid rent. This disconnect creates a significant and unintended burden on housing providers.

Moreover, the structure of the proposal allows a tenant to remain perpetually delinquent. By making a partial payment just before reaching the three-month Fair Market Value threshold, a tenant could reset the clock while still owing several months of rent, effectively avoiding ever having to become current. This undermines the basic expectation that rent obligations be met in full.

This approach disproportionately impacts small, “mom-and-pop” property owners who rely on rental income to pay mortgages, property taxes, insurance, and maintenance. Extending the threshold further shifts financial risk entirely onto these owners, many of whom lack the resources to absorb prolonged nonpayment.

For these reasons, I urge the Board to reconsider this proposal and evaluate its real-world consequences, particularly on small housing providers and the long-term stability of rental housing in Los Angeles County. This is unfair and will affect thousands of small mom and pop homeowners, who already suffered with rent loss during the pandemic...this only puts more salt on their wounds.

Sincerely,

Susan Broussalian

I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.

Raising the eviction threshold to three months of “fair market value” rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!

We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create “breathing room”; it shifts the entire financial burden onto housing providers.

Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.

Respectfully submitted,

Rebecca Troup
Landlord, Glendora CA

Dear LA Trustees,

I strongly oppose Agenda Item #20. This proposal would force housing providers across **all cities and all property types in L.A. County** to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.

Raising the eviction threshold to three months of “fair market value” rent is nothing less than **legalized theft**. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!

We already know that **hundreds of millions of dollars in COVID rent debt were never repaid**, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create “breathing room”; it shifts the entire financial burden onto housing providers.

Please vote **NO on Agenda Item #20** and do not destroy small housing providers across Los Angeles County.

PROPERTY OWNERS NEED YOUR HELP. WE ARE NOT WEALTHY LIKE YOUR POLICIES SUGGEST.

Sincerely,

Robert Dean

Dear LA Trustees,

YOUR POLICIES ARE DESIGNED TO PUNISH GOOD TAX-PAYERS WHO SIMPLY TRY TO PROVIDE HOUSING. YOU ARE PUSHING US TO SELL OUR PROPERTIES & REMOVES THEM FROM THE HOUSING INVENTORY!

I strongly oppose Agenda Item #20. This proposal would force housing providers across **all cities and all property types in L.A. County** to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.

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Please vote **NO on Agenda Item #20** and do not destroy small housing providers across Los Angeles County.

PROPERTY OWNERS NEED YOUR HELP. WE ARE NOT WEALTHY LIKE YOUR POLICIES SUGGEST.

Respectfully,

Craig Robinson

Dear LOS ANGELES,

YOUR POLICIES ARE DESIGNED TO PUNISH GOOD TAX-PAYERS WHO SIMPLY TRY TO PROVIDE HOUSING. YOU ARE PUSHING US TO SELL OUR PROPERTIES & REMOVE THEM FROM THE HOUSING INVENTORY!

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Please vote **NO on Agenda Item #20** and do not destroy small housing providers across Los Angeles County.

PROPERTY OWNERS NEED YOUR HELP. WE ARE NOT WEALTHY LIKE YOUR POLICIES SUGGEST.

Respectfully,

Stace Valnes

Deer Board of Supervisors,

I am a sole proprietor owner of apartments. I have worked 40 years at my own business raising a family and saving every penny I could so that I could invest in residential income property. I now have a seven buildings portfolio some duplexes, four plexes and a few over 4 units and I recently had to refinance them at 6.75% as my wife of 35 years chose to divorce me. To pay her off (buy her out) left my debt ratio at about 60% of the value and about 60% of the gross income, leaving a very small profit margin for my retirement.

I take very good care of my tenants and I respond to every one their needs by text within an hour.

I'm not sure I understand why I would be told that if a person can't pay their rent, that I can't ask for the product that I am providing back again within a reasonable time. It feels like I need to become the social catch net. I'm part of my church and I tithe and also give money to other organizations and individuals in need. I even help my tenants when I can. If they are going through difficult times, I understand their situation and work with them very closely to get them through. But here it feels like I'm being forced to provide them additional protection when it would be extremely costly for me to provide an additional three months plus more than likely another six months to evict a person who didn't pay. The only result for me would be that I would have to reduce my tithing and reduce helping others. Which I guess is OK but that person who's not paying may not necessarily be as deserving as the others. It seems to me that that should be my choice on who I should be donating or giving charity too. Some people are truly deserving and I am more than willing to help them. Some people clearly just want to get something for nothing and work the system figuring that I must be wealthy because I own something that they're renting.

I realize you guys are in a difficult position and that you want to help people who you see are suffering. It would seem to me that a better solution would be to provide some kind of funding for people who fall into that category. A funding that is provided by all taxpayers. It feels like just because I'm a landlord that I'm somehow richer or more capable and responsible and obligated. I'm probably far less capable than many others who have a pension retirement type account.

I hope you'll take that into consideration.

It seems like California is getting more and more difficult. The only other alternative I see is to do a 1030 in Tax deferred exchange and buy outside Of State (DST's) because if I sell outright, the taxes would be too great. I know that seems kind of selfish on my part and I would feel bad for my residents and the mom and pop vendors who I hire because the buildings would more then likely just be sold to corporations and I know that their care and needs will not be the same that they're getting right now. But I'm not sure what else I could really do. As a matter of

fact, just a quick sidenote, during the divorce era one of our buildings was sold. And it was to a large Management Co.. I still get phone calls from the residents, telling me how much more difficult things have been since I sold the property. That I was always there for them, to help them out took care of problems right away. The new company raises the rents to the absolute max and provides the absolute mandatory required services that they have to by law. Feel free to call me and I can verify any of this in any way that you would like. Name's phone numbers, etc..

Thank you for your time and consideration

Sincerely,

Jim Rodriguez

Dear Board of Supervisor Hilda Solis,

Hello, my name is Generoso Dizon and I am a resident of LA County/member of IRLA/community advocate of Pilipino Workers Center from District 1.

I'm here today to ask the County to take action to keep immigrant families housed.

I'm here because many families in my community are struggling to keep a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. But what's being proposed right now isn't enough for the reality families are facing.

People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.

Raising the eviction threshold helps, but it needs to go further. During this emergency, the limit should be raised to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.

These changes would help families stay housed and prevent homelessness before it happens.

I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Sincerely,

Generoso Dizon

Member of Pilipino Workers Center

Email: gynndz@yahoo.com

Phone:323-308-0502

Website : www.pwcsc.org

Dear Board of Supervisor Hilda Solis,

Hello, my name is Myrla Baldonado and I am a resident of LA County/member of IRLA/community advocate of Pilipino Workers Center from District 1.

I'm here today to ask the County to take action to keep immigrant families housed.

I'm here because many families in my community are struggling to keep a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. But what's being proposed right now isn't enough for the reality families are facing.

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These changes would help families stay housed and prevent homelessness before it happens.

I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Sincerely,

Myrla Baldonado

Director of Community Empowerment

Pilipino Workers Center of Southern California

Email: myrla@pwcsc.org

Phone: 213-268-9174

Website : www.pwcsc.org

I strongly oppose Agenda Item #20. This proposal would force housing providers across all cities and all property types in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.

Raising the eviction threshold to three months of “fair market value” rent is nothing less than legalized theft. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!

We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create “breathing room”; it shifts the entire financial burden onto housing providers.

Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.

Respectfully submitted,

Rebecca Troup
Landlord, Glendora CA

Dear Board of Supervisor Hilda Solis,

Hello, my name is Myrla Baldonado and I am a resident of LA County/member of IRLA/community advocate of Pilipino Workers Center from District 1.

I'm here today to ask the County to take action to keep immigrant families housed.

I'm here because many families in my community are struggling to keep a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. But what's being proposed right now isn't enough for the reality families are facing.

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I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Sincerely,

Myrla Baldonado

Director of Community Empowerment

Pilipino Workers Center of Southern California

Email: myrla@pwcsc.org

Phone: 213-268-9174

Website : www.pwcsc.org

Dear Board of Supervisor Hilda Solis,

Hello, my name is Fernando Fernando and I am a resident of LA County/member of IRLA/community advocate of Pilipino Workers Center from District 1.

I'm here today to ask the County to take action to keep immigrant families housed.

I'm here because many families in my community are struggling to keep a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. But what's being proposed right now isn't enough for the reality families are facing.

People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.

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These changes would help families stay housed and prevent homelessness before it happens.

I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Sincerely,

Norma Rumbaua

Community Member

Pilipino Workers Center of Southern California

Email: norma_rumbaua315@yahoo.com

Phone: 213-880-3318

Website : www.pwcsc.org

Greetings,

As a small, familyowned triplex owner in Los Angeles County, I strongly oppose Agenda Item #20. Our property operates on extremely thin margins: more than \$5,500 per month in mortgage and operating costs, but only \$4,000 in rent due to longterm, rentcontrolled tenants. Setting the eviction threshold to three months of fair market value rent—an amount far higher than the regulated rents we actually collect—would expose small housing providers like us to losses we cannot absorb.

This policy does not “share the burden”; it concentrates it entirely on momandpop owners who lack the financial reserves of corporate landlords. Requiring us to provide housing for months without compensation threatens our ability to pay the mortgage, maintain the property, and remain solvent.

Please reject this proposal. It will accelerate the disappearance of small, communitybased housing providers across Los Angeles County.

Don & Greta Parker



The Long Beach Business Organization since 1891

Catalyst for business growth, Convener of leaders and influencers, and a Champion for a stronger community

February 7, 2026

Honorable Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90013

Subject: Countywide Eviction Restriction - OPPOSE

Dear Honorable Los Angeles County Board of Supervisors:

On behalf of the Long Beach Area Chamber of Commerce (The Chamber), representing nearly 1,000 members, I am writing to express our strong opposition to Supervisor Horvath's proposed Countywide Eviction Threshold that will be presented at the Board of Supervisors meeting on Tuesday, February 10th as the Agenda Item 20.

This motion would create a direct legal conflict with the County's existing Rent Stabilization and Tenant Protections Ordinance (RSTPO), particularly the tenant anti-harassment provision that prohibits housing providers from inquiring about a renter's residence or citizenship status. In Long Beach, where housing providers already operate under layered state, county, and local requirements, this conflict would introduce significant legal uncertainty and compliance risk.

As applied countywide, the motion would also directly conflict with the City of Long Beach's Tenant Anti-Harassment Ordinance, codified in Long Beach Municipal Code Chapter 8.101. The referenced ordinance explicitly prohibits landlord conduct that interferes with a tenant's right to quiet enjoyment, including taking or threatening to take eviction action based on a legal theory the owner knows to be untrue. For Long Beach housing providers, passage of this motion would create an untenable position, forcing them to either risk violating local anti-harassment protections or wrongfully initiate eviction proceedings against tenants impacted by federal immigration enforcement activity, even when such activity is unrelated to rent payment or lease compliance.

Long Beach's rental housing market is already defined by high demand, constrained supply, and a heavy reliance on naturally occurring affordable housing, much of which is owned and operated by small, local housing providers. Establishing a countywide monetary eviction threshold would allow rental arrears to accumulate beyond sustainable levels, pushing renters further behind while damaging credit scores and limiting future housing options within the city. Rather than stabilizing tenancies, this approach risks increasing displacement pressures in Long Beach and accelerating the loss of smaller rental properties that provide critical affordability.

At a minimum, small rental housing providers in Long Beach with ten or fewer units should remain subject to the existing threshold of one month's Fair Market Rent, which better reflects the financial

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realities of locally owned properties operating under narrow margins and significant regulatory obligations.

For these reasons, and absent any factual evidence demonstrating that a countywide eviction threshold is necessary or appropriate for Long Beach, we respectfully urge the Board of Supervisors to reject this motion. Any changes to eviction policy should be grounded in local market conditions, aligned with existing city ordinances such as **LBMC Chapter 8.101**, and developed in consultation with Long Beach stakeholders to avoid unintended and irreversible harm to both renters and housing providers.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Harris".

Jeremy Harris
President & CEO
Long Beach Area Chamber of Commerce

1 World Trade Center, Suite 101. Long Beach, CA 90831 -101

Phone (562) 436-1251 • Fax (562) 436-7099 • info@lbchamber.com

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Please vote no on Item #20. Along with Social Security, I own two small single family homes in L A County and that constitutes my total retirement income. I'm 77 years old and rely on this to live. This proposal would force small housing providers like me in L.A. County to absorb at least three months of unpaid rent before even being allowed to begin the eviction process. And because of all the legal protocols required of housing providers, I must hire an eviction attorney at my cost to properly handle any potential evictions. That is an expense, along with having to wait the three month period with this proposed legislation, is not something I can afford. With my medical expenses at 77 years old I can't afford to lose any portion of my retirement income. Even now, it takes about 6 months (if everything goes smoothly) to evict a tenant for non payment of rent.

This would force property owners like me, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!

We already know that hundreds of millions of dollars in COVID rent debt were never repaid, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create "breathing room"; it shifts the entire financial burden onto housing providers.

Please vote NO on Agenda Item #20 and do not destroy small housing providers across Los Angeles County.

Respectfully submitted,

John Radford

I am a mom and pop landlord in Angeles. I rely on my rents to pay my mortgage, property taxes, insurance, utilities and maintenance including necessary repairs. I don't know what you are thinking to imagine I could go for 3 months without rent! None of these expenses will wait 3 months for payment. It seems you never consider the plight of landlords. If you continue to react to the problem of affordable housing in Los Angeles by simply disregarding and placing the burden on landlords, you will drive all small landlords out of business. Large corporations, who will be the only housing providers left, will resort to tearing down older buildings that are under rent control and building new ones. If you want to address the housing problem, look at equitable solutions like government rental subsidies and creative solutions like converting empty commercial properties into residential housing.

Oppose Increasing the Rent Debt Threshold for Households in Los Angeles County

REASONS TO OPPOSE

- **This motion would create a serious legal conflict under the County’s existing Rent Stabilization and Tenant Protections Ordinance (RSTPO) tenant anti-harassment provision, which prevents owners from asking a renter regarding their “residence or citizenship status”. As it would apply countywide, it would also conflict with multiple city tenant anti-harassment ordinances, including the City of Los Angeles, Claremont, Cudahy, Culver City, Long Beach, Maywood, Pasadena and others. Passage of the motion would cause rental housing providers to either violate existing tenant anti-harassment restrictions or wrongfully file an eviction against a renter impacted by federal immigration activities.**
- **Creating a countywide monetary 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.**
- **This added delay before housing providers may use the ONLY leverage available to them to seek payment of rent or to recover a rental unit will result in many more months of lost income and cause severe financial harm, particularly to already struggling housing providers. Current evictions in California already can take up to six months plus an addition three to six months before obtaining a sheriff’s lockout – this proposal will merely add months to an already long and delayed process to collect legally owned rent. In particular, “mom-and-pop” owners who provide some of the most affordable rental housing would be most impacted and may possibly be forced out of business entirely.**

For example, a single non-paying renter for a 10-plex equates to a loss of 10% of total income, but the same non-paying renter living in a 4-plex equals equates to the loss of 25% of total income, and for a duplex the loss is 50%. Rental housing providers have to pay for mortgages, property insurance, property taxes, maintenance and repairs for the entire building.

If passed, housing providers will be left with no other choice. Either they will need to raise rents on the remaining residents that are meeting their legal 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 naturally occurring 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 receiving 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.**
- The County already has an Emergency Rent Relief Program (ERRP) for renters impacted by recent immigration enforcement activities. **Any immigration impacted renters would be far better helped by participating in the second round of ERRP that will be receiving applications on February 9th as it will completely eliminate their rental debt rather than merely delaying payment or making rent uncollectible for property owners.**
- **There has been NO DATA presented showing that creating a countywide eviction threshold would help a majority of renters.** The County just ended the application period for the first round of its ERRP that provides rental assistance that includes assistance for renters impacted by recent immigration enforcement activities. The Department of Consumer and Business Affairs (DCBA) received over 4,600. How many applications were for renters impacted by recent immigration enforcement activities that had 3 months' worth of FMR in accrued rental debt?
- **This motion proposes a new countywide "emergency" resolution with no end date.** The County just last week on February 3rd passed a motion by Chair Hilda Solis and Supervisor Janice Hahn under their regular authority and with no urgency clause to revise the existing Rent Stabilization and Tenant Protection Ordinance (RSTPO) eviction threshold to two months' worth FMR doubling it from the current one months' worth of FMR. Why is this same issue now considered an "emergency" requiring countywide action that will override 88 cities City Councils? It is extremely

irresponsible for the Board of Supervisors to pass a new countywide resolution without first allowing the prior revision to be implemented and obtain data from it as to its impact on renters, rental housing providers and the supply of affordable housing.

Dear Board of Supervisor Hilda Solis,

Hello, my name is Teresita Sattar and I am a resident of LA County/member of IRLA/community advocate of Pilipino Workers Center from District 1.

I'm here today to ask the County to take action to keep immigrant families housed.

I'm here because many families in my community are struggling to keep a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. But what's being proposed right now isn't enough for the reality families are facing.

People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.

Raising the eviction threshold helps, but it needs to go further. During this emergency, the limit should be raised to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.

These changes would help families stay housed and prevent homelessness before it happens.

I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Sincerely,

Teresita Sattar

Community Member

Pilipino Workers Center of Southern California

Email: Luminada.74@gmail.com

Phone: 213-984-0353

Website : www.pwcsc.org

Dear Board of Supervisor Hilda Solis,

Hello, my name is Fe Lucia Omandacr and I am a resident of LA County/member of IRLA/community advocate of Pilipino Workers Center from District 1.

I'm here today to ask the County to take action to keep immigrant families housed.

I'm here because many families in my community are struggling to keep a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. But what's being proposed right now isn't enough for the reality families are facing.

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These changes would help families stay housed and prevent homelessness before it happens.

I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Sincerely,

Fe Lucia Omandac

Community Member

Pilipino Workers Center of Southern California

Email: omandacleah1@gmail.com

Phone: 6267244096

Website : www.pwcsc.org

Dear Board of Supervisor Hilda Solis,

Hello, my name is Ma. Liezl Jappona and I am a resident of LA County/member of IRLA/community advocate of Pilipino Workers Center from District 1.

I'm here today to ask the County to take action to keep immigrant families housed.

I'm here because many families in my community are struggling to keep a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. But what's being proposed right now isn't enough for the reality families are facing.

People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.

Raising the eviction threshold helps, but it needs to go further. During this emergency, the limit should be raised to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.

These changes would help families stay housed and prevent homelessness before it happens.

I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Sincerely,

Ma.Liezl Japona

Community Member

Pilipino Workers Center of Southern California

Email: japona090272@gmail.com

Phone: 818-613-5664

Website : www.pwcsc.org

Dear Board of Supervisor Hilda Solis,

Hello, my name is Mylene Alejano and I am a resident of LA County/member of IRLA/community advocate of Pilipino Workers Center from District 1.

I'm here today to ask the County to take action to keep immigrant families housed.

I'm here because many families in my community are struggling to keep a roof over their heads right now.

I appreciate that the Board is paying attention to what renters are going through and taking steps to respond to this crisis. But what's being proposed right now isn't enough for the reality families are facing.

People are falling behind on rent because work has become unstable and fear is keeping people home. No one should lose their housing over debt they just can't catch up on during an emergency.

Raising the eviction threshold helps, but it needs to go further. During this emergency, the limit should be raised to at least 3 months worth of fair market rent, and it should apply everywhere in Los Angeles County.

These changes would help families stay housed and prevent homelessness before it happens.

I'm asking you to do more and make sure these protections reach every community.

Thank you for your time.

Sincerely,

Mylene Alejano

Community Member

Pilipino Workers Center of Southern California

Email: myemyeale28@gmail.com

Phone: 8183558062

Website : www.pwcsc.org

I strongly oppose Agenda Item #20. This proposal would force housing providers across **all cities and all property types in L.A. County** to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.

Raising the eviction threshold to three months of “fair market value” rent is nothing less than **legalized theft**. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!

We already know that **hundreds of millions of dollars in COVID rent debt were never repaid**, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create “breathing room”; it shifts the entire financial burden onto housing providers. I used to be a property owner in the city of L.A. for 26 years and I sold my property because of security reasons and rent control. Now, the county of L.A. is threatening my investment, livelihood, and time. Absolutely none of the LA county board of supervisors purchased or have managed my property. I selected the tenants myself.

Please vote **NO on Agenda Item #20** and do not destroy small housing providers across Los Angeles County.

To the Supervisors:

We strongly oppose Agenda Item #20. This proposal would force housing providers across **all cities and all property types in L.A. County** to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.

Raising the eviction threshold to three months of “fair market value” rent is nothing less than **legalized theft**. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!

We already know that **hundreds of millions of dollars in COVID rent debt were never repaid**, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create “breathing room”; it shifts the entire financial burden onto housing providers.

While maintenance and insurance went up and mortgage needed to be maintained, we couldn't raise rents, even 4% for **FOUR** years!

Since then, Insurance companies cancelled apartment insurance and we had to get less insurance (non-admitted) for 2-3 times the cost. Plus no CEA coverage since our new company is not admitted.

Please vote **NO on Agenda Item #20** and do not destroy small housing providers across Los Angeles County.

Respectfully submitted,
Mary Sarantes
Peter Papadopoulos

Public Comment for LA County Board of Supervisors

Name: Adan S. Martinez

Item #20: Increasing the Rent Debt Threshold for Households in Los Angeles County

Position: In favor

Good morning, Supervisors,

My name is Adán S. Martinez. I am a Los Angeles County resident, a neighborhood council board member in Highland Park, and a housing advocate working at the intersection of housing stability, immigrant rights, and community well-being.

I am here in strong support of Item 20 to increase the rent debt threshold for households in Los Angeles County—especially considering the current state of emergency our communities are facing due to ongoing ICE raids.

In neighborhoods like Highland Park, the impacts are immediate and visible. Street vendors and workers are being detained; income is disappearing overnight, and families are suddenly unable to pay rent—not because of irresponsibility, but because breadwinners are being taken away. In response, neighbors are organizing fundraisers, selling food, and pooling what little they have to keep families housed. Community solidarity is doing its best—but it cannot substitute for government action.

This moment demands that Los Angeles County govern with urgency and compassion. Increasing the rent debt threshold is a critical preventative measure that acknowledges economic reality during a time of fear, disruption, and instability. Without protections like this, ICE enforcement becomes a direct pipeline into eviction and homelessness.

From my work in housing governance, I know that eviction is not just a housing issue—it is a public health issue, a family separation issue, and a long-term cost to the County. Preventing eviction is far more effective and humane than responding after displacement has already occurred.

I also want to be clear: County protections must apply to **all** Los Angeles County residents—not just those in unincorporated areas. Families in incorporated cities like Los Angeles are experiencing the same fear, the same income loss, and the same housing precarity. Equity requires countywide action.

As someone who grew up in a working-class immigrant household, I know how quickly a single shock can unravel stability when systems are inflexible. Item 20 is a necessary step toward ensuring that our policies reflect the realities our residents are living through right now.

I urge you to support this item and continue advancing countywide policies that protect tenants, prevent displacement, and affirm that Los Angeles County stands for the dignity and safety of all its residents.

Thank you for your leadership and for the opportunity to comment.

COUNTY OF LOS ANGELES SUPERVISORS

MEETING DATE:2/10/26; AGENDA ITEM# 20

Summary Quote for City Council:

"Housing providers are not banks, and housing policy should not be built on forced non-payment. This measure doesn't stop poverty; it just transfers the financial crisis from the tenant to the small landlord, endangering the housing supply for everyone."

Dear Members:

I, as a small landlord in city of Los Angeles, strongly oppose the Agenda Item #20.

Mom and pop landlords rely on rent to pay their mortgages, property taxes, insurance. Property maintenance, repairs, and utilities do not stop just because rent is not being paid. This Amendment will force hardship for

By signaling that there are no consequences for non-payment for 90 days, the policy will encourage even tenants who are able to pay to skip payments, I saw this during COVID 19.

Currently, it takes 3 to 6 months to evict a non-paying tenant through court system. To add another 3 months to it, a landlord is forced to house the tenant close to a year without rent payment.

If this law passed, I can see landlords to be much stricter on renting to new tenants and for higher rents than they would have, to compensate for risk of non-payments. And condo and house owners Will opt out of renting all together.

Lots of money has been raised for Homelessness and housing them. City can use the money help tenants pay their rents rather than putting the burden on landlords.

PEASE VOTE NO ON AGENDA ITEM# 20

Frank Rayati



BUILDINGSKILLS.ORG

NORTHERN CALIFORNIA HEADQUARTERS

San Jose
1010 Ruff Dr.
San Jose, CA 95110
Phone: 408-280-5329

Oakland/East Bay
1650 Harbor Bay Pkwy., Ste. 200
Alameda, CA 94502
Phone: 510-437-8116

Palo Alto
935 E Meadow Dr.
Palo Alto, CA 94303
Phone: 408-430-3314

Sacramento
1555 River Park Dr., Suite 203
Sacramento, CA 95815
Phone: 916-572-8836

SOUTHERN CALIFORNIA HEADQUARTERS

Los Angeles
828 West Washington Blvd.
Los Angeles, CA 90015
Phone: 213-284-7726

Orange County
1936 West Chapman Ave.
Orange, CA 92868
Phone: 714-245-9700, Ext. 1102

San Diego
4001 El Cajon Blvd., Suite 211
San Diego, CA 92105
Phone: 619-727-5703 Ext. 5723

February 9, 2026

Re: **Statement of Support for Expanded Tenant Protections**

Dear Los Angeles County Board of Supervisors: Hilda L. Solis, Holly J. Mitchell , Lindsey P. Horvath, Janice Hahn , Kathryn Barger.

Building Skills Partnership (BSP) is dedicated to improving the lives of property service workers and their families through high-impact workforce development and holistic community support. Our mission is to empower these essential workers—including the janitors, security officers, and maintenance staff who sustain California’s airports, stadiums, and commercial buildings—to achieve lasting personal and professional success. We collaborate closely with SEIU-United Service Workers West, employers, building owners, and community leaders to dismantle the unique barriers faced by immigrant populations, facilitating their full social, civic, and economic integration.

We are writing to you regarding the upcoming Board of Supervisors meeting and the critical vote to utilize the County’s State of Emergency for immigration enforcement. As an organization representing property service workers throughout Los Angeles County, **we urge the Board to increase the eviction rent threshold to at least three months of fair market rent and expand these protections to every city within the County.**

While we acknowledge the protections currently in place and the vital \$15,000 allocation championed by Supervisor Holly J. Mitchell, the rising needs of our communities demand a more expansive response. We ask that you leverage the full power of the emergency declaration to meet this crisis with the scale it requires.

Our members are living in a state of constant fear. Every day, they face the threat of being apprehended in the streets by masked agents. Despite this, they continue to take immense risks to go to work, put food on the table, and pay their rent. Currently, many are falling behind on their rent payments because work has become unstable and fear is keeping families home. No one should lose their housing over debt they cannot catch up on during an active emergency. What we see daily through the lived

experiences of our members is a surge in economic instability, coupled with the heavy psychological toll of fear and depression.

Building Skills Partnership stands in steadfast solidarity with **Immigrants Are Los Angeles (IRLA)**. We call upon your leadership to enact robust safety measures that safeguard the stability of all Angelenos—particularly those experiencing severe economic disruption resulting from intensified ICE enforcement.

Only through bold and decisive legislative action can the County ensure families remain housed and prevent the trauma of displacement before it occurs. We strongly urge the Board to exercise its full authority to ensure these vital protections are applied equitably across every community and municipality within Los Angeles County.

Jose Mondragon T.

Jose Mondragon Torres
Director of Systems Change and Worker Voice

Opposition to Agenda Item #20

I strongly oppose Agenda Item #20. This proposal would force housing providers across **all cities and all property types in L.A. County** to absorb at least three months of unpaid rent before even being allowed to begin the eviction process.

Raising the eviction threshold to three months of “fair market value” rent is nothing less than **legalized theft**. It forces property owners, ALL of whom are small business owners in their respective communities, to provide housing without compensation. Don't force me to provide services without compensation!

We already know that **hundreds of millions of dollars in COVID rent debt were never repaid**, and data shows that once tenants fall more than one month behind, repayment becomes exponentially less likely. This policy does not create “breathing room”; it shifts the entire financial burden onto housing providers.

Please vote **NO on Agenda Item #20** and do not destroy small housing providers across Los Angeles County.

Respectfully submitted,

Lynne M. Sana, Trustee
The Garcia Family Trust

As a housing provider in Los Angeles County, I strongly oppose any increase to the rent debt threshold. This policy would be economically RECKLESS to landlords. Raising this threshold forces landlords-many of whom are small, local property owners-to carry greater unpaid debt for longer periods of time, effectively turning us into INVOLUNTARY LENDERS with no protection! Mortgage payments, property taxes, insurance, maintenance and utilities DO NOT PAUSE for us when rent goes UNPAID!!! This proposal SHIFTS the County's failure to address housing affordability DIRECTLY onto housing providers. It actually ENCOURAGES tenants to be financially IRRESPONSIBLE and for them to take complete advantage of this change in the rent debt threshold.

This policy DISCOURAGES RESPONSIBLE TENANCY!! It undermines good faith rental agreements and PUNISHES landlords who are already operating on the margins due to all of your ridiculous unreasonable burdens L.A. County put on us. This policy is disguised as to what it really is, which is LEGALIZED THEFT!! This shifting of costs is done so WITHOUT our consent and violates our property rights and is completely financially unfair.

Los Angeles County CANNOT solve its housing crisis by forcing private property owners to ABSORB UNLIMITED FINANCIAL RISK. This proposal should be REJECTED OUTRIGHT.



February 9, 2026

Kenneth Hahn Hall of Administration
500 West Temple Street,
Los Angeles, CA 90012
Attention: fourthdistrict@bos.lacounty.gov

Subject: Public Comment Agenda item 20: Increasing the Rent Debt Threshold for Households in Los Angeles County

Dear Honorable LA County Board Supervisor Janice Hahn

My name is Jessica Quintana, and I serve as the Executive Director of Centro CHA, a community-based organization rooted in Los Angeles County. We work every day with immigrant and mixed-status families who are doing everything they can to remain housed, safe, and stable.

I am urging the County to take immediate and decisive action to keep immigrant families housed.

Right now, families in our community are struggling to protect themselves from ICE enforcement while also trying to keep a roof over their heads. Parents are facing impossible choices—whether to go to work and risk detention, or stay home and fall behind on rent. Fear is destabilizing livelihoods, income is becoming unpredictable, and families are being pushed closer to eviction through no fault of their own.

I appreciate that the Board is paying attention to what renters are experiencing and has begun to respond to this crisis. However, this moment demands bold leadership. The County must fully utilize the emergency declaration to address the urgency our communities face.

We are witnessing daily fear and danger as residents are taken from our streets by masked agents. People are still showing up to work, still trying to provide for their families, still paying what they can toward rent—yet the conditions they are facing make it impossible to keep up. No one should lose their housing because of debt they simply cannot repay during an emergency.

To truly prevent displacement and homelessness, the County must raise the eviction threshold to at least three months of fair market rent, and this protection must apply countywide, without exceptions. Anything less will leave families exposed and communities fractured.

This is the kind of bold, preventative action that will keep families housed and stop homelessness before it happens. I am asking you to do more—and to ensure these protections reach every community in Los Angeles County.

Thank you for your time and for your leadership during this critical moment.

Sincerely,

Jessica Quintana
Executive Director, Centro CHA
(562) 612-4162 / Cell: (562) 900-2409
Jessica@centrocha.org

Centro C.H.A. Inc. is a 501(c)3 nonprofit | Federal Tax Exempt Identification (EIN) number: 33-0703131

Address: 200 Pine Ave. Suite 550, Long Beach, CA 90802 **Phone:** (562) 612-4180

Like and follow us on [Facebook](#) & [Instagram](#) | www.centrocha.org | [Click Here to Watch Video](#)

Public Comment – On Behalf of Saban Community Clinic

Good morning, Supervisors.

My name is Ingrid Palmer, and I serve as Chair of the Executive Board of Saban Community Clinic.

I'm here today to strongly support the motion titled "**Securing Funding to Preserve Critical County Services Cut by H.R.1,**" coauthored by Supervisors Solis and Mitchell, and to underscore why **placing this measure on the June ballot—rather than November—is essential.**

Saban Community Clinic operates **five health centers and a mobile clinic**, serving **more than 25,000 patients** across Los Angeles communities where access to care is often fragile even in the best of times. Our footprint touches communities within **Supervisorial District 1 and District 3**, among others—meaning this is not a localized issue; it is a countywide safety-net concern. And a substantial majority of our patients rely on **Medi-Cal** and other safety-net programs. That means when coverage or reimbursement is disrupted, it doesn't hit a spreadsheet first—it hits patients, families, and neighborhoods first.

From a Board governance perspective, what H.R.1 has triggered is not a "tight-belt" moment. It's a **system stability threat.**

When safety-net funding is weakened, community clinics can't simply "absorb" the impact. The predictable chain reaction is fewer appointments, reduced services, delayed care, and preventable conditions worsening until people end up in overcrowded emergency departments. That doesn't save money. It shifts costs in the most expensive direction, and it strains an already stressed system.

This motion matters because it recognizes a hard truth: **we cannot preserve critical county services on hope and improvisation.** We need a durable funding path that keeps primary care, behavioral health supports, and essential county services intact—before deeper disruption takes hold.

And that's why timing is everything. **June placement increases the likelihood of success and reduces uncertainty** for providers and patients. Waiting until November extends instability across another budget cycle and forces the very service reductions everyone here wants to avoid.

We appreciate Supervisors Solis and Mitchell for advancing this motion, and we urge the full Board to support placing this measure on the **June** ballot. This is about protecting access to care, preserving the County's safety net, and keeping essential services available for the residents who depend on them.

Thank you for your leadership and for your consideration.

My name is a, and I'm a lifelong resident and tenant of L.A. County

I would like to start by thanking Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.

As you should know by this point, 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 we are facing as an entire county. ICE is occupying communities across ALL of 88 cities in LA County where the Board of Supervisors declared a state of emergency.

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. A vast majority of those harmed are also Black and Brown immigrants who have chosen LA County as their home and safe haven.

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.

The people of LA urge the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and **vote yes on this motion** to apply county-wide protections and raise the threshold to at least three months of Fair Market Rent. Use your emergency powers to protect immigrant tenants now.

My name is Chloe, and I'm a resident of East Hollywood.

Firstly, I would like to thank Supervisor Horvath, for listening to her constituents and introducing eviction protections for all Angelenos in the county.

As you know, 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 the Board of Supervisors declared a state of emergency.

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 the board to act with the urgency this moment demands, and their legal authority under the declared state of emergency, and **vote YES on 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!

- **After 8 months (and counting) of siege, three months of protection is the minimum to keep Angelenos safe and housed.** ICE has abducted thousands of Angelenos, ripping them from their families and communities, and creating an economic crisis for LA. 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.**
- **Due to the declared state of emergency and the threat to health, safety, and human life in LA county, the Board of Supervisors has expanded legal authority over the county's 88 cities.** This was the case during the County's state of emergency for COVID, for example. This time, however, the federal government is the emergency. The legal groundwork exists for bold action by the County, now it's a matter of political will.
- **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. So far, only landlords have been able to 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. This leaves tenants *vulnerable* to eviction even while going through the county rent relief process.

- **ICE raids are a threat to the lives of all Angelenos.** ICE agents have repeatedly chased people into LA hospitals, making it dangerous to seek lifesaving medical care. More than 32 people were killed by ICE operations across the U.S. in 2025, including Keith Porter Jr, a Black Angeleno and father of two, murdered by an ICE agent on New Years Eve. At least 8 people have been killed by ICE in the first six weeks of 2026 alone. The board must take bold action to protect the lives of Angelenos.

Opposition to Agenda Item 20: Countywide Three-Month Eviction Threshold

Members of the Los Angeles County Board of Supervisors,

I am writing to oppose Agenda Item 20, scheduled for consideration on February 10, which would instruct County Counsel to draft a resolution establishing a countywide monetary eviction threshold equal to three months of Fair Market Rent (FMR), as determined by the U.S. Department of Housing and Urban Development.

As proposed, this resolution would prohibit property owners from initiating eviction proceedings until a tenant accrues rent arrears equal to three months of FMR. The motion applies uniformly across all 88 incorporated cities and all unincorporated areas of Los Angeles County, and to all rental housing types, including multifamily properties, single-family homes, condominiums, townhouses, and accessory dwelling units.

The financial consequences of this policy are not uncertain. They are mechanical, predictable, and well understood.

Los Angeles County has approximately 1.9 million renter households. Current estimates indicate that roughly 250,000 renter households—approximately 13%—are already more than one month behind on rent. Using a conservative average monthly rent of approximately \$2,580 and standard industry recovery assumptions, roughly 80–85% of one month of delinquent rent is never ultimately collected. This places current uncollectible exposure at approximately \$530 million countywide.

The proposed three-month monetary eviction threshold does not mitigate this exposure. It institutionalizes its escalation.

Once a tenant reaches three months behind, the probability of meaningful recovery collapses. At that stage, arrears are rarely cured, balances are written off, and eviction or displacement becomes the dominant outcome. The proposal would therefore take cases where early intervention still has a realistic chance of success and deliberately push them into a category where loss is largely assured.

Under standard loss assumptions for 90-day-plus delinquency, the incremental uncollectible revenue impact of allowing arrears to deepen would be approximately:

- If 10% of currently one-month-late households progress to three or more months behind: ~\$110 million in additional lost rental revenue
- If 30% progress: ~\$330 million in additional lost rental revenue
- If 50% progress: ~\$550 million in additional lost rental revenue

These figures represent incremental losses beyond the first month already effectively written off. They do not include additional public costs associated with eviction proceedings, emergency housing placements, homelessness services, property deterioration, or reduced reinvestment in the county's rental housing stock.

The incentive effects of this proposal are straightforward. When enforcement is delayed by mandate until a fixed monetary threshold is reached, arrears predictably accumulate. This is not an unintended consequence; it is the expected outcome of removing enforceability from an unsecured obligation by design.

Delaying eviction eligibility until three months of Fair Market Rent does not prevent displacement. It defers it—while ensuring that, when it occurs, the financial damage is greater, recovery is less likely, and the resulting disruption is more severe. By the time a tenant reaches this threshold, the issue is no longer a short-term disruption; it is a balance most households cannot realistically resolve.

I am also concerned by the justification offered for invoking emergency authority to advance this policy. The motion cites alleged countywide economic harm resulting from recent immigration enforcement activity, yet no supporting data has been presented to substantiate this claim or to establish a causal link between recent enforcement actions and widespread rent nonpayment.

Invoking an emergency framework in the absence of evidence to justify a sweeping, countywide suspension of normal enforcement rules is not sound policymaking. Emergency powers should be grounded in demonstrable facts and narrowly tailored to measurable conditions—not used to impose broad, permanent-effect restrictions across all rental housing types and jurisdictions.

If adopted, this policy will reliably convert manageable delinquencies into permanent losses, shift financial risk from tenants to housing providers and ultimately taxpayers, and increase—not reduce—the severity of eventual displacement. These outcomes will not be accidental. They will be the direct and foreseeable result of policy design.

Sincerely,

Timothy Lin

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:02:29 AM

From: Ella Papouchado <ellapapo@gmail.com>
Sent: Friday, February 6, 2026 9:23 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

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Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:02:14 AM

From: Sandra Madera <smadera76@gmail.com>
Sent: Friday, February 6, 2026 9:23 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Thank you for your attention to this matter.

Sandra Madera

Sent from my iPhone

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:02:50 AM

From: Andrea Mendoza <andreamendoza18@gmail.com>
Sent: Friday, February 6, 2026 9:23 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Andrea Mendoza

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:03:11 AM

From: Eli Mann <idea.mann@gmail.com>
Sent: Friday, February 6, 2026 9:23 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Eli Mann

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:05:07 AM

From: Alejandra Marchevsky <alejandramarchevsky@gmail.com>
Sent: Friday, February 6, 2026 9:24 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Thank you for your attention to this matter.

Alejandra Marchevsky
1822 N Easterly Terr
LA 90026

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:05:20 AM

From: Andrea Blunt <andrea.e.blunt@gmail.com>
Sent: Friday, February 6, 2026 9:24 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:05:34 AM

From: Matthew Nussbaum <matthew.y.nussbaum@gmail.com>
Sent: Friday, February 6, 2026 9:24 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Thank you for your attention to this matter.

Best,
Matthew Nussbaum

Sent from my iPhone

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:05:46 AM

From: RL <rlgoldenberg@gmail.com>
Sent: Friday, February 6, 2026 9:25 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Thank you for your attention to this matter.

Rachel Lee Goldenberg

Sent from my iPhone

From: [Castaneda, Iliana](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:05:57 AM

From: Gloria H Alvarez Salazar <gee913200@gmail.com>
Sent: Friday, February 6, 2026 9:25 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Thank you for your attention to this matter.

Becky Alvarez
Renter,advocate.

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:06:21 AM

From: Bryant Phan <bryphan@gmail.com>
Sent: Friday, February 6, 2026 9:25 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
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From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:07:01 AM

From: sam sinclair <sinclair.sam@gmail.com>
Sent: Friday, February 6, 2026 9:26 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Sam Smith-Connell

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:07:18 AM

From: Stephanie Foard <stephfoard@gmail.com>
Sent: Friday, February 6, 2026 9:27 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Sent from my iPhone

From: [Castaneda, Iliana](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:07:32 AM

From: Maya Daniels <mayad@translatinacoalition.org>
Sent: Friday, February 6, 2026 9:14 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold


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 **Maya Daniels** (They/Them)
Local Policy Initiatives Organizer | Policy Department
mayad@translatinacoalition.org | (833) 847-2331, ext. 269
The TransLatin@ Coalition
2975 Wilshire Blvd., Ste 350
Los Angeles, CA 90010

www.translatinacoalition.org



From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:07:50 AM

From: Jacob Burstein-Stern <jburstern@gmail.com>
Sent: Friday, February 6, 2026 9:30 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Jacob Burstein-Stern

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:07:57 AM

From: christine <btruongcc@gmail.com>
Sent: Friday, February 6, 2026 9:29 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Christine

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:08:09 AM

From: Samantha Culp <samanthaculp@gmail.com>
Sent: Friday, February 6, 2026 9:30 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Sent from my iPhone

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:08:57 AM

From: christine <btruongcc@gmail.com>
Sent: Friday, February 6, 2026 9:30 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
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Christine

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:09:09 AM

From: Glen David Gold <glenxgold@gmail.com>
Sent: Friday, February 6, 2026 9:31 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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GDG

Sent from my iPhone, thus haphazardly.

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:09:30 AM

From: Phillip Handy <phandy777@gmail.com>
Sent: Friday, February 6, 2026 9:31 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Best,



From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:09:36 AM

From: Michelle M. Sayers <mgalfriday@gmail.com>
Sent: Friday, February 6, 2026 9:36 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Michelle M. Sayers
mgalfriday@gmail.com

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:09:58 AM

From: Jacob Burstein-Stern <jburstern@gmail.com>
Sent: Friday, February 6, 2026 9:36 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: Re: IN FAVOR: Agenda item #20 - Rent Threshold

Zip code: 90039

> On Feb 6, 2026, at 9:30 PM, Jacob Burstein-Stern <jburstern@gmail.com> wrote:
>
> Dear Los Angeles County Board of Supervisors,
>
> I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.
>
> Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.
>
> Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.
>
> Thank you for your attention to this matter.
>
> Jacob Burstein-Stern

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:10:15 AM

From: Kimi Maru <peachesmomkm@gmail.com>
Sent: Friday, February 6, 2026 9:37 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors, I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis. Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency. Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness. Thank you for your attention to this matter.

Kimi Maru
91754

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:10:26 AM

From: Andrea Blunt <andrea.e.blunt@gmail.com>
Sent: Friday, February 6, 2026 9:40 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

Thought I'd send this again to make the ask clearer. I'm a Silverlake (90029) resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own.

No one should lose their housing over debt they cannot repay during an emergency. Please raise the rent threshold to at least three months of fair market rent and apply it countywide.

Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter,
Andrea Blunt

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:10:53 AM

Executive Office of the Board of Supervisors

From: Lindsey Nelson <mazerdelcrazer@hotmail.com>
Sent: Friday, February 6, 2026 9:42 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County in the 90042 zip code. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. This occupation of federal agents in LA county is putting a chokehold on our local economy with grave repercussions to the financial security of all county residents. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Lindsey Nelson

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:11:02 AM

From: horsinground <horsinground@aol.com>
Sent: Friday, February 6, 2026 9:45 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>; Barger, Kathryn <Kathryn@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County in Barger's 5th District, and support the "Immigrants Are Los Angeles" coalition. I urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only your bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

M. Kaputnik

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:11:41 AM

From: Danielle Guillen <danielle@theguillengroup.org>
Sent: Friday, February 6, 2026 9:54 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men.

Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency. Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness. Thank you for your attention to this matter.

Danielle Guillen
Principal, The Guillen Group, Inc
909.499.7266 | danielle@theguillengroup.org

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:11:53 AM

From: Nathan F <nathanfreemyer@gmail.com>
Sent: Friday, February 6, 2026 9:55 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County (Pasadena, 91104) and with the Immigrants Are Los Angeles coalition. I plead with the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Our neighbors are living in daily fear as people are taken off the streets by armed, masked, unaccountable men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you,

Nathan

Nathan Freemyer
DESIGNING EXPERIENCES & INTERFACES

e | nathanfreemyer@gmail.com

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:12:10 AM

From: Tiffany Porter <tiffkayeporster@gmail.com>
Sent: Friday, February 6, 2026 9:57 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families, including many in the organizations in which my husband and I volunteer, are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Tiffany Porter
6280 W 3rd St
Los Angeles CA. 90036

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:12:49 AM

From: ashley jean nelson <iheartladyjean@gmail.com>
Sent: Friday, February 6, 2026 9:47 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Sincerely,
Ashley Nelson
1748 1/2 Lucretia Ave.
Los Angeles, CA 90026

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:13:00 AM

From: Mark Gaynor <mark.jgaynor@gmail.com>
Sent: Friday, February 6, 2026 10:03 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Mark Gaynor

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:13:18 AM

From: Siv Anderson <sivdisaanderson@gmail.com>
Sent: Friday, February 6, 2026 10:01 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:13:32 AM

From: Yessenia Cux <ycux@cofem.org>
Sent: Friday, February 6, 2026 10:03 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Best,
Yessenia

From: [Castaneda, Iliana](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:13:40 AM

From: Klingenfuss Arteaga, Melody <melody.klingenfussarteaga@canyons.edu>
Sent: Friday, February 6, 2026 10:38 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Melody Klingenfuss

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:13:55 AM

From: Stina Pederson <stina.pederson@gmail.com>
Sent: Friday, February 6, 2026 10:48 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Stina Pederson
Pronouns: she, her
I have a [website](#)!
I wrote a rom-com/horror short film! [Follow it!](#)

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:14:05 AM

From: Ella Papouchado <ellapapo@gmail.com>
Sent: Friday, February 6, 2026 11:29 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County (90027) and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:14:36 AM

From: Claudia Bautista <bautistacl@gmail.com>
Sent: Friday, February 6, 2026 11:32 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

CLaudia Bautista
E: bautistacl@gmail.com
P: 310-909-3917

sent from mobile device, please excuse any typos

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:14:47 AM

From: Lynsey E <lynsey.unitedscv@gmail.com>
Sent: Friday, February 6, 2026 11:29 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Sincerely,
Lynsey Elkin
91351



[Visit Our Linktree Here](#)

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:16:36 AM

From: Jennifer Sobeck <joneillsobeck@gmail.com>
Sent: Saturday, February 7, 2026 2:17 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Sent from my iPhone

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:17:36 AM

From: Adriana Rincon <beyaxikana@gmail.com>
Sent: Saturday, February 7, 2026 7:05 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County, living in the 90031 area for over 50 years. Raised my family here. I'm a proud Angeleno and am proud to say that I'm with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

~*adriana rincón* 卐

words of Lao-tzu: 'If you correct your mind, the rest of your life will fall into place.'

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:17:59 AM

From: Ursula Gomez <ursulamilenium@gmail.com>
Sent: Saturday, February 7, 2026 7:04 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Sent from my iPhone

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:18:04 AM

Good morning, the following correspondence is being forwarded for your review and handling.
Thank you!

[Executive Office of the Board of Supervisors](#)

Phone: (213) 974-1411 | Email: ExecutiveOffice@bos.lacounty.gov

Find us on [Facebook](#), [Instagram](#), [LinkedIn](#), [Twitter](#) @ [Youtube](#) @LACountyBOS

From: Sophia Wrench <slw22012@MyMail.pomona.edu>
Sent: Saturday, February 7, 2026 8:10 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Sincerely,
Sophia Wrench
90026

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:18:04 AM

From: Sophia Wrench <slw22012@MyMail.pomona.edu>
Sent: Saturday, February 7, 2026 8:10 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Sincerely,
Sophia Wrench
90026

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:19:56 AM

From: Jazmin Garcia <garcia.jazzzz@gmail.com>
Sent: Saturday, February 7, 2026 8:15 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Kind regards,
Jazmin Garcia

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:20:12 AM

From: Chloe Osmer <chloe_osmer@yahoo.com>
Sent: Saturday, February 7, 2026 8:17 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Chloe Osmer
3783 Latrobe St
Los Angeles, CA 90031

From: [Castaneda, Iliana](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:20:19 AM

From: IANTHE ZEVOS <xyzevos@aol.com>
Sent: Saturday, February 7, 2026 8:37 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Ianthe Zevos
3015 marathon st
LA, CA 90026

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:20:32 AM

From: Caroline D <carolinianera@hotmail.com>
Sent: Saturday, February 7, 2026 9:23 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County (90026) and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Sincerely,
Caroline Do

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: Please vote yes: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:20:49 AM

From: Gillian Claycomb <gillianclaycomb@gmail.com>
Sent: Saturday, February 7, 2026 9:08 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: Please vote yes: Agenda item #20 - Rent Threshold

Dear LA County Board of Supervisors,

I'm a LA resident and an LAUSD high school teacher. Please take immediate action to help keep immigrant families housed during this time of crisis and federal fascism.

Most of my students are living in daily fear that their families will be ripped apart. Several of my students have lost family members to the current city-wide immigration raids, and are struggling emotionally, psychologically, and financially. Paying rent is a daily source of anxiety. Many families are having a hard time going out to work, as the threat is too great.

I appreciate the Board's attention to renters' needs, and this moment calls for even more bold leadership. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. We need your action to keep families housed and prevent further homelessness.

Thank you for your leadership in these trying times for our community,
Gillian Claycomb
3618 Arroyo Seco Ave
Los Angeles, CA 90065

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:21:21 AM

From: Lyzzeth M <lyzm.mendoza@gmail.com>
Sent: Saturday, February 7, 2026 9:26 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and an organizer at Community Power Collective (CPC). I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families I work with are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many of the tenants and street vendors I work with are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Best,

Lyzzeth Mendoza
Community Power Collective

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:21:34 AM

From: Bee Love <blossomlove108@gmail.com>
Sent: Saturday, February 7, 2026 9:01 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Julia

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:21:49 AM

From: Brandy Muniz <bmuniz@allpeoplescc.org>
Sent: Saturday, February 7, 2026 9:18 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors, I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis. Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency. Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness. Thank you for your attention to this matter.

Brandy Muñiz | Executive Director
All Peoples Community Center
822 East 20th Street Los Angeles, CA 90011
(213) 300 - 4217
allpeoplescc.org

From: loraine@lancounty.gov
To: loraine@lancounty.gov
Subject: RE: 10/16/2020 Agenda Item #20 - Rent Threshold
Date: Monday, February 9, 2020 9:22:02 AM

From: Lisa Laurita <loraine@lancounty.gov>

Sent: Saturday, February 7, 2020 9:34 AM

To: First District <FirstDistrict@lancounty.gov>; Holly J. Mitchell <hollyj.mitchell@lancounty.gov>; Supervisor Justice Rubin (Fourth District) <justice.rubin@lancounty.gov>

Re: loraine@lancounty.gov

Subject: RE: 10/16/20 Agenda Item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of L.A. County in 90029 and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay afloat from military federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by military men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

<https://www.lancounty.gov/press-releases/2020/02/09/rent-threshold/>

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:22:19 AM

From: Dani Cooke <danibcooke@gmail.com>
Sent: Saturday, February 7, 2026 9:45 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

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Thank you for your attention to this matter.

Dani Cooke
they/she

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:22:32 AM

From: Sofia Celedon <celedon.sofia@gmail.com>
Sent: Saturday, February 7, 2026 10:23 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Envoyé de mon iPhone

From: [Castaneda, Iliana](#)
To: [PublicComments](#)
Subject: Fw: Agenda Item 20 | Oppose | Long Beach Area Chamber of Commerce
Date: Monday, February 9, 2026 9:23:03 AM
Attachments: [Item20 Oppose Countywide Eviction Threshold 020726.pdf](#)

From: Celeste Wilson <cwilson@lbchamber.com>
Sent: Saturday, February 7, 2026 10:12 AM
To: BoardCorrespondence@bos.lacounty.gov <BoardCorrespondence@bos.lacounty.gov>
Cc: [ExecutiveOffice](mailto:ExecutiveOffice@bos.lacounty.gov) <ExecutiveOffice@bos.lacounty.gov>; [First District](mailto:firstdistrict@bos.lacounty.gov) <firstdistrict@bos.lacounty.gov>; [Holly J. Mitchell](mailto:HollyJMitchell@bos.lacounty.gov) <HollyJMitchell@bos.lacounty.gov>; [Third District](mailto:ThirdDistrict@bos.lacounty.gov) <ThirdDistrict@bos.lacounty.gov>; [Supervisor Janice Hahn \(Fourth District\)](mailto:SupervisorJaniceHahn@bos.lacounty.gov) <fourthdistrict@bos.lacounty.gov>; [Barger, Kathryn](mailto:BargerKathryn@bos.lacounty.gov) <Kathryn@bos.lacounty.gov>; [Holden, Nick](mailto:HoldenNick@bos.lacounty.gov) <NHolden@bos.lacounty.gov>; [Lea, Farin](mailto:LeaFarin@bos.lacounty.gov) <FLea@bos.lacounty.gov>; [Martinez, Erica](mailto:EricaMartinez@bos.lacounty.gov) <EMartinez@bos.lacounty.gov>; [Orenstein, Justin](mailto:JustinOrenstein@bos.lacounty.gov) <JOrenstein@bos.lacounty.gov>; nvartanian@bos.lacounty.gov <nvartanian@bos.lacounty.gov>
Subject: Agenda Item 20 | Oppose | Long Beach Area Chamber of Commerce

Good morning,

My name is Celeste Wilson, I am the Government Affairs Manager for the Long Beach Area Chamber of Commerce (The Chamber), representing the policy interests of nearly 1,000 regional members.

Please find attached a letter of opposition regarding Agenda Item 12 on the February 11, 2026 Board of Supervisors agenda. We respectfully request that this correspondence be distributed to all five Supervisors and entered into the public record.

Thank you,

--

Celeste Wilson
Government Affairs Manager
[Long Beach Area Chamber of Commerce](#)
1 World Trade Center Ste 101
Long Beach, CA 90831
Direct: 562-435-9594
Cell: 530-588-4984
Email: cwilson@lbchamber.com

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:23:09 AM

From: Akio Katano <akiokatano@gmail.com>
Sent: Saturday, February 7, 2026 10:35 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors, I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis. Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency. Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness. Thank you for your attention to this matter.

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:23:22 AM

From: Sonja Verdugo Baumgartner <sonja@groundgamela.org>
Sent: Saturday, February 7, 2026 10:36 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Sonja Verdugo
Lead Community Organizer
Ground Game LA
sonja@groundgamela.org
Cell (213) 678-0859

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:23:34 AM

From: Eugene Pesikov <auntiefah69@gmail.com>
Sent: Saturday, February 7, 2026 10:37 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Sent from my iPhone



From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:23:34 AM

From: Eugene Pesikov <auntiefah69@gmail.com>
Sent: Saturday, February 7, 2026 10:37 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Sent from my iPhone

From: [Castaneda, Iliana](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:23:54 AM

From: Rain Skau <sabrinaskau@gmail.com>
Sent: Saturday, February 7, 2026 10:56 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:24:38 AM

From: Amy Gatto <amymgatto@gmail.com>
Sent: Saturday, February 7, 2026 11:09 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:24:57 AM

From: Ana Martinez <apinzon626.am@gmail.com>
Sent: Friday, February 6, 2026 9:38 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:25:14 AM

From: Tiffany Wong <wonghuelum@gmail.com>
Sent: Saturday, February 7, 2026 2:58 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:25:26 AM

From: Katherine Lundie <krlundie@gmail.com>
Sent: Saturday, February 7, 2026 3:20 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Katherine R. Lundie

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:30:21 AM

From: Lourdes Quevedo <quevedo.lourdes@yahoo.com>
Sent: Sunday, February 8, 2026 8:54 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Respectfully,

Lourdes Quevedo

“We do not inherit the Earth from our ancestors; we borrow it from our children.”
- Native American Proverb

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:30:37 AM

From: Sonia Mireles <sacosta2014@yahoo.com>
Sent: Sunday, February 8, 2026 9:28 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Sent from my iPhone

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:30:51 AM

From: E S <esa.syeed@gmail.com>
Sent: Sunday, February 8, 2026 11:23 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Esa Syeed (Long Beach 90813)

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:31:07 AM

From: talipapo@gmail.com <talipapo@gmail.com>
Sent: Sunday, February 8, 2026 11:26 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Tali Papouchado

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:31:23 AM

From: DAN Chapman <danchapmanla@icloud.com>
Sent: Sunday, February 8, 2026 8:21 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Thank You,
Dan Chapman

Cell: (661) 803-8515

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:31:37 AM

From: E Mann <afistfulofsolidarity@gmail.com>
Sent: Sunday, February 8, 2026 8:08 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Eli Mann
90026

From: [ExecutiveOffice](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:31:55 AM

From: Karcy <karcya@aol.com>
Sent: Sunday, February 8, 2026 7:54 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Sent from my iPhone

From: [Castaneda, Iliana](#)
To: [Submit](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:32:00 AM

From: Arianna Staton <arianna@statoncapital.com>
Sent: Sunday, February 8, 2026 8:10 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Arianna Staton
90026

Sent from my iPhone

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:32:26 AM

From: toniengberg@icloud.com <toniengberg@icloud.com>
Sent: Sunday, February 8, 2026 8:09 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Thank you for your attention to this matter.

Toni Engberg
Parkview Family Day Care
562-233-9872
Sent from my iPhone

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:33:24 AM

From: DAN Chapman <danchapmanla@icloud.com>
Sent: Sunday, February 8, 2026 8:21 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Cell: (661) 803-8515

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:33:45 AM

From: Karcy <karcya@aol.com>
Sent: Sunday, February 8, 2026 7:54 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Sent from my iPhone

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:34:39 AM

From: toniengberg@icloud.com <toniengberg@icloud.com>
Sent: Sunday, February 8, 2026 8:09 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Parkview Family Day Care
562-233-9872
Sent from my iPhone

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:34:51 AM

From: Anne Leyden <annemarieleyden@gmail.com>
Sent: Sunday, February 8, 2026 8:10 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Thank you for your attention to this matter.

Anne Leyden
91405

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:35:01 AM

From: Maggie Tielker <maggietielker@gmail.com>
Sent: Sunday, February 8, 2026 8:11 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Maggie Tielker (she/her)
414-759-3820

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:35:15 AM

From: aida diaz <aidadiaz6@gmail.com>
Sent: Sunday, February 8, 2026 8:29 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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In Solidarity,

Aida Diaz
Los Angeles Resident

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:35:34 AM

From: Mary Storll <storllmary@gmail.com>
Sent: Sunday, February 8, 2026 10:01 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Mary Storll
212 E Ave 42 Los Angeles 90031

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:36:23 AM

From: Katerin Belteton <katbelteton@gmail.com>
Sent: Sunday, February 8, 2026 10:43 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Best,
Katerin Belteton

From: [Castaneda, Iliana](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:36:27 AM

From: Victoria Montes <vickymontes5@gmail.com>
Sent: Sunday, February 8, 2026 10:13 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:36:48 AM

From: Daisy Monterroso <daisyrm81@aol.com>
Sent: Sunday, February 8, 2026 10:58 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Thank you for your attention to this matter.

Zip code: 90033

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 9:37:13 AM

From: Adam Ferleger <adamferleger@gmail.com>
Sent: Monday, February 9, 2026 8:05 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 10:56:19 AM

From: Jennifer Perla <jen.monica.perla@gmail.com>
Sent: Monday, February 9, 2026 10:43 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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Thank you for your attention to this matter.

Jenny Perla

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: URGENT - Opposition of 3-month Eviction treshold - Feb 10th
Date: Monday, February 9, 2026 11:31:05 AM

From: Nadine Lajoie <nadlajoie@gmail.com>
Sent: Friday, February 6, 2026 3:39 PM
To: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>; Nadine Lajoie <nadlajoie@gmail.com>
Subject: URGENT - Opposition of 3-month Eviction treshold - Feb 10th

Opposition to Agenda about that stupid rule eviction 3-month threshold!!!! We just went through 2 evictions, and it took 8 months each... with the 1-month threshold. We just lost \$50-70k total, and the tenants didn't even lose their job!!!! People just abuse the system and put landlords at risk more than ever, while saving our hard earned money and being good law abiden citizens!!! This is sooooo unfair!!!!!!

Subject: STRONGLY OPPOSE – Motion to Increase Eviction Threshold to 3 Months and Countywide Expansion

To the Los Angeles County Board of Supervisors,

I am writing as a housing provider and a constituent of Los Angeles County to express my **strong opposition** to the proposal to increase the non-payment eviction threshold to three months of Fair Market Rent (FMR) and to expand this rule countywide.

While the Board frames this as a "protection" for tenants, it is in reality a **forced loan** mandated upon private citizens. Small housing providers like myself are not banks. We do not have the capital to carry the costs of a property—mortgage, property taxes, insurance, and maintenance—while being legally barred from taking action when rent is not paid for a quarter of a year.

This "3-Month" rule will result in "One-Year" vacancies because:

- **Compounded Debt:** By the time a landlord can even serve a notice (3 months), plus the current 6–9 month court backlog in LA County, a tenant will owe nearly a full year of rent. This debt is rarely, if ever, recovered, leading to the permanent financial ruin of small property owners.

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 11:45:08 AM

From: Jami Losurdo <jami674@gmail.com>
Sent: Monday, February 9, 2026 11:30 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

Jami Losurdo via iPhone.

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 11:45:08 AM

From: Maria Miranda <mmirandasoutharea@gmail.com>
Sent: Monday, February 9, 2026 11:00 AM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Best,
Maria Miranda

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 1:40:34 PM

From: Hadir Azab <hAzab@cair.com>
Sent: Monday, February 9, 2026 12:04 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
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From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 1:41:24 PM

From: Joshua Mario Erazo <jmerazo@uci.edu>
Sent: Monday, February 9, 2026 12:22 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Joshua

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 1:42:53 PM

From: Clytie CAUSING <causingclytie@icloud.com>
Sent: Monday, February 9, 2026 12:40 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>; Clytie CAUSING <clytie@pwsc.org>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.

Sent from my iPhone

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 1:43:33 PM

From: David Brown <psdl.brown@gmail.com>
Sent: Monday, February 9, 2026 12:52 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 1:44:01 PM

From: Jessica Hyatt <hyatt.jessica.c@gmail.com>
Sent: Saturday, February 7, 2026 12:19 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 1:44:33 PM

From: Debbie Nagata <nagata.debbie@yahoo.com>
Sent: Monday, February 9, 2026 1:03 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

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Thank you for your attention to this matter.
Debbie Nagata

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: Input on Item 20: Protect Tenants Without Destroying Housing Providers
Date: Monday, February 9, 2026 1:48:14 PM
Attachments: [Outlook-o34umigh.png](#)

From: Gabriel Guzman <gguzman@gmgapts.com>
Sent: Monday, February 9, 2026 1:09 PM
To: Councilmember.Hernandez@lacity.org <Councilmember.Hernandez@lacity.org>; councilmember.nazarian@lacity.org <councilmember.nazarian@lacity.org>; councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>; councilmember.park@lacity.org <councilmember.park@lacity.org>; Councilmember.Lee@lacity.org <Councilmember.Lee@lacity.org>; mayor.helpdesk@lacity.org <mayor.helpdesk@lacity.org>
Subject: Input on Item 20: Protect Tenants Without Destroying Housing Providers

Dear Honorable Councilmember Hernandez,

I am writing to share my perspective as a housing provider directly managing rental units in Los Angeles County regarding Item 20. I am aware of the California Apartment Association's position on this item, and I want to provide additional insight based on firsthand experience.

I fully support protecting residents experiencing genuine financial hardship. Keeping people housed is critical, and housing providers want to be part of the solution.

The concern is that current and proposed policies have created a growing risk imbalance. Housing providers now carry most of the financial risk, while the system to address nonpayment moves slowly and unpredictably. When rent goes unpaid, the legal process can take six months or longer, followed by additional delays before possession is restored. During that entire period, housing providers remain responsible for mortgages, property taxes, insurance, utilities, and ongoing maintenance.

In my role managing housing, I see firsthand how extended nonpayment and system delays create financial strain that small operators are not equipped to absorb.

Every day that housing providers are required to absorb prolonged nonpayment without support, the system punishes those who are already providing critical housing. Small operators cannot continue to carry losses indefinitely, when the financial risk becomes unsustainable, housing providers respond predictably: screening becomes stricter, rents rise to offset uncertainty, deferred maintenance grows, and some units exit the rental market entirely. The very residents these policies are intended to help are the ones most harmed by this approach. Protection without funding is not protection, it is displacement by default.

When risk becomes one-sided, the outcomes are clear:

- Screening standards tighten
- Rents increase to offset uncertainty and potential loss
- Small housing providers exit the market

The issue is not tenant protection. The issue is unfunded protection combined with slow enforcement and limited accountability.

A sustainable framework should include:

- Automatic rental assistance for verified hardship, with payment made directly to housing providers within a defined timeframe
- A fast-track process for nonpayment cases, with resolution timelines of 30–45 days
- Clear hardship verification standards and reasonable accountability measures
- A shared-risk model, such as a publicly funded or insurance-based nonpayment protection program
- Defined start and end dates, or economic triggers, for any emergency housing protections

Housing providers are not large institutions with unlimited reserves. Many are small businesses or individual owners already facing significant increases in insurance, taxes, utilities, labor, and maintenance costs. When losses become prolonged and unrecoverable, providers respond by tightening qualifications, raising rents, deferring improvements, or leaving the rental market altogether.

Protection without funding reduces housing. Protection that includes funding, accountability, and timely resolution creates stability for both residents and housing providers.

I respectfully urge the City to prioritize policies that protect residents while also ensuring that housing providers remain financially able to continue offering safe, well-maintained housing to our community.

Thank you for your time and consideration.

At your service,

Gabriel Guzman
Community Manager - Cielo Apartments



(818) 893-4829 Office
(818) 893-1845 Fax
Gguzman@gmgapts.com
www.Rent-Cielo.com
DRE#01183995

[Click for Directions](#)

HOW AM I DOING?

Please share a review at;
www.yelp.com/biz/cielo-apartments-panorama-city-2

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 1:49:09 PM

From: Yaritza Gonzalez (CARECEN) <YaGonzalez@CARECEN-LA.ORG>
Sent: Monday, February 9, 2026 1:13 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

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Thank you for your attention to this matter.

All the best,

Yaritza

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 1:49:45 PM

From: Anthony Araujo <araujo.a1991@gmail.com>
Sent: Monday, February 9, 2026 1:43 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors, I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis. Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency. Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness. Thank you for your attention to this matter.

From: [Fred Sutton](#)
To: [PublicComments](#)
Cc: [Matt Buck](#)
Subject: Item 20: Emergency Expansion Rent Debt Threshold
Date: Monday, February 9, 2026 3:53:10 PM
Attachments: [2.9.26_Item 20.pdf](#)

Hello Honorable Board of Supervisors,

Attached, please find a letter on behalf of the California Apartment Association, regarding item 20 on the 2/10/26 agenda.

CAA urges the Board to reject this proposal. This expansion is an improper use of emergency power, will be counterproductive, disproportionately impact the economically disadvantaged, and make housing harder to access. 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

Thank you for your consideration.

[Fred Sutton](#) -Senior Vice President of Public Affairs
California Apartment Association
fsutton@caanet.org • (424) 307-1378

*CAA is your partner in the rental housing industry.
[Find out how we're working for you.](#)*

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 3:41:30 PM

From: Pedro Trujillo <ptrujillo@chirla.org>
Sent: Monday, February 9, 2026 3:30 PM
To: First District <firstdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisor Solis,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

- Pedro Trujillo, Reside at zip code: 90022

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: ThreeMonth Eviction Threshold Proposal #20
Date: Monday, February 9, 2026 3:42:34 PM

From: Carey Roth <croth1949@gmail.com>
Sent: Monday, February 9, 2026 2:59 PM
To: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Cc: Carey Roth <croth1949@gmail.com>
Subject: ThreeMonth Eviction Threshold Proposal

Subject: Vote NO on Three-Month Eviction Threshold Proposal

Dear Supervisors,

I am a housing provider in Los Angeles County writing to urge you to vote NO on the proposal to raise the nonpayment eviction threshold to three months and apply it countywide.

This policy would force housing providers to absorb months of unpaid rent with no compensation, while mortgages, taxes, insurance, and maintenance costs continue. Many providers simply cannot sustain this, and the result will be fewer rental homes, deferred maintenance, and reduced housing access for everyone.

Please reject this proposal and focus instead on targeted rental assistance programs that help tenants in need without shifting the entire burden onto housing providers. Thank you for your time and consideration.

Sincerely,

Carey Roth
90272

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: Comentario_#20
Date: Monday, February 9, 2026 3:47:12 PM

From: Maria Flores <mf3310089@gmail.com>
Sent: Monday, February 9, 2026 3:39 PM
To: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: Comentario

Mi nombre es Maria Felix Flores y soy residente de bell Mobil Home estoy afavor del punto 20 porque estoy apunto de quedar sin hogar desde septiembre 16 que nos avisaron que están asiendo un plan de relocacion para el parque donde vivo si el plan se aprueba no se si yo pueda reunir todos los requisitos para rentar un apartamento esto es angustiante para mi por eso esta a favor de la 20



California Apartment Association
Los Angeles County

February 9, 2026

Board of Supervisors
County of Los Angeles
VIA EMAIL

Item 20: OPPOSE: Emergency Expansion 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 utilize emergency powers to expand the rent debt threshold countywide.

CAA supports policies that promote housing stability. However, this expansion is an improper use of emergency power, will be counterproductive, disproportionately impact the economically disadvantaged, and make housing harder to access.

Improper Use of Emergency Authority

Los Angeles County has increasingly relied on emergency authority to justify extreme policies. What first started during COVID has evolved into a troubling pattern of using emergency declarations to advance policy agendas.

Most city jurisdictions disagree with the county's approach to housing policy as it has been proven to reduce the quantity and quality of housing. This would take harmful housing policy and impose it on jurisdictions against their will. These types of actions continue to erode trust in our local institutions.

Rent Relief, Not Insurmountable Debt

This will create debts that will become harder to pay as each month passes. You are setting individuals up to fail. The COVID moratorium was pitched as a *temporary* deferral of rents that would have to be repaid. As those moratoria expired, advocates then warned of a "tsunami" of evictions, underscoring the reality that once households fall significantly behind, it is extremely difficult to catch up.

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 rental assistance pool for tenants facing temporary financial hardship. Direct monetary assistance is the most effective way to stabilize households without destabilizing housing providers.

Fair Housing Laws

Housing providers are not permitted to inquire into a tenant's citizenship or immigration status. Doing so is prohibited under fair housing laws and exposes housing providers to significant legal liability. This proposal places rental housing providers in an untenable position by incentivizing nonpayment of rent without any lawful mechanism to assess eligibility.



California Apartment Association
Los Angeles County

It is also unclear what, if anything, a resident would be required to declare to qualify. This ambiguity raises serious concerns. On one hand, it risks placing undocumented individuals in a position where participation in legal processes could feel unsafe or uncertain. On the other, vague standards invite abuse, a problem that was widely documented under prior County COVID policies.

Failure to Adhere to the Cluster Committee Process

This item should not be exempt from the cluster committee process. There is ample time to ensure meaningful deliberation. Increased federal immigration actions began early last year. Much like the use of emergency powers, the board continually cites emergency motions to circumvent the cluster process.

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 encourage 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 county 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 needs to be addressed.

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.

The majority of 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 extreme proposal and focus on proven alternatives. We urge 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: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Monday, February 9, 2026 4:49:19 PM

From: Mirian Palacios <mirian@womensmarchaction.com>
Sent: Monday, February 9, 2026 4:22 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Tuesday, February 10, 2026 8:17:51 AM

From: Destinee Vargas <destinee.irene12@gmail.com>
Sent: Monday, February 9, 2026 11:17 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County (zip code 90042) and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis. Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

I am asking you to **please raise the rent threshold to at least three months of fair market rent and apply it countywide**. Only bold action will keep families housed and prevent further homelessness. Thank you for your attention to this matter.

With gratitude,
Destinee Vargas

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: IN FAVOR: Agenda item #20 - Rent Threshold
Date: Tuesday, February 10, 2026 8:18:11 AM

From: Ursula Gomez <ursulamilenium@gmail.com>
Sent: Monday, February 9, 2026 8:59 PM
To: First District <firstdistrict@bos.lacounty.gov>; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>
Cc: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: IN FAVOR: Agenda item #20 - Rent Threshold

Dear Los Angeles County Board of Supervisors,

I'm a resident of LA County and with the Immigrants Are Los Angeles coalition. I write to urge the County to take immediate action to keep immigrant families housed during this time of crisis.

Many families are struggling to stay safe from militarized federal agents while trying to keep a roof over their heads. I appreciate the Board's attention to renters' needs, but this moment calls for bold leadership. Communities are living in daily fear as people are taken off the streets by masked men. Many are missing work or losing income, falling behind on rent through no fault of their own. No one should lose their housing over debt they cannot repay during an emergency.

Please raise the rent threshold to at least three months of fair market rent and apply it countywide. Only bold action will keep families housed and prevent further homelessness.

Thank you for your attention to this matter.

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: Subject: Vote NO on Three-Month Eviction Threshold Proposal
Date: Tuesday, February 10, 2026 11:35:07 AM

From: ann merci <annmerci@gmail.com>
Sent: Tuesday, February 10, 2026 10:35 AM
To: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: Subject: Vote NO on Three-Month Eviction Threshold Proposal

Dear Supervisors,

I am a housing provider in Los Angeles County last 20 years, writing to urge you to vote NO on the proposal to raise the nonpayment eviction threshold to three months and apply it countywide.

This policy would force housing providers to absorb months of unpaid rent with no compensation, while mortgages, taxes, insurance, and maintenance costs continue. Many providers simply cannot sustain this, and the result will be fewer rental homes, deferred maintenance, and reduced housing access for everyone.

Please reject this proposal and focus instead on targeted rental assistance programs that help tenants in need without shifting the entire burden onto housing providers. Thank you for your time and consideration.

Sincerely,
Anna Smolinska
Burbank, CA 91504

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: Fw: Vote NO on 3 month eviction threshold
Date: Tuesday, February 10, 2026 4:24:43 PM

From: Diana Pulver <drjpulver@yahoo.com>
Sent: Tuesday, February 10, 2026 3:37 PM
To: ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>
Subject: Vote NO on 3 month eviction threshold

Dear Supervisors,

I am a housing provider in LA county. I urge you to vote NO on the proposal to raise the non payment eviction threshold to three months. With mortgages, taxes, insurance, maintenance etc. to pay - housing providers are at their limits. We cannot sustain this. Along with AB1482, California has the most renter friendly laws of any state. Please focus instead on rental assistance programs to assist renters.

Thank you.

Sincerely,
Diana Pulver

[Sent from Yahoo Mail for iPad](#)