



April 13, 2020

The Honorable Kathryn Barger
Chair, Los Angeles County Board of Supervisors
500 West Temple Street, Suite 869
Los Angeles, CA 90012

SUBJECT: Item 42-A: Los Angeles County Eviction Moratorium in Response to COVID-19 - CONCERNS

Dear Supervisor Barger,

On behalf of the Valley Industry & Commerce Association (VICA), we are writing in response to the motion introduced by the Los Angeles County Board of Supervisors regarding an eviction moratorium for LA County. While we commend the tireless efforts and swift response to COVID-19 by the Board of Supervisors, we are concerned with the implications and ramifications of the item 42-A on smaller landlords and property owners, especially at a time when many are struggling to stay alive.

Unpaid rent or deferral for an extended period of time will have a number of consequences. Without sustained and reliable rent payments, owners and operators will not be able to pay their mortgages and other bills in order to continue operating. This would force owners to make difficult decisions regarding maintenance issues and staffing which impacts the livelihoods of those who service the properties.

We urge the Board of Supervisors to consider the following:

- The deferral period for rent repayment should remain six months. This is consistent with other jurisdictions throughout California, which is essential in this state of emergency. Time periods can be extended and reviewed as this crisis unfolds. 12 months could push independent rental owners into mortgage default.
- When a tenant needs deferral, it is reasonable that some type of documentation be required to show their loss of income is related to the COVID-19 outbreak. This could be a letter from an employer, a notice that a restaurant is shut down, etc. The moratorium should only apply to non-payment of rent.
- An eviction moratorium should only apply to unincorporated areas of Los Angeles County. Applying an eviction moratorium to all 88 cities in Los Angeles County presents a lot of uncertainty for cities as they would be left with the administrative and implementation burden. Cities which have been following the Governor Gavin Newsom's orders should not be punished by requiring them to adopt the eviction moratorium approved by the Board. This provision should be narrowed and only apply to the unincorporated areas of the County.

Housing providers need consideration and relief as well during this crisis. We urge the Board to find a consistent and equitable approach which will help everyone, including small businesses and housing providers, get through this difficult time while protecting their health, their homes and their financial security.



Thank you for your consideration on this critical issue.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Rosenheim', is positioned to the left of the printed name.

Brad Rosenheim
VICA Chair

A handwritten signature in black ink, appearing to read 'Stuart Waldman', is positioned to the right of the printed name.

Stuart Waldman
VICA President