

January 20, 2021

General Public Comment Re: Agenda Item 12, local ordinance to protect tenants.

The undersigned support the City’s adoption of a straightforward procedural requirement that landlords undertake due diligence regarding planned remodeling before evicting tenants.

Under existing law, landlords can evict tenants under the pretense of “substantial remodeling” without proof that any remodeling will actually be performed, much less that remodeling will be substantial. The proposed ordinance builds on state law by requiring landlords to obtain all necessary permits in advance of issuing an eviction notice, and describe in the eviction notice the nature of the remodel and why it cannot be performed in under 30 days.

Eviction moratoria at the local, state and federal level are not enough to stop landlords from initiating eviction proceedings. Often, invalid eviction notices are enough to drive tenants out of their units. Without robust protections, South Pasadena tenants are at risk of eviction in the midst of a global pandemic and historic recession.

The ordinance benefits tenants and landlords by requiring transparency and avoiding prolonged litigation. Without the ordinance, tenants have no option but to challenge their eviction in court and learn through discovery whether the landlord’s renovations are ‘substantial’ under state law.

Strengthening renter protections to prevent erosion of affordable housing stock and gamesmanship by landlords enjoys broad support in South Pasadena. The South Pasadena Tenants Union, the Housing Rights Center, and the Legal Aid Foundation of Los Angeles all support passage of the ordinance.

We support the City Council’s adoption of the urgency ordinance at the January 20, 2021 City Council meeting.

Signed,

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|----------------------------|---------------------------|
| 1. Alexander Aquino | 15. Barbara Eisenstein |
| 2. Anne Bagasao | 16. Owen Ellickson |
| 3. Dr. Paula Bagasao | 17. Alan Ehrlich |
| 4. Kerrie Barbato | 18. Justin Ehrlich |
| 5. Matthew Barbato | 19. Stephanie Ehrlich |
| 6. Chris Becker | 20. Sarah Erlich |
| 7. Jeremy Becker | 21. Tzung-lin Fu |
| 8. Robin Becker | 22. Noel Garcia |
| 9. Felicie Borredon | 23. William Hoadley-Brill |
| 10. Laurent Borredon | 24. Laboni Hoq |
| 11. Tony Butka | 25. Mariana Huerta Jones |
| 12. Frederick Eberhardt | 26. Che Hurley |
| 13. Jennifer De Ladurantey | 27. Ella Hushagen |
| 14. Grace Dennis | 28. Amy Davis Jones |

29. William Kelly
30. Afshin Ketabi
31. Caroline Kimbel
32. Kristen Kuhlman
33. Caitlin Lainoff
34. Anthony LeBeau
35. Tony Lockhart
36. Sofia Lopez
37. Abby McCrate
38. Jenny Munninnopamas
39. Adam Murray
40. Ayaka Nakaji
41. Robyn Nedelcu
42. Joanne Nuckols
43. Carla Obert
44. Victoria Patterson
45. Sarah Perez-Silverman
46. FJ Pratt

47. Myron Dean Quon
48. Minoli Ratnatunga
49. Zahir Rob
50. Aliza Rood
51. Andrea Seigel
52. Delaine Shane
53. Alexandra Shannon
54. Sean Singleton
55. Chris Smith
56. John Srebalus
57. Levi Srebalus
58. Katie Telser
59. Andrew Terhune
60. Cassandra Terhune
61. Helen Tran
62. Roya Yasharpour
63. Jean Yu