



"Great Apartments Start Here!"

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Via Electronic Mail

Hon. Mayor Elizabeth Alcantar Loza, and the
Members of the Cudahy City Council
City Hall
5240 Santa Ana Street
Cudahy, California 90201

Re: Eviction Threshold (Agenda Item 14E)

Honorable Mayor Alcantar Loza of the Cudahy City Council:

This letter concerns the proposed eviction threshold ordinance that is being considered at the City Council meeting on Tuesday, October 7th (Agenda Item 14E). We understand that evictions are an important and difficult issue. Therefore, passing a new ordinance regarding evictions should be held to the highest standards for transparency and necessity.

Yet, the city staff report contains **no data** showing that evictions are occurring for amounts below one month's rent in Cudahy. Further, eviction is a last resort for rental housing providers even when renters are unable to pay the monthly rent at any amount due to the extensive time, cost and disruption associated with evictions in Los Angeles County.

As you know, small local businesses, such as independent housing providers, cannot survive and continue to provide housing for renters if they cannot cover the monthly costs for their property including, monthly mortgage payments, insurance premiums that have tripled and quadrupled in recent years, trash hauling, sewer, repairs, maintenance, etc. by receiving legally owed rent as income. Housing providers depend on rental payments to maintain properties and properly plan for major repairs, especially as much of Cudahy's rental housing is comprised of older housing stock.

In addition, enabling renters to accumulate more unpaid rent debt only results in greater, long-term harm. The larger the debt burden, the higher the likelihood that the owed amount will not be paid resulting in damage to the renter's credit history and their ability to find housing and new employment in the future.

Further, there will likely be some unscrupulous renters that will wrongfully exploit any new threshold by consistently paying insufficient rent that falls just below the threshold for eviction. This damages the small owner the most, and other renters that must shoulder the burden in what will eventually become higher rent for the individual who is refusing to pay their share as agreed to under the lease. If such an ordinance moves



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forward, then safety guards should be included in it such as a renter not being able to utilize this defense more than once for in any twelve-month period.

We urge the City Council to take a closer look at this issue by requesting city staff to gather data from the eviction court as to amount of rent owed for unlawful detainer actions filed for residents of Cudahy. Once such concrete data has been obtained, then an appropriate threshold amount can be set, if one is needed at all. Also, we urge the City Council to create an emergency rental assistance program for renters that fall behind in rent due to sudden illness, injury or job loss. This is the most effective way for the city to ensure that renters retain their housing during times of temporary instability.

Thank you for your time and consideration of these matters. 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,

Janet M. Gagnon

Janet M. Gagnon, Esq.

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