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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,



Janet M. Gagnon, Esq.

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