



"Great Apartments Start Here!"

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March 3, 2025
Via Electronic Mail

Hon. Mayor Victor Gordo
and the Members of the Pasadena City Council
Pasadena City Hall
100 North Garfield Avenue, Room S249
Pasadena, California 9

Re: Eviction Moratorium – Agenda Item 8

Dear Mayor Gordo and Members of the Pasadena City Council:

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 have extensive experience with the Los Angeles County Board of Supervisors' recent resolution and are eager to share our knowledge with you.

Eviction Moratorium (a/k/a, Eviction Defense)

The Pasadena Rental Housing Board (PRHB) held a "special meeting" on Monday, February 27th during which the eviction moratorium received little discussion and was forced through by Board Chair, Ryan Bell over the questions of other Board members. Despite the PRHB report that the vote was "unanimous", there was no substantive discussion regarding the recently passed resolution by the County Board of Supervisors nor any specific aspects that warranted additional consideration by the Pasadena City Council.

The Los Angeles County Board of Supervisors passed a resolution on Tuesday, February 25th that created a new countywide eviction moratorium for all 88 incorporated cities, including Pasadena as well as the unincorporated areas. It is already in effect countywide.

This moratorium is focused on protecting renters that were financially impacted by wildfires by as little as 10% of their average monthly household income. This is already an extremely low requirement as it means that an individual could lose as little as 1 in 10 jobs as an independent consultant and still qualify for the eviction defense.

The eviction defense requires a renter to provide written notice to the owner under penalty of perjury that they are: (i) currently seeking new work, (ii) applying for unemployment benefits or (iii) applying for rental assistance from FEMA, Los Angeles County's two new funds (Worker Relief Fund or Household Relief

Grant), or other sources. This was included to encourage individuals to actively seek new/additional work or other sources of funding to be able to stay current on their rent, if possible.

The eviction defense provides a 6-month eviction moratorium with an additional 12-month repayment period. This means that rental housing providers would be without the owed rent for up to **18 months**. This will cause extreme damage to mom-and-pop owners already struggling with mass amounts of unpaid rent due to the COVID-19 moratoriums. An even longer eviction moratorium of 1 year was originally considered and rejected based on the fact that it would create such a huge amount of back rent that it was extremely unlikely that any renter would be able to pay it back. This was a compromise between 3-months as an "urgency" item to allow a brief pause to allow renters to get back on their feet without falling too deeply into debt.

Unfortunately, the resolution does not contain a repayment plan by requiring a minimum payback percentage per month during the repayment period. So, it is possible that some renters will either forget or choose not to pay the back rent owed despite receiving new work or rental assistance and wind up owing the full amount at the end of the repayment period.

While the resolution does not include all the safeguards that we would have liked to see included, it does represent a balance between allowing individuals financially impacted by the wildfires to temporarily fall behind in rent that is owed without accruing so much that repayment would be nearly impossible.

We urge the Council to promote the existing Countywide resolution rather than creating an additional City ordinance to avoid confusion amongst renters and owners that would result in improper utilization and compliance issues. We also urge the Council to consider creating its own direct rental assistance program either for financially impacted low-income renters and/or small housing providers with renters unable to pay the rent due to the wildfires.

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". The script is fluid and cursive.

Janet M. Gagnon, Esq.

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