



"Great Apartments Start Here!"

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September 29, 2025
Via Electronic Mail

Hon. Mayor Dan O'Brien
and the Members of the Culver City Council
Mike Balkman Council Chambers
9770 Culver Boulevard
Culver City, California 90232

Re: Eviction Moratorium, Rent Freeze and Rental Assistance – Agenda Item A-2

Dear Mayor O'Brien and Members of the Culver City Council:

The Apartment Association of Greater Los Angeles (AAGLA) represents rental housing providers throughout Los Angeles, Ventura and San Bernardino counties, including many in Culver City. 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 consideration and adoption of an emergency rent relief program (ERRP) and upcoming discussion on the concept of an eviction moratorium.

Emergency Rent Relief Program (ERRP)

On September 16th, the Los Angeles County Board of Supervisors voted unanimously to create a new emergency rent relief program (ERRP) that will be available countywide within 90 days. The program will provide funding for renters impacted by recent U.S. Immigration and Customs Enforcement (ICE) activities and renters that continue to need assistance due to the recent wildfires. The program will be administered by a third-party administrator hired by the Department of Consumer and Business Affairs (DCBA).

The County had created an earlier rental assistance program for renters impacted by the wildfires that lived in the unincorporate areas only. This new program is open to renters **countywide** and provides additional assistance for renters who are still in need of financial assistance due to the wildfires and who meet specific requirements, including household income at or below 150% of the Area Median Income (AMI) and a reduction in monthly household income by more than 10%.

In addition, rental assistance will be available for renters **countywide** for households at or below 80% AMI who have been impacted by recent ICE activities. Also, there is limited assistance for small rental housing providers that have 4 or fewer units within the unincorporated areas only, have a household income at or below 80% AMI and that still have vacant units due to ongoing repairs related to the wildfires. The amount of rental assistance for all renters and small rental housing owners is limited to 6 months of rent not to exceed \$15,000 per household.

This new fund will have a total of \$19,788,000 available for impacted individuals with half of the original \$10,000,000 available for renters impacted by recent ICE activities as well as part of the addition \$9,788,000 million that has been added to it by the Supervisor's recent motion.

Eviction Moratorium and Rent Freeze

We appreciate that staff has provided a new report that mentions the eviction moratorium that is being considered by the Board of Supervisors on October 7th. AAGLA strongly opposes any eviction moratorium or rent freeze as neither policy specifically assists individuals who have been directly impacted by ICE enforcement activities. Instead, it creates an extreme financial burden for rental housing providers as they continue to incur monthly costs of providing housing. No small business can stay afloat without income to cover operating costs. Many small rental housing providers have still not fully recovered from the substantial losses incurred under pandemic moratoriums and continue to struggle with greatly increase property insurance, trash hauling, sewer, labor, material and supply costs.

It is also important to note that Culver City's renter population is significantly different from the City of Los Angeles and other cities that have experienced ICE activities, and which other cities have seen far greater enforcement. According to The Rent Brigade report, Culver City has only experienced a single enforcement activity to date. The median household income for Culver City is more than \$122,000 compared to Los Angeles at \$80,000. In addition, the vast majority of renters in Culver City are legal residents (either U.S. born or born elsewhere) with less than 10% being non-citizens according to Point2Homes.com. Therefore, any eviction moratorium or rent freeze would be far too broad in its impact.

Instead, we urge the use of rental assistance as the far better policy to directly help impacted individuals. If the City Council believes more assistance is needed beyond the ERRP provided by the County, then we encourage the City to create a local assistance program for Culver City residents.

Conclusion

We strongly urge the Culver City Council to fully utilize the new ERRP being created by L.A. County and direct resources to publicize it to those in need of such financial assistance. Any other policy actions would only cause severe harm to small housing providers and drive more affordable rental housing out of the city.

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".

Janet M. Gagnon, Esq.

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