



"Great Apartments Start Here!"

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Via Electronic Mail

Hon. Mayor Adele Andrade-Stadler, and the
Members of the Alhambra City Council
111 South First Street
Alhambra, California 91801

Re: Tenant Protection Ordinances: Adoption of an Urgency Ordinance Imposing a Temporary Moratorium on No Fault, substantial Remodel Evictions for Certain Residential Tenancies in the city of Alhambra and First Reading of a Non-Urgency Ordinance Regarding the Same– F2M23-7, O2M23-4811, O2M23-4812 (Agenda Item 27)

Dear Hon. Mayor Adele Andrade-Stadler and Members of the Alhambra City Council:

At tonight's City Council meeting, the Council will consider adoption of an interim urgency ordinance establishing a **6-month citywide prohibition on all substantial remodels** (Agenda Item 19). The Apartment Association of Greater Los Angeles (AAGLA) is strongly opposed to the imposition of this urgency ordinance as there has been no data presented by City staff showing a substantial citywide issue with substantial remodels to justify skipping the normal review process with full stakeholder engagement by all impacted parties, including independent, mom-and-pop rental housing providers. We urge the Council to reject this urgency ordinance and the regular ordinance and take no further action on this item until and unless the City can show there is a widespread issue currently taking place in Alhambra regarding substantial remodels.

The staff report alleges that at the May 8th City Council meeting, "current tenants and tenant advocates" made claims of "impending" renovation notices by rental housing owners in Alhambra for substantial remodels. **However, there is no evidence whatsoever that the staff took any steps to verify these bald-faced claims and no specific specific "bad actor(s)" property owner(s) in Alhambra were identified.** In fact, it is a growing trend for renter advocates to wrongfully bus in renters from outside a jurisdiction to pose as residents and falsely claim that Alhambra rental housing providers are mistreating them. Since the City failed to do any follow up with any of the speakers, the City Council should not take any further steps towards passage of either the urgency ordinance or the regular ordinance at this time. **To do otherwise would only incentivize and embolden further false claims to be made to the Council by all types of speakers on any subject to manipulate the Council into making decisions that are not in the best interests of all Alhambra's residents.**

AAGLA, established in 1917, is a voluntary membership trade association whose nearly 10,000 members are rental housing providers and property management professionals throughout Los Angeles, Ventura, and San Bernardino counties, including the City of South Pasadena. More than 80% of our members are independent, mom-and-pop rental housing owners with fewer than 20 units, and many who own only a single rental property that they rely upon for their families' daily living expenses such as medical costs as retirees or newly arrived immigrants.



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Substantial remodels serve an important purpose in preserving the aging rental housing stock in Alhambra. Without allowing owners to make badly needed upgrades, renters in older buildings would be required to forgo modern necessities such as broadband access, high efficiency appliances (reducing their utility bills), and electrical systems that can accommodate multiple electronic devices (individual cell phones, laptops for remote work and education, microwaves, hair dryers, etc.). As such, renters in older buildings (as is the majority of Alhambra's existing rental housing) would be subject to a lower standard of living than those in newer or remodeled buildings. In addition, it would be grossly unfair to rental housing providers to immediately stop substantial remodels when they have already taken out financing and are currently taking place.

A far better solution for individual issues is for the City to create a voluntary mediation program like the one in Santa Barbara. Santa Barbara's voluntary mediation program that has existed for many years and is extremely successful and reaching mutually amicable and tailored solutions for renters and rental housing providers alike. This will also provide the City with data as to issues that are being experienced citywide, frequency, specific neighborhoods, types of property ownership, sizes and age of properties, and resolutions achieved.

AAGLA urges the Council to reject the urgency ordinance and regular ordinance in their entirety. Instead, we urge the Council to conduct extensive outreach efforts to renters and rental housing providers alike on the existing protections in place contained in AB 1482 and to develop a robust voluntary mediation program similar to one that already exists in Santa Barbara.

Thank you for your time and consideration of these matters. If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at janet@aagla.org.

Very truly yours,

Janet M. Gagnon

Janet M. Gagnon, Esq.