



*"Great Apartments Start Here!"*

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**Via Electronic Mail**

Los Angeles County Board of Supervisors  
Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**Re: Eviction Moratorium – COVID-19**

Dear Board of Supervisors:

We are experiencing a global pandemic that has necessitated government action at all levels to curtail further advancement of the Coronavirus (COVID-19) and minimize the financial loss affecting a multitude of industries and the individuals whose livelihoods are dependent upon those industries. The Apartment Association of Greater Los Angeles (AAGLA) urges the Board of Supervisors to take a holistic approach in recognition of the detrimental impacts of COVID-19 on the County's residents and businesses, all of whom need support during this most challenging time.

As the Board of Supervisors contemplates instituting an eviction moratorium prohibiting rental housing providers from evicting residential and commercial renters, impacted by the COVID-19 pandemic, due to non-payment of rent, we urge you to provide specific parameters relative to the eviction moratorium to improve renters and rental housing providers understanding of their rights and responsibilities. We urge the Board of Supervisors to require that renters provide written notice to rental housing providers of their inability to pay rent as soon as the circumstances related to COVID-19 arises and prior to the rent due date, so that rental housing providers can make financial adjustments to account for their loss in rental revenue. Of equal importance, renters should be required to provide specific, verifiable supporting employment or medical documentation reflecting that their loss of income is directly related to COVID-19. Further, rental housing providers should be permitted to request and accept partial rental payments from renters without modification of lease agreements or limitation on their ability to later seek payment of unpaid rent. Rental housing providers and renters should make best efforts to find workable solutions regarding rental payments, including partial rent payments and scheduled repayments, where appropriate. As the pandemic and related government interventions are continuously evolving, we urge the Board of Supervisors to apply the eviction moratorium to evictions as of the date of the moratorium and for a period of 30 days with the option to extend the moratorium as necessary.



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The Apartment Association of Greater Los Angeles (AAGLA) represents thousands of small rental housing providers, many of whom own properties in the County's unincorporated areas and provide housing to the its residents. Many of our members are retirees who rely on the modest rental income they receive to support themselves and maintain the building for their renters. During these extremely difficult times, rental housing providers are instituting more frequent and stringent building cleaning protocols in promotion of the health and safety of both residents and others entering their building which adds to their maintenance costs and makes it more challenging to pay for other financial obligations associated with rental property ownership including mortgage payments, property taxes, liability insurance, and contracts with service providers and vendors.

Deferred payment of rent has sweeping financial implications on not just the multifamily rental housing industry but also the small businesses that they support. Without rent revenue, owners will have no other option but to significantly reduce all non-essential building services and will have difficulty paying their property taxes and mortgages. Eviction moratoriums will not replace a renter's lost wages or cover the cost of food, medical prescriptions and related essentials. Accordingly, it is critical that the Board of Supervisors establish an emergency assistance fund to provide essential financial support to all impacted residents and businesses struggling during these uncertain and turbulent times. We also urge the Board of Supervisors to direct financial institutions and lenders to extend grace periods, offer deferred payment plans and provide interim relief to rental housing providers who have reduced rental income resulting from local emergencies. Community outreach and education also plays a vital role in keeping residents informed of local resources and services available to individuals experiencing hardships resulting from COVID-19.

During this pandemic, it is essential that we all work together to develop effective and balanced solutions that serve to assist all those impacted and prevent further economic instability. 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 [danielle@aagla.org](mailto:danielle@aagla.org).

Very truly yours,

Danielle Leidner-Peretz