



*"Great Apartments Start Here!"*

Danielle Leidner-Peretz  
Director, Government Affairs &  
External Relations  
danielle@aagla.org  
213.384.4131; Ext. 309

April 23, 2020  
**Via Electronic Mail**

Hon. Mayor Meghan Sahli-Wells, and  
Members of the Culver City Council  
Culver City Hall  
9770 Culver Boulevard  
Culver City, California 90232

Re: Discussion of Eviction Moratoria Requirements For The Repayment of Unpaid Rent; And  
Direction To The City Manager As Deemed Appropriate (Agenda Item A-2)

---

Dear Hon. Mayor Sahli-Wells and Members of the Culver City Council:

At the April 27, 2020 City Council meeting, the Council will discuss the Eviction Moratorium rent repayment period. Throughout the pandemic, the Apartment Association of Greater Los Angeles (AAGLA) has continually urged the City Council to take a balanced approach in recognition of the detrimental impacts of COVID-19 on **both** the City's residents and rental housing providers, all of whom need support during these most difficult and uncertain times.

Currently, residential renters who have notified the housing provider of their inability to pay rent coupled with a signed and dated declaration of such under penalty of perjury and who have made a "diligent and good faith effort to provide documentation" are afforded a period of six (6) months following the expiration of the local emergency period to repay any unpaid rent due. As the pandemic continuously evolves, the duration of the emergency is unknown and as a result the date upon which the repayment period will begin remains unclear.

Due to these ever-evolving dynamics, we urge the City Council to maintain the current repayment period. It is important to recognize that the repayment period represents a government mandated, interest-free loan to renters. The longer the repayment period, the increased likelihood of costly litigation and the possibility that deferred rent may never be repaid.

Housing providers much like their renters, through no fault of their own, are experiencing financial and health related hardships due to the COVID-19 pandemic. Housing providers have lost their jobs, have contracted the Coronavirus or cared for a loved one who has been ill with the virus. Simultaneously, housing providers are not receiving much needed rental revenue which they depend on to support their families and maintain the property for their renters. The longer the



*"Great Apartments Start Here!"*

repayment period the more challenging it will be for housing providers to meet ongoing financial obligations and critical building maintenance. Many of our members are small property owners and retirees, living on modest incomes with limited financial reserves to get through the duration of the emergency.

An equitable solution is for the City to establish a City funded rental assistance program to assist renters in financial need who are unable to pay current and deferred rent.

Notwithstanding, if the Council moves forward with an extension of the repayment period beyond six (6) months, we urge the City Council to require that renters begin to make repayments of the unpaid rent no later than six (6) months following the expiration of the local emergency.

During the continuation of the pandemic, it is essential that we all work together to develop effective and balanced solutions that serve to assist all those impacted, prevent further economic instability and facilitate the economic rebound ahead. 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*

Danielle Leidner-Peretz