



**California Apartment Association**  
4401 Atlantic Ave, Suite 200  
Long Beach CA, 90807

December 19, 2022

**Via Electronic Mail Only**

Honorable Chair Hahn & Board of Supervisors  
500 W. Temple Street  
Los Angeles, CA 90012

**RE: Item 62 A - Emergency Housing Measures: Extension (Oppose)**

Dear Honorable Board Chair Hahn and Supervisors,

The California Apartment Association (CAA) represents local housing providers, operators and suppliers along with business owners and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. Our members help house Los Angeles County.

**Oppose the Emergency Order Extension**

We urge the supervisors to oppose extension of COVID emergency housing orders. For several months, communications have gone out and residents have been educated on the sunset of the temporary measures implemented in spring of 2020. After three years of struggling under unbalanced mandates, housing providers finally had the clarity they would be able to receive compensation once again for their labor and services. Further, operators had planned on having the tools necessary to operate their properties and to ensure quiet enjoyment for their communities was restored. If approved, how will reliable communication of this extended order be carried across the county in such a limited timeframe?

For years, housing providers have suffered through a whiplash of emergency measures, bureaucracy, changing orders, instability and slow relief. Meanwhile, for all other sectors of the economy and society at large, emergency conditions have transitioned. The lifting of the rent freeze and eviction moratorium must be finalized. The County is among the last jurisdictions in the United States to maintain such strict and burdensome regulations.

Even with rising winter case counts, our insight into the virus and improved public health response warrant a shift in the county's emergency positioning. In 2020 when these orders were first introduced, the world and county were in a state of unknown. The county took appropriate action to preserve life and livelihood.

The landscape is completely different today. California has long ago re-opened. Vaccines and boosters are widely available. Children are back in school. Local shelter-in-place orders have been rescinded. The region hosted the Super Bowl. The President of the United States has declared "the pandemic is over". State and federal governments provided much needed financial relief to those in need and have set timelines to lift their respective decrees. As a

society, we have shifted away from emergency conditions toward managing and living with the presence of the virus.

### **Support Housing Providers**

Housing providers have been struggling under government-imposed regulations. Some have been forced to sell their properties while others continue to face significant duress. The county should be doing everything it can to support housing providers and incentivize investment in this essential service. The present regulatory environment is making housing more expensive and harder to find in the region.

Rental housing providers are not in the eviction business, but eviction is unfortunately, a necessary – and often singular – tool for addressing the most disruptive situations or when someone is no longer paying for service. Financial flexibility needs to be restored as the cost of operations have sky rocketed.

We urge the Supervisors to lift the unincorporated rent freeze and sunset emergency measures as had been laid out in January of this year.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Fred Sutton".

Fred Sutton  
California Apartment Association