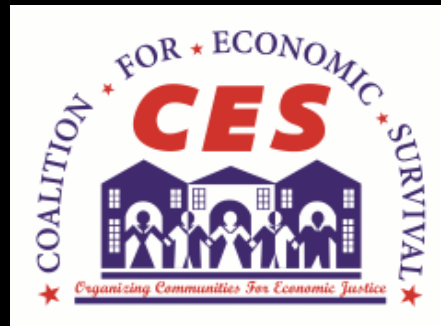




New Tenant Protections Proposed



LA County Supervisors Approve New Renter Eviction Protections for Those Who Lost Income Due to Fires

The Los Angeles County Board approved new tenant protections to stop evictions caused by January's wildfires. The measure, championed by Supervisor Lindsey Horvath, passed with a 4-0-1 vote; Supervisor Kathryn Barger abstained.

The ordinance applies to renters in both incorporated and unincorporated areas of Los Angeles County and provides temporary relief for those who have lost income because of the fires.

The new regulation will prohibit landlords from evicting most fire-affected tenants (excluding high-income renters) over the next six months. To qualify, tenants must submit a form confirming they have lost at least 10% of their income. Renters protected by the ordinance must pay all back rent by July 31, 2026, to avoid eviction.

Eviction protections apply to households whose income is less than 150% of the Area Median Income. This means a family of four needs roughly \$147,000, a couple needs around \$117,825, and a single person needs about \$103,125.



LA City Council Postpones Vote on Fire Eviction Defense Proposal

The Los Angeles City Council delayed a vote on a proposal to help nannies, gardeners, and other economically impacted residents fight evictions after

January's wildfires.

Councilwoman Eunisses Hernandez, who introduced the proposal last month alongside Councilman Hugo Soto-Martinez, said she heard the concerns from opponents and believes with the time granted, "we can come to a solution."

The council voted 11-0 to continue the item to March 4.

Soto-Martinez and Hernandez's initial proposal, including a one-year rent freeze and stronger eviction protections, faced opposition from colleagues and landlords, leading to its amendment.

"This motion has been cut and amended and whittled down," Hernandez said. "It is a completely different motion but still with protections that are incredibly vital for our city."

Hernandez introduced additional amendments to establish a three-month period for tenants to pay back rent and expedite the policy, but it was rejected in a 7-4 vote. She argued the proposal would not be invoking a "blanket, wide eviction moratorium," which many landlords previously criticized and feared would hurt them.

"This is just a small Band-Aid to help folks stay in their housing so that more people don't fall into this 'eviction to homelessness' pipeline," Hernandez said.



State Bill Introduced Proposes Rent Freeze Across Los Angeles County In Response to Wildfire Impact



Assemblyman Isaac Bryan

This month, a bill was introduced at the state Capitol to temporarily halt rent increases in Los Angeles County for one year, post-Palisades Fire and windstorm emergency. Both CES and Housing is a Human Right are co-sponsors of the bill.

Proposed by Assemblyman Isaac G. Bryan (D-Los Angeles), AB 246 aims to freeze rents as of January 7, 2025, and disallow any increases while the freeze is in effect. The bill surpasses California's anti-price-gouging statute (Penal Code Section 396), which only caps rent increases at 10% during emergencies, by banning all rent increases.

Following reports of substantial rent hikes—including 60% increases in Venice and over 100% in Santa Monica—Bryan presented the bill. Civil

penalties of up to \$10,000 per violation will be enforced by district attorneys against those who violate AB 246.



Coalition for Economic Survival
IN THE NEWS!!!



[Coalition for Economic Survival](#) Executive Director Larry Gross was interviewed for a CBS LA news story on the impact of the LA fires on renters. [Click Here to Watch](#)



salon

Exploiting disaster: Renters accuse Los Angeles landlords of "abusive and illegal" price hikes

Landlords are reportedly flouting laws that prohibit them from jacking up prices during an emergency

By Nicholas Liu
January 21, 2025

Los Angeles-area landlords appear determined not to let a disaster go to waste, with tenant rights organizations and displaced people searching for shelter reporting that the prices for apartment rentals and hotels have increased by as much as 100 percent since wildfires engulfed sections of the city.



Because California is in a state of emergency, laws targeting price-gouging, including a ban on landlords raising rents by more than 10 percent of pre-emergency levels, should be in effect. But that hasn't deterred some landlords from apparently raising their rents by far more than that, creating bidding wars — which potentially allows them to "accept" an offer higher than the state-mandated limit — and leading activists to accuse them of callously exploiting displaced survivors who have lost almost everything to the fires.

"Authorities are focused on arresting the looters and boasting about how they've arrested so many of them, but they haven't done anything about these landlords who are looting people's wallets, trying to profit from the misery that they're are facing right now," Larry Gross, executive director of [Coalition for Economic Survival](#) (CES), told Salon.

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Fires Add Disaster to the Los Angeles Housing Crisis

Preventing price gouging on rents and predatory evictions are looming challenges for public officials.

By Mark Kreidler - January 16, 2025

One of the worst natural disasters in U.S. history, the fires in and around Los Angeles will rewrite the story of housing there.

Accounts already abound of skyrocketing rents and price gouging as thousands of Angelenos, some of them monied, are forced into an emergency housing market after losing their homes. The cost and environmental impact of rebuilding thousands of lost homes is another thread entirely.



"Prior to this, Los Angeles was facing the most severe affordable housing crisis in the nation," said Larry Gross, with the [Coalition for Economic Survival](#), an L.A.-based nonprofit that advocates for low- and moderate-income renters. "This is going to exacerbate that to levels that I can't even imagine."

"Long-term, low-rent tenants are the ones who are going to have a target on their backs, and for the most part those are low-income wage earners, seniors on fixed incomes, the disabled and people of color," Gross said. "The rent gouging is a form of looting, and our leaders need to make examples of those who profiteer off the misery and tragedy that we're facing."

[Click Here to View the Entire Article](#)



How the LA wildfires could exacerbate the region's housing and homelessness crises

After the fires destroyed thousands of homes, displaced residents face rental price gouging and dire need for essential supplies

by Jocelyn Figueroa - February 4th, 2025

While California law prohibits price gouging, there is a loophole. These rules don't apply to new renters, said Larry Gross, the executive director of local nonprofit [Coalition for Economic Survival \(CES\)](#). And while landlords can be fined up to \$10,000 for price gouging, that amount may not deter them if they're able to make half of that with a single rent payment.



At this point, no actions have been filed against landlords. "The city has no issue arresting looters for theft," Gross said. "What landlords are doing is also theft."

In response, CES and many other LA-based organizations are pushing the LA City Council to declare a rent freeze and placing a moratorium on evictions. So far, the City Council has delayed the proposal. "We can't afford to wait," Gross said.

Gross urged residents to sign up for the group's [Tenants' Rights Zoom Clinic](#), which runs every Saturday at 10 a.m. PST. CES also offers one-on-one counseling. Whether someone has lost their home or is being threatened with eviction, Gross said CES can help.

Empty Los Angeles

I am a former property manager and I do not believe in the Ellis Act. Period.



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8 **20** **(Blank)**

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[1](#) [2](#) [11](#)

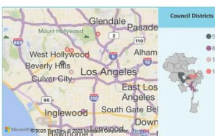
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Current District Selected
Filter Selected
Unit Range(s) Selected
APNs(s) Selected

ALL
ALL
ALL
ALL

Map by Application Year



[1/1/2025](#)
[2/04/2025](#)

Note: press and hold the Ctrl key to select multiple items from the list below.

Application Year

[2025](#)

Current District (ISO)

[All](#)

ISO

[All](#)

Application Ranges

[5/1/2019-5/1/2020](#)
[5/1/2020-5/1/2021](#)
[5/1/2021-5/1/2022](#)
[5/1/2022-5/1/2023](#)
[5/1/2023-5/1/2024](#)
[5/1/2024-5/1/2025](#)

APNs

[0518017000](#)
[0518017001](#)

Date as of 5/1/2025

Data on this dashboard is from July 2007 to the present.

Note: EIS Repayment Units are residential units built subsequent to demolition of ISO units. The identification process is ongoing.

* If this APN was first used with another APN unit involved in EIS repayment units being built on a new APN.

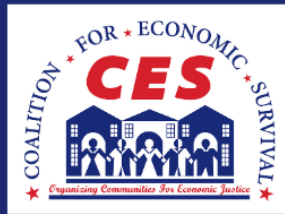
Blank = This APN does not have EIS repayment units or has not yet been identified as EIS repayment.

Numerical Entry = These are the total number of EIS repayment units built.

APN	ISO	APN or Sunset Blvd	Council District	Current District	Repayment Unit	Repayment Unit
554911001	1/1/2020	6841 W SUNSET BLVD	HOLLYWOOD	90028	12	12
551107000	1/1/2021	8013 W 4TH ST	LOS ANGELES	90046	5	2
420211000	1/1/2023	42021 S BROAD ST	LOS ANGELES	90011	13	13
5029016005	1/6/2023	1300 S SCHMIDT DR	LOS ANGELES	90016	10	10
500180002	1/6/2023	824 S MONROVIA AVE	LOS ANGELES	90009	10	10
5002300112	1/1/2025	1305 S MONROVIA AVE	LOS ANGELES	90009	10	10
0518017000	2/01/2025	1000 W 4TH ST	LOS ANGELES	90012	8	8

The [Coalition for Economic Survival](#) has spent years compiling data on Ellis Act evictions and mapping them with the Anti-Eviction Mapping Project, to give an idea of how severe the problem has become.

[Click Here to View the Entire Article](#)



COALITION FOR ECONOMIC SURVIVAL



TENANTS' RIGHTS CLINIC



Saturdays - 10 am

Email: HelpingLAREnters@gmail.com
to Request a Link to Register for Clinic

KNOW YOUR RENTERS' RIGHTS

Serving All LA Area Tenants
Language Accommodations for Spanish and Russian

ATTENTION ALL RENTERS! ***Know Your Rights By Attending the*** **Coalition for Economic Survival** **Tenants' Rights Zoom Clinic**

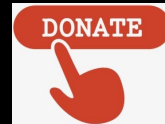
To sign up for the next Coalition for Economic Survival
Tenants' Rights Clinic via ZOOM
Request a Link by emailing:
HelpingLAREnters@gmail.com

The Clinic serves the entire Southern California area.
Accommodations for Spanish, Russian speakers are provided.

One-On-One Assistance With an Attorney.

CES holds the Clinic **Every Saturday** via Zoom at 10 am.
and every Wednesday at 6 pm for West Hollywood Renters.
To request a link to register for any Clinic
email: HelpingLAREnters@gmail.com.

Donate Now to the Coalition for Economic Survival



Donate to the Coalition for Economic Survival (CES)

Help Support the Coalition for Economic Survival. Donate Now!

One-Time

Monthly

\$10

\$25

\$50

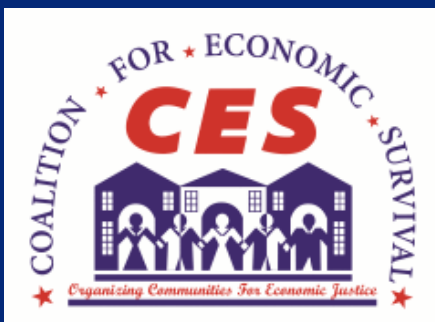
\$100

\$250

\$500

\$1,000

\$ Other



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