

Attention All Landlords and Renters!
A Secret Agenda by the City of Los Angeles
Is Placing Your Property and Your Life at Risk!
by Bill Hooley

If you are a landlord who owns property in the City of Los Angeles, or if you are a renter living in an apartment building in Los Angeles, this concerns you. The City of Los Angeles, our elected officials in City Hall, because of a politically correct agenda of not going after renters who are breaking the law, are discriminating against landlords and placing the lives of other renters, police officers, and firefighters at risk.

Here is what is going on.... There is an ordinance in the Los Angeles Fire Department Building Inspection Manual that regulates the number of occupants who can legally reside in any dwelling. The law states there must be three hundred square feet of floor space for every occupant. It does not matter if the occupant is an adult or an infant. This is the law.

Part 1 - How This Affects You if You are a Landlord

Most landlords who own apartment buildings in the City of Los Angeles already know that if a destructive tenant damages his or her property in some way and then calls the Los Angeles Housing Department, the housing department will respond quickly to the tenant's complaint and start going after the landlord to fix the damage immediately. Yet, the housing department will not do anything to help a landlord evict a destructive tenant. In the eyes of the Los Angeles Housing Department, tenants can do no wrong and landlords are evil people.

Part 2 – How This Affects You if You are a Renter

Suppose you live in an apartment building that has twenty-five units. When people overcrowd an apartment, they tend to do dangerous things. Quite often they start storing flammable items such as clothing too close to the furnace, next to the hot water heater, or too close to the stove in the kitchen. All these appliances have pilot lights which are active flames. There may come a day when a fire breaks out and because there are so many flammable items too close to a flame, the apartment could become a ball of fire in a minute or two.

The Ugly Truth

Reckless lowlife types who overcrowd apartments often allow their drifter type friends to move in with them. Guys who make their living as neighborhood car mechanics and handymen often own all types of flammable chemicals that they bring with them when they move into an apartment. This is an explosion waiting to happen. The apartment building where you live could become one giant inferno before help can arrive. This puts all your personal property, your life and your entire family at risk. You could be sleeping during the night, and when the smoke from the fire enters your apartment, that can kill you long before the fire ever reaches your apartment.

Part 3 – If You are a Firefighter

If the LA Housing Department or the Building and Safety Department won't inspect overcrowded apartments to determine if tenants are breaking the law, that puts you at risk. If existing laws don't allow the LAFD to enter an apartment when a landlord invites you to inspect the apartment when he or she believes that a unit is illegally overcrowded, that creates a fire hazard that most likely one day you will have to deal with. This is a risk that can be eliminated safely long before it becomes a big fire where you might have to risk your life to save someone trapped inside. It is wrong for idiotic "political correctness" to intentionally place our dedicated firefighters at risk.

Part 4 – If You are a Police Officer

Overcrowding of apartments poses a danger for the police because more police officers are killed when responding to call for help in domestic violence situations than in any other type of police action. The higher the number of people involved in a domestic disturbance, the greater the increase in the degree of danger for the police.

Part 5 – My Situation

I own an apartment building where the tenants have overcrowded the units. They are in total violation of the square feet limitations. I reached out to the Los Angeles Housing Department and I asked them about relocating my tenants. They are poor people and they had too many children during the last twelve years of living in my apartment building. Instead of working with me, my building was placed in REAP and the City, in order to lure my tenants to pay their rent to the City instead of me, offered my tenants a permanent fifty percent rent reduction. No one at the LAHD will discuss the overcrowding issue with me. This shows just how political they are.

In my situation, I have tenants who have severely overcrowded their apartments, they are abusing my building and then the housing department blames me for the building's condition. Because my tenants are poor minorities, the housing department won't place the blame where it belongs. I believe that in the City of Los Angeles, "political correctness" by our elected officials has reached the point of insanity and that is why they are not concerned with endangering lives of innocent people.

The Big Lie

Over the last two years, I met with housing department officials and eviction attorneys and they all told me that there are no limitations as to how many people may occupy a one bedroom apartment. Then I found out about the Fire Department Inspection Manual and it is part of the municipal code. I now believe that the Housing Department knew about this law all along but they wanted to keep it a secret because they generally despise landlords.

This is such a well-kept secret that many attorneys have no knowledge about the "one occupant per three hundred square feet" law. Do we want our local government to keep laws secret from the public? Okay, there are some bad landlords just like there are bad doctors and bad politicians but to paint all landlords with the same wide brush is wrong. To have an agenda of discrimination against all landlords is un-American. Can you imagine the public outcry if some moronic elected official tried to create new

laws to over regulate and restrict the personal freedoms of people of color because a percentage of minority people has criminal records? In the City of Los Angeles, that is exactly what is going on when it comes to landlords.

Now it is a new day. I'm calling on all landlords and renters in the City of Los Angeles to join forces with me as I fight for equality. I believe that the law should be equal and fair to both landlords and renters. No one group should have an unfair advantage over the other.

If you are a landlord and you want to evict tenants who have overcrowded their apartment and are placing your other tenants at risk, you should photocopy this article and distribute it to all your other tenants.

If you are a renter and you are aware that someone who lives in your apartment building has overcrowded his or her unit, you should notify your landlord. Working together with your landlord, you should do everything you can so the City of Los Angeles takes action against those who are putting your property and your life at risk. The City of Los Angeles for many years now has been creating laws that make it difficult for a landlord to evict bad tenants. Even if the bad tenant in your building is a likeable guy and his friends staying with him are really "cool" people, is that a good enough reason to allow him to put your property, your life and your family at risk? When you lose everything you own, is he going to give you the money to replace what you've lost?

This issue has nothing to do with being poor or any minority issue, it is about right and wrong and the placing of innocent people at risk. When it comes to creating slums and degrading neighborhoods, the City of Los Angeles in many cases deserves the lion's share of the blame. For the City of Los Angeles to willingly allow the illegal overcrowding of apartments is wrong because it adds to the demoralizing of an area and helps turn an apartment building into sub-standard housing. By not co-operating with landlords when a property owner makes a request for the LAHD to document illegal apartment overcrowding by tenants simply proves that the LAHD is the source of the problem and not the solution. This policy by the LAHD is the main reason for the lowering of the quality of life in many apartment buildings. That is the end result when a government agency embraces a flawed agenda of "political correctness" over old-fashioned common sense. It doesn't take a social scientist to figure out that too many people occupying one small apartment can only lead to bigger problems.

If there is someone living in the apartment building where you live and because of illegal overcrowding you feel yourself being placed at risk, you must team up with your landlord. You should call the Los Angeles Housing Department; the City Attorney's Office, Building and Safety, your local councilperson, the president of the Los Angeles City Council, your county supervisor and HUD. You must stir things up in order to get the service you deserve from your local government. In life, it is always the squeaky wheel that gets the grease. You can go on-line and get all this information within an hour or by calling the City of Los Angeles at 311. Sure this is going to eat up some of your time to find out who you need to call. If you're thinking that it might just be too much of

an effort to get involved, think about what you have to lose if you don't get involved. What are you going to do if your apartment building is destroyed by fire?

If you are a landlord or renter, we all need to come together and fix what is wrong with the Los Angeles Housing Department. We need to put an end to an agenda of discrimination by the City of Los Angeles against honest landlords. We need to change the law and make it easier to evict bad tenants who are putting innocent lives at risk.

The reality is that many of our elected leaders believe that most of the public is stupid and when you call their office you are nothing more than a nuisance. I've talked with others who have found government unfairness in the past and they tell me that the only time that most elected officials will respond is when dozens of people start filing multi-million dollar lawsuits against the City. When the City starts paying out big settlements, that will create a public outcry. When tax dollars go to paying law suit settlements because of unfair laws, that infuriates the public and that is when our elected officials get concerned, take action and do the right thing because they don't want to be seen as incompetent and get voted out of office. Nothing works faster to get elected officials to do the right thing than to cause them to believe that their political career is at stake.

Politicians dread any story in the news that can turn the public against them. Working together we have the power to do that. I have many friends in the media who are interested in this story. So, if you've been treated unfairly by the Los Angeles Housing Department, do you want to suffer silently or do something about it? Aside from changing a few laws, I believe that we need a massive house cleaning at the Los Angeles Housing Department. Just like the LAPD and LA Fire Department, there should be a civilian review board composed of landlords and renters to oversee the LA Housing Department to make sure that landlords and renters are treated equally under the law. We're going to do this legally so please don't misunderstand me when I say, "the revolution is on, you're invited and bring your party hat for the celebration afterwards".

To get involved in bringing an end to an agenda of discrimination against property owners in Los Angeles, write to Bill Hooey, POB 46123, Los Angeles, CA 90046, email manlymanca@earthlink.net or call (323) 397-8740.