

MOTION

A report released earlier this month by Public Counsel and the UCLA School of Law estimates that since 2010 over 500,000 eviction proceedings have been filed with the County of Los Angeles. Staggeringly, the report suggests that the real number of evictions could be triple that amount, as many tenants seemingly vacated their units simply by the threat of eviction by their landlords.

Under typical housing market conditions, an eviction can be extremely disruptive to a tenant who struggles to make a burdensome monthly rental payment. An unanticipated housing move results in substantial costs such as down payments and moving fees that stress a family's budget.

Under the current statewide housing affordability crisis, an eviction can have devastating consequences. Not only are tenants being forced to pay an ever increasing portion of their income on rent, those who simply cannot afford higher rents are being pushed into homelessness without regard for their well-being or the well-being of the surrounding community.

To protect tenants, and thereby the character of neighborhoods, the City previously enacted the City's Rent Stabilization Ordinance (RSO) for units constructed prior to 1978. The RSO only allows for "Just Cause" evictions, which means that renters in RSO units can only be evicted for a limited number of reasons, such as breaking the terms of a lease. Although no-fault evictions can still occur, the RSO ensures that tenants evicted at no-fault receive financial relocation assistance. There are no rental protections for City residents in units constructed after 1978, except for what is stated in the terms of their rental contract, such as signing a 12 month lease.

Unfortunately, other laws such as Costa Hawkins and the Ellis Act restrict the City's ability to protect tenants from rent-gouging and evictions. However, there may be some existing State eviction protections provided to renters of non-RSO units that the City can adopt. Given the magnitude of the current housing affordability crisis, it is imperative that the City do all it can to protect its vulnerable residents. As such, the City Council should request the City Attorney to review and analyze eviction protection laws statewide and determine if any tenant protections can be implemented in Los Angeles.

I THEREFORE MOVE that the City Attorney, with the assistance of the Housing and Community Investment Department, be requested to report to Council with an analysis of Statewide eviction protection laws that can be adopted in Los Angeles to safeguard tenants' ability to remain in their homes.

I FURTHER MOVE that the Chief Legislative Analyst be instructed to report to Council with a review of eviction noticing requirements in other Cities.

PRESENTED BY: 

MITCH O'FARRELL

Councilmember, 13th District

SECONDED BY: 


JUN 20 2019