

HOUSING COMMITTEE REPORT report relative to costs and funding associated with implementation of a citywide Tenant Anti-Harassment Program.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. REQUEST the City Attorney, in consultation with the Los Angeles Housing and Community Investment Department (HCIDLA), to:
  - a. Draft an ordinance to define tenant harassment as described on pages three to four of the City Administrative Officer (CAO) report dated November 10, 2020, attached to the Council file, including clarification that removal of parking is acceptable if is done to comply with a Housing Code order, and to draft specific amendments to strengthen the Rent Stabilization Ordinance (RSO) to deter tenant harassment by amending the provisions on reductions in services and penalties and remedies for violations of the RSO as described on pages four through six of HCIDLA report dated, May 7, 2020 (pages 5 through 7 of the HCIDLA report dated December 3, 2018).
  - b. Draft the ordinance(s) necessary to provide remedies for tenant harassment consistent with those available to renters in RSO units to renters in all mutli-family rental units, as well as corporate owned single-family homes and condominiums.
  - c. Report back on the feasibility of adopting a rent-roll back provision for RSO units, when there is a finding of tenant harassment.
2. INSTRUCT the General Manager, HCIDLA, or designee to report back to the Mayor and Council in 12 months on the impact of the adopted ordinance(s); and, request additional funding and resources at that time, if necessary.
3. REQUEST the City Attorney, in consultation with HCIDLA, to draft an ordinance with clear, precise language to close ambiguity and vague provisions; add a requirement that the landlord be given notice and an opportunity to remedy a repair and maintenance problem before failure to repair counts as harassment; and include a “wobbler” provision allowing prosecutorial discretion in terms of enforcement actions.

Fiscal Impact Statement: The CAO reports that there is no impact on the General Fund. The recommendations to instruct the City Attorney to draft ordinances that define tenant harassment and penalties for violations will provide tenants legal grounds to pursue remedies against tenant harassment through civil court proceedings.

Financial Policies Statement: The CAO reports that the recommendations in this report comply with the City's Financial Policies.

Community Impact Statement: None submitted.

**(Budget and Finance Committee waived consideration of the above matter)**

SUMMARY:

At a special meeting held on November 23, 2020 the Housing Committee telephonically considered CAO and HCIDLA reports relative to costs and funding associated with implementation of a citywide Tenant Anti-Harassment Program. After providing an opportunity for public comment, the Committee approved as amended the recommendations in the CAO report dated, November 10, 2020, as detailed above, with an additional recommendation from the Committee Chair. This matter is now transmitted to Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
KREKORIAN:	ABSENT
HARRIS-DAWSON:	YES

KK 11/23/20

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**