

## TRANSMITTAL

To: **THE COUNCIL**

Date: **02/20/20**

From: **THE MAYOR**

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.

A handwritten signature in blue ink, appearing to be 'Eric Garcetti', is written over the printed name.

(Ana Guerrero) for

**ERIC GARCETTI**  
Mayor



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

**Regulatory Compliance & Code Bureau**  
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hcidla.lacity.org

February 4, 2020

CF No.: 19-1305  
Council District: Citywide  
Contact Persons :  
Aminah Williams (213) 808-8521  
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Honorable Eric Garcetti  
Mayor, City of Los Angeles  
200 North Spring Street, Room 303  
Los Angeles, California 90012

Attention: Heleen Ramirez, Legislative Coordinator

**LOS ANGELES HOUSING + COMMUNITY INVESTMENT DEPARTMENT (HCIDLA)  
RECOMMENDATIONS ON THE ADOPTION OF A PROGRAM TO EFFECTUATE  
THE TENANT PROTECTION ACT OF 2019 (CF 19-1305)**

**SUMMARY**

In accordance with Executive Directive No. 3, the General Manager of HCIDLA respectfully requests that your office review and approve this transmittal and forward it to the City Council for further consideration. Through this transmittal, HCIDLA seeks approval for the City Attorney to work with HCIDLA to draft ordinances needed to implement Assembly Bill 1482 (AB 1482) as described in this report. Additionally, HCIDLA seeks approval and requests authority to amend the existing contract with BAE Urban Economics (Contract C-133535) to provide an analysis of the resources, staffing, total funding and recommended annual fee to effectuate the Tenant Protection Act of 2019, as requested under motion 19-1305 by Councilman O'Farrell.

The Tenant Protection Act of 2019, otherwise known as AB 1482, moderates rent increases and provides Just Cause eviction protections for rental units constructed more than 15 years ago and not already subject to a local rent control ordinance. The motion requests HCIDLA, with the assistance of the City Administrative Officer (CAO), to report recommendations to effectuate AB 1482 in the City, including outreach, reporting, budgeting, and enforcement actions that the City could implement to expand protections to renters in Los Angeles under this new state law. HCIDLA's report recommends a framework for implementation of the Tenant Protection Act of 2019 for rental units in the City of Los Angeles not covered under the Rent Stabilization Ordinance (RSO).

## **RECOMMENDATIONS**

- I. That the Mayor review this transmittal and forward to the City Council for further action;
- II. That the City Council, subject to the approval of the Mayor:
  - A. INSTRUCT the City Attorney, in consultation with HCIDLA, to draft an ordinance that will:
    - i. Require the registration of rental units subject to AB 1482 in the same manner as prescribed by the RSO;
    - ii. Prohibit rent increases greater than 10%, or the Consumer Price Index plus 5%, whichever is less, in accordance with AB 1482;
    - iii. Include in the new ordinance a provision that the Rent Adjustment Commission (RAC) shall be responsible for promulgating rules and regulations to effectuate the provisions of the new ordinance.
  - B. INSTRUCT the City Attorney to report back on the feasibility of adopting an ordinance that will require the filing of Notices of Intent to Withdraw in compliance with Los Angeles Municipal Code (LAMC) 151.22 through 151.28 (Ellis provisions) for all properties subject to AB 1482.
  - C. AUTHORIZE the General Manager of HCIDLA, or designee, to negotiate and execute the first contract amendment to Contract C-133535 with BAE Urban Economics Inc. for the provision of services by: 1) extending the term by an additional twelve months, from May 2, 2020 through April 30, 2021, and to increase the contract amount by \$80,000 for a revised total of \$160,000, in substantial conformance with the draft document attached to this transmittal, in compliance with City contracting requirements and subject to the approval of the City Attorney as to form.
  - D. AUTHORIZE the City Controller to:
    - i. Appropriate \$80,000 to Account No. 43S780- Rent Stabilization Fee Study within Fund No. 440/43 Rent Stabilization Trust Fund;
    - ii. Expend funds not to exceed \$160,000 upon proper demand of the HCIDLA General Manager, or designee.
  - E. AUTHORIZE the General Manager or designee, to prepare Controller's instructions and make any technical adjustments consistent with the Mayor and the

Council actions related to this matter, subject to the approval of the CAO, and request the Controller to implement these instructions.

- F. INSTRUCT HCIDLA to report back on staff resources and funding necessary to implement program services necessary for the enforcement of AB 1482, including the appropriate annual rental unit registration fee.
- G. INSTRUCT HCIDLA to work with the RAC to adopt rules and regulations necessary to implement the provisions of the new tenant protections ordinances.

## **BACKGROUND**

The City Council adopted the RSO in May 1979 in order to safeguard tenants from excessive rent increases while providing landlords with just and reasonable returns from their rental units. The RSO generally applies to rental units constructed for residential use on or before October 1, 1978, with the exception of properties with one single-family dwelling on a single parcel.

On October 8, 2019, Governor Newsom signed the Tenant Protection Act of 2019, which for the first time, provides a level of tenant protections to renters in non-RSO buildings, generally multi-family buildings constructed after October 1, 1978. While not as robust as the tenant protections afforded by the RSO, the new law effective January 1, 2020: prevents rent “gouging” by prohibiting rent increases more than 5% above the Consumer Price Index (CPI) or 10%, whichever is less; requires Just Cause reasons for evictions; and provides for a minimal payment of one month’s relocation assistance for “no-fault” evictions. AB 1482 generally applies to multi-family rental units constructed more than 15 years ago and not covered by a local rent control ordinance. Rentals in single family homes and condos are covered only for units owned by a corporation, real estate investment trust, or a Limited Liability Company (LLC) controlled by a corporation. Adoption of this statewide law provides the most significant opportunity to advance tenant protections since the adoption of local rent control ordinances in the late 1970’s and early 1980’s. However, AB 1482 does not prescribe any enforcement mechanism or agency responsible for administering the provisions of AB 1482. Absent bold action by local municipalities, tenants in units subject to AB 1482 are on their own to defend their rights against arbitrary evictions and exorbitant rent increases.

Council motion 19-1305 instructs HCIDLA, with the assistance of the City Administrative Officer, to report to Council with recommendations to effectuate AB 1482, known as the Tenant Protection Act of 2019, including outreach, reporting, budget, and enforcement actions that the City could implement to provide protections for renters in Los Angeles. A comparison chart of the provisions of the RSO and AB 1482 is included as Attachment 1.

Assembly Bill 1482 allows cities to adopt more robust tenant protections on evictions than those specified in the Tenant Protection Act. HCIDLA is reporting separately on recommendations for the adoption of an ordinance for enhanced Just Cause Eviction protections for non-rent stabilized rental units, including relocation assistance. This report focuses on the initial steps necessary to effectuate the provisions of AB 1482.

According to the California Housing Partnership, since 2000, the median rent in Los Angeles County has increased 32 percent, while tenants' median income has decreased by three percent. According to a 2018 study conducted by the UCLA Luskin School of Public Affairs, Los Angeles renters are increasingly priced out of their homes and, in many cases, forced into homelessness. The implementation of these new ordinances will significantly expand tenant protections for renters in non-RSO units.

### **Implementation of the Tenant Protection Act of 2019 (AB 1482)**

Following the approval of AB 1482 and amid reports of a surge in evictions and exorbitant rent increases intended to force tenants to vacate, the City Council moved expeditiously to adopt a no-fault eviction moratorium and HCIDLA implemented an Emergency Renters Relief program to protect tenancies during the three-month period before the new law became effective on January 1, 2020.

While AB 1482 became effective on January 1, 2020, the law does not provide any method of enforcement or agency responsible for administration or assistance to tenants in securing the protections guaranteed under the new law. In addition to the emergency steps described above, HCIDLA proposes to leverage the existing RSO enforcement programs and education and outreach efforts, with the modifications necessary to incorporate the provisions of the Tenant Protection Act of 2019. Additional steps include:

- Modifying the Rent Registry program to require registration of rents for units covered under the Tenant Protection Act (AB 1482), which will provide a tool to ensure that rent increases comply with AB 1482, and to flag illegal rent increases. Additionally, it will provide valuable data to new landlords who acquire property. Almost 138,000 multi-family rental units are protected effective January 1, 2020, as well as approximately 20,000 corporate owned single family dwellings and condominiums. Through 2029, an additional 25,558 multi-family units would be covered, with an average of 2,840 additional units being covered each year.
- Creation of a new account in the Rent Trust Fund, to pay for services to administer the provisions of the Tenant Protection Act.
- Amending an existing contract for a consultant to conduct a fee analysis to establish the appropriate fee to pay for services. HCIDLA's recommendation would be to split the fee 50%-50% between landlords and tenants, similar to the RSO fee.
- Modification of existing software systems to administer the new program rules applicable to the additional inventory of "protected" rental units.
- Adoption of Just Cause eviction and Tenant Anti-Harassment ordinances that would apply to non-RSO rental units and expand protections against no-fault evictions. Tenant protections under these programs would not be limited to rental units covered by AB 1482, that is units constructed more than 15 years ago. Rather, these ordinances would apply to all multi-family rental units as well as corporate owned single-family rentals, regardless of

the date of construction. Recommendations for adoption of these programs will be submitted separately.

Unlike the RSO, AB 1482 does not provide a means of enforcement, and most existing services under the RSO are not available under this new state law. However, with the adoption of a new ordinance, services similar to those available under the RSO could also be provided to landlords and renters of units subject to AB 1482 including:

- Education and Outreach: Information, referrals and complaint intake through the HCIDLA website, Information Hotline and at HCIDLA public information counters;
- Units subject to AB 1482 will be identified through the HCIDLA website, ZIMAS and the RSO Text application;
- Annual registration of rental units and rent levels to facilitate monitoring of legal rents, flagging illegal rent increases and provision of valuable data to new landlords who acquire property;
- Investigations of illegal rent increases and evictions; failure to register, failure to provide required notifications or pay relocation assistance; notification to landlords who are in violation of the law and referrals to either the City Attorney and/or to legal aid organizations when landlords do not “cure” violations;
- Filing of notifications with the City for no-fault evictions and payment of relocation assistance for no-fault evictions;
- Online registration of rents and online payment of annual registration fees;
- Relocation assistance currently ranging between \$8,200 and \$21,200 rather than the minimal amount of one month’s rent required under AB 1482; and
- Notification to renters informing of their rights and providing contact information to HCIDLA

The ability of the City to implement the breadth of services described above is dependent on the identification of a source of funds to pay for these program for renters of non-RSO rental units.

### **Resources and Program Costs for Tenant Protections for Non-RSO Rental Units**

The RSO program is funded entirely by the RSO rental unit registration fee, shared 50% - 50% between landlord and tenants. The fee was adjusted from \$24.51 to \$38.75 per unit per year, effective January 2020.

Services for non-RSO properties cannot be funded by the Rent Trust Fund, which is funded by fees paid by landlords and tenants subject to the RSO. Therefore, an alternate source of funding

needs to be identified. In order to implement a Tenant Protections program for non-RSO rental units, HCIDLA proposes to establish a new category of rental units, together with the adoption of the appropriate fees, to cover services for this additional inventory of protected rental units. Approximately 220,000 additional rental units would be entitled to tenant protections under the Just Cause Evictions and Tenant Anti-Harassment ordinances. Of these 220,000 rental units, approximately 158,000 (2020) to 183,000 (by 2029) units will be subject to the provisions of AB 1482.

HCIDLA recommends the amendment of the existing contract with BAE Urban Economics (Contract C-133535), the firm that recently completed the RSO fee study, to provide an analysis of the resources, staffing, total funding and recommended annual fee for the administration and enforcement of tenant protections for non-RSO units, as well as resources for outreach efforts to educate both landlords and tenants about the new laws. The amendment to the Scope of Work will include the development of recommendations on staffing, funding and fees necessary to cover services for non-RSO units for administration of programs to effectuate AB 1482, as well as Just Cause eviction and Tenant Anti-Harassment programs for non-RSO rental units.

Similar to the RSO, HCIDLA recommends that the program fee be shared equally between landlords and tenants. HCIDLA will report back with further recommendations on fees, staffing, and a Request for Proposals for education and outreach once the consultant completes their fee analysis and report.

### **Adoption of Ordinance and Enforcement**

HCIDLA's recommendations for implementation of tenant protections under AB 1482 include expanding the existing RSO rent registry to include registration of subject to tenant protections under AB 1482 (currently those units built between October 1, 1978 and January 1, 2005). Once the appropriate fee is adopted, the City Attorney should draft an ordinance that requires the payment of an annual registration fee and registration of rent levels for this inventory of regulated units (approximately 158,000 on January 1, 2020 and increasing to approximately 183,000 by 2029). This will be an important aspect of monitoring and enforcing the new limitations on rent increases under AB 1482. HCIDLA will report back on the appropriate fee once our consultant's fee analysis is completed.

Additionally, HCIDLA recommends that the City adopt an ordinance that disallows rent increases greater than those allowed under AB 1482 for subject units and make violations of the new ordinance misdemeanors subject to the same remedies as exist for violations of the RSO.

Chapter XV of the Los Angeles Municipal Code (the Rent Stabilization Ordinance) tasks the Rent Adjustment Commission (RAC) with the responsibility to issue orders, conduct studies, investigations and hearings in order to adopt rules and regulations to administer and enforce the purposes of the RSO. Under Chapter XVI, the RAC is designated as the Appeals Board to adopt rules of procedures and decide appeals concerning the application of the Housing Code. An ordinance is necessary to empower the RAC to carry out similar functions for non-RSO units. HCIDLA recommends that the City Attorney include this mandate in the new ordinance.

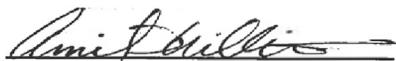
HCIDLA is reporting separately on related recommendations to adopt an ordinance that provides Just Cause eviction protections for multi-family rentals and rentals of corporate owned single family homes, as well as relocation assistance for no-fault evictions, commensurate with the relocation levels established in the RSO. These ordinances will ensure a comprehensive safety net of tenant protections for tenants facing forced relocation from their rental homes.

HCIDLA will report further on the above recommendations for approval of implementing ordinances once the fee study is completed and staffing and cost recovery analyses are submitted for Mayor and Council approval.

### **FISCAL IMPACT**

These new initiatives require either funding from the General Fund or identification of a new source of funding. HCIDLA will report back on recommendations for a new fee for service for units covered under AB 1482, as well as the Just Cause Evictions ordinance, once the consultant completes the fee analysis and report.

Prepared By:



AMINAH WILLIAMS  
Management Analyst

Reviewed By:



ANNA ORTEGA  
Director, Rent Stabilization

Reviewed By:



ROBERTO H. ALDAPE  
Assistant General Manager

Reviewed By:



LYNDON O. SALVADOR  
Director of Accounting

Reviewed By:



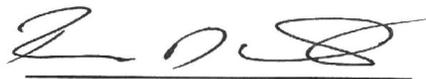
LUZ SANTIAGO  
Assistant General Manager

Reviewed By:



LAURA K. GUGLIELMO  
Executive Officer

Approved By:



RUSHMORE D. CERVANTES  
General Manager

ATTACHMENTS:

- Attachment 1 - Comparison of AB 1482 and RSO
- Attachment 2 - Contract 133535-1 Proforma

## COMPARISON OF Assembly Bill 1482 (AB 1482) and Rent Stabilization Ordinance (RSO)

	<b>AB 1482</b>	<b>RSO</b>
<b>PROTECTED PROPERTIES</b>	Housing that has been issued a certificate of occupancy (COO) prior to the last 15 years.	Rental properties issued certificate of occupancy (COO) on or before October 1, 1978.
<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>(a) All of the tenants have continuously, lawfully occupied for 12 months or more.</li> <li>(b) One or more tenants have continuously, lawfully occupied for 24 months or more.</li> </ul>	
<b>EVICTION AT FAULT</b>	<ul style="list-style-type: none"> <li>(1) Default in payment of rent</li> <li>(2) Violation of rental agreement</li> <li>(3) Committing nuisance</li> <li>(4) Refusal to renew lease</li> <li>(5) Refusing landlord reasonable access</li> <li>(6) Illegal use/criminal activity</li> <li>(7) Committing waste</li> <li>(8) Assigning/Subletting in violation of lease</li> <li>(9) Failure to vacate after termination of employment</li> <li>(10) Failure to deliver possession after notifying landlord of intent to vacate</li> </ul>	<ul style="list-style-type: none"> <li>(1) Default in payment of rent</li> <li>(2) Violation of rental agreement</li> <li>(3) Committing nuisance</li> <li>(4) Refusal to renew lease</li> <li>(5) Refusing landlord reasonable access</li> <li>(6) Illegal use/criminal activity</li> <li>(7) Unapproved tenant not party to lease term</li> <li>(8) Failed to relocate pursuant to Tenant Habitability Plan (THP)</li> </ul>
<b>EVICTION NO FAULT</b>	<ul style="list-style-type: none"> <li>(1) Landlord's occupancy (self, family)</li> <li>(2) Withdrawal from rental market</li> <li>(3) Government order to vacate                             <ul style="list-style-type: none"> <li>(i) Order to vacate for habitability</li> <li>(ii) Government/Court order to vacate</li> <li>(iii) Local ordinance requiring to vacate</li> </ul> </li> <li>(4) Demolition or Substantial renovation</li> </ul>	<ul style="list-style-type: none"> <li>(1) Landlord's occupancy (self, family)</li> <li>(2) Withdrawal from rental market</li> <li>(3) Government order to vacate</li> <li>(4) Use by resident manager</li> <li>(5) Owned by federal government &amp; needs to sell</li> <li>(6) Residential hotel, demolition or conversion</li> <li>(7) Convert to affordable housing accommodations</li> </ul>
<b>RENT INCREASE</b>	<ul style="list-style-type: none"> <li>(1) Up to twice every 12 months with total capped at annual max</li> <li>(2) 5% increase plus Consumer Price Index (CPI) increase or 10% annual max, whichever is lower</li> <li>(3) No capital improvement passthroughs; presumably, costs are covered through higher annual increases.</li> </ul>	<ul style="list-style-type: none"> <li>(1) Once every 12 months</li> <li>(2) Based on CPI with additional 1% increase for each utility paid (gas and electricity)</li> <li>(3) Allows landlords to apply for passthroughs for property improvements</li> </ul>
<b>RELOCATION ASSISTANCE FEE - Amount</b>	Equal to tenant's one month rent	Ranges from \$8,200.00 to \$21,200.00 depending on eligibility
<b>RELOCATION ASSISTANCE FEE – Due</b>	Within 15 calendar days of eviction notice service	Within 15 calendar days of eviction notice service
<b>EXEMPTIONS</b>	<ul style="list-style-type: none"> <li>(1) Non-profit hospital, religious, extended care, elderly care facilities</li> <li>(2) Dormitories of higher education or K-12 grades inclusive school</li> <li>(3) Transient hotels</li> </ul>	<ul style="list-style-type: none"> <li>(1) COO after October 1, 1978</li> <li>(2) Single Family Dwellings</li> <li>(3) Certain affordable housing</li> </ul>

**COMPARISON OF Assembly Bill 1482 (AB 1482) and Rent Stabilization Ordinance (RSO)**

<p><b>EXEMPTIONS</b> Cont'd</p>	<ul style="list-style-type: none"> <li>(4) Housing accommodations tenant sharing bathroom or kitchen facilities w owner who maintains principal residence</li> <li>(5) Single-family owner-occupied residences in which owner rents no more than two units or bedrooms</li> <li>(6) Duplex in which the owner occupies a unit from inception of tenancy</li> <li>(7) Housing issued COO within the previous 15 years</li> <li>(8) Residential real property alienable separate from title to any other dwelling unit, provided that             <ul style="list-style-type: none"> <li>(i) Owner is not a real estate trust</li> <li>(ii) Corporation</li> <li>(iii) Limited liability company</li> </ul> </li> <li>(9) Affordable housing by deed or regulatory agreement</li> <li>(10) Residential property subject to local ordinance</li> </ul>	<ul style="list-style-type: none"> <li>(4) Approved luxury housing or substantial renovation units</li> <li>(5) Transient hotels/motels</li> <li>(6) Mobile Home Parks w/Permit to Operate post 2/10/86</li> <li>(7) Commercial building converted to rental units after October 1, 1978</li> <li>(8) Monastery or Convent</li> <li>(9) On/Off Campus Sorority/Fraternity</li> <li>(10) Hospitals, Licensed Care Facilities</li> <li>(11) Government or Housing Authority City of Los Angeles (HACLA) owned or housing accommodation exempt by Federal or State law</li> </ul>
<p><b>EXPIRATION</b></p>	<p>January 1, 2030</p>	<p>On going</p>
<p><b>REDUCTION OF SERVICES</b></p>	<p>None</p>	<p>YES - under Rent Adjustment Commission (RAC) Regulations</p>
<p><b>NOTABLE FACTORS</b></p>	<ul style="list-style-type: none"> <li>(1) Relocation assistance is not required for Government Order eviction for habitability if tenant found to be at fault</li> <li>(2) For relocation assistance payment, owner has option to pay directly or waive final month rent</li> <li>(3) If tenant fails to vacate after expiration of notice to terminate tenancy, owner can recover relocation assistance paid as damages in action to recover possession</li> <li>(4) For just cause evictions, if owner fails to strictly comply, notice of termination is void</li> <li>(5) Two rent increases allowed in 12 month period if owner increased rent less than the allowed increase and increase doesn't exceed maximum rental rate</li> </ul>	
<p><b>EFFECTIVE DATE</b></p>	<p>January 1, 2020</p>	<p>April 1979</p>
<p><b>SCOPE</b></p>	<ul style="list-style-type: none"> <li>(1) "Rolling" inventory of units older than 15 years covered.</li> <li>(2) Does not trump local "rent controls."</li> <li>(3) Allows local government to adopt or maintain rent control.</li> </ul>	

FIRST AMENDMENT  
TO AGREEMENT NUMBER C-133535 OF CITY OF LOS ANGELES CONTRACT  
BETWEEN  
THE CITY OF LOS ANGELES  
AND  
BAE URBAN ECONOMICS, INC.

RENT FEE STUDY

THIS FIRST AMENDMENT to Agreement Number C-133535 of City of Los Angeles Contract is made and entered into by and between the City of Los Angeles, hereinafter referred to as the City, and BAE Urban Economics, Inc., a California corporation, hereinafter referred to as the Contractor.

WITNESSETH

WHEREAS, the City and the Contractor have entered into this Agreement, wherein the Contractor shall provide Fee Study services under the Rent Trust Fund, said Agreement effective May 1, 2019, which together with all amendments thereto shall hereinafter be referred to as the Agreement; and

WHEREAS, Section 405 of the Agreement provides for amendments to the Agreement; and

WHEREAS, the City and the Contractor are now desirous of further amending the Agreement as authorized by the City Council and the Mayor (refer to Council File Number 19-1305 approved by City Council on **XXXXber XX 201X** and concurred by the Mayor on **XXXXber XX 201X**) which authorizes the General Manager of the Housing and Community Investment Department to prepare and execute an amendment to the Agreement for the purpose of: (a) adding additional funds in the amount of **Eighty Thousand Dollars (\$80,000)** for a new total of **One Hundred Sixty Thousand Dollars (\$160,000)**; (b) adding an additional twelve (12) months to the Agreement term for a new ending date of April 30, 2021; and (c) making such other changes as are required in connection with the foregoing, all as detailed elsewhere in this Amendment; and

WHEREAS, this First Amendment is necessary and proper to continue and/or complete certain activities authorized under the Agreement.

NOW, THEREFORE, the City and the Contractor agree that the Agreement be amended as follows:

FIRST AMENDMENT

- §1. Amend Section 201, “Time of Performance”, by deleting the current ending date of April 30, 2020, and replacing it with a new ending date of April 30, 2021.

This amendment adds an additional twelve (12) months for a total term of twenty-four (24) months.

- §2. Amend Section 301.A, “Compensation and Method of Payment” by deleting the contract total of Eight Thousand Dollars (\$80,000) and replacing it with the new total of **One Hundred Sixty Thousand Dollars (\$160,000)**.

This amendment adds **Eighty Thousand Dollars (\$80,000)**.

- §3. Except as herein amended, all terms and conditions of the Agreement shall remain in full force and effect.

- §4. This Amendment is executed in three (3) duplicate originals, each of which is deemed to be an original. This Amendment includes three (3) pages, which constitute the entire understanding and agreement of the parties.

[Remainder of page intentionally left blank.]

[Signatures begin on next page.]

IN WITNESS WHEREOF, the City of Los Angeles and the Contractor have caused this First Amendment to the Agreement to be executed by their duly authorized representatives.

APPROVED AS TO FORM: Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2020

MICHAEL N. FEUER, City Attorney

By \_\_\_\_\_  
Deputy/Assistant City Attorney

For: THE CITY OF LOS ANGELES

RUSHMORE D. CERVANTES  
Housing and Community Investment  
Department

Date \_\_\_\_\_

ATTEST:

HOLLY L. WOLCOTT, City Clerk

By \_\_\_\_\_  
Laura K. Guglielmo  
Executive Officer

By \_\_\_\_\_  
Deputy City Clerk

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2020

Date \_\_\_\_\_

For: BAE URBAN ECONOMICS, INC.

By \_\_\_\_\_  
Matt Kowta  
President

By \_\_\_\_\_  
David Shiver  
Vice President

City Business License Number: 0002492665-0001-1

Council File/CAO File Number: 19-0432 Date of Approval XXXber, XX, 20XX

Said Agreement is Number C-133535 of City Contracts Amendment 1