

HOUSING

MOTION

On March 27, the City Council passed a renter protection ordinance (CF #20-0147-S19). This ordinance provided that a landlord may not evict a tenant for unpaid rent due to loss of income associated with the COVID-19 pandemic. The tenant may have 12 months following the emergency in which to repay deferred rent.

The City Council should further pursue converting unpaid rent incurred during the COVID-19 emergency into consumer debt, which can be collected as any other debt, but not through the unlawful detainer process. This will encourage landlords to work with tenants to repay the debt in a reasonable time frame without resorting to unlawful detainer orders that cause more Angelenos to lose their homes. The City of Oakland has passed such an ordinance.

In the meantime, landlords should work with local agencies to secure rental assistance for tenants. They should also be able to work out a temporary rent reduction for tenants without reducing the base rent used to calculate annual rent increases otherwise.

I THEREFORE MOVE that the City Attorney, in coordination with the Chief Legislative Analyst (CLA), draft an ordinance to classify unpaid rent under CF #20-0147-S19 as consumer debt, not subject to the unlawful detainer process.

I FURTHER MOVE that the City Attorney, in coordination with the Housing and Community Investment Department (HCID), draft an ordinance allowing landlords and tenants to create a temporary rent reduction agreement, in which monthly or annual rent owed is reduced, without reducing the base rent used to calculate annual rent increases under the City's Rent Stabilization Ordinance. A written agreement between the parties should include a statement that the reduction is temporary and unrelated to market conditions, habitability, or reduction in housing services.

PRESENTED BY: _____


MIKE BONIN
Councilmember, 11th District


DAVID RYU
Councilmember, 4th District

SECONDED BY: _____



ORIGINAL

APR 7 2020

