

**COUNCILMEMBER RAMAN'S PROPOSED AMENDMENTS TO
LAHD 8/22/22 EVICTION MORATORIUM REPORT BACK (CF 21-0042-S3)**

Amendment 1

Amend Recommendation I to move the eviction moratorium expiration date to February 28, 2023, and move corresponding dates back two months accordingly.

Amend I.a.

a. Sunset sections 49.99.2.A (non-payment of rent) effective ~~December 31, 2022~~ February 28, 2023, except that:

Amend I.a.1.

1. Effective ~~November 1, 2022~~ January 1, 2022, through ~~December 31, 2022~~ February 28, 2023, tenants who are unable to pay rent, due to COVID-19 financial impact, will have continued eviction protection only if they provide a self attestation notice...

Amend I.b.

b. Sunset sections 49.99.2.B (no-fault evictions), 49.99.2.C (unauthorized pets and additional tenants), and 49.99.4 (demolition, permanent removal - Ellis) of the LAMC effective ~~December 31, 2022~~ February 28, 2023, except that:

Amend I.b.2.

2. Provide that noncompliance and related inspection fees imposed between March 4, 2020 and ~~December 31, 2022~~ February 28, 2023, due to a landlord's inability to comply with a Government Order to Vacate as a result of the City's COVID-19 eviction moratorium shall be waived by both LAHD and LADBS;

Amend I.d.

d. Provide that tenants must repay rental arrears accumulated for rent due from October 1, 2021 through ~~December 31, 2022~~ February 28, 2023, due to COVID-19 financial impact by ~~December 31, 2023~~ February 29, 2024.

Amendment 2

Amend Recommendation II to expand just cause eviction protections to all renters in the City of Los Angeles, with lower amounts of relocation assistance due for "no fault" evictions in single-family home rentals owned by small mom-and-pop landlords.

Amend II.a.

a. Regulate evictions on all non-RSO ~~multi-family rental units; as well as rentals in corporate-owned single-family homes and condominiums subject to California Civil Code 1946.2,~~rental units to restrict evictions to those reasons allowed under LAMC 151.09;

Amend II.b. to add II.b.2.

2. Provide for a lower amount of relocation assistance, equal to the amount currently owed for properties subject to California Civil Code 1946.2, if the “No-Fault” eviction occurs in a single-family home rental owned by a natural person who qualifies under LAMC 151.30(E).

Amendment 3

Amend Recommendation II to ensure that expanded just cause eviction protections are in place before the expiration of the eviction moratorium.

Amend II.

II. REQUEST the City Attorney, with the assistance of LAHD, to draft an ordinance for implementation on or before February 28, 2023, to regulate evictions (Just Cause) in rental units formerly regulated under the COVID-19 Tenant Protections ordinances as follows:

Amendment 4

Amend Recommendation I to delay evictions related to unauthorized pets and additional tenants by 60 days.

Amend I to add I.b.5.

5. Provide that evictions related to unauthorized pets and additional tenants cannot be enforced until 60 days after the expiration of the eviction moratorium (60 days after February 28, 2023).

Amendment 5

Amend Recommendation I to align the self-attestation requirement with the standard currently in use in Los Angeles County to avoid confusion.

Amend I.a.1.

1. Effective November 1, 2022, through December 31, 2022, tenants who are unable to pay rent, due to COVID-19 financial impact, will have continued eviction protection only if they provide their landlord a self-attestation notice ~~under penalty of perjury in the format prescribed by LAHD, within 7 days after rent is due.~~ of an inability to pay within 7 calendar days of the date the rent or other costs or fees were due, unless extenuating circumstances exist that prevented the tenant from providing timely notice, including but not limited to the tenant's illness or the illness of a family member for whom the tenant is providing care. Tenants are encouraged, but are not required, to provide this notice in writing.

Amendment 6

Include an additional recommendation to instruct LAHD to conduct the economic study on the RSO annual allowable increase referenced in Recommendation VI, but mistakenly not included in any of the report recommendations.

Add IX.

IX. INSTRUCT the LAHD to commence the procurement process to conduct an expedited economic study of the formula for setting the RSO annual allowable rent increase, analyzing, in particular, the recent changes in RSO allowable rent increases in the California cities of Oakland, Bell Gardens, Antioch, Pomona, Santa Ana, and Oxnard, and report back on next steps to contract with a consultant to conduct such a study.

Amendment 7

Include an additional recommendation for a report back on COVID-19 rental debt.

Add X.

X. INSTRUCT the LAHD, with assistance from the City Attorney, to report back in 60 days for LAHD, with assistance from the City Attorney, to report back on:

- a. Which sums of COVID-19 rental debt or rental arrears are consumer debt and which are evictable debt;
- b. What steps would need to be taken by the City or the State of California to categorize all COVID-19 rental debt or rental arrears as consumer debt;
- c. A framework for ensuring that a tenant's repayment of COVID-19 rental debt or rental arrears is applied first to any evictable portions of debt before application to any portions categorized as consumer debt; and
- d. Options for the establishment of an ongoing rental assistance program.