

HOUSING COMMITTEE REPORT relative to amending the Los Angeles Municipal Code (LAMC) to require tenant relocation assistance for economic displacement, sunset eviction protections related to the COVID-19 Pandemic, prohibit terminations of tenancies without just cause, and related matters.

Recommendations for Council action:

1. AMEND Recommendation No. I.3 of the Los Angeles Housing Department (LAHD) report dated November 2, 2022, attached to the Council file, to change “single-family homes” to “Mom and Pop landlords”, as defined in the Rent Stabilization Ordinance (RSO).
2. HOLD the draft Ordinances associated with City Attorney Report Nos. R22-0375 and R22-0376 dated October 28, 2022, and R22-0383 dated November 2, 2022, attached to the Council file, in the Housing Committee; and, REQUEST the City Attorney to prepare and present revised draft Ordinances to the Housing Committee with the following amendments:
 - a. Revise the draft Ordinance (R22-0375) amending the LAMC to sunset eviction protections related to the COVID-19 Pandemic, to strike from Section 2.A the requirement that tenants provide notice of their inability to pay rent within seven days of rent becoming due between December 1, 2022, to January 31, 2023.
 - b. Revise the draft Ordinance (R22-0383) amending the LAMC to prohibit terminations of tenancies without just cause, to comply with the City Council’s October 4, 2022 request for an Ordinance to “regulate evictions on all non-RSO rental units to restrict evictions to those reasons allowed under LAMC Section 151.09”, as follows:
 - i. Strike Section 165.04(A) regarding a one-year tenancy threshold, which is not present in LAMC Section 151.09.
 - ii. Revise Section 165.03(B) to track the eviction protections in LAMC Section 151.09(A)(2) regarding additional tenants.
 - iii. Revise Section 165.03(H) to track the eviction protections in LAMC Section 151.09(A)(8) regarding owner occupancy.
 - iv. Revise Section 165.03(M) to track the eviction protections in LAMC Section 151.09(A)(14) regarding affordable housing conversions to the extent possible by law.
 - v. Strike Section 165.03(N) regarding evictions for condominium conversions, which is not present in LAMC Section 151.09.

Fiscal Impact Statement: None submitted by the City Attorney. The LAHD reports that there is no impact to the General Fund through the recommended actions contained in the LAHD report dated November 2, 2022.

Community Impact Statement: Yes

Against: North Hills West Neighborhood Council

Against, unless Amended: Lincoln Heights Neighborhood Council

Summary:

At a regular meeting held on November 9, 2022, the Housing Committee considered City Attorney Report No. 22-0375 and draft Ordinance relative to amending the LAMC to sunset eviction protections related to the COVID-19 Pandemic, and to waive specified fees, fines, and penalties; City Attorney Report No. 22-0376 and draft Ordinance relative to phasing out the temporary prohibition on rent increases for rental units subject to the RSO; City Attorney Report No. 22-0383 and draft Ordinance relative to prohibiting

terminations of tenancies without just cause and requiring relocation assistance for no-fault evictions, and related matters; and, the LAHD report dated November 2, 2022 relative to the expiration of the COVID-19 eviction moratorium, adoption of tenant relocation assistance protections for economic displacement, and related matters. The Committee also considered the recommendations contained in the Motion proposed by Councilmember Raman dated November 9, 2022 (Councilmember Raman's Motion), attached to the Council file.

After providing an opportunity for public comment, the Committee approved a motion to amend Recommendation No. 1.3 of said LAHD report to change "single-family homes" to "Mom and Pop landlords", as defined in the RSO. The Committee also approved Recommendation No. 1 of Councilmember Raman's Motion to hold said draft Ordinances in the Housing Committee, and request the City Attorney to prepare and present revised draft Ordinances to the Housing Committee with the amendments as detailed above. The Committee also voted on Recommendation Nos. 2 and 3 of Councilmember Raman's Motion; however, the motions to approve these Recommendations failed due to the lack of majority vote. This matter is now transmitted to the Ad Hoc Committee on COVID-19 Recovery and Neighborhood Investment for consideration.

Respectfully Submitted,

HOUSING COMMITTEE

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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-