

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to the creation a public eviction filing digital dashboard to be updated regularly using information the Los Angeles Housing Department (LAHD) is receiving under the City's new eviction filing requirements.

Recommendation for Council action, pursuant to Motion (Raman – Soto-Martinez):

INSTRUCT the LAHD, with assistance from the City Attorney and any other relevant Department, to report within 30 days on the creation a public eviction filing digital dashboard to be updated regularly using information the LAHD is receiving under the City's new eviction filing requirements with said report to include:

- a. Addressing issues and information relating to any privacy concerns.
- b. Clearly stated just cause reasons for evictions.
- c. Detailed accrued rent debt and current monthly rents.
- d. Providing de-identified data about tenants who have been or are being assisted by the City's Eviction Defense Program, including the number of tenants served and the average and median amount of direct assistance given to tenants and landlords.
- e. Providing resources and "know your rights" information for tenants and landlords who may qualify for local, state, and federal income-based tenant support programs; Indicate the methods by which paper findings are being digitized, when required.
- f. Providing a feature whereby tenants can file a complaint to the LAHD if they believe their eviction filing is incongruent with local laws.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Officer has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

On October 18, 2023, your Committee considered a Motion (Raman – Soto-Martinez) relative to the creation a public eviction filing digital dashboard to be updated regularly using information the LAHD is receiving under the City's new eviction filing requirements. According to the Motion, at the beginning of 2023, Ordinance No. 187737 added to Article 5 to Chapter XVI of the Los Angeles Municipal Code (LAMC) prohibiting terminations of tenancies without just cause and requiring relocation assistance for no-fault evictions. Under this Ordinance, and effective January 2023, all notices to terminate a tenancy for

all rental units subject to City's Rent Stabilization Ordinance (RSO) and the Just Cause Ordinance (JCO) must be filed with the LAHD within three business days of service on the tenant per LAMC Sections 151.09.C. and 165.05.B.5.

At-fault legal reasons for eviction under the RSO and JCO include:

- Non-payment of rent; violation of the rental agreement or lease.
- Damage to the rental unit.
- Disorderly behavior/disturbing the peace.
- Refusal to renew a lease or rental agreement of like terms and conditions.
- Refusal to provide access to the apartment when requested in accordance with law.
- Unapproved subtenant at the end of the lease/tenancy.
- Criminal activity.

This new requirement for eviction filings has been a very useful dataset for the City to receive. This data helps provide critical information about the rate at which landlords are filing evictions with the City, shows trends around where these evictions are being filed, and what reasons they are being filed for. It has also assisted City Departments, elected offices, and community advocates in proactively reaching out to vulnerable tenants who qualify for local, state, and federal emergency rental assistance and income-based support programs, or in cases where landlords have provided incorrect or bad faith filings incongruent with local tenant protection laws.

According to the LAHD, and as shared in recent reporting, the LAHD has received more than 40,000 eviction filings since January. A large percentage of the eviction filings have been for non-payment of rent. Most notably, a little more than 10% of eviction filings for non-payment of rent are for amounts less than the economic thresholds for fair market rent per bedroom size.

Effective March 2023, landlords may not evict a tenant who falls behind in rent unless the tenant owes an amount higher than one month of the fair market rent, which depends on the bedroom size of the rental unit. For example, if a tenant rents a 1-bedroom unit and the rent is \$1,500, the landlord cannot evict the tenant since the rent owed is less than the fair market rent (\$1,747) for a 1-bedroom unit. More work needs to be done to standardize these operations, both in how eviction filing data is received and how the City can support tenants. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Housing and Homelessness Committee

<b>COUNCILMEMBER</b>	<b>VOTE</b>
RAMAN:	YES
BLUMENFIELD:	ABSENT
HARRIS-DAWSON:	ABSENT
RODRIGUEZ:	YES
LEE:	YES

ARL

10/18/23

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**