

HOUSING COMMITTEE REPORT and COMMUNICATION FROM CHAIR, PERSONNEL AND ANIMAL WELFARE COMMITTEE relative to the establishment of an Eviction Defense Program framework for the City of Los Angeles.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT Phase One of the Eviction Defense Pilot Program (Program) in the Los Angeles Housing and Community Investment Department (HCIDLA), consisting of outreach and education, rental assistance, legal representation, wrap around services, and an eviction notification system as described in the accompanying Chief Legislative Analyst (CLA) report dated December 10, 2019, for residents living in zip codes 90003, 90006 and 90011 who meet program qualifications.
2. AUTHORIZE the General Manager, HCIDLA, or designee, to:
 - a. Amend existing FamilySource Center (FSC) contracts to expand case management services and provide up to three months of rental assistance to eligible households with the approved designated zip codes for Phase One of the Program, for a cumulative amount of up to \$559,166, through June 30, 2020, with the option to extend for an additional one-year term, subject to the approval of the City Attorney as to form and legality, compliance with the City's contracting requirements, and availability of funding, with the specific FSCs to be determined after Council approves the zip codes.
 - b. Issue a Request for Proposals to procure at least one contractor for the implementation of Phase One of the Program, and report to Council with the selected contractor/s for approval and authority to execute the contract; or, if feasible, utilize the County of Los Angeles' existing contract procured for the Eviction Defense Program, to provide the services as described in the CLA report to qualifying residents in zip codes 90003, 90006, and 90011, for an amount not to exceed \$2.012M for a six month term with two one-year options to renew, subject to funding availability, and subject to review and approval by the City Attorney as to form and legality, and compliance with the City's contracting requirements, including Charter Section 1022 Determination, prior to contract execution.
 - c. Negotiate a Memorandum of Understanding with the Los Angeles County that will establish a clear process, protocols, scope, service areas and budget for the implementation of a Joint City/County Eviction Defense Program and report to Council for approval.
 - d. Prepare Controller instructions, technical adjustments, or amend the Consolidated Plan, if necessary, consistent with the Council action, and Authorize the Controller to implement the instructions, subject to the approval of the City Administrative Officer (CAO).

3. AUTHORIZE by Resolution the employment of one exempt Senior Project Coordinator, Classification Code 1538, to implement the proposed Program for the period of February 1, 2020 through June 30, 2020, subject to allocation by the Civil Service Commission, and exemption in accordance with Charter Section 1001(d)(4), based on the temporary grant-funded nature of the Program and available funding from the Community Development Block Grant (CDBG) or other grant funding.
4. APPROVE the funding of one existing Housing Planning and Economic Analyst, Classification Code 8504, to be funded up to 50 percent of the position's salary, and one existing Management Assistant, Classification Code 1539, for the period of April 1, 2020 through June 30, 2020, to implement the proposed Program.
5. INSTRUCT the HCIDLA to:
 - a. Utilize the balance of the Emergency Renters Relief Program for Phase One of the Program and report to Council if additional funds are necessary.
 - b. Report on the following:
 - i. Request for additional staff resources in the Rent Division to implement the Program, to be funded by the Rent Stabilization Trust Fund.
 - ii. Results of a Request for Bids and recommendations to the Mayor and Council for the selection of a contractor for the development of an eviction filing system, and request authorization to execute a contract amendment with the selected contractor, subject to funding availability, completion of the Charter Section 1022 Determination process, compliance with the City's contracting requirements, and approval of the City Attorney as to form and legality.
 - iii. Request to release a separate RFP to select a contractor for the evaluation of the proposed Phase One of the Program that will complete an analysis of program implementation within 18 months of the Mayor and Council's approval of the Program, as well as ongoing evaluation of subsequent years, to help determine if the City should provide funding and implement subsequent phases of the Program that include additional resources and zip codes, and/or a Citywide Right to Counsel ordinance.
 - iv. Composition, selection of membership, purpose, and responsibilities of an advisory committee for the Program.
6. REQUEST the City Attorney, in consultation with the HCIDLA, to prepare and present a Citywide Eviction Filing Ordinance.
7. INSTRUCT the CLA and the CAO to identify funds to continue and/or expand the Eviction Defense Pilot Program and report to Council.

Fiscal Impact Statement: The CLA reports that approval of the recommendations in the CLA report will not result in an additional fiscal impact. The City Council approved \$2M from the

General Fund, \$1.087M in CDBG funds, for a total of \$3.087M for Phase 1 of the Eviction Defense Program. Availability of funds will be determined upon the completion of the Emergency Renters Relief Program on December 31, 2019.

The CAO reports that there is a potential impact to the General Fund if positions for the proposed Phase One of the Program are grant funded, but related costs are not eligible for grant reimbursement, or if the positions are funded by the General Fund. The proposed sources of funds for the estimated \$2,865,150 to implement the Program in 2019-20 are the CDBG and General Fund, pending the outcome of the Emergency Renters Relief Program. The estimated related costs associated with a Senior Project Coordinator, Management Assistant, and Housing Planning and Economic Analyst for three months is \$35,856, and \$143,426 annually based on the Cost Allocation Plan 41 rate. The recommendations in the CAO report dated December 11, 2019, comply with the City Financial Policies in that there is no additional cost to the City.

Community Impact Statement: Yes.

For: Central Hollywood Neighborhood Council
Silver Lake Neighborhood Council
Van Nuys Neighborhood Council

(Also referred to Budget and Finance Committee)

Summary:

At a special joint meeting held on December 11, 2019, the Housing Committee and the Personnel and Animal Welfare (PAW) Committee considered reports from the HCIDLA, CLA and CAO relative to establishing an Eviction Defense Program framework for the City of Los Angeles. HCIDLA, CLA and CAO staff provided an overview of the matter. The CAO presented its recommendations to the Committees. After an opportunity for public comment, the Housing Committee and the PAW Committee Chair recommended approving the CLA and the CAO reports. This matter was transmitted to the Budget and Finance Committee for further consideration.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO	YES
KREKORIAN	YES
HARRIS-DAWSON	YES

COUNCILMEMBER PAUL KORETZ, CHAIR
PERSONNEL AND ANIMAL WELFARE COMMITTEE

MEMBER VOTE

KORETZ	YES
LEE	ABSENT
PRICE	ABSENT

RM

-NOT OFFICIAL UNTIL COUNCIL ACTS-