

EXEMPTION from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15061(b)(3) and Article II, Section 1 of the City CEQA Guidelines; HOUSING AND HOMELESSNESS COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to amending Article 14.6, Chapter IV of the Los Angeles Municipal Code (LAMC) to sunset eviction protections related to the COVID-19 pandemic, and adding Article 11 to Chapter XX of the LAMC to waive fees, fines, and penalties, as specified; and adding Article 5 to Chapter XVI of the LAMC to prohibit terminations of tenancies without just cause and requiring relocation assistance for no-fault evictions, as specified; amending the Rent Stabilization Ordinance provisions on resident manager evictions, tenant notifications, and relocation assistance; and, repealing duplicative or expired LAMC provisions relating to evictions; and recommendations for the expiration of the COVID-19 eviction moratorium, adoption of tenant relocation assistance protections for economic displacement, and a threshold for evictions for non-payment of rent for all residential rental units; and related matters.

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

- 1.a FIND that the adoption of the Ordinance attached to the City Attorney report (R22-0413) dated November 18, 2022, attached to Council file No. 21-0042-S3, is exempt from the CEQA through Section 15061(b)(3) of the State CEQA Guidelines and Article II, Section 1 of the City CEQA Guidelines.
- 1.b PRESENT and ADOPT the accompanying ORDINANCE attached to the City Attorney report (R22-0413) dated November 18, 2022, relative to amending Article 14.6 of Chapter IV of the Los Angeles Municipal Code to sunset eviction protections related to the COVID-19 Pandemic and adding Article 11 to Chapter XX of the Los Angeles Municipal Code (LAMC) to waive fees, fines, and penalties, as specified.

(Yes – Raman, Blumenfield, Harris-Dawson, Rodriguez, Lee)

2. REQUEST the City Attorney to PREPARE and PRESENT a revised draft ordinance attached to the City Attorney report (R22-0414) dated November 18, 2022, attached to Council file No. 21-0042-S3, relative to adding Article 5 to Chapter XVI of the LAMC to prohibit terminations of tenancies without just cause and requiring relocation assistance for no-fault evictions, as specified; amending the Rent Stabilization Ordinance provisions on resident manager evictions, tenant notifications, and relocation assistance; and, repealing duplicative or expired LAMC provisions relating to evictions, to incorporate the following amendments:
  - a. Amend draft ordinance Section 165.06.A.6 to include the following, “including natural person who hold properties in a trust or LLC”
  - b. Amend draft ordinance Section 165.04 of Article 5, Chapter XVI so that just cause protections come into effect when a lease expires, or after 12 months whichever comes first.

(Yes – Blumenfield, Rodriguez, Lee; No – Raman, Harris-Dawson)

3. APPROVE the recommendations contained in the Los Angeles Housing Department (LAHD) report dated November 2, 2022, attached to Council file No. 21-0042-S3. (Yes – Raman, Blumenfield, Harris-Dawson, Rodriguez; No – Lee)
4. INSTRUCT the LAHD with the assistance of the Chief Legislative Analyst, City Attorney and other relevant departments to report:
  - a. On an amended formula for determining qualification for the relocation assistance exemption outlined in Recommendation I(3) contained in the LAHD report dated

November 2, 2022, attached to Council file No. 21-0042-S3, in order to capture mom and pop “natural person” landlords of small multifamily rentals.

- b. To explore creating a household income cap to qualify for relocation assistance.

(Yes – Raman, Blumenfield, Harris-Dawson, Rodriguez, Lee)

Fiscal Impact Statement: The LAHD reports that there is no impact to the General Fund through the recommended actions.

Community Impact Statement: Yes

Against: North Hills West Neighborhood Council

**(URGENCY CLAUSE - 12 VOTES REQUIRED ON SECOND READING)**

SUMMARY

At the meeting held on January 18, 2023, your Housing and Homelessness Committee considered City Attorney reports, Ordinances and a LAHD report relative to amending Article 14.6, Chapter IV of the LAMC to sunset eviction protections related to the COVID-19 pandemic, and adding Article 11 to Chapter XX of the LAMC to waive fees, fines, and penalties, as specified; and adding Article 5 to Chapter XVI of the LAMC to prohibit terminations of tenancies without just cause and requiring relocation assistance for no-fault evictions, as specified; amending the Rent Stabilization Ordinance provisions on resident manager evictions, tenant notifications, and relocation assistance; and, repealing duplicative or expired LAMC provisions relating to evictions; and recommendations for the expiration of the COVID-19 eviction moratorium, adoption of tenant relocation assistance protections for economic displacement, and a threshold for evictions for non-payment of rent for all residential rental units; and related matters.

After an opportunity for public comment was held, the Committee recommended to move forward the recommendations contained in the City Attorney report (R22-0413), requested the City Attorney to amend the draft ordinance attached to the City Attorney report (R22-0414), approved the recommendations contained in the LAHD report and added an instruction to LAHD, as detailed above, as amended. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



HOUSING AND HOMELESSNESS COMMITTEE