

## MOTION

In the wake of the COVID 19 pandemic, the City Council created the Emergency Renters Assistance Subsidy Program, which made over \$100 million dollars available to low-income tenants affected by the pandemic. This was by far the largest program of its kind in the country. However, demand was still far greater than the available funds.

According to COVID-19 and Renter Distress: Evidence from Los Angeles, a joint UCLA-USC report, 22% of Los Angeles County tenants paid rent late at least once from April to July and about 7% did not pay any rent at least once between May and July. While the city's eviction moratorium and Renters Assistance Program have provided critical relief, many tenants still find themselves months behind on rent with no foreseeable way to pay it back. Meanwhile, the COVID-19 pandemic continues to rage with the ensuing economic impact not likely to abate until the Fall of 2021. In a city that is over half renters, this could turn into a catastrophe with hundreds of thousands of families ending up on the street. It is imperative for the City to do everything in its power to provide rental assistance to low-income tenants and mortgage assistance to small mom and pop landlords that are affected by the COVID-19 pandemic.

On December 27, 2020, H.R. 133, the COVID-19 Relief Package was signed into law. The recently passed federal legislation provides \$25 billion in emergency rental relief funding, which will be distributed to states and large cities. The State of California is set to receive approximately \$2.6 billion of that funding, \$1.4 billion of which is allocated directly to the State and \$1.2 billion of which is allocated to entitlement jurisdictions. Given the new federal legislation, the city needs to provide a new framework for the Renters Assistance Program that will build on the Council's previous program, provide assistance to low-income tenants, and help stabilize small property owners who are also struggling.

**I THEREFORE MOVE** that the City Council instruct the Housing and Community Investment Department (HCID) as well as the Chief Legislative Analyst (CLA) to report back with information on the following:

- How many tenants are behind rent in the City of Los Angeles,
- What's the average rent debt per tenant,
- What's the total outstanding unpaid rent debt in the City of Los Angeles,
- How many small landlords are behind on their mortgage,
- How many landlords are in jeopardy of foreclosure, and
- Any other information that would be relevant to the development of a new framework to assist tenants and small landlords.

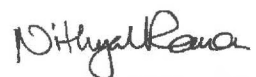
**I FURTHER MOVE** that the City Council instruct HCID and CLA to report back with information on how much funding the City will receive from H.R. 133, the federal guidelines for the funding, and recommendations on a new program framework for the Renters Assistance Program that provides substantial assistance to tenants and landlords and helps stabilize small mom and pop landlords.

PRESENTED BY:


  
MURY MARTINEZ  
Councilwoman, 6<sup>th</sup> District

SECONDED BY:

  
MITCH O'FARRELL  
Councilmember, 13<sup>th</sup> District

  
NITHYA RAMAN  
Councilwoman, 4<sup>th</sup> District

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MIKE BONIN  
Councilmember, 11<sup>th</sup> District