MOTION

The property located at 8530 W La Tuna Canyon Road, Los Angeles, CA 91352, within Council District 7, was declared Substandard by the Los Angeles Department of Building and Safety (LADBS) due to illegal occupancy, unapproved construction, and hazardous electrical wiring. A total of seven (7) families reside at the property.

On July 28, 2025, the Los Angeles Housing Department's (LAHD) Tenant Relocation Inspection Program Unit issued an Order to Vacate and Pay Relocation Benefits due to illegal occupancy, unapproved construction, and hazardous electrical wiring, which created substandard, unsafe, and uninhabitable conditions, as well as critical habitability problems for the tenants.

Under the Tenant Relocation Assistance Program (LAMC Section 163.00 et seq.), a landlord is required to pay relocation benefits in the amounts specified in the Order to Vacate and Pay Relocation Benefits. Mr. Taimoor Bidari, the property owner, has been notified that such an order has been issued, with a due date of August 7, 2025. The total anticipated amount of relocation benefits is estimated to be no more than $200,000.

Through communication with LAHD staff, the property owner, Mr. Taimoor Bidari, has indicated that he will not be paying the required relocation benefits to the tenants. Additionally, there are no available funds in the Tenant Relocation Program (43N396) to cover the $200,000 relocation benefit amount.

Due to substandard, unsafe, and uninhabitable conditions at the property, the tenants must vacate the property as soon as possible; however, to move out immediately, tenants must be provided relocation benefits under the Tenant Relocation Assistance Program (LAMC Section 163.00 et seq.)

Due to the property owner's unwillingness to pay the required relocation benefits to eligible tenants and the lack of funding in the Tenant Relocation Program (Fund 43N396), LAHD has identified an alternative funding source to borrow and transfer up to $200,000 into the Tenant Relocation Program. The Los Angeles Housing Department has identified funds within the Foreclosure Registry Fund (F56V/43N259) that could be temporarily utilized to pay the relocation benefits and prevent these tenants from becoming homeless.

I THEREFORE MOVE that the City Council, subject to the approval of the Mayor:

- Authorize the City Controller's office to establish a new account 43C396 - Tenant Relocation Inspection Program and appropriate $200,000 within the Foreclosure Fund 56V, to be reimbursed when payment is received from the property owner.
- Authorize the LAHD General Manager or designee to prepare Controller's instructions and any necessary technical adjustments necessary to the above instructions and INSTRUCT the Controller to implement the instructions.
- Authorize the Los Angeles Housing Department to take the following actions:
  - Determine the eligibility of the tenants at the above-referenced address to receive relocation assistance;
  - Identify funds to provide relocation assistance to the tenants, subject to eligibility requirements; and
  - Expend up to $200,000 from the Foreclosure Registry Fund, Fund No. 56V, Account 43C396 for the purpose of providing relocation benefits to tenants at 8530 La Tuna Canyon.
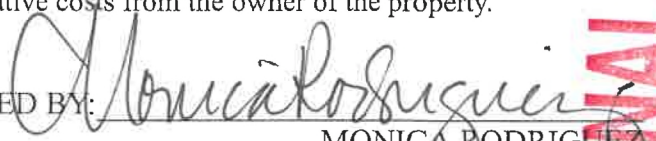
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I FURTHER MOVE that the City Council authorize the Los Angeles Housing Department and the City Attorney to take the following actions:

- Make any technical corrections and/or changes that may be required to effectuate the intent of this Motion subject to the approval of the Chief Legislative Analyst.
- Bill the property owner for all relocation benefits advanced as specified in Section 17975.5 of the California Health and Safety Code and all direct and indirect costs and benefit advancement, and record a lien and/or judgment against the property.
- In the event of non-payment, request the City Attorney to collect all such relocation amounts advanced by the City, plus all applicable penalties and administrative costs from the owner of the property.

PRESENTED BY: _____

MONICA RODRIGUEZ
Councilwoman, District 7

SECONDED BY: _____