

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to the feasibility of developing templates or guidelines for simplified landlord notices; assigning current staff within the Los Angeles Housing Department's (LAHD) Enforcement Operations to assist small housing providers to navigate City processes; and related matters.

Recommendations for Council action, pursuant to Motion (Yaroslavsky – Padilla):

1. DIRECT the LAHD to report within 90 days on:
 - a. The feasibility of developing templates or guidelines for simplified landlord notices, to satisfy the notification and posting requirements included in the Just Cause, Right to Counsel, and Rent Stabilization Ordinances but that does not compromise language accessibility or tenant access to key information, and could include resources being readily available at other City facilities such as Los Angeles Public Libraries.
 - b. The feasibility of assigning current staff within the LAHD's Enforcement Operations to be dedicated to assisting small housing providers who own ten or less units with navigating City processes and compliance with local ordinances.
2. DIRECT the Chief Legislative Analyst (CLA), with input from the LAHD, to report within 90 days on the feasibility of creating a means-tested deferred maintenance fund for small landlords who can demonstrate real need, along with potential funding sources.
3. REQUEST the Los Angeles Department of Water and Power to report within 90 days on all available incentives, rebates, and credits available for small landlords, as well as recommendations for timely and ongoing transmittal of formation.

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

Community Impact Statement: None submitted

SUMMARY

At the meeting held on October 1, 2025, your Housing and Homelessness Committee considered a Motion (Yaroslavsky – Padilla) relative to the feasibility of developing templates or guidelines for simplified landlord notices; assigning current staff within LAHD's Enforcement Operations to assist small housing providers to navigate City processes; and related matters.

After an opportunity for public comment was held, the Committee moved to approve the recommendations contained in the Motion, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
JURADO:	YES
BLUMENFIELD:	YES
HUTT:	YES
McOSKER:	YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-