

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to drafting ordinances that prohibit certain types of evictions as outlined in the Motion for tenants who attest to having experienced economic hardship related to the January 2025 fires; suspends Los Angeles Municipal Code (LAMC) Section 151.06(G); and related matters.

Recommendations for Council action, as initiated by Motion (Hernandez – Soto-Martinez – Nazarian):

1. NOTE and FILE Amending Motion (Hernandez – Soto-Martinez) dated January 14, 2025 and the Los Angeles Housing Department (LAHD) report dated January 17, 2025, attached to Council file No. 25-0006-S16, inasmuch as no further Council action is required at this time.
2. DETERMINE, as provided in Section 54954.2(b)(2) of the Government Code, and pursuant to Rule 23 of the Rules of the City Council, that there is a need to take immediate action on this matter and that the need for the action came to the attention of the City Council subsequent to the posting of the January 14, 2025 Council meeting agenda.
3. REQUEST the City Attorney, in coordination with the LAHD, to prepare and present an ordinance, with an urgency clause, that prohibits the following types of evictions to the extent allowed by State and Federal laws, from February 1, 2025 through January 31, 2026 if a declaration with proof of loss of income due to the 2025 fires is provided:
 - a. For tenants who attest to having experienced economic hardship related to the January 2025 fires:
 - i. Evictions for non-payment of rent
 - ii. No-fault evictions other than a government order to vacate
 - b. For tenants who have accommodated in their rental units additional displaced or economically impacted occupants that attest to having experienced economic hardship related to the January 2025 fires:
 - i. No-fault evictions other than a government order to vacate
4. REQUEST the City Attorney, in conjunction with the LAHD, to prepare and present an ordinance, with an urgency clause, that suspends LAMC 151.06(G), which allows rent increases for additional occupants, through January 31, 2026.
5. REQUEST the City Attorney, with support from the Chief Legislative Analyst (CLA), and in coordination with the Mayor's Office, to produce monthly reports on the City's response to complaints of price gouging in the rental housing market for the duration of the local emergency order declared in response to the January 2025 fires and for six months after, and that such monthly reports include but are not limited to:
 - a. A count of the complaints received by the City
 - b. The average response times between receipt of a complaint and the investigations and any enforcement by the City
 - c. A categorization and count of the City's responses to complaints, including enforcement actions
 - d. A geographic breakdown of the complaints and of City enforcement actions

- e. Any recommendations for improving enforcement and increasing deterrence of illegal rent gouging.
6. REQUEST the City Attorney, with the assistance of the LAHD, to include in the ordinance a comprehensive list of documents that are eligible to be used for the declaration of proof of loss of income due to the 2025 fires.
7. INSTRUCT the LAHD, with the assistance of the Office of Finance, to report within 30 days with a formula to define mom and pop landlords based on gross receipts taxes paid to the City.
8. INSTRUCT the LAHD to develop a rental assistance program for mom and pop landlords for non-payment of rent based on the definition described in the above recommendation and as evidenced by the attestation process.
9. REQUEST the Los Angeles Homeless Services Authority to report with recommendations to enable access to Problem Solving Funds (such as security deposit) for people experiencing and/or at imminent risk of homelessness due to the 2025 fire storms.
10. REQUEST the City Attorney and the LAHD to report to Council on whether the following Motion, introduced, but not approved during the Housing and Homelessness Committee meeting on February 5, 2025, or other means, would help address issues related to evictions, in comparison to the underlying eviction affirmative defense/moratorium, to compare and contrast impacts:

“Request the City Attorney, to prepare and present an ordinance, with an urgency clause, in furtherance of the public interest to avoid forfeiture, limit displacement and homelessness, that prohibits the following evictions, to the extent allowed by State and Federal laws, if a declaration with proof of loss of income due to the 2025 fires is provided, from February 1, 2025 to January 31, 2026 where tenants owe less than three months’ rent. This protection returns to the standard one month on January 1, 2026.”

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 February 5, 2025, your Housing and Homelessness Committee considered a Motion (Hernandez – Soto-Martinez – Nazarian), Amending Motion (Hernandez – Soto-Martinez), Amending Motion 15D (Soto-Martinez – Hernandez), Amending Motion 15E (Hutt – Hernandez – Harris-Dawson), and LAHD report relative to drafting ordinances that prohibit certain types of evictions as outlined in the Motion for tenants who attest to having experienced economic hardship related to the January 2025 fires; suspends LAMC Section 151.06(G); and related matters.

After an opportunity for public comment was held, and after holding discussions with the LAHD and City Attorney’s Office, the Committee moved to note and file the Amending Motion (Hernandez – Soto-Martinez) and the LAHD report; and approve the recommendations contained in the Motion (Hernandez – Soto-Martinez – Nazarian) as amended by Amending Motion 15D (Soto-Martinez – Hernandez), Amending Motion 15E (Hutt – Hernandez – Harris-Dawson) and amendments introduced by Councilmembers Blumenfield and Nazarian, 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
PRICE:	ABSENT
BLUMENFIELD:	NO
NAZARIAN:	YES

LV 2.5.25

-NOT OFFICIAL UNTIL COUNCIL ACTS-