

Eviction defense, eviction prevention, tenant outreach and education, and providing legal support to income-qualified tenants in the City of Los Angeles are essential services that help reduce the number of evictions, alleviate displacement, prevent homelessness, preserve affordable housing, and stabilize housing.

The City of Los Angeles launched the Eviction Defense Program (EDP) on July 1, 2021, and began to promote housing stability by offering comprehensive eviction prevention services to tenants residing within the City's boundaries. To do this, the Los Angeles Housing Department (LAHD) as authorized, executes a sole-source contract with the Legal Aid Foundation of Los Angeles (LAFLA), which serves as the lead contracting entity managing StayHousedLA - a consortium of legal service providers established to assist with eviction prevention services, legal services, and public awareness through outreach and education. Additionally, the City of Los Angeles partnered with Los Angeles County and local community and legal service providers, in a groundbreaking partnership, to oversee, support and facilitate the development, evolution and expansion of the StayHousedLA coalition, mission and platform.

In November 2022, Los Angeles City voters approved the United to House Los Angeles (Measure ULA), a ballot measure intended to provide ongoing revenue dedicated to address and ultimately end housing insecurity and homelessness in the City of Los Angeles. The passage of Measure ULA mandates a number of programs intended to increase the production and preservation of affordable housing, and to expand homelessness prevention programs. Measure ULA establishes five Homelessness Prevention Programs, and allocates 30% of the program funding to these programs, as follows:

1. Short-Term Emergency Assistance: 5%
2. Income Support for Rent-Burdened At-Risk Seniors and Persons with Disabilities: 10%
3. Eviction Defense/Prevention: 10%
4. Tenant Outreach and Education: 2%
5. Protection from Tenant Harassment: 3%

The ULA Eviction Defense/Prevention funding represents a critical opportunity to expand the City's existing efforts and reach, through LAFLA and the StayHousedLA Coalition, in providing housing-related legal services for lower-income tenants threatened with eviction, pursuant to Council direction. On April 1, 2025, the City Council adopted the Right to Counsel Program Ordinance (C.F. No. 18-0610-S3), which establishes the Eviction Defense Program as a permanent phased-in program citywide, codifies services, and ensures that eligible tenants living in the City have the right to access critical legal services and to provide qualifying City of Los Angeles residents with access to legal representation in eviction proceedings and in administrative proceedings that may result in the termination of a tenant's right to possession of a rental unit or a rental housing subsidy.

The existing Eviction Defense Program Agreement with LAFLA (Contract No. C-138260), as the lead contracting entity for the StayHousedLA program, expires on June 30, 2025. To avoid disruption in providing required and much needed services, and to ensure that Measure ULA goals and obligatory expenditures are met, LAHD must execute a new sole-source contract with LAFLA.

I THEREFORE MOVE that the Council instruct and authorize the General Manager of the Los Angeles Housing Department, or designee, to negotiate and execute a new sole-source contract with the Legal Aid Foundation of Los Angeles, for a five (5) year term commencing on July 1, 2025 through June 30, 2030, for an amount not to exceed \$33,757,172.67, from the unexpended encumbered funds totaling \$27,177,754.32 and \$6,579,418.35 from the House LA Fund No. 66M/43, as shown in the table below, for continued eviction defense, homelessness prevention, and tenant outreach and education services, subject to approval of the City Attorney as to form.

APR 11 2025

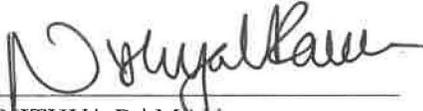
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BFY	Fund	Account	Amount
2022	65M	43VB81 - HOME ARP - Eviction Defense	\$7,054,324.93
2023	64R	43WC03 - Eviction Prevention Rental Assistance	\$1,208,468.05
2024	66M	43Y00D - Homelessness Prevention Programs	\$ 16,830,372.34
2025	64R	43AC03 - Eviction Prevention Rental Assistance	\$2,084,589.00
Total Encumbered			\$27,177,754.32
2025	66M	43A00D - Homelessness Prevention Programs	\$6,579,418.35
TOTAL			\$33,757,172.67

I FURTHER MOVE that the Council instruct and authorize the General Manager, of the Los Angeles Housing Department, or designee, to disencumber up to \$27,177,754.32 in unexpended encumbered funds from Contract No. C-138260 with the Legal Aid Foundation of Los Angeles, and encumber the amount to the new sole-source contract with the Legal Aid Foundation of Los Angeles.

I FURTHER MOVE that the Council find that the services to be performed by the Legal Aid Foundation of Los Angeles are for the performance of professional, scientific, expert, technical, or other special services of a temporary and occasional character for which competitive bidding is not practicable or advantageous and that the work can be performed more economically or feasibly by independent contractors than by City employees.

I FURTHER MOVE to authorize the General Manager of LAHD, or designee, to prepare Controller instructions and make any necessary technical adjustments consistent with Mayor and City Council actions on this matter, subject to the approval of the City Administrative Officer (CAO), and instruct the Controller to implement the instructions.

PRESENTED BY: 
 NITHYA RAMANI
 Councilmember, 4th District

SECONDED BY: 

ORIGINAL