



# LAHD

LOS ANGELES HOUSING DEPARTMENT

## **JUST CAUSE FOR EVICTION ORDINANCE AND EXPANDED TENANT PROTECTIONS**

### **OVERVIEW AND RECOMMENDATIONS**

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Council File: 21-0042-S8  
Wednesday, October 30, 2024



# Expanded Tenant Protection Ordinances

The Los Angeles Housing Department (LAHD) has been tasked with providing a suite of services (Just Cause and Expanded Tenant Protections) in conjunction with the Just Cause ordinance as well as additional tenant protections adopted upon the lifting of the COVID-19 pandemic tenant protections in 2023:

- Ordinance No. 187737 – Just Cause for Eviction Ordinance
- Ordinance No. 187763 – Eviction Threshold Ordinance
- Ordinance No. 187764 – Economic Displacement Ordinance
- Ordinance No. 188108 – Extension of Protections for Tenants with Unauthorized Pets Necessitated by COVID-19 Ordinance

# Just Cause For Eviction Ordinance

On January 27, 2023, Ordinance No. 187737, the Just Cause for Eviction Ordinance, went into effect, providing eviction protections under City law to all non-RSO residential rental units for the first time.

- Regulates evictions on all non-RSO multi-family rental units; as well as rentals in single-family homes and condominiums;
- Requires relocation assistance for all “No-Fault” evictions and the filing of Landlord Declarations of Intent to Evict with LAHD for all “no-Fault” evictions;
- Requires written notification by landlords to inform tenants of their rights at the onset of a tenancy and the posting of a Tenant Protections Notification in a common area of the rental property in the format prescribed by LAHD;
- Limits evictions for the purpose of installation of a resident manager; and
- Requires landlords to file notices to terminate tenancies from RSO and non- RSO multi-family rental units, single-family homes, and condominiums with LAHD.

LAHD instructed to conduct a fee study on staffing and resources needed to implement. The Study was conducted by BAE Urban Economics.



# Additional Housing Units Covered

In 2024-25, the additional housing units to be covered by the Additional Tenant Protections total 381,173 rental units comprised of the following:

Rental Type	Number of Units
Multifamily rental units constructed in 1979 or later	254,974
Rented condominium units constructed in 1979 or later	30,451
Rented single-family homes of any age	95,748
<b>Total</b>	<b>381,173</b>

# Just Cause Ordinance Administration and Enforcement

	<b>RSO Actual</b>	<b>Just Cause Full Enforcement</b>
<b>Actual/Projected Number of Units Regulated 2024-25</b>	651,000	381,173 Projected 2026-27: 390,920
<b>Staffing FTE Requested</b>	132 Existing	63 Total Additional
<b>% Increase in Regulated Units</b>	-----	+59% Units (Year 1)
<b>% Increase in Staff Needed for JC</b>		48%
<b>Units Regulated Per Additional Staff</b>	5,086 Units Per Staff	6,050 Units Per Staff
<b>Average Fee Per Unit Over 3 Years</b>	\$38.75 (Actual)	\$31.05

# Enforcement Services for Just Cause Ordinance

Service/Activity	Full Enforcement Level
<b><i>Hotline/Customer Service Counters</i></b>	Applies to All Units
<b><i>Billing/Registration of Rental Units</i></b>	Applies to All Units
<b><i>Registration of Rent Levels</i></b>	Applies to All Units
<b><i>Status Determination</i></b>	Applies to All Units
<b><i>Evictions Filing/Tracking System Maintenance</i></b>	Applies to All Units
<b><i>Evictions Protections/BuyOut (Landlord Decs) – Complaint Intake &amp; Investigations</i></b>	Applies to All Units
<b><i>Enforcement &amp; Investigations of Illegal Rent Increases/ Evictions/Relocation/TAHO</i></b>	Applies to All Units
<b><i>Hearings/RAC</i></b>	Applies to All Units

# Just Cause Ordinance Program Staffing Needs

City Administrative Officer (CAO) recommends launching the Program with full implementation in the first year, and authorize **63** new positions in the current fiscal year, in two phases:

- **45** positions to be authorized upon approval of the CAO report, dated September 12, 2024 and;
- **18** positions to be authorized on April 1, 2025, to be filled when the CAO confirms sufficient revenue has been received.

# Recommended Just Cause Enforcement Fee

- City Administrative Officer (CAO) recommends an annual fee of \$31.05 to ensure full cost recovery for the new program.
- The recommended fee represents 1/10 of one percent of the average annual rental income per unit.
- Fee was calculated assuming a 3% vacancy rate & 10 percent non-payment rate each year, and incorporating salary cost-of-living adjustments approved through 2027.
- Projections estimate annual growth of regulated units by:
  - .67% for multi-family units
  - 1.5% for rented single family homes
- The analysis assumes that non-staffing costs (systems, printing & binding, leasing, office and administrative) remain steady at \$1.11 million through 2027.



# Recommended Just Cause Enforcement Fee

- To ensure full cost recovery for the 45 positions beginning January 1, 2025 and 18 additional positions by April 1, 2025, the JCO fee needs to set to \$31.05 per year, applied to all non-RSO units.
- The JCO fee covers the 63 positions listed below for three Program years.

Job Classification	Positions Authorized at Approval	Positions Authorized April 1, 2025	Total Positions
Housing Investigator I	8	7	15
Housing Investigator II	2	--	2
Management Analyst	2	5	7
Management Assistant	2	--	2
Communications Info. Representative II	8	--	8
Senior Administrative Clerk	3	2	5
Administrative Clerk	20	4	24
TOTAL	45	18	63

# Projected Program Cost and Revenue

The table below represents the projected Program cost and revenues for three years; 2025, 2026 and 2027.

	<b>Projected Program Cost</b>	<b>Projected Revenue</b>	<b>End of Year Balance</b>
<b>2025</b>	\$10,528,685	\$10,651,880	\$123,195
<b>2026</b>	\$10,825,623	\$10,787,133	\$84,705
<b>2027</b>	\$10,995,330	\$10,924,259	\$13,634

Fee may need to be adjusted after three years to continue full-cost recovery.



# Thank You

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