



LAHD

LOS ANGELES HOUSING DEPARTMENT

JUST CAUSE FOR EVICTION ORDINANCE AND EXPANDED TENANT PROTECTIONS OVERVIEW AND RECOMMENDATIONS

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
Total	381,173



Just Cause Ordinance Administration and Enforcement

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



Enforcement Services for Just Cause Ordinance

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

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

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





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Thank You

