

Communication from Public

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Comments for Public Posting: Strengthening the Rent Stabilization Ordinance (RSO) and Just Cause for Eviction Ordinance in Los Angeles requires a multifaceted approach that takes into account the needs of tenants, landlords, and the overall housing market. Here are several strategies that could be employed: Policy Improvements 1. Increase Rent Control Limits - Adjust the allowable yearly rent increases to be more in line with inflation and increases in the cost of living, but limit them to prevent excessive rent hikes. 2. Expand Coverage - Include more properties under the RSO by lowering the building age limit from 1978 or by adding provisions for small and multi-family homes that currently fall outside the ordinance. 3. Streamline Application Processes - Simplify processes for tenants to file complaints or report violations of the RSO, thereby making it more accessible for residents to seek help. Just Cause for Eviction 4. Expand Just Cause Reasons - Add additional protective clauses to the Just Cause Ordinance that would restrict evictions during emergencies (e.g., public health crises) or for retaliatory reasons. 5. Strengthen Tenant Protections - Provide more robust defenses for tenants against eviction by requiring landlords to provide proper documentation and justification for evictions. 6. Implement Anti-Harassment Protections - Strengthen anti-harassment provisions that make it illegal for landlords to intimidate or pressure tenants into moving out. Enforcement and Compliance 7. Increase Funding for Enforcement - Allocate additional resources to the Los Angeles Housing Department to ensure efficient enforcement of RSO and Just Cause ordinances. 8. Regular Inspections - Provide for regular inspections of rental units to ensure compliance with health and safety codes, which could also involve renter surveys for feedback. 9. Create Reporting Tools - Develop tools for tenants to report violations anonymously, which may help in identifying systemic issues. Tenant Support and Resources 10. Expand Legal Aid Resources - Increase support for legal aid organizations that assist tenants facing eviction or harassment, ensuring they have proper representation when needed. 11. Tenant Education Programs - Implement education campaigns to inform tenants about their rights under the RSO and Just Cause for Eviction Ordinance, ensuring they are well-informed and empowered. 12. Emergency Rent Assistance - Develop funds or partnerships to provide

emergency rental assistance for tenants facing financial hardships, preventing displacement. Community Engagement 13.

Community Advisory Boards - Create tenant advisory boards to gather feedback on the effectiveness of the RSO and Just Cause for Eviction Ordinance, as well as to suggest potential improvements. 14. Regular Review of Policies - Implement a procedure for regularly reviewing and updating ordinances based on the changing housing landscape and feedback from community stakeholders. Collaboration 15. Work with Nonprofits and Housing Advocates - Collaborate with local nonprofits and tenant advocacy groups to address issues and develop holistic solutions that benefit both tenants and landlords. By implementing these strategies, the Los Angeles Housing Department can create a more equitable and effective rental housing system that better protects tenants while maintaining a fair environment for landlords. Engaging various stakeholders in the process—such as community organizations, tenant coalitions, and property owner groups—will also help create a balanced approach.