

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to amending the Just Cause for Eviction Ordinance (JCO) pertaining to substantial remodels; resolution authority for two (2) positions to implement and perform the substantial remodeling support functions for the non-Rent Stabilization Ordinance residential housing rental units; and related matters.

Recommendations for Council action:

1. ADOPT and APPROVE Option No. 1 as outlined under Recommendation Nos. 2.A and 2.A.i of the Los Angeles Housing Department (LAHD) report dated May 20, 2025, attached to the Council file, as follows:

REQUEST the City Attorney, with the assistance of the LAHD, to prepare and present a draft ordinance or ordinances to Council to:

- a. Amend the JCO Los Angeles Municipal Code Section 165.03, to effectuate Option No. 1 as outlined in the LAHD report dated May 20, 2025, as well as any other pertinent and relevant provisions that the City Attorney may deem necessary. Based on policy Option No. 1, the amendments to the JCO would include provisions to:
 - i. Remove or amend the substantial remodel clause as a legal reason for eviction, except as required in order to comply with a Government Agency Order.
2. DENY Recommendation No. 4 in the LAHD report dated May 20, 2025, attached to the Council file; and, not authorize resolution authority for any additional positions until LAHD reports on a full staffing and implementation plan if Council selects either Option No. 2 or Option No. 3.
3. AMEND the JCO to expand the penalties and remedies available for violations of the ordinance to mirror the remedies available in the Tenant Anti-Harassment Ordinance, including requiring three times compensatory damages (including damages for mental or emotional distress), reasonable attorney's fees and costs, and civil penalties of up to \$10,000 but not less than \$2,000 per violation, with additional penalties per violation if a tenant household is older than 65 years or disabled.
4. INSTRUCT the LAHD to report with a staffing plan, implementation timeline and fee schedule that would guarantee full cost recovery should Council select Option No. 2 or Option No. 3, as well as next steps and additional resources necessary to implement the new policy.
5. INSTRUCT the LAHD to update informational bulletins on evictions, and tenants' rights, including publicizing educational information and FAQs to help renters and landlords comply with the amended ordinance provisions.
6. INSTRUCT the LAHD to create or promulgate rules that include but are not to be limited to:
 - a. A process where the landlords pays the renter an agree upon amount to relocate by mutual agreement.
 - b. Require the landlord to provide comparable or better housing while the renovation takes place, with the landlord paying all relocation expenses and paying the rent directly for this new temporary housing for as long as the renter is dislocated from their original unit. Allow the landlord to pay the renter for the temporary housing only if by mutual agreement.
 - c. Require the tenant to pay the original landlord the monthly rent due prior to the required relocation during the relocation time period.

- d. Requires the tenant to be returned to their original unit with any new rent increase not to exceed the ten (10) percent allowable by State law.
7. INSTRUCT the LAHD to assist the Rent Adjustment Commission to adopt rules and regulations necessary to implement the provisions of the option approved by the City Council.
8. NOTE and FILE the City Administrative Officer (CAO) report dated May 28, 2025 and the LAHD report dated May 20, 2025, attached to Council file No. 24-1225.

Fiscal Impact Statement: The CAO states that is no General Fund impact as a result of the recommendations in this report. If Council moves forward with an amendment to the JCO that will require additional staffing and resources to implement, it is recommended that the LAHD report with a full staffing plan and fee schedule that will ensure full cost recovery.

Financial Policies Statement: The CAO states that recommendations in this report comply with the City's Financial Policies in that the cost of providing any increased service will be funded by sufficient fees to cover the full cost of providing such service.

Community Impact Statement: None submitted

(Personnel and Hiring Committee waived consideration of the above matter)

SUMMARY

At the meeting held on June 4, 2025, your Housing and Homelessness Committee considered CAO and LAHD reports relative to amending the JCO pertaining to substantial remodels; resolution authority for two (2) positions to implement and perform the substantial remodeling support functions for the non-Rent Stabilization Ordinance residential housing rental units; and related matters.

After an opportunity for public comment was held, the Committee recommended to move forward specific recommendations contained in the CAO and LAHD reports, as well as additional recommendations introduced by Councilmember Blumenfield and seconded by Councilmember Raman, and to note and file the CAO and LAHD reports, and as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
JURADO:	YES
BLUMENFIELD:	YES

LV 6.4.25

-NOT OFFICIAL UNTIL COUNCIL ACTS-