

**COUNCILMEMBER NITHYA RAMAN'S AMENDMENTS FOR CF 18-0610-S3 AS PRESENTED AT THE 8/7/24 HOUSING AND HOMELESSNESS COMMITTEE**  
(text changes are shown via *italicization* and omissions are shown via ~~strikethroughs~~)

- Request that the City Attorney amend the April 9, 2024 draft ordinance entitled “Article 6 City Funded Counsel For Tenants Ordinance” within the next 30 days to:
  - Change the ordinance title, and any internal reference from “City Funded Counsel for Tenants Program” to “Right to Counsel Program Ordinance”;
  - Add the following definitions:
    - **Covered Geography.** *This term means zip codes that have been phased into the Right to Counsel program.*
    - **Covered Tenant.** *This term means an eligible tenant within a Covered Geography.”*
  - Amend the definition for Legal Representation as follows:
    - **Legal Representation.** *This term means representing a tenant in an unlawful detainer proceeding or a subsidized housing termination proceeding. legal services to a qualifying tenant (as specified in paragraph B of section 166.03), including both brief (limited scope) or full representation in a Legal Proceeding by a designated Organization or attorney that is subsidized in whole or in part by any funds appropriated for the City Funded Counsel for Tenants Program. The term Legal Representation will include services agreed to between the qualifying tenant and counsel in connection with a proposed eviction or unlawful detainer proceeding such as reviewing Eviction Notices (including review of such notices served prior to the filing of a Legal Proceeding), preparing and filing responsive pleadings and motions, appearing on behalf of the defendant or respondent tenant in court or administrative forum, and providing legal advice.*
  - Amend Section 166.03 as follows:
    - SEC. 166.03. ~~CITY FUNDED COUNSEL~~ *RIGHT TO COUNSEL PROGRAM*
      - A. Subject to availability of unencumbered funds and subject to the annual appropriation of the necessary funds by the Mayor and City Council (which appropriation remains in the sole and absolute discretion of the Mayor and City Council) or the United to House LA funds, the Department shall establish and operate a ~~City Funded Counsel for Tenants~~ *Right to Counsel* Program to connect *Covered Tenants* ~~tenants~~ who qualify under paragraph B. of this Section 166.03 to counsel for Legal Representation. The availability of counsel for tenants is also subject to all the terms and conditions of the ~~City Funded Counsel for Tenants~~ *Right to Counsel* Program established by the Department and to the availability of participating counsel.

The ~~City Funded Counsel for Tenants~~ *Right to Counsel* Program shall provide Legal Representation to a tenant facing Legal Proceedings who (1) resides in the City of Los Angeles, (2) earns at or below 80 percent area median income for the Los Angeles Metropolitan Area as determined by HUD's income limits for Los Angeles current at the time of the tenant's request for counsel, and (3) does not reside in the same dwelling unit as their landlord. Legal Representation to a tenant who qualifies shall be available *to a Covered Individual who must request legal assistance within thirty (30) days of the initiation of the Covered Proceeding, as long as the tenant is not in default, or as soon as is practicable after receiving* ~~as soon as reasonably practicable after the tenant is served with an Eviction Notice, an unlawful detainer complaint, or a notice of termination hearing~~ regarding a tenant's rental housing subsidy. Legal Representation in an unlawful detainer matter shall last until at least such time as the eviction notice or unlawful detainer complaint is withdrawn, the case is dismissed, a judgment in the case is entered, or ~~any~~ post-judgment motion ~~for stay of eviction or relief from forfeiture~~ has been ruled upon by the trial court.

- Amend Section 166.03 B to include the requirement that a notice of the Right to Counsel Program Ordinance shall be posted in English and other commonly spoken languages in common areas, similar to Section 151.05 I of the Los Angeles Municipal Section (LAMC) ; and
- Amend Section 166.04 to mimic Section 151.09 E of the LAMC.