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June 4, 2025

Councilmember Tim McOsker, Chair
Personnel and Hiring Committee
Attn: Adam Lid

RE: COUNCIL FILE TRANSMITTAL

On June 4, 2025, the Housing and Homelessness Committee considered City Administrative Officer (CAO) and Los Angeles Housing Department (LAHD) reports 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, Council file No. 24-1225. After consideration, 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, as detailed below:

1. ADOPT and APPROVE Option No. 1 as outlined under Recommendation Nos. 2.A and 2.A.i of the 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 CAO report dated May 28, 2025 and the LAHD report dated May 20, 2025, attached to Council file No. 24-1225.

This file is now transmitted to the Personnel and Hiring Committee.

Luigi Verano
Legislative Assistant
Housing and Homelessness Committee
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<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
JURADO:	YES
BLUMENFIELD	YES