

MOTION BY SUPERVISORS JANICE HAHN AND  
MARK RIDLEY-THOMAS

May 12, 2020

**Tenant Protections During the COVID-19 Crisis**

On March 4, 2020, the Los Angeles County (County) Board of Supervisors (Board) declared the existence of a local health emergency due to the novel coronavirus (COVID-19 emergency). Subsequently, the Chair of the Board issued an Executive Order, which among other actions, placed a temporary moratorium on evictions for non-payment of rent by residential or commercial tenants in unincorporated areas impacted by COVID-19, and a ban on rent increases in the unincorporated County to the extent permitted by State law and consistent with Chapters 8.52 and 8.57 of the County Code (Moratorium), which will be in effect from March 4, 2020 through May 31, 2020 (Moratorium Period), unless extended further. The Moratorium will provide timely and necessary relief to tenants who are struggling due to the economic repercussions of the COVID-19 emergency. However, policies and procedures should be put in place so that it is clear to both tenants and landlords how to comply with the Executive Order.

Moreover, additional policies and modifications should be adopted to promote economic and housing stability, and prevent Los Angeles County residents from ultimately falling into homelessness across the County due to this crisis, for the

**MOTION**

SOLIS \_\_\_\_\_

RIDLEY-THOMAS \_\_\_\_\_

KUEHL \_\_\_\_\_

HAHN \_\_\_\_\_

BARGER \_\_\_\_\_

preservation of life and property. In addition, commercial eviction protections should prioritize small businesses that are more likely to experience severe financial hardship due to Covid-19, and who collectively make up the backbone of the local economy. The State of California defines small businesses as having 100 or fewer employees. Data shows that the median annual revenue for LA County businesses with up to 100 employees is approximately \$109,000, compared with median annual revenue of approximately \$46 million for LA County businesses with 101 to 500 employees, and over \$600 million in median annual revenue for LA County businesses with more than 500 employees. These larger businesses with more than 100 employees are more likely to be well resourced and capability of paying rent or negotiating repayment terms with their landlords.

**WE, THEREFORE MOVE** that the Board of Supervisors approve, and delegate authority to the Chair to execute, an Amended and Restated Executive Order that incorporates the following provisions, subject to approval as to form by County Counsel:

1. Authorize the Director of the Department of Consumer and Business Affairs, or his designee, to issue guidelines to aid in the implementation of the Moratorium, including but not limited to guidance regarding the ways in which tenants can certify they are entitled to protection under the Moratorium, appropriate supporting documentations for tenants not entitled to self-certify under the Moratorium, notice requirements, and procedures for utilizing dispute resolution services offered by the Department of Consumer and Business Affairs, among other clarifications;
2. Commencing June 1, 2020, exclude from the Moratorium commercial tenants that are multi-national, publicly-traded or have more than 100 employees; and

3. Require commercial tenants that have ten (10) or more, but less than 100, employees or that lease space of 250,000 sq. ft or more, to have not more than six (6) months following the end of the Moratorium Period to pay the Landlords, in equal installments unless the Tenant and Landlord agree to an alternate payment arrangement, any rental amounts due and owing.

# # #

JH:lo/jw