

TENANT PROTECTIONS WORKING GROUP

Wednesday, April 18, 2018
Hall of Administration
500 West Temple Street, Conference Room 743
8:00 a.m. – 10.00 a.m.

AGENDA

Welcome and Review of Agenda	Lisa Cleri Reale
Presentation: The “What”	Chief Executive Office
<ul style="list-style-type: none">• What are the expectations of the Board of Supervisors?• What deliverables are needed from this Working Group?• Results of the survey re: Tenant Protection Approaches	
Group Discussion: The “How”	Working Group
<ul style="list-style-type: none">• How do we approach the deliverables? (Action Item)• How do we create timed goals in order to meet the July due date?• What information may still be missing?	
Policy Issue	Goldfarb & Lipman
<ul style="list-style-type: none">• Regulate Evictions• Define reasons to terminate a tenancy (Just Cause)• Determine notice requirements• Identify other policy considerations for future discussion	
Policy Issue Discussion	Working Group
Rent Stabilization, Income, Race & Ethnicity: Data from the American Community Survey	Dr. Richard Green
Future Agenda Items	Working Group
Public Comment	
Adjournment	

Attachment
Tenant Protections Working Group Deliverables

Tenant Protections Working Group Deliverables

On May 16, 2017, the Board directed the Chief Executive Officer, in coordination with relevant departments, to convene and provide technical support for a Tenant Protections Working Group, with two members appointed by each Supervisor, to:

- a. **Provide recommendations to this Board** within 180 days on tenant protections that might be enacted for unincorporated areas as well as additional actions to protect residential and commercial tenants Countywide (due July 24, 2018).

The Working Group should develop specific terms that reflect its desired outcomes for each of the policy areas and measures it determines to include in its recommendations. The Working Group may include recommendations to the Board in any policy area, including, but not limited to:

POLICY AREA	TENANT PROTECTION MEASURE/VARIANT
REGULATE EVICTIONS	• Minimum Lease Term
	• Notify County (enhanced notices for termination, rent increase)
	• Just Cause Policy / Define or Exclude Certain Causes for Eviction
	• Relocation Assistance
REGULATE RENT INCREASES	• Non-Binding Mediation
	• Binding Arbitration
	• Regulate Frequency
	• Regulate Amount (%)
	• Publish Maximum Allowable Rent
	• Tenant Complaints/Petitions
	• Rent Board (Appoint or Elect)
ENFORCE LAWS & REGULATIONS	• Defense Against Eviction
	• Right to Counsel
	• Anti-Retaliation/Harassment (including source of income discrimination)
	• Fines or Penalties
	• Tenant Habitability (inspection program, ordinance)
IMPLEMENTATION & FUNDING	• Landlords and Tenants Education and Outreach
	• Language Access
	• Registration of Units
	• Fees and Cost Recovery
OTHER	• To be determined by the Working Group

- b. **Propose a policy implementation framework** for the promulgation, administration, and enforcement of recommended ordinances, policies, and programs.
- c. **Advise the Chief Executive Officer regarding the production, scope, content, maintenance, and distribution of a comprehensive Los Angeles County Tenancy Report and Dashboard** focused on the state of residential and commercial tenancies throughout Los Angeles County.
- d. **Identify any state or local legislative positions** that support the County's ability to protect its residents and commercial establishments.
- e. **Engage cities within the County that may be interested in coordinating** the development and administration of one or more tenant protection policies.