

TENANT PROTECTIONS WORKING GROUP

Wednesday, May 2, 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: Regulate Rent Increases	Goldfarb & Lipman
<ul style="list-style-type: none">• Discuss mechanisms to regulate rent increases (e.g. minimum lease term, mediation/arbitration, rent stabilization)• Identify which units to regulate (if any)• Define thresholds for regulation:<ul style="list-style-type: none">○ Frequency of increase○ Amount of increase• Specify property owner protections• Review implementation and enforcement mechanisms	
Group Discussion: Regulate Rent Increases	Working Group
Update: Drafting of Report/Recommendations	Working Group
Review next Agenda	Working Group
Public Comment	
Adjournment	

**ROUGH DRAFT
TO BE DISCUSSED AT THE 5/16/18 TENANT PROTECTIONS WORKING GROUP MEETING**

First, a few important notes:

1. This is a ROUGH FIRST DRAFT - we all hear and remember things differently. If these notes do not reflect your memory of the discussion that is not cause for alarm, just for feedback.
2. This email is a public document per County Counsel's interpretation of the Brown Act
3. The next steps: please review this draft. If you have feedback, please do not hesitate to share it with me, however it is not helpful to share it via email (again - Brown Act). Instead, please collect your comments or revisions IN WRITING and bring that feedback to our next working group meeting. Lisa and I will review all feedback. If further discussion is needed on any point in order to finalize the draft we will bring those topics back to the group at the meeting after that. If you have questions or concerns about this process please bring that feedback to Lisa's attention as well.

Working Group Recommendations re: Just Cause Eviction Regulation [DRAFT]

The working group reached unanimous agreement with respect to the adoption of robust just cause eviction requirements for all tenants in unincorporated Los Angeles County, regardless of unit type, ownership type, and any other rent stabilization or additional tenant protections. The working group understood these just cause eviction protections to supplement the provisions of California State law that provide for eviction under a variety of circumstances, including change of use under the Ellis Act, non-payment of rent, criminal nuisance or other illegal activity, and refusal to provide unit access or inspection.

The working group recommends that just cause evictions be limited to circumstances where:

1. an owner or owner's immediate family member will reside in the unit, with relocation assistance at the owner's expense and a requirement that if the owner or immediate family member does not continuously reside in the unit for 24 consecutive months following the eviction, the evicted tenant has a right to return to the unit at the prior rent. [NOTE: relocation calculation and definition of immediate family member required]
2. an owner will undertake substantial rehabilitation of the unit, with tenant relocation assistance and right of return protections modeled on the City of Los Angeles's Tenant Habitability Program

The working group further recommends that these just causes for eviction would not apply to tenancy terminations based solely on property foreclosure or to tenant families with school-aged children during the Los Angeles Unified School District academic year.

Finally the working group recommends that Los Angeles County adopt additional eviction notice requirements, including tenants rights information, legal services information, and required County recording of eviction notices, including the reason for eviction and the outcome of the eviction proceeding.