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County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

SACHI A. HAMAI
Chief Executive Officer

Board of Supervisors
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Fourth District

KATHRYN BARGER
Fifth District

September 21, 2017

To: Supervisor Mark Ridley-Thomas, Chairman
Supervisor Hilda L. Solis
Supervisor Sheila Kuehl
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Sachi A. Hamai
Chief Executive Officer

RENTAL MARKET ANALYSIS AND POLICY DEVELOPMENT FRAMEWORK (ITEM NO. 6, AGENDA OF MAY 16, 2017)

On May 16, 2017, the Board of Supervisors (Board), adopted a Motion (Motion) by Supervisors Solis and Kuehl directing the Chief Executive Officer (CEO), in coordination with the Directors of the Departments of Regional Planning, Consumer and Business Affairs, Public Health, Public Works, Beaches and Harbors, the Executive Director of the Community Development Commission, the Assessor, and County Counsel to produce and report to the Board within 90 days with a Los Angeles County Tenant Protections Policy Development Framework (Framework). On August 21, 2017, the CEO requested an additional 30 days to respond to the Motion.

The Motion requested that this Framework include: 1) a review of existing sources of information and an analysis of private rental housing stock and commercial properties for lease; 2) an inventory of stakeholders with involvement in the rental property market; 3) State and federal laws and regulations that pertain to the County's ability to regulate the private rental market; and 4) a review of best practices implemented by other jurisdictions designed to protect tenants. The CEO, in consultation with the above referenced departments, submits the attached Framework for your consideration.

DEVELOPMENT OF FRAMEWORK

Los Angeles County is confronting a housing affordability crisis and the Board has elected to consider a range of tools to address these circumstances. On October 27, 2015, the Board adopted a motion to establish an Affordable Housing Budget Unit and develop a first-of-its-kind Affordable Housing Outcomes Report (Outcomes Report). The first annual Outcomes Report was submitted to the Board on

May 5, 2017. It revealed a shortage of over 550,000 rental homes that are considered affordable to renter households at or below 50 percent of the Area Median Income (AMI). This Framework explores what, if anything, might be done to protect renters in the unincorporated areas of Los Angeles County. As discussed in the Framework, the County government is the first line of government for the unincorporated areas, and has greater flexibility regarding the use of tenant protections in these jurisdictions.

In developing the Framework, the CEO worked with County Counsel to provide a legal analysis of State and federal laws and regulations that would authorize or constrain the County's ability to regulate the private rental market. In addition, the CEO convened a working group of affected departments to review current practices from other jurisdictions, analyze existing sources of information on the private rental housing market, and compile a list of potential stakeholders.

Further, while several studies have reviewed displacement trends in Southern California, there has not been a comprehensive study of these trends in the unincorporated areas of the County. To further evaluate the applicability of tenant protections for the private rental and commercial housing stock in Los Angeles County, the CEO identified and gathered statistical information from a variety of publicly available sources. The CEO also worked with a consultant to gain a preliminary understanding of those neighborhoods in unincorporated Los Angeles County that are facing the highest risk of displacement. Indicators such as changes in rent and housing prices, changes in household incomes, and changes in housing tenure were analyzed by unincorporated community.

CONCLUSION

As Los Angeles County residents continue to experience an elevated cost of housing, tenants are faced with rising rents in homes that are currently affordable to them. This Framework provides information to inform decisions as to what tenant protections could be put in place to provide at-risk tenants with greater stability in their homes.

The CEO will convene stakeholders to review the proposed Framework, and assemble the Tenant Protections Working Group (Working Group) to solicit further community input. As provided for in the Motion, the Working Group is to consist of two members appointed by each Supervisor. It is this Working Group that will provide recommendations to the Board regarding tenant protections that might be enacted for unincorporated areas, as well as any actions that could be applied Countywide. Additionally, as requested by Supervisor Barger in an amendment to the Motion, the CEO will consult with the Los Angeles Economic Development Corporation (LAEDC) to seek their input on the progress and recommendations of the Working Group. The CEO

will work with the Executive Office of the Board to convene and manage meetings of the Working Group.

If you have any questions regarding this report, please contact Doug Baron at (213) 974-8355, or via email at dbaron@ceo.lacounty.gov.

SAH:JJ:DSB
CMT:acn

Attachments

c: Executive Office, Board of Supervisors
County Counsel
Assessor
Beaches and Harbors
Community Development Commission
Consumer and Business Affairs
Public Health
Public Works
Regional Planning



Tenant Protections Policy Development Framework

COUNTY OF LOS ANGELES

Chief Executive Office | September 2017

INTRODUCTION

On May 16, 2017, the Board of Supervisors (Board), adopted a Motion (Motion) by Supervisors Solis and Kuehl directing the Chief Executive Officer (CEO), in coordination with the Directors of the Departments of Regional Planning, Consumer and Business Affairs, Public Health, Public Works, Beaches and Harbors, the Executive Director of the Community Development Commission, the Assessor, and County Counsel to produce and report to the Board within 90 days with a Los Angeles County Tenant Protections Policy Development Framework (Framework).

BACKGROUND FOR DEVELOPMENT OF FRAMEWORK

Los Angeles County is confronting a housing affordability crisis and the Board has elected to consider a range of tools to address these circumstances. On October 27, 2015, the Board adopted a motion to establish an Affordable Housing Budget Unit and develop a first-of-its-kind Affordable Housing Outcomes Report (Outcomes Report), revealing a shortage of over 550,000 rental homes that are considered affordable to renter households at, or below 50 percent of the Area Median Income (AMI).

One element of a comprehensive affordable housing production and preservation program is the protection of existing renters from displacement from homes that are affordable to them. Statewide, as housing prices continue to increase, local jurisdictions have taken steps to address the issue of displacement and tenant stability; and renter protection initiatives were placed on the ballot for six cities, and successfully passed in two, in the November 2016 election. This Framework explores what, if anything, can be done to protect renters in the unincorporated areas of Los Angeles County.

In developing the Framework, the CEO worked with County Counsel to provide a legal analysis of State and federal laws and regulations that would authorize or constrain the County's ability to regulate the private rental market. In addition, the CEO convened a working group of affected departments to review current practices from other jurisdictions, analyze existing sources of information on the private rental housing market, and compile a list of potential stakeholders.

STATE AND FEDERAL LAWS AND REGULATIONS

State and federal laws affect tenants and property owners, and dictate a local jurisdiction's ability to constrain the private rental market, thereby impacting the range of available options for tenant protection. Local ordinances to address rapidly escalating rents and tenant displacement have existed in California since

the late 1970s. The Cities of Santa Monica and Berkeley were among the first cities with ordinances to protect tenants by imposing regulations on residential rent increases. The County previously had a rent regulation ordinance between 1983 and 1985. The County's rent regulation ordinance limited rent increases to 9 percent annually, allowed for certain automatic rent increase adjustments, established permissible causes for evictions, and required relocation assistance for displaced tenants. The County ultimately phased out the rent regulation ordinance by December 31, 1985, "to create opportunities for new construction in the County."[1]

County's Jurisdiction

The jurisdiction of the County is derived from the California Constitution, State statutes, and the County Charter. Generally, the County's authority to make and enforce laws is limited to the unincorporated areas of the County, unless specific State statutes allow the County to act countywide. Article XI, section 7 of the California Constitution states that "a county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws" of the State. This constitutional grant of police power is the source of both counties' and cities' authority to independently govern, and it is subject only to the limitation that they exercise this authority within their territorial limits and subordinate to State and federal law.[2] Within the unincorporated areas, the County's police power is as broad as the Legislature's, as long as there are no conflicting State or federal laws.[3] If otherwise valid local legislation conflicts with State or federal law, the local law is void under the doctrine of preemption.[4] Land use regulation in California historically has been a function of local government under the grant of police power, and it has been recognized that a city's or county's power to control its own land use decisions derives from this inherent police power, not from the delegation of authority by the State.[5]

Federal Laws

Rent stabilization ordinances have been held to be within a state's constitutional exercise of police power. In limited circumstances, public need justifies the restriction of property rights without compensation. Protection of tenants is a legitimate state interest, and therefore any legislation rationally related to ensuring such protection is constitutional. As long as a rent stabilization measure is calculated to eliminate excessive rents, and provide a mechanism for

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1 Los Angeles County Code § 8.52.010

2 *Candid Enterprises, Inc. v. Grossmont Union High School District* (1985) 39 Cal.3d 878, 885.

3 *Birkenfield v. City of Berkeley* (1976) 17 Cal.3d 129, 140.

4 *People ex rel. Deukmejian v. County of Mendocino* (1984) 36 Cal.3d 476, 484.

5 *Big Creek Lumber Co. v. County of Santa Cruz* (2006) 38 Cal.4th 1139, 1151.

ensuring landlords receive a "just and reasonable" return on their property, such a measure does not violate the Fifth and Fourteenth Amendments of the U.S. Constitution, which prohibit the taking of private property for public use without "just compensation." Further, courts have held that rent stabilization ordinances do not deter federal fair competition laws when such ordinances are unilaterally imposed upon all rental property owners.[6]

The Code of Federal Regulations expressly preempts the entire field of rent regulation by local rent control boards regarding any federal housing projects, known as federally subsidized housing assistance for low-income households. Projects funded by the U.S. Department of Housing and Urban Development, such as Section 8, also known as tenant-based rental assistance, are fully governed by federal law. No local jurisdiction may enact ordinances that seek to regulate federal housing rental rates.

State Laws

The California Civil Code governs rent increases throughout the state. Without additional local regulation, the California Civil Code is the full extent of tenant protection available. In non-rent regulated jurisdictions, such as the unincorporated area of the County, when increasing the rent, a landlord must give a tenant a 30-day notice if a rent increase is less than 10 percent of the lowest amount of rent charged during the preceding 12 months. A landlord must give a 60-day notice if the rent increase is more than 10 percent of the lowest amount of rent charged during the last 12 months.[7] Further, to terminate a periodic lease of a year or more, the landlord is required to give a 60-day notice, and for a month-to-month lease, a landlord is required to give a 30-day notice.[8] There is no State law which requires a landlord to provide a reason for terminating a lease.

Costa-Hawkins Rental Housing Act.

The Costa-Hawkins Rental Housing Act (Costa-Hawkins) allows a landlord to establish the initial rent for a new tenant, a policy known at "vacancy decontrol."[9] The law removes local controls on the rent level that may be charged at a tenancy's start, although in units subject to rent stabilization, future rent increases do remain limited to the amount authorized by a local jurisdiction for the duration of the tenancy. Further, Costa-Hawkins establishes that certain units must be exempt from local rent control laws, including units with certificates of occupancy issued after February 1, 1995. Single family homes and other single family dwelling units, like condominiums, that are separate from the title to

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6 *Fisher v. City of Berkeley* (1986) 475 U.S. 260.

7 California Civil Code §§ 827(b)(2-3).

8 California Civil Code §§ 1946.

9 *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles*, (2009) 175 Cal. App. 4th 1396, 1405.

any other dwelling unit, are additionally exempt from local rent control and stabilization laws. Multi-family units built prior to 1995 can still be subject to local rental rate regulation, however, Costa-Hawkins allows landlords in those rent-controlled communities to establish initial rental rates when there is a change in occupancy, pursuant to vacancy decontrol. The effect of this provision permits landlords to impose whatever rent they choose at the commencement of a tenancy.[10]

Costa-Hawkins has had significant impacts on rental housing throughout California. Practically speaking, it may cause new tenants to start their tenancies in rent-stabilized jurisdictions at significantly higher rent levels than their neighbors who are longer-term tenants.

Ellis Act

The Ellis Act is a California State law passed in 1985 that allows landlords to evict residential tenants in order to "go out of the rental business" without cause.[11] It prevents local governments from compelling a property owner to offer, or to continue to offer, accommodations in the property for rent or lease. Landlords in jurisdictions with rent stabilization must comply with both the Ellis Act and local requirements before being permitted to remove a controlled rental unit from the rental housing market. Those jurisdictions can require that landlords file a "notice of intent to withdraw," pay relocation assistance, extend the termination date of tenancies for disabled or elderly tenants, and can set limits on initial rents when those properties re-enter the rental market within a certain time period. In jurisdictions without eviction protections, a landlord can terminate a tenancy without cause with an appropriate 30-day or 60-day notice. Practically speaking, the Ellis Act only impacts jurisdictions with eviction protections.

A locality placing reasonable requirements on the future rental use of the property is legal if those requirements do not have the effect of penalizing property owners for exercising their rights under the Ellis Act. An example of a permissible ordinance would be a locality requiring a property owner seeking to re-enter the rental market to first offer the unit to previously displaced tenants.[12] In the City of West Hollywood, if the landlord puts the current rental structure back on the market within 10 years after taking it off, they must contact the previously "Ellis'd" tenant(s) who asked for right of first refusal to move back into the unit. Within the first five years, they must re-rent to the tenant at the rent the tenant was paying at move-out, plus any intervening general adjustments. After five years, they may re-rent to the tenant at the current market rate.

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10 *Id.* at p. 1406.

11 California Government Code § 7060.

12 Government Code, § 7060.2, subd. (c).

California Civil Code, Commercial Rent Control

In 1987, the California legislature enacted Chapter 2.6 of the California Civil Code which governs and prohibits rent control in the commercial lease market. "No public entity shall enact any measure constituting commercial rental control, nor shall any public entity enforce any commercial rental control."[13] The chapter's stated intent is "to prevent the imposition of artificial barriers on commercial rents" and shall be applied "to every local jurisdiction in the state."[14] In the late 1970s and early 1980s, the City of Berkeley attempted commercial rent control ordinances with either temporary or very limited geographic application. The ordinances were successfully challenged and ultimately phased out.[15]

Finally, the language of the lease governs in the majority of commercial lessor-lessee relationships. Courts will generally uphold the written terms of a lease, even when deemed unfair and/or unreasonable. The general "automatic" or "implied" protections, such as the warranty of habitability found in residential tenancies, do not exist in commercial situations.

MEANINGFUL PRACTICES FROM OTHER JURISDICTIONS - RESIDENTIAL

Background

Fifteen California cities have adopted rent stabilization ordinances, most recently, the Cities of Mountain View and Richmond, with San Jose, Oakland, and Beverly Hills adopting recent, more protective, revisions to their more longstanding ordinances.[16] San Francisco, the only county with rent stabilization, has had their ordinance in effect since 1979. However, San Francisco is distinct from the County in that San Francisco County has no other cities besides San Francisco within its boundaries. (See Attachment I for a comparison of tenant protections across certain local jurisdictions in California).

Additionally, programs across the State vary in scope and degree of regulation, and are not limited to rent-stabilization provisions. Tenant protections can exist either with, or without rent stabilization, and may include just-cause for eviction requirements, relocation assistance for non-fault tenant evictions, and freedom from discrimination, retaliation and harassment.

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13 California Civil Code § 1954.27, subd. (a)

14 California Civil Code § 1954.25

15 *Ross v. Berkeley* (1987) 655 F. Supp. 820, 823

16 California jurisdictions with rent stabilization ordinances include: Berkeley, Beverly Hills, East Palo Alto, Hayward, Los Angeles, Los Gatos, Mountain View, Oakland, Palm Springs, Richmond, San Francisco, San Jose, Santa Monica, Thousand Oaks, West Hollywood.

Overview of Common Practices

For those jurisdictions that have rent level protections, the CEO noted several common elements across these programs. The rent level protections have been put in place to ensure that proper maintenance of units is performed, that amenities are maintained, that there is a rent decrease process if amenities are taken away, and a rent increase process if a landlord performed rehabilitation or upgrades to a unit, such that a landlord can show there is no longer a fair return on their investment. These practices are maintained in cities such as Santa Monica, West Hollywood, and the City and County of San Francisco.

Further, for a program to effectively control rent levels, jurisdictions couple rent level protections with eviction protections. This includes the establishment of "just cause" ordinances, or laws that lay out specific reasons why a landlord can initiate eviction proceedings against a tenant. Eviction protections without rent level protections still allow landlords to increase the rent to a level that's unaffordable to the tenant, thereby circumventing the eviction process. Every jurisdiction in the State with rent level protections also has eviction protections. San Francisco requires the reason for eviction to be in tenant notices, with information regarding tenants' rights. San Jose, likewise, requires that information on tenants' rights be provided to the tenant upon eviction, and Richmond requires that a notice be filed with their Rent Board prior to eviction.

As rents and property values continue to rise, many jurisdictions have supplemented their rent level protection programs with harassment protections. This is a means to protect tenants whose landlord is acting to "harass" the tenant in an effort to have them voluntarily vacate the unit so that another tenant can move in and the rent can be re-set at a higher level. Such harassment practices include: 1) intimidation tactics, 2) excessive three-day notices to perform covenants of the lease, 3) a landlord's refusal to perform necessary repairs for a tenant, or 4) a landlord entering a tenant's unit unannounced without giving them the proper notice. In order to combat against this type of practice, some jurisdictions, such as Santa Monica, San Francisco and West Hollywood, have chosen to implement a harassment protection ordinance that allows for civil damages in each separate violation of the ordinance.

The following summaries detail common practices from jurisdictions across California, and outside of the State, in establishing tenant protections.

Practices Regarding Rent Stabilization

Rent stabilization ordinances must be consistent with Costa-Hawkins, thereby limiting their applicability to rental units where certificates of occupancy were issued prior to February 1, 1995. Property owners of rentals in existence prior to 1995 may lawfully set the initial rate for any new tenancy. Single family homes

and other single family dwellings, like condominiums separate from the title to any other dwelling, are exempt from rent stabilization as well.

Rent Stabilization Ordinances

The rent stabilization ordinances across the State vary in their applicability standards. Jurisdictions with older rent stabilization ordinances, such as the Cities of Los Angeles and San Francisco, only apply the rent increase limits to rental units that existed at the time the original ordinances were adopted, 1978 and 1979, respectively. Application of recently enacted rent stabilization ordinances in the Cities of Mountain View and Richmond capture all rental units not subject to preemption by Costa-Hawkins, or future changes in State law. The City of Beverly Hills recently revised its ordinance, which previously only applied to rental units built prior to 1978 (when the ordinance was originally enacted), to include additional rentals built prior to 1995, the limit set by Costa-Hawkins. In terms of exemptions from their ordinances, some jurisdictions, such as San Jose, exempt duplexes. Others (Palm Springs and Oakland) exempt small multi-unit properties if the owner resides in one of the units as his or her principle residence. Additionally, San Francisco exempts substantially renovated units. Transient housing units, such as hotels and motels, as well as hospitals, rehabilitation, and care facilities are exempt from rent stabilization.

Permissible Rent Increases

Rent stabilization imposes set limits on annual rent increases, which are generally calculated in relation to the Consumer Price Index (CPI), such as in San Francisco, or calculated based on a flat percentage rate, such as in the City of San Jose, a jurisdiction which recently lowered its allowable increase from 8 percent to 5 percent per year. Each jurisdiction has some allowance for automatic rent increases. Further, in addition to the annual rent increase, some jurisdictions allow for a landlord's costs, such as registration fees or elements of a property tax bill, to be passed through to tenants. Most rent stabilization ordinances are implemented in conjunction with eviction protections and often relocation assistance requirements, so as to discourage landlords from evicting tenants without cause in order to set a higher initial rate for a new tenancy.

One further example is Culver City, which has not enacted a rent stabilization ordinance, but does have a mandatory mediation program between landlords and tenants for excessive or unjustified rent increases, as alleged by the tenant. A tenant may request mediation within 15 days of an increase notice, and the appointed Landlord-Tenant Mediation Board then conducts mediation. After good-faith mediation, any rent increase decided upon is permissible.

Fair Return on Investment

Every jurisdiction with a rent stabilization ordinance also has a mechanism in place to ensure the property owner receives their constitutional right to a fair return on his or her property. Should a landlord believe increased operating

costs justify a greater increase than permitted by ordinance, they may file a rent increase petition with the administrative body to make a fair return on their investment. Similarly, tenants may petition to decrease rents if the housing services provided by the landlord are reduced. A hearing officer typically presides over individual petitions for rent increases or decreases, with an appeal process, and resolution in court if necessary. Some jurisdictions have a Board or Commission that is appointed, such as Mountain View, whose Rental Housing Committee is appointed by City Council, or elected, such as in Berkeley and Santa Monica.

Though inherently limited by Costa-Hawkins, rent stabilization ordinances can be legally drafted to address areas not preempted by the State. Rent control ordinances in Berkeley, Santa Monica, East Palo Alto, and West Hollywood have withstood legal challenges. Recently, Richmond and Mountain View's newly adopted rent stabilization ordinances were challenged by the California Apartment Association, but the plaintiff eventually dismissed the lawsuits.

Practices Regarding Just Cause Evictions

State law does not require a landlord to continue a tenancy at the end of a lease as long as the tenant has been given proper notice of the landlord's intent to end the tenancy.[17] As a means to address displacement concerns, many local jurisdictions have adopted "just-cause" for eviction ordinances, which require a landlord to provide written cause for the termination and evidence supporting the termination action. Ordinances requiring just-cause for eviction are a means to protect tenants from a landlord's ability to evict them to gain potentially significant rent increases. Typically, just-cause ordinances provide a limited range of allowable causes for eviction including: 1) non-payment of rent; 2) significant breaches to the lease agreement; 3) refusal to provide access to the unit; 4) willful damage to the unit; and 5) sub-tenancy without approval.

In all jurisdictions with a rent stabilization ordinance, there are several just causes for eviction through no fault of the tenant. In San Jose, Berkeley, Mountain View, and Richmond, if an owner needs to make substantial repairs to the unit to bring it into compliance with the building code, a landlord can evict the tenant after paying them the appropriate relocation assistance. Further, if the owner chooses to go out of the rental business by availing himself, or herself, of the Ellis Act, the tenants can be evicted without cause, provided that the proper relocation benefits are paid to the tenants. Beverly Hills allows for a no-fault eviction if the owner is converting the unit into a condominium, whereas Santa Monica has placed a ban on condominium conversions.

17 California Civil Code § 1946.1

A just-cause ordinance can be a stand-alone ordinance or implemented in connection with rent stabilization, as well as relocation assistance. The City of Glendale has a just cause eviction ordinance, which requires relocation assistance, but does not have rent stabilization.[18] Since just-cause ordinances are not subject to Costa-Hawkins limitations, they can be applied to all rentals, or only rent stabilized units, and can also be used to provide additional protections for certain classes of tenants, such as persons with disabilities, elderly, terminally ill, and families with children in school.

Practices Regarding Relocation Assistance

Relocation assistance is another tenant protection used in a majority of jurisdictions surveyed. Typically paired with just-cause evictions, an ordinance can require relocation payments to be paid to tenants when evicted for no fault. The amount required by a jurisdiction varies; some are flat fees depending on the number of bedrooms, and others are dependent upon the type of tenant being displaced, as well as the amount of time the tenant lived in the unit.

The City of Los Angeles requires relocation assistance for units subject to the Rent Stabilization Ordinance for any tenant evicted for a reason where the tenant is not at fault and assesses the fee based on several factors, including the length of the tenancy, the age of the tenants (families with young children or elderly), and the income of the tenant (low-income). The type of property owner is also taken into consideration, and a lower fee is assessed for "mom and pop" property owners who own small multi-unit properties.[19] The City of Oakland only requires relocation assistance payments when the tenant is evicted due to the City's code enforcement efforts mandating the property owner make substantial repairs to the unit, such that they necessitate the tenant moving out.[20] All jurisdictions with rent stabilization require relocation assistance for no-fault or Ellis Act evictions.

Implied Warranty of Habitability

A landlord is legally responsible for repairing conditions that seriously affect the rental unit's habitability. A California Supreme Court case held that all residential leases and rental agreements contain an implied warranty of habitability. Therefore, under this "implied warranty of habitability," a landlord must repair problems that make the rental unit unfit to live in, or uninhabitable. The City of Los Angeles has a tenant habitability ordinance, which incentivizes landlords to correct uninhabitable and hazardous conditions through its cost recovery program. The City of Richmond has a Residential Rental Inspection Program that requires a registration fee and rental inspections with a corresponding

18 Glendale Municipal Code, Chapter 9.30
19 The City of Los Angeles Municipal Code, Article XV, Section 151.09 (G)
20 Oakland Municipal Code, Chapters 8.22.450 and 15.60.070

inspection fee every three years. In Santa Monica, tenants may petition for a rent decrease if certain entitled amenities are removed and not restored.

Practices to Address Freedom from Discrimination, Retaliation and Harassment

The federal Fair Housing Act states that it is unlawful to discriminate in housing based on race, color, religion, national origin, disability, familial status (having children under age 18), or sex.[21] All rental properties are covered under this act, and all tenants are protected by it. In addition to the Fair Housing Act, and other federal and State laws, several local jurisdictions have chosen to enact ordinances to further protect tenants against discrimination, retaliation, harassment, or some combination thereof.

In general, Courts will assume "retaliation" by the landlord if negative action is taken on the tenant within 180 days (six months) after any of the prior tenant actions.[22] Where retaliation is assumed, a tenant may offer the retaliation as a defense to eviction. The City of Oakland has an ordinance reflecting the same, whereas the City of Glendale has an ordinance imposing fines for retaliatory evictions.[23] Santa Monica, San Francisco, and West Hollywood prohibit discrimination, retaliation and harassment, and allow for civil penalties against those who are found to engage in such practices.

Tenant harassment may take on various forms. State law expressly prohibits a landlord from abusing the right to enter the unit.[24] The Cities of Santa Monica and West Hollywood each have ordinances that define retaliatory and discriminatory actions by a landlord as a form of harassment, as well as provide several other prohibitions against threats, intimidation, and misrepresentation. The City of Santa Monica has also expressly prohibited landlord discrimination on the basis of a tenant's source of income, including Section 8 housing vouchers.[25] Neither federal nor California law prohibits discrimination against Section 8 housing voucher holders. The City of Santa Monica's law defines refusal to accept Section 8 as a form of tenant harassment. The law was challenged and ultimately upheld in Los Angeles Superior Court.

The City and County of San Francisco addresses the issue of Section 8 housing vouchers through prohibitions against source of income discrimination. Under San Francisco law, property owners and real estate agents are prohibited from refusing to accept federal, state, or local housing subsidies as a form of rental payment, or to indicate in rental advertisements that housing subsidies will not be

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21 42 U.S.C. §§ 3601 *et seq.*

22 California Civil Code § 1942.5

23 Oakland City Code §8.22.130; Glendale Municipal Code § 9.30.060 to 9.30.070

24 California Civil Code § 1954

25 Santa Monica Municipal Code § 4.28.030

accepted as payment.[26] Eight states and the District of Columbia have enacted anti-discrimination ordinances based on a tenant's source of income.

Government Funded Legal Representation

San Francisco partially funds full scope legal representation in eviction defense cases as a mechanism for protecting tenants. Beginning in 2012, San Francisco became the nation's first "Right to Civil Counsel City," providing access to legal services in cases involving basic human needs, including a focus on housing and representation in unlawful detainer proceedings. San Francisco has funded a position to administer this program, with legal representation provided pro bono. However, only 10 percent of the tenants who use the city-funded network are able to get full scope legal representation, due to the lack of adequate funding for the network of attorneys.

The City of New York recently announced a plan to protect tenants threatened by "unlawful" displacement, including those being targeted by landlords looking to replace the tenants with higher paying renters. This support will be paid for by a $93 million increase in City funding for tenant legal services to be phased in over five years. Under the City's plan, tenants with household incomes below $50,000 will have access to the free legal representation. The program plans to serve over 400,000 tenants by the time that it is fully implemented in four years.

Practices Regarding Funding and Administration of Tenant Protections

Rent stabilization programs operate based on either a mandated registration system, or a complaint-based system, where violations arise only when a tenant or landlord files a petition. All registration-based programs require the landlord to pay a fee for units registered and subject to rent stabilization. As of 2016, the City of Los Angeles requires landlords to register current rent amounts, the last rent increase, utilities paid by the landlord, and parking provided. Since 1999, the City of Santa Monica has maintained similar registration requirements, as well as the reason for ending the prior tenancy and an option to register additional amenities, such as storage space and pet approvals. The Cities of Berkeley and West Hollywood also operate under a registration model. The Cities of San Francisco and Oakland do not require registration, and operate under the complaint-based model.

In cities with a registration program, the registration fee is used to offset the cost of administering the tenant protections through the local agency. An annual registration fee will be assessed to the landlord to register each unit under the rent stabilization program. The landlord may then in turn pass a portion of that

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26 San Francisco Police Code Article 33

registration fee on to the tenant as a surcharge in addition to their monthly maximum allowable rent. Santa Monica allows for half of the registration fee to be passed to the tenant, as does the City of Berkeley.

In San Francisco, where there is no registration program, the fees are collected as a portion of property taxes. The costs of administering and enforcing the Rent Ordinance through the Rent Board are equitably distributed among San Francisco's residential units. The owner of each residential unit is required to pay an annual rent stabilization and arbitration fee, which is the projected annual cost of funding the Rent Board, plus related administrative costs. The tax collector bills the fee to all owners of residential property on the property tax bill. All laws applicable to the collection and enforcement of property taxes are applicable to the collection and enforcement of the rent stabilization and arbitration fee, and any lien as a result of the nonpayment of the fee has the same effect as a judgment lien.

To ensure proper implementation of tenant protection ordinances, jurisdictions provide for due process regarding a proposed rent increase in excess of the maximum allowable rent, allegations of an unjust or unlawful eviction, allegations of discrimination or retaliation, or allegations of uninhabitable accommodations. This administrative process ranges from mediation and arbitration in some jurisdictions such as Culver City, to administrative hearings before a hearing officer, Board, or Commission, such as in Berkeley, West Hollywood and Santa Monica.

To oversee the administrative process and to adjudicate appeals, most jurisdictions with rent-stabilization programs establish a public body, either appointed or elected, to implement the ordinances, publish the rate for the annual general rent adjustments, hear petitions for individual rent adjustments above the annual general adjustment or requests for rent decreases, hear removal permits, and make policy by conducting studies, amending ordinances, and publishing reportable statistics.

Practices Outside of California

Outside of California, there are tenant protection programs in different states and localities. For example, a number of communities in New York State have rent regulation. In New York City, 2 percent of the buildings are rent controlled and allow rent increases only for increased operating costs; whereas others are rent stabilized, which generally covers buildings built after 1947 and before 1974 that have six or more units. For the rent-stabilized units, a landlord can only increase rent by 1 percent for a one-year lease, and 2.75 percent for a two-year lease. When rent reaches $2,500, or if the tenant's income exceeds $200,000 for two consecutive years, the landlord can deregulate the apartment and bring it up to market rates. Tenants are additionally entitled to receive required services, to

have their leases renewed for a term of one or two years, and may not be evicted except on grounds allowed by law. Tenants who are disabled or 62 years or older may also qualify for full exemption, or partial exemption from rent increases. Tenant protections also prohibit harassment of rent-regulated tenants.

Rent control in Washington, D.C. is generally subject to rentals built before 1975 and allows a restricted annual increase equal to the CPI plus 2 percent, but not more than 10 percent. For tenants who are elderly or disabled, the maximum increase in rent charged is the CPI percentage only, but not more than 5 percent. The law in Washington D.C. requires that all rentals are registered with the Rental Accommodations Division. Upon vacancy of a unit, the landlord may increase the rent by 10 percent over what charged to the former tenant, or increase the rent up to the amount charged for a comparable unit, but not in an amount greater than 30 percent.

The above examples demonstrate additional approaches to providing residential tenant protection, such as mandating lease renewals and setting limits on rent increases after vacancies. California localities are, however, prohibited from adopting such laws due to preemption by Costa-Hawkins.

MEANINGFUL PRACTICES FROM OTHER JURISDICTIONS - COMMERCIAL

In commercial tenancies, the written contract between the landlord and the tenant governs, thus tenant protections are more limited. However, a small number of jurisdictions have explored protecting commercial tenants to maintain the continuity of small and local businesses. To incentivize protection of "legacy" businesses, San Francisco passed Proposition J in 2015.[27] A business may qualify as a legacy business if the business is 30 years or older, has contributed to its neighborhood's history, and agrees to maintain their identity, name, and craft. Under Proposition J, legacy businesses receive grants of $500 per full-time employee up to 100 employees per year, and landlords who extend the leases of such businesses for at least ten years receive $4.50 per square foot up to 5,000 square feet of space leased per year.

In New York City, the City Council introduced the Small Business Jobs Survival Act in 2014, which would have required a 10-year minimum lease with a right to renewal, negotiation requirements, and prohibition on landlords passing taxes on to tenants. There has been no action taken on this bill since its introduction.[28] In 2016, New York City adopted the Commercial Tenant Harassment law. The law prohibits landlords from engaging in harassing tactics to encourage a tenant to end the tenancy and provides for civil penalties in court ranging from

27 San Francisco Administrative Code Section 2A.242. Legacy Business Registry
28 The New York City Council, File Int. No. 402 (2014).

$1,000 to $10,000.[29] The court may also issue a restraining order against the commercial landlord to prevent further harassment, and may require the landlord to pay a tenant's attorney's fees if the tenant prevails in a legal proceeding.

EXISTING INFORMATION AND ANALYSIS OF PRIVATE RENTAL HOUSING STOCK

Several studies and mapping projects have endeavored to analyze displacement trends, including demographic and physical changes, in neighborhoods" and cities in the Southern California region. There has not, however, been a comprehensive study of these trends in the unincorporated areas of the County.

To evaluate the applicability of tenant protections for the private rental and commercial housing stock in Los Angeles County, the CEO identified and gathered publicly available statistical information from a variety of sources including:

- United States Census
- American Community Survey (ACS) databases
- Applied Geographic Solutions populated by GIS Planning
- CoStar, Redfin, Zillow and other online sources
- State Bureau of Real Estate condominium conversion data
- Department of Regional Planning's GIS-NET3
- Housing Authority of the County of Los Angeles databases of Low Income Housing Tax Credits and Public Housing Units
- Department of Public Works building permit and demolition permit data

The CEO analyzed the information available from these sources to determine factors indicating displacement, and to gain a preliminary understanding of the scope of the issues affecting neighborhoods in the unincorporated areas of the County.

The CEO engaged a consultant with expertise in real estate, zoning, and demographic indicators to conduct an analysis centered on the County's unincorporated communities. The consultant team reviewed the sources of data above by Community Statistical Area (formerly known as Board Approved Statistical Area (BASA), and determined target communities for further analysis based on the number of multi-family rental units in buildings with at least five or more units.[30] From a total set of 125 communities, the consultant team profiled 30 areas, representing over 75 percent of the population in the unincorporated County.

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29 New York City Administrative Code, Chapter 9, Sections 22-902 and 22-903.

30 This was with the exception of one unincorporated community in the third district, West Chatsworth, which presented with mobile homes as the majority of rental units.

Key Indicators Analyzed

In order to analyze the existing rental housing stock and commercial properties for lease in the 30 chosen areas, the consultant team reviewed several key indicators to assign a level of displacement risk in each unincorporated area profiled. Certain of the key indicators are as follows:

- Changes in rents and housing prices
- Changes in household incomes
- Changes in housing tenure
- Availability of income-restricted affordable housing

Each community was then classified as experiencing "evident displacement," "potential displacement", or "no evidence of displacement" when all factors taken together were analyzed. See Attachment II for a summary of this analysis.

Summary of Findings

Los Angeles County's shortage of homes affordable and available to lower-income families continues to grow. Home prices in Los Angeles County have increased nearly 80 percent over the past five years, with average rents for both apartments and retail space increasing by over 25 percent, according to the real estate brokerage Redfin. The County's median household income has not increased proportionally over the same time period, as reported by the State's Department of Housing and Community Development. This and the above referenced indicators suggest that displacement, or the possibility of displacement may be an issue throughout much of the County.

As referenced previously, the population in the 30 unincorporated areas profiled represents 75 percent of the total unincorporated area population. There are over 93,000 rental units in the area profiled, and the median household income is $61,680 annually. The average rent was estimated at $1,300 per month in 2017, up from $1,000 per month five years ago. Further, the analysis found that of those residing in the profiled unincorporated areas, 44 percent are renters.

Of the 30 communities profiled, data revealed evidence of displacement in five unincorporated areas. These areas are: East Los Angeles, East Rancho Dominguez, Lennox, Willowbrook, and West Chatsworth. A summary is provided below:

East Los Angeles

East Los Angeles has a median income of $38,766, which is well below the unincorporated area median income of $61,680. Despite this relatively low median income, the average rent is $1,140 per month. Two-thirds of households in this area rent rather than own their homes. With multiple transit stations and

associated development planned for East Los Angeles, the area's improved accessibility may attract increased real estate investment, disproportionately affecting lower income residential tenants and commercial renters.

East Rancho Dominguez

East Rancho Dominguez has a 49 percent renter population with a $44,127 Area Median Income. This is a lower median household income than the County overall, and over 60 percent of the households would qualify for affordable housing. However, there are only 75 rental units in East Rancho Dominguez that are restricted affordable housing, and there has been a higher than average rate of foreclosures in recent years. These statistics and others, taken together, may indicate a high risk of displacement.

Lennox

In Lennox, over 70 percent of households rent rather than own their homes, while the median income is $36,424 annually. Despite this lower than average median income, the median rent is $1,350 per month. This represents a 64 percent increase over the last five years. Due to the fact that rents have increased more rapidly in Lennox than throughout the County, and at a faster rate than income levels in this same area, market pricing pressures are significantly impacting tenants in this area.

Willowbrook

Willowbrook is home to 4,100 of the unincorporated County's rental units, and the median household income of $36,481 is well below the County average. Areas of potential impact include the higher than County-average rate of foreclosures in recent years, and planned transit improvements and associated development. This could exacerbate both residential and commercial displacement.

West Chatsworth

In West Chatsworth, located in northwest San Fernando Valley, the number of renter-occupied units has increased 79 percent between 2000 and 2015. Of note, 43 percent of the total housing units in the community are mobile homes, and 65 percent of the mobile homes are renter-occupied. The rental vacancy rate is high at 25 percent. Additionally, there is currently a significant amount of retail square footage available in West Chatsworth, and retail rents have increased 46 percent over the last five years. This could indicate market pressures for retail tenants in this unincorporated area. Further study is needed of both the residential and commercial rental market in this area.

Notable Observations

Although evidence of displacement was not seen in each community, several communities presented data that will require further analysis to determine

what tenant protections, if any, would be most appropriate. For example, the unincorporated community of Marina del Rey is unique in that the land is entirely County-owned and 95 percent of housing units are renter-occupied. The area's median rent is high at $3,100 per month, but the small household size could indicate that these may be senior householders, comprised of retirees who have assets in addition to retirement income. Also of note was that in Willowbrook from 2000 to 2015, there was a 44 percent decrease in rental housing stock. Issues such as this, as well as the circumstances affecting Marina Del Rey, will be analyzed further as the County moves forward with its examination of tenant protections.

Next Steps and Further Analysis

Upon submission of this Framework, the CEO will convene the Tenant Protections Working Group (Working Group) to further explore and analyze the private rental housing stock in the unincorporated areas of the County. Additional information will be gathered to compare the vacancy rate, cost of housing and rate of eviction in jurisdictions with rent stabilization and tenant protections versus those jurisdictions that have not imposed specific tenant protections. The Working Group may also review the broader economic impacts to jurisdictions with rent stabilization to assess the full range of costs and benefits associated with tenant protections.

INVENTORY OF STAKEHOLDERS

The May 16, 2017 Motion requested an inventory of stakeholders with an interest in the rental property market. To assist with this response, the CEO directed the Department of Consumer and Business Affairs (DCBA) to prepare the inventory as they are actively engaged with the landlord and tenant community. DCBA assists landlords and tenants by offering counseling to interested parties to educate them as to their rights and responsibilities under the law, and by offering free, confidential mediation to avoid eviction proceedings. DCBA prepared an inventory of organizations, constituencies, stakeholders and advocates with expertise, or involvement in the rental property market (see Attachment III). The inventory consists of Community Based Organizations for both landlord and tenant advocates, governmental agencies, groups providing legal assistance to landlords and tenants, as well as business organizations and chambers of commerce. The County has expressed an interest in engaging a diversity of viewpoints as it establishes the Working Group to review the Framework and put forth recommendations in response to the Motion.

CONCLUSION

As housing costs continue to rise in Los Angeles County, there is the likelihood of significant rent increases for tenants in homes that are currently affordable to

them. In researching the legal and regulatory framework for the private rental market, as well as studying exemplars from other jurisdictions, the information presented herein can help guide a public engagement process on tenant protections. The Framework is an attempt to give the necessary background to inform decisions regarding which tenant protections might be considered to provide at-risk tenants with greater stability in their homes.

ATTACHMENT I

TENANT PROTECTIONS IN CALIFORNIA

TENANT PROTECTIONS IN CALIFORNIA

	Beverly Hills	Berkeley	Culver City	Glendale	Los Angeles	Mountain View	Richmond	San Francisco	San Jose	Santa Monica	West Hollywood
Rent Stabilization *Single family homes and Condos with separate title are exempt per State law	Yes Exempt: Units built after 1995; Units for transient guests; Condos; Owned by Non-Profit/ Government; Units not occupied as the tenant's principle residence (*Prior to 2017, units built after 1978 were exempt. A recent revision now includes units built before 1995.*)	Yes Exempt: Units owned by Berkeley Housing Authority; Section 8 units; Built after 1980; Units owned by non-profit	No Mandatory mediation for excessive or unjustified rent increases, as claimed by the tenant Exempt: Single family homes and Condos with separate title, leases with contractual set increases	No	Yes Exempt: Units built after 1978	Yes Exempt: Units specifically exempted by Federal State Law and Affordable Housing; Hotels; Care Facilities; Dorms; Owned by Non-Profit/ Government; Built after 2016	Yes Exempt: Any exempt per Costa-Hawkins; Hotels; Care Facilities; Dorms; Owned by Non-Profit/ Government; Second Units; Temporary Rental; Renting a room	Yes Exempt: Units built after 1979; Hotels/ motels; non-profit owned; care facilities; dorms; substantially rehabilitated; permanently removed from rental housing use pursuant to the Ellis Act; Commercial space infrequent residential use; no longer residential and now commercial	Yes Exempt: Duplexes, County Property, Any units built after 1979	Yes Exempt: Units built after 1979; After determination of exemption by Rent Control Board, hotels, care facilities, owner occupied 3 unit or less	Yes Exempt: Units built after 1979; After determination of exemption by Rent Control Board, hotels, care facilities, owner occupied 3 unit or less
Allowable Annual Increase *Consumer Price Index ("CPI")	Equal to CPI or 3%, whichever is greater (*decreased from 10% in 2017*)	65% of CPI	Any allowed by State law after good faith mediation	N/A	Equal to CPI within 3% and 8%	Equal to CPI within 2% and 5%	Equal to CPI, not less than zero percent	60% of CPI	5% (*decreased from 8% pursuant to 2016 interim ordinance*)	75% of CPI	75% of CPI
Notices Required	As required by State law	As required by State law	Tenant can request mediation w/in 15 days of increase notice	Reason for termination and advising or relocation assistance	Post notification of rent stabilization	Reason for termination and advising or relocation assistance	Increases/ new tenant/ termination notice to Rent Board prior to tenant	Notices for eviction to include reason and tenants' rights	Advise Tenant of rent ordinance and provide copy of tenants' rights	Rent increases, w/ date that registration fees were paid, reason for eviction	Notice and posting of tenants' rights
Public Body	Human Relations Commission, appointed	Rent Stabilization Board, elected	Landlord-Tenant Mediation Board , appointed	No	Rent Adjustment Commission appointed	Rental Housing Committee, appointed	Rent Board, appointed	Rent Board Commission, appointed	Advisory Commission on Rents, appointed	Rent Control Board, elected	Rent Stabilization Commission, appointed
Registration Fees	Yes, but amount not yet established	$270/unit partial pass through	No	No	$24.51 (registration) + $43.32 (code enforcement)/ unit	Yes, to be established by the Rental Housing Committee	Yes, but amount not yet established	$45/apartment 50% passed to Tenant	Yes	$198/ unit 50% passed to Tenant	$144/ unit 50% passed to Tenant pro-rated

TENANT PROTECTIONS IN CALIFORNIA

	Beverly Hills	Berkeley	Culver City	Glendale	Los Angeles	Mountain View	Richmond	San Francisco	San Jose	Santa Monica	West Hollywood
Just-Cause Eviction	Yes. Failure to pay; breach of lease; nuisance; criminal activity; failure to renew a similar lease; failure to give access; unapproved sublease.	Yes. Failure to pay; breach of lease; tenant willfully damages the unit and refuses to pay for repairs; failure to renew a similar lease; tenant disturbs peace and quiet of other occupants; failure to give access; criminal activity	No	Yes. Failure to pay; breach of lease; nuisance/ damage; criminal activity; failure to renew a similar lease; failure to give access; unapproved sublease; smoking in non-smoking unit or common areas	Yes. Failure to pay; breach of lease; nuisance; criminal activity; failure to renew a similar lease; failure to give access; unapproved sublease	Yes. Failure to pay; breach of lease; nuisance; criminal activity; failure to give access	Yes. Failure to pay; breach of lease; nuisance; failure to give access	Yes. Non-payment of rent; Breach of lease; Owner-occupancy; perform capital improvements substantial rehabilitation; withdraw the rental units from the rental market; nuisance; demolition	Yes. Failure to pay; breach of lease; substantial damage to the unit; nuisance; failure to renew a similar lease; failure to give access; unapproved sublease (*Newly added per revision pursuant to 2016 interim ordinance*)	Yes. Failure to pay; breach of lease; nuisance/ damage; criminal activity; failure to renew a similar lease; failure to give access; unapproved sublease	Yes. Failure to pay; breach of lease; nuisance; criminal activity; failure to renew a similar lease; failure to give access; unapproved sublease; termination of employment for an onsite manager
Just-Cause No Fault *Ellis Act evictions allowed per State law	Owner/ manager move in; demolition; condo conversion; major remodel	Owner move in; repairs to bring to code; permit to demolish	No	Demolition; Owner/Manager move in; removal from rental market; Government order to vacate	Owner/ manager move in; demolition; removal from rental market; Government order to vacate	Substantial Repairs; Owner Move in; Removal from the rental market; Demolition	Substantial Repairs; Owner Move in; Removal from the rental market	Owner move in, capital improvements substantial rehabilitation	Substantial Repairs; Owner Move in; Removal from the rental market; City Code Enforcement; Converting an illegal use to legal	Owner move in; demolition	Owner move in; substantial repairs required by government
Eligibility	All Rental Units pre-1995	All Rental Units	N/A	All Rental Units	All Rental Units pre-1978	All triplexes and larger pre-2016	Units Also Subject to Rent Stabilization	All Rental Units	All Rental Units (*per 2016 interim ordinance*)	All Rental Units	All Rental Units
Exempt from Just-Cause Eviction	Units for transient guests; Condos; Owned by Non-Profit/ Government; Units not occupied as the tenant's principle residence	Two Unit properties with one unit owner occupied; Tenant shares with owner; units rented to transient guest; Care Facilities; Dorms; Owned by Non-Profit/ Government/ Fraternity or Sorority	No	Duplexes or smaller; Section 8; Hotels	Any units built after 1978; Hotels; Care Facilities; Dorms; Owned by Non-Profit/ Government; Luxury housing; Substantially renovated units; Affordable housing	Hotels; Care Facilities; Dorms; Owned by Non-Profit/ Government; Companion Units; Duplexes	Hotels; Care Facilities; Dorms; Owned by Non-Profit/ Government; Second Units; Temporary Rental; Renting a room	Hotels/ motels; non-profit owned; care facilities; dorms; some government owned	Duplexes, Permitted Second Units County Property	After determined exempt by Rent Control Board, hotels, care facilities, owner occupied 3 unit or less	Institutional facilities, non-profit housing; and some units in hotels or motels
Relocation Assistance	Yes, other than Just-Cause (*amounts increased as of 2017*)	Yes for No Fault and No Good Cause	No	Yes for No Fault; Act of God; Condo conversion application is stated in lease;	Yes for No Fault	Yes and First Right of Return for No Fault	Yes for No Fault	Yes and First Right of Return/ Refusal.	Yes for No Fault. (*Newly added per revision pursuant to 2016 interim ordinance*)	Yes for No Fault	Yes for No Fault
Discrimination, Retaliation, and Harassment Protection Ordinance	Retaliation prohibited by ordinance	Retaliation prohibited by ordinance	Protects right to mediate without retaliation	Retaliation prohibited by ordinance	No	Retaliation prohibited by ordinance	Retaliation prohibited by ordinance	All prohibited by ordinance	Retaliation prohibited by ordinance	Harassment ordinance addressing all	Harassment ordinance addressing all

ATTACHMENT II

PRELIMINARY DISPLACEMENT DESIGNATION, WITH ECONOMIC AND DEMOGRAPHIC DATA, OF LOS ANGELES COUNTY UNINCORPORATED AREAS

LIST, WITH PRELIMINARY DISPLACEMENT DESIGNATION, OF LOS ANGELES COUNTY UNINCORPORATED AREAS

DISPLACEMENT COLOR CODES | **EVIDENT DISPLACEMENT (5)** | **POTENTIAL DISPLACEMENT (13)** | **DISPLACEMENT NOT EVIDENT (12)**

		Median Household Income		Average Rent per Month		Median Sales Value		Percent Renter		Unit Growth (Owner and Renter-Occupied)		Affordable Units [1]
Unincorporated Area	Total Rental Units	No. (2015)	Pct. Change (2000-2015)	No. (Q2 2017)	Pct. Change (Q2 '12-Q2 '17)	No. (Q2 2017)	Pct. Change (Q2 '12-Q2 '17)	Pct. (2015)	Pct. Change (2000-2015)	No. (2000-2015)	Pct. Change (2000-2015)	No. (2017)
Altadena	4,419	$86,050	42%	$1,240	17%	$784,000	72%	28%	8%	+640	4%	22
Athens (or West Athens)	8,590	$34,430	17%	$990	19%	$499,000	99%	66%	5%	+1,025	9%	528
Castaic	1,106	$104,427	104%	$1,100	27%	$598,000	66%	19%	-54%	+4,930	525%	150
Charter Oak (islands)	1,457	$61,620	21%	$1,570	23%	$542,000	61%	36%	3%	-164	-5%	64
Del Aire	714	$74,573	35%	$2,360	24%	$598,000	84%	31%	51%	+395	14%	0
East Los Angeles	20,430	$38,766	36%	$1,140	20%	$430,000	90%	66%	5%	+1,556	5%	923
East Pasadena	709	$76,523	43%	$1,370	26%	$823,000	46%	36%	27%	-27	-1%	0
East Rancho Dominguez	1,590	$44,127	35%	$760	1%	$385,000	103%	49%	6%	+591	21%	75
East San Gabriel [3]	2,179	$65,833	28%	$1,380	23%	$824,000	52%	42%	-8%	+1	0%	0
East Whittier	732	$69,066	39%	$1,390	28%	$505,000	68%	36%	-16%	+1,701 [2]	104%	89
El Camino Village/Alondra Park	1,377	$56,631	43%	$1,130	23%	$474,000	64%	48%	-6%	-445	-16%	0
Florence/Firestone/Graham	9,176	$33,934	33%	$850	11%	$344,000	105%	66%	6%	+1,019	8%	58
Hacienda Heights	3,535	$78,039	31%	$1,520	25%	$570,000	61%	23%	12%	+27	0%	0
La Crescenta	2,710	$85,458	42%	$1,560	23%	$702,000	72%	34%	-2%	+6	0%	62
Ladera Heights	710	$102,281	13%	$2,100	23%	$786,000	98%	27%	13%	+218	8%	0
Lennox	3,886	$36,424	29%	$1,350	64%	$471,000	76%	72%	1%	+304	6%	23
Los Nietos/West Whittier	2,469	$65,363	42%	$1,280	23%	$451,000	66%	28%	6%	+177	3%	49
Marina del Rey [4]	4,907	$100,195	46%	$3,100	22%	$898,000	53%	95%	3%	-166	-3%	117
Quartz Hill	1,067	$54,245	10%	$1,200	42%	$321,000	84%	30%	13%	+183	5%	40
Rowland Heights	4,878	$59,534	14%	$1,430	17%	$678,000	50%	33%	-3%	+442	3%	144
San Pasqual	397	$87,708	8%	$1,590	21%	$823,000	46%	40%	-4%	-30	-3%	0
South Whittier	5,573	$62,592	32%	$1,280	22%	$486,000	64%	36%	2%	+480	3%	112
Stevenson Ranch	1,993	$119,394	37%	$2,000	34%	$694,000	37%	29%	74%	+2,296	60%	0
View Park/Windsor Park	1,306	$82,718	38%	$1,280	17%	$743,000	106%	30%	25%	+212	5%	0
Walnut Park	1,745	$42,400	18%	$810	15%	$389,000	82%	48%	5%	+71	2%	0
West Carson	1,952	$64,613	32%	$2,020	71%	$434,000	73%	27%	8%	-44	-1%	0
West Chatsworth [5]	237	$68,000	-7%	$1,720	23%	$569,000	64%	34%	79%	-23	-3%	0
West Puente Valley	594	$64,726	30%	$1,250	21%	$420,000	76%	22%	23%	+328	7%	89
West Rancho Dominguez/Victoria	91	$47,881	17%	$1,150	12%	$399,000	93%	35%	-8%	- [2]	-	-
Willowbrook	4,100	$36,481	31%	$1,090	15%	$335,000	108%	62%	29%	-3,700 [2]	-44%	424
Comparison: Los Angeles County	***1,830,650***	***$56,196***	***33%***	***$1,660***	***26%***	***$574,000***	***79%***	***54%***	***4%***	***+129,295***	***4%***	***N/A***
Comparison: Selected Area Average | Total	***93,339***	***$61,860***	***34%***	***$1,300***	***22%***	***$569,000***	***76%***	***44%***	***3%***	***+17,547***	***9%***	***3,247***

[1] Includes LIHTC Units and Public Housing Units

[2] The data on housing growth for East Whittier, West Rancho Dominguez/Victoria (not available) and Willowbrook from 2000-2015 appear to be outliers. The consultants have not been able to confirm that these figures are accurate. Further analysis is needed.

[3] Total Rental Units, Percent Renter, and Unit Growth data for East San Gabriel is from the ACS 2011-2015 5-Year Estimate, as housing unit data for this area is not available on LocateLACounty.

[4] Total Rental Units data for Marina del Rey is from the ACS 2011-2015 5-Year Estimate, rather than AGS/LocateLACounty.

[5] Total Rental Units, Median Household Income, Percent Renter, and Unit Growth for West Chatsworth only reflect data for 2010-2015, as that area was part of a larger Census tract prior to 2010; data for this area is not available on LocateLACounty.

Sources: American Community Survey; Applied Geographic Solutions/LocateLACounty (a newly created County sponsored database); CoStar; Los Angeles County Community Development Commission; U.S. Census; Redfin; Zillow.

ATTACHMENT III

INVENTORY OF ORGANIZATIONS WITH EXPERTISE OR INVOLVEMENT IN THE RENTAL MARKET

Inventory of Organizations with Expertise or Involvement in the Rental Market

The Los Angeles County Department of Consumer and Business Affairs (DCBA) has compiled a list of stakeholders and advocates with expertise or involvement in tenant protection, eviction defense and the rental property market. These stakeholders and advocates serve the vast majority of Los Angeles County constituencies including tenants, landlords, business groups, realtor associations, and building associations.

This list is intended to identify a broad cross section of government agencies, community based organizations, academic research, business associations and tenant/landlord advocates who have an interest or represent a constituency in the rental housing/commercial market. As this work unfolds, DCBA intends to expand this list as appropriate to ensure all relevant constituencies are included and have a voice.

Government Agencies					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Beverly Hills Rent Stabilization, Community Preservation	455 N Rexford Drive Beverly Hills, CA 90210 (310) 285-1173 http://www.beverlyhills.org	Nestor Otazu, Manager Rent Control	Tenant Protection	Administers Rent Stabilization Ordinance	3
City of Los Angeles Housing and Community Investment Department	1200 West 7th Street, 1st Floor Los Angeles, CA 90017 (213) 473-3231 http://hcidla.lacity.org	Rushmore Cervantez, General Manager	Tenant Protection	Promotes livable and prosperous communities through the development and preservation of decent, safe, and affordable housing, neighborhood investment and social services.	1,2,3,4,5
City of Los Angeles Department of Building and Safety, Code Enforcement Bureau	201 and 221 N. Figueroa Street, Los Angeles, CA 90012 (213) 473-3231 www.ladbs.org	John Biezins, Bureau Chief	Tenant Protection	Responsible for investigating code violations on existing commercial buildings, hotels, motels, and single-family residential buildings.	1,2,3,4
City of Santa Monica City Attorney's Office Consumer Protection Division	1685 Main Street, 3rd floor Santa Monica, CA 90401 (310) 458-8336 https://www.smgov.net	Adam Radinsky, Chief Deputy City Attorney	Tenant Protection	Assist tenants and property owners understand their rights and responsibilities, while encouraging cooperation. Also enforce the law through court actions.	3
Housing Authority of Los Angeles County	700 West Main Street, Alhambra, CA 91801 (626) 262-4510 www.lacdc.org	Sean Rogan, Executive Director	Tenant Protection	The Housing Authority serves in Los Angeles County, administering both the Section 8 housing Choice Voucher and Public Housing programs.	1,2,3,4,5

Government Agencies (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
County of LA Public Health	5050 Commerce Drive Baldwin Park, CA 91706 (888) 700-9995 http://publichealth.lacounty.gov	Dr. Barbara Ferrer, Director	Tenant Protection	Conducts routine and complaint inspections of approximately 60,000 multiple family dwellings annually	1,2,3,4,5
Housing Authority of the City of Los Angeles	2600 Wilshire Blvd., Los Angeles, CA 90057 (213) 252-2500 www.hacla.org	Douglas Guthrie, President/CEO	Tenant Protection	Provides affordable housing to over 6,500 families with very low income in Los Angeles.	1,2,3,4,5
County of Los Angeles Department of Consumer and Business Affairs	500 W. Temple Street, Room B96 Los Angeles, CA 90012 800-593-8222 dcba.lacounty.gov	Brian J. Stiger, Director	Tenant Protection	Counsel tenants and landlords about rent payments, leases, making repairs, late fees or returning deposits.	1,2,3,4,5
Santa Monica Rent Control Board	1685 Main St. Room 202 Santa Monica, CA 90401 (310) 458-8751 www.smgov.net	Tracy Condon, Executive Director	Tenant Protection, eviction defense	Carry out the Rent Control Law's five basic goals: controlling residential rents; limiting the grounds for eviction; preserving rental housing; encouraging maintenance; and ensuring rental-property owners a fair return.	3
West Hollywood Rent Stabilization and Housing	8300 Santa Monica Blvd., West Hollywood, CA 90069 (323)-848-6596 www.weho.org	Peter Noonan, Manager	Tenant Protection, eviction defense	Administers Rent Stabilization Ordinance and Inclusionary Housing Program to maintain and promote a vibrant residential community.	3

Community Based Organizations Providing Legal Services to Tenants					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
BASTA	2500 Wilshire Blvd, Ste.1050 Los Angeles, CA. 90057 213-736-5050 https://basta.org	Daniel J. Bramzon, Director	Tenant Protection, eviction defense	Defend the rights of tenants in the safety and security of their home to establish a base for them to prosper, advance, and contribute positively to society as a whole. Defend tenants, stop unlawful evictions and prevent homelessness.	1,2,3,4,5
Bet Tzedek Legal Services	3250 Wilshire Blvd., 13th Floor, Los Angeles, CA 90010 (323) 939-0506 https://www.bettzedek.org	Jessie Kornberg, President/CEO	Tenant Protection, eviction defense	Provides free, legal advice and representation to low-income residents of Los Angeles County.	1,2,3,4,5
Eviction Defense Network	1930 Wilshire Blvd., #208 Los Angeles, CA 90057 (213) 385-8112 http://edn.la	Claudia Medina, CEO	Eviction defense	Assist tenants respond to unlawful detainer court summons.	1
Fair Housing Foundation Long Beach	3605 Long Beach Blvd., Ste. 302 Long Beach, CA 90807 (562)989-1206 http://fairhousingfoundation.com	Barbara Ann Shull, Executive Director	Tenant Protection, eviction defense	Counsel's tenants, landlords, and housing providers on their rights and responsibilities answers general housing inquiries, pursue habitability cases, provide unlawful detainer assistance, conduct mediations, and provide appropriate referrals.	4
Inter City Law Center	1309 East Seventh Street, Los Angeles, CA 90021 (213)891-2880 www.innercitylaw.org	Adam Murray, Executive Director	Tenant Protection, eviction defense	Provides legal services to tenants facing eviction, combats uninhabitable housing while developing strategies to end homelessness.	1,2,

Community Based Organizations Providing Legal Services to Tenants (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Legal Aid Foundation of Los Angeles	634 S. Spring St. Suite 400A Los Angeles, CA 90014 800-399-4529 https://lafla.org	Silvia R. Argueta Executive Director	Tenant Protection, eviction defense	Advocates on behalf of tenants through eviction defense, counseling regarding housing issues.	1,2,3,4,5
Neighborhood Legal Services of Los Angeles	1102 East Chevy Chase Drive, Glendale, CA 91205 800-433-6251 http://www.nlsla.org	Neal S. Dudovitz, Executive Director	Tenant Protection, eviction defense	Works to preserve affordable housing and rent control, prevents unlawful evictions and foreclosures, and fights discrimination in Section 8 and other government-subsidized housing.	1,2,3,4,5
Public Counsel – Shriver Housing Project LA	111 North Hill Street, Room 115 Los Angeles, CA 90012 (213) 385-2977 http://www.publiccounsel.org	Margaret M Morrow, CEO	Tenant Protection, eviction defense	Provides legal services to tenants facing eviction.	1,2
Western Center on Law and Poverty	3701 Wilshire Blvd., Suite 208 Los Angeles, CA 90010 (213) 487-7211 http://wclp.org	Paul Tepper, Executive Director	Tenant Protection, eviction defense	Counsel and assists tenants understand their rights under the law.	1,2,3,4,5

Community Based Organizations Who Advocate on Behalf of Tenants (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Alliance of Californians for Community Empowerment Institute (ACCE Institute)	3655 S. Grand Ave, Suite 250 Los Angeles CA 90007 213-863-4548 http://www.acceaction.org	Christina Livingston, Executive Director	Tenant Protection	Works to preserve affordable rents, ensures responsible housing development, tackles uninhabitable housing conditions, and prevents evictions.	1,2,3
Asian Americans Advancing Justice-Los Angeles	1145 Wilshire Blvd., 2nd Floor Los Angeles, CA 90017 888-349-9695 https://www.advancingjustice-la.org	Stewart Kwoh, President and Executive Director	Tenant Protection	Provide assistance to tenants facing eviction, disputes regarding security deposits, and health and safety issues.	1,4,5
California Housing Consortium	30141 Agoura Road, Suite 106 Agoura Hills, CA 91301 818-735-9551 http://calhsng.org	Ray Pearl, Executive Director	Tenant Protection	Advocates for the production and preservation of housing affordable to low/moderate-income Californians.	1,2,3,4,5
California Housing Partnership Corporation	600 Wilshire Boulevard, Suite 890 Los Angeles, CA 90017 (213) 892-8775 https://chpc.net	Paul Beesemyer Director, Southern California	Tenant Protection	Advocates to increase the supply of affordable homes in California. Works with fellow affordable housing creators and preservers statewide to ensure that low-income Californians have the opportunity to live in a home that fosters a healthy, productive life.	1,2,3,4,5
Chinatown Community for Equitable Development	418 Bamboo Lane, Suite A Los Angeles, CA 90012 http://www.ccedla.org/		Tenant Protection	Advocates for affordable housing and responsible development.	1

Community Based Organizations Who Advocate on Behalf of Tenants (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Citizens of Inglewood Tenant Association	1245 S. La Brea Avenue Inglewood, CA 90301 (310) 677-7294	Diana Provost, President/CEO	Tenant Protection,	Assist tenants with landlord tenant information and eviction defense throughout Los Angeles County.	1,2,3,4,5
Coalition for Economic Survival (CES)	514 Shatto Place, Suite 270 Los Angeles, CA 90020 (213)252-4411 http://www.cesinaction.org	Larry Gross, Executive Director	Tenant Protection	CES educates, trains, supports and empowers tenants to take action to protect their rights, advocates for affordable and habitable housing.	1,2,3,4,5
Mobile Homeowners Network	P.O. Box 3774 Chatsworth, CA. 91313 (818) 886-6479 http://www.mhonet.org	Frank Wodley, President	Tenant Protection	Promote the general welfare of mobile/manufactured homeowners in California.	1,2,3,4,5
Fair Housing Council of the San Fernando Valley	14621 Titus Street, #100 Panorama City, CA 91402 (818) 373-1185 http://www.fhcsfv.com	Loretta Kelly-Denkins, President	Tenant Protection	Provides outreach and education to tenants and landlords regarding their rights and responsibilities under California law and local ordinances.	3,5
Housing California	1107 9th Street, Suite 560 Sacramento, CA 95814 (916) 287-9883 https://www.housingca.org	Nur Kausar, Communications Manager,	Tenant Protection	Advocates on behalf of tenant rights throughout the state of California.	1,2,3,4,5

Community Based Organizations Who Advocate on Behalf of Tenants (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Housing Rights Center	3255 Wilshire Blvd., Suite 1150 Los Angeles, CA 90010 (562)989-1206 www.hrc-la.org	Chancela Al-Mansour, Executive Director	Tenant protection	Support and promote fair housing through education, advocacy and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford without discrimination.	1,2,3,4,5
Healthy Homes Collaborative	3224 Altura Walk, Los Angeles CA. 90031 (323) 221-8320 www.healthyhomesscollaborative.org	Linda Kite, Executive Director	Tenant Protection	Advocates for safe and affordable housing.	1,2
Inquilinos Unidos	1930 Wilshire Blvd., Suite 801 Los Angeles, CA 90057 (213) 483-7497 http://www.inquilinosunidos.org	Luis R. Cabrales, Executive Director	Tenant Protection	Works to advocate for safe, decent and affordable housing in Los Angeles.	1
KIWA, Workers for Justice	1053 S. New Hampshire Ave. Los Angeles, CA 90006 213-738-9050 http://kiwa.org	Alexandra Suh, Executive Director	Tenant Protection	Advocates on behalf of immigrants, workers, and tenants to promote housing rights.	1,2,3,4

Community Based Organizations Who Advocate on Behalf of Tenants (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Long Beach Housing	525 E. 7th St. Suite 111 Long Beach, CA 90813 (562) 436-8592 http://www.housinglb.org/	Josh Butler, Executive Director	Tenant Protection,	Promote policies that prevent the displacement of low-income communities and various housing rights policies.	1,2,3,4
Los Angeles Community Action Network (LA CAN)	838 E. 6th Street, Los Angeles, CA 90021 (213) 228-0024 http://cangress.org/	Pete White, Executive Director and Founder	Tenant Protection	Works to preserve and improve extremely low-income housing and advance housing rights.	2
Los Angeles Tenants Union	3303 Wilshire Blvd., Rm 812 Los Angeles, CA 90010 (213) 986-8266 http://www.latenantsunion.org	Elizabeth Blaney	Tenant Protection	Promotes safe and affordable housing. Strengthen tenants housing rights through education and advocacy.	1,2,3
One LA	515 West 27th St., Los Angeles, CA 90007 (213) 743-0005 http://www.onela-iaf.org/	Thomas Holler, CEO	Tenant Protection,	Works to improve living conditions in apartments and promotes housing right.	1,2,3,4,5
SAJE	152 W 32nd Street, Los Angeles, CA 90007 213-745-9961 http://www.saje.net	Cynthia Strathmann PhD, Executive Director	Tenant Protection	Educates tenants about their rights, works to resolve disputes with landlords, and promotes housing rights regarding safe, healthy, and habitable housing for low-income tenants.	1, 2

Community Based Organizations Who Advocate on Behalf of Tenants (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Santa Monicans for Renters' Rights (SMRR)	2633 Lincoln Blvd #513 Santa Monica, CA 90405 (310) 394-0848 www.smrr.org	Patricia Hoffman	Tenant Protection	Counsels tenants on their rights and responsibilities answers questions, address concerns, and provides referrals.	3
South Pasadena Tenants Union (SPTU)	P.O. Box 208 Pasadena, CA 91102 626 491-1044 southpasadenatenantsunion.org	Nicole Hodgson	Tenant Protection	Advocates on behalf of tenant rights, protections, and affordable housing.	5
Tenants Together	474 Valencia Street, #156 San Francisco, CA 94103 (415) 495-8100 www.tenantstogether.org	Dean Preston, Executive Director	Tenant Protection	Counsels tenants and landlords on a variety of housing rights.	1,2,3,4,5,
Union de Vecinos	346 S. Gless Street Los Angeles, CA 90033 (323) 908-3454 www.uniondevecinos.org	Leonardo Vilchis, Co-Executive Director	Tenant Protection	Advocates on behalf of tenants to promote housing rights, works to protect rent controlled housing, preserve public housing.	1,2,3

Landlord Advocates					
Name	Contact Information	Contact Name	Type of Involvement	Organization Description	Serving Districts
Apartment Association, California Southern Cities	333 W. Broadway, Ste. 101 Long Beach, CA 90802 (562) 426-8341 www.apt-assoc.com	Johanna Cunningham, Executive Director	Property rights advocacy	Promotes, protects, and enhances the rental housing industry to preserve private property rights.	1,4,5
Apartment Association of Greater Los Angeles (AAGLA)	621 S. Westmoreland Ave. Los Angeles, CA 90005 (213) 384-4131 www.aagla.org	Joe Patel, President	Property rights advocacy	Advocates for the local rental housing industry to serve the housing rental needs of the public.	1,2,3,4,5
Action Apartment Association, Inc.	2918 Santa Monica Blvd Suite F, Santa Monica, CA 90404 (310)828-7628 actiontakesaction.com	Elaine Golden-Gealer, President	Property rights advocacy	A full-service trade association representing Santa Monica and the entire Westside of Los Angeles.	2,3,4
Arcadia Association of REALTORS®	601 South First Ave., Arcadia, CA 91006 (626) 446-2115 www.theaar.com	Andrew Cooper, Chief Executive Officer	Property rights advocacy	Dedicated to the advancement of professionalism in real estate and is an advocate for private property rights.	5
Beverly Hills Greater Los Angeles Association of REALTORS®	6330 San Vicente Blvd. Suite 100 Los Angeles CA 90048 (310) 967-8800 www.bhglaar.com	Chip Ahlswede, Chief Financial Officer	Property rights advocacy	Ensures common business practices between real estate professionals, to ensure an honest transaction, and a protection for client purchases and investments.	1,2,3,4
Burbank Association of REALTORS®	2006 West Magnolia Blvd., Burbank CA 91506 (818) 845-7644 www.burbankrealtors.org	Cheritta L. Smith, CEO	Property rights advocacy	A professional trade organization representing REALTOR® and Affiliate members engaged in real estate business.	5

Landlord Advocates (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
California Apartment Association, Los Angeles	320 North Larchmont Blvd. Los Angeles, CA 90004 (213) 481-7416 https://caanet.org/	Beverly Kenworthy, Vice President	Property rights advocacy	Trade group representing owners, investors, developers, managers and suppliers of rental homes and apartment communities.	1,2,3,4,5
California Association of REALTORS®	525 S. Virgil Ave Los Angeles, CA 90020 (213) 739-8200 http://www.car.org	Joel Singer, CEO	Property rights advocacy	Advocates on behalf of individual businesses and property owners in the rental housing market.	1,2,3,4,5
Citrus Valley Association of REALTOR®	504 E. Route 66 Glendora, CA 91740 (909) 305-2827 www.cvar.net	Mark Epstein, Secretary	Property rights advocacy	Promote, protect and enhance Realtors ability to successfully conduct business with pride and integrity in the real estate market.	1,4,5
Downey Association of REALTORS®	12073 Paramount Blvd, Downey, CA 90242 (562) 861-0915 www.daor.com	Jeanette Baumann, Executive Vice President	Property rights advocacy	Provides real estate licensees with the services needed to conduct their day-to-day business in the real estate market.	4

Landlord Advocates (cont'd)					
Name	Contact Information	Contact Name	Type of Involvement	Organization Description	Serving Districts
Pasadena Foothills Association of REALTOR® (PFAR)	1070 E Green St. #100, Pasadena, CA 91106 (626) 795-2455 https://pfar.org	Laura Olhasso, Government Affairs Director	Property rights advocacy	The formation of PFAR provides REALTORS® and the public with an even stronger voice in the protection and promotion of private property rights.	5
South Bay Association of REALTOR® (SBAOR)	22833 Arlington Ave. Torrance, CA 90501 (310) 326-3010 www.southbayaor.com	David Kissinger, Government Affairs	Property rights advocacy	Promote, protect and enhance Realtors ability to successfully conduct business by providing a variety of tools to help Realtors business grow.	2,4
Southland Regional Association of REALTOR®	7232 Balboa Blvd, Van Nuys, CA 91406 (818) 786-2110 http://www.srar.com	Tim Johnson, CEO	Property rights advocacy	Provides real estate licensees with the services needed to conduct their day-to-day business in the real estate market.	1,2,3,4,5,
Tri-Counties Association of REALTOR®	19720 E. Walnut Dr. South Suite 100A Walnut, CA 91789 (909) 594-5992 www.tricorealtors.com	Laura Halverson, Executive Vice President	Property rights advocacy	Provides Realtors with the services needed to conduct their day-to-day business in the real estate market as well as advocate for supporting local issues and protecting private property rights.	1,2,3,4,5
West San Gabriel Valley Association of REALTOR®	1039 E. Valley Blvd., #205B San Gabriel, CA 91776 (626) 288-6212 www.wsgvar.com	Albert Tran, Executive Director	Property rights advocacy	Provides Realtors with the services needed to conduct their day-to-day business in the real estate market as well as advocate legislative issues that matter to REALTORS® and homeowners.	1,5

Rental Market Academic Research					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
University of California Los Angeles (UCLA)	UCLA Luskin School of Public Affairs 337 Charles E. Young Dr. East Los Angeles, CA 90095-1656 (310) 206-5252 http://luskin.ucla.edu	Les Dunseith, Assistant Director of Communications	Academic Research in Urban Planning	Academic institution researching community development, environmental assessment, affordable housing, international and regional planning, transportation and urban design. Study urgent and topical issues at multiple scales and using interdisciplinary approaches from community development in Southern California to global environmental degradation.	1,2,3,4,5
University of Southern California (USC)	USC Sol Price School of Public Policy 650 Childs Way, Lewis Hall 312 Los Angeles, CA 90089-0626 (213) 740-6842 http://priceschool.usc.edu	Marlon Boarnet, Chair Department of Urban Planning and Spatial Analysis	Academic Research in Urban Planning	Academic institution researching contemporary urban problems, and contribute new ideas and innovative solutions to problems related to land use, transportation, housing and real estate, economic development, the environment, sustainability, and the design of livable communities.	1,2,3,4,5

Business Organizations and Chambers of Commerce within Los Angeles County			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
American Indian Chamber of Commerce	555 W. Fifth Street, 31st Floor Los Angeles, CA 90013 (213) 440-3232 www.aicccal.org	Tracy Stanhoff, President	1
Asian Business Association	120 S. San Pedro St., Suite 523 Los Angeles, CA 90012 (213) 628-1222 www.abala.org	Dennis J, Huang, Executive Director/CEO	1
Atwater Village Chamber of Commerce	P.O. Box 39754 Los Angeles, CA 90039 (323) 379-2413 www.atwatervillagechamber.com	Andy Hasroun, Board President	1
Azusa Chamber of Commerce	240 West Foothill Blvd. Azusa, CA 91702 (626) 334-1507 www.azusachamber.org	Steve Castro, CEO	1
Bell Gardens Chamber of Commerce	7535 Perry Road Bell Gardens, CA 90201 (562) 806-2355 www.bellgardenschamberofcommerce.com	Mike Salazar, Executive Director	1
Bizfed-LA County Business Federation	6055 E. Washington Blvd., #260 Commerce CA 90040 (213) 346-3282 www.bizfed.org	Tracy Hernandez, President/CEO	1,2,3,4,5
Building Industry Association	24 Executive Park, Suite 100 Irvine, California 92614 (949) 553-9500 www.biasc.org	Peter Vanek, CEO	1,2,3,4,5
Building Owners & Managers Association of Greater Los Angeles (BOMA)	700 S Flower St #1408, Los Angeles, CA 90017 (213) 629-2662 https://www.bomagla.org	Michele Ware, President	1,2,3,4,5

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Boyle Heights Chamber of Commerce	2900 E. Olympic Blvd. Los Angeles, CA 90033 (323) 812-8345 www.boyleheightschamber.org	Alan Sanchez, President/CEO	1
Central City Association Los Angeles	626 Wilshire Blvd., Suite 200 Los Angeles, CA 90017 (213) 416-7512 www.ccala.org	Jessica Lall, President/CEO	1,2,3,4
Chinese Chamber of Commerce of Los Angeles	977 N. Broadway, Ground Floor #E Los Angeles, CA 90012 (213) 617-0396 www.lachinesechamber.org	Chester Chong, President	1
Claremont Chamber of Commerce	205 Yale Ave. Claremont, CA 91711 (909) 624-1681 www.claremontchamber.org	Maureen Aldridge, CEO	1
Commerce Industrial Council	6055 E. Washington Blvd., #120 Commerce, CA 90040 (323) 728-7222 www.industrialcouncil.org	Robert Taylor, Executive Director	1
Eagle Rock Chamber of Commerce	P.O. Box 41354 Eagle Rock, CA 90041 (323) 257-2197 www.eaglerockchamberofcommerce.com	Michael A. Nogueira, Jr., President	1
El Monte/South El Monte Chamber	PO Box 5866 El Monte, CA 91734 (626) 443-0180 www.emsem.biz	Ken Rausch, Executive Director	1
Greater Huntington Park Area Chamber of Commerce	6725 Seville Ave. Huntington Park, CA 90255 (323) 585-1155 www.hpchamber.org	Leticia Martinez, Executive Director/CEO	1

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Industry Manufacturers Council	15651 Stafford Street City of Industry, CA 91744 (626) 968-3737 www.industrychamber.org	David M. Perez, President	1
Irwindale Chamber of Commerce	16102 Arrow Hwy Irwindale, CA 91706 (626) 960-6606 www.irwindalechamber.org	Marlene Carney, President/CEO Veronica Orosco, Events Manager	1
Los Angeles Area Chamber of Commerce	350 S. Bixel Street Los Angeles, CA 90017 (213) 580-7525 www.lachamber.com	Gary L. Toebben, President/CEO	1
Los Angeles Latino Chamber of Commerce	801 S. Grand, Suite 400 Los Angeles, CA 90017 (213) 347-0008 www.lalcc.org	Moises Cisneros, Executive Director	1
Montebello Chamber	109 N. 19th Street Montebello, CA 90640 (323) 721-1153 www.montebellochamber.org	Ani Minasian, Director of Marketing	1
Monterey Park Chamber of Commerce	700 El Mercado Ave Monterey Park, CA 91754 (626) 570-9429 www.mpkchamber.org	Dora Leung, President/CEO	1
National Community Renaissance (CORE)	9421 Haven Avenue Rancho Cucamonga, CA 91730 (909) 483-2444 www.nationalcore.org	Steve PonTell, President/CEO	1,2,3,4,5
National U.S. – Arab Chamber of Commerce	350 South Bixel Street, Ste 260 Los Angeles, CA 90017 (213) 482-5111 www.us-arabchamber.org	David Hamod, President/ CEO	1

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
NAIOP Southern California	2900 Bristol St., Ste. G-105 Costa Mesa, CA 92626 (714) 979-9131 www.naiopsocal.org	Peter Herzog, Asst. Director	1,2,3,4,5
Pico Rivera Chamber of Commerce	5016 Passons Blvd. Pico Rivera, CA 90660 (562) 949-2473 www.picoriverachamber.org	Julian Balderas, Executive Director	1
Pomona Chamber of Commerce	101 W. Mission Blvd., #222 Pomona, CA 91766 (909) 622-1256 www.pomonachamber.org	Erica Fausto, Executive Director	1
Rosemead Chamber of Commerce	3953 N. Muscatel Ave. Rosemead, CA 91770 (626) 288-0811 www.rosemeadchamber.org	Ray Jan, Executive Director/CEO	1
Black Business Association	P.O. Box 43159 Los Angeles, CA 90043 (323) 291-9334 www.bbala.org	Earl 'Skip' Cooper, II, President/CEO	2
Carson Chamber of Commerce	530 E. Del Amo Blvd. Carson, CA 90746 (310) 217-4590 www.carsonchamber.com	John Wogan, President	2
Compton Business Chamber of Commerce	1038 W Compton Blvd. Compton, CA 90220 (310) 898-1198 comptonbusinesschamber.org	Mika Black, President	2
Culver City Chamber of Commerce	6000 Sepulveda Blvd. #1260 Culver City, CA 90230 (310) 287-3850 www.culvercitychamber.com	Steven Rose, President/CEO Barbara Brody, Vice President	2

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
East Los Angeles Chamber of Commerce	4716 E. Cesar Chavez Ave. Los Angeles, CA 90022 (323) 263-2005 www.eastlachamber.com	Eddie Torres, President	2
Florence-Firestone/Walnut Park Chamber of Commerce	2156 E Florence Ave., Floor 2 Walnut Park, CA 90255 (323) 589-4222 www.ffwpchamber.org	Efren Martinez, Executive Director/CEO	2
Gardena Valley Chamber of Commerce	1204 W. Gardena Blvd., Ste. E Gardena, CA 90247 (310) 532-9905 www.gardenachamber.org	Wanda Love, President	2
Greater Los Angeles African American Chamber of Commerce	5100 W. Goldleaf Circle, #203 Los Angeles, CA 90056 (323) 292-1297 www.glaaacc.org	Chanel Frampton & Naomi Mbanefo, Assistants	2
Greater Lynwood Chamber of Commerce	11330 Bullis Road Lynwood, CA 90262 (310) 713-1428	Edwin Hernandez, Board President	2
Hawthorne Chamber of Commerce	12519 Crenshaw Blvd Hawthorne, California 90250 (310) 676-1163 www.hawthorne-chamber.com	Patricia Feldman-Donaldson, President	2
Inglewood Airport Area Chamber of Commerce	330 E. Queen Street Inglewood, CA 90301 (310) 677-1121 www.inglewoodchamber.org	Erick Holly President	2
Korean American Chamber of Commerce	3435 Wilshire Blvd. Suite 2450, Los Angeles, CA 90010 (213) 480-1115 www.lakacc.com	Mr. Kee Whan Ha, President/CEO	2

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Lawndale Chamber of Commerce	14717 Hawthorne Blvd. Unit #A Lawndale, CA 90260 (310) 679-3306 www.lawndalechamber.org	Norman Wilson, President	2
LAX Coastal Area Chamber of Commerce	9100 S. Sepulveda Blvd., Ste. 210 Los Angeles, CA 90045 (310) 645-5151 www.laxcoastal.com	Christina Davis, President/CEO	2
South Bay Latino Chamber of Commerce	13545 Hawthorne Blvd., # 201 Hawthorne, CA 90250 (310) 676-3970 www.sblcc.net	Erick Verduzco-Vega, President/CEO	2
Beverly Hills Chamber of Commerce	9400 S. Santa Monica Blvd., 2nd Floor Beverly Hills, CA 90210 (310) 248-1000 www.beverlyhillschamber.com	Todd Johnson, President/CEO	3
Calabasas Chamber of Commerce	23564 Calabasas Road, Suite 101 Calabasas, CA 91302 (818) 222-5680 www.calabasaschamber.com	Pamela Kissel, CEO	3
Canoga Park/West Hills Chamber of Commerce	7248 Owensmouth Canoga Park, CA 91303 (818) 884 - 4222 and (818)887-3904 #313 www.cpwhchamber.org	Mark Neudorff, President	3
Century City Chamber of Commerce	2029 Century Park, Ste. 4392 Los Angeles, CA 90067 (310) 553-2222 www.centurycitycc.com	Nancy Wood, President/CEO	3

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Economic Alliance of the San Fernando Valley	5121 Van Nuys Blvd., Suite 200 Sherman Oaks, CA 91403 (818) 379-7000 ext. 106 www.valleyccc.org	Kenn Phillips, President/CEO	3
Greater San Fernando Valley Chamber of Commerce	7120 Hayvenhurst Ave., Suite 114 Van Nuys, CA 91406 (818) 989-0300 www.sanfernandovalleychamber.com	Nancy Hoffman Vanyek, CEO	3
Harbor City/Harbor Gateway	1400 W. 240TH St. Harbor City, CA 90710 (310) 534-3143 www.hchgchamber.com	Joeann Valle, Executive Director	3
Hollywood Chamber of Commerce	7018 Hollywood Blvd. Hollywood, CA 90028 (323) 469-8311 www.hollywoodchamber.net	Leron Gubler, President & CEO	3
Malibu Chamber of Commerce and Visitor Center	3939 Cross Creek Road Malibu, CA 90265 (310) 456-9025 www.malibu.org	Barbara Bruderlin, CEO	3
Northridge Chamber of Commerce	18860 Nordhoff, Ste. 203 Northridge, CA 91324 (818) 349-5676 www.northridgechamber.org	Stephanie Schwinn, President/ CEO	3
Regional Black Chamber of Commerce	16161 Ventura Blvd., Suite #661 Encino, CA 91436 (818) 464-3484 www.regionalblackchambersfv.info	MC Townsend, President/CEO	3

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Silver Lake Chamber of Commerce	2046 Hillhurst Ave., #142 Los Angeles, CA 90027 (323) 2037459 www.silverlakechamber.com	Natalie Freidberg & Benjamin Lemon, Co-Presidents	3
Toluca Lake Chamber of Commerce	P.O. Box 2312 Toluca Lake, California 91610 (818) 761-6594 www.tolucalakechamber.com	Peter Generales, President	3
Universal City – North Hollywood	6369 Bellingham Ave. North Hollywood, CA 91606 (818) 508-5155 www.noho.org	Dorothy Stringer, CEO	3
Venice Chamber of Commerce	P.O. Box 202 Venice, CA 90294 (310) 822-5425 www.venicechamber.net	Donna Lasman, Executive Director	3
West Los Angeles Chamber of Commerce	907 Westwood Blvd., Suite # 222 Los Angeles, CA 90024 1-844-MY-WLACC www.westlachamber.org	Roozbeh Farahanipour, President	3
West Valley-Warner Center Chamber of Commerce (Reseda, Tarzana, Woodland Hills)	6100 Topanga Canyon Blvd. Woodland Hills, CA 91367 (818) 347-4737 www.woodlandhillscc.net	Diana Williams, CEO Felicia Paust, Executive Assistant	3
Winnetka - Northfield Chamber of Commerce	P.O. Box 2051 Winnetka, California 91306 (818) 772-4838 www.winnetkachamberofcommerce.com	Terry Dason, Executive Director	3
Valley Industry & Commerce Association	16600 Sherman Way, Suite 170 Van Nuys, CA 91406 (818) 817-0545 www.vica.com	Stuart Waldman, President	3

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Bellflower Chamber of Commerce	16730 Bellflower Blvd., Ste. A Bellflower, CA 90706 (562) 867-1744	Dan Stepanian, President	4
Catalina Island Chamber of Commerce	P.O. Box 217 Avalon, CA 90704 (310) 510-1520 www.catalinachamber.com	Jim Luttjohann, President/CEO	4
Cerritos Regional Chamber of Commerce	13259 South Street Cerritos, CA 90703 (562) 467-0800 www.cerritos.org	Scott Smith, Executive Director	4
Downey Chamber of Commerce	11131 Brookshire Ave. DOWNEY, CA 90241 (562) 923-2191 www.downeychamber.com	Michael Calvert, Executive Director	4
El Segundo Chamber of Commerce	427 Main Street El Segundo, CA 90245 (310) 322-1220 www.elsegundochamber.org	Marsha Hansen, President/CEO	4
Hermosa Beach Chamber of Commerce & Visitor Bureau	1007 Hermosa Ave. Hermosa Beach, CA 90254 (310) 376-0951 www.hbchamber.net	Kimberlee MacMullan, President/CEO	4
La Mirada Chamber of Commerce	P.O. Box 1266 La Mirada, CA 90637-1266 (562) 505-2525 www.lamiradachamber.org	Richard Trujillo, President	4

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Lakewood Chamber of Commerce	24 Lakewood Center Lakewood, CA 90712 (562) 531-9733 www.lakewoodchamber.com	Joshua Castellanos, President/CEO	4
Long Beach Chamber of Commerce	One World Trade Center, Suite 1650 Long Beach CA 90831-1650 (562) 436-6723 www.lbchamber.com	Randy Gordon, President/CEO	4
Manhattan Beach Chamber of Commerce	425 Fifteenth Street Manhattan Beach, CA 90266 (310) 545-5313 www.manhattanbeachchamber.com	Mark Lipps, President/CEO	4
Norwalk Chamber of Commerce	12040 Foster Road Norwalk, CA 90650 (562) 864-7785 www.norwalkchamber.com	Francella Aguilar, President	4
Palos Verdes Peninsula Chamber of Commerce	4040 Palos Verdes Dr. North, Ste. 205 Rolling Hills Estates, CA 90274 (310) 377 – 8111 www.palosverdeschamber.com	Eileen Hupp, President/CEO Debby Morgan, Director	4
Paramount Chamber of Commerce	15357 Paramount Blvd. Paramount, CA 90723 (562) 634-3980 www.paramountchamber.com	Peggy Lemons, Secretary to the Executive Director	4

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Redond o Beach Chamber of Commerce	119 W. Torrance Blvd., Suite #2 Redondo Beach, CA 90277 (310) 376-6911 ext. 21 www.redondochamber.org	Marna Smeltzer, President/CEO	4
Regional Chamber of Commerce - San Gabriel Valley	1722 Desire Avenue, Suite #207 Rowland Heights, CA 91748 (626) 810-8476 www.regionalchambersgv.com	Anthony Duarte, CEO	4
Torrance Area Chamber of Commerce	2300 Crenshaw Blvd, Bldg. B Torrance, CA 90501 (310) 540-5858 www.torrancechamber.com	Donna Duperron, President/CEO	4
Acton Chamber of Commerce	P.O. Box 81 Acton, CA 93510 (661) 269-5785 www.aadcoc.org	Jim Schupte, President	5
Alhambra Chamber of Commerce	104 South First Street Alhambra, CA 91801 (626) 282-8481/(626)282-5767 www.alhambrachamber.org	Sharon Gibbs , Executive Director	5
Altadena Chamber of Commerce	730 E. Altadena Drive Altadena, CA 91001 (626) 794-3988 www.altadenachamber.org	Billy Malone, President	5
Antelope Valley Hispanic Chamber of Commerce	819 Ave Q-9 Palmdale, CA 93550 (661) 538-0607 www.avhcc.org	Mark Maldonado, President	5
Antelope Valley/Lancaster Chamber of Commerce	554 W. Lancaster Blvd., Lancaster, CA 93534 (661) 948-4518 www.lancasterchamber.org	Mark Hemstreet, President, CEO	5

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Arcadia Chamber of Commerce	388 W. Huntington Drive Arcadia, CA 91007 (626) 447-2159 www.arcadiacachamber.org	Karen Mc Nair, President	5
Chatsworth Porter Ranch Chamber of Commerce	10038 Old Depot Plaza Road Chatsworth, CA 91311 (818) 341-2428 www.chatsworthchamber.com	Alescia Penn, President/CEO	5
Covina Chamber of Commerce	935 W. Badillo Street, #100 Covina, CA, 91722 (626) 967-4191 www.covina.org	Dawn Nelson, President/CEO	5
Crescenta Valley Chamber of Commerce	3131 Foothill Blvd., Suite D La Crescenta, CA 91214 (818) 248-4957 www.crescentavalleychamber.org	Lisa Dupuy, Executive Director	5
Duarte Chamber of Commerce	P.O. Box 1438 Duarte, CA 91009 (626) 357-3333 www.duartechamber.com	Jim Kirchner, President/CEO	5
Glendale Chamber of Commerce	701 N Brand Blvd., Ste. 120 Glendale, CA 91203 (818) 240-7870 www.glendalechamber.com	Judith Kendall, Executive Vice President/CEO	5

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Granada Hills Chamber of Commerce	17723 Chatsworth Street Granada Hills, CA 91344 (818) 368-3235 www.granadachamber.com	Sal Moncibias, President	5
La Canada Flintridge Chamber of Commerce	4529 Angeles Crest Hwy., Ste 102 La Cañada Flintridge, CA 91011 (818) 790-4289 www.lacanadaflintridge.com	Pat Anderson, President/CEO	5
La Verne Chamber of Commerce	2332 D Street, Suite E. La Verne, CA 91750 (909) 593-5265 www.lavernechamber.org	Leah Skinner, Director	5
Lancaster Chamber of Commerce	554 W. Lancaster Blvd. Lancaster, CA 93534 (661) 948-4518 www.lancasterchamber.org	Mark Hemstreet, President/CEO	5
Monrovia Chamber of Commerce	620 S. Myrtle Ave. Monrovia, CA 91016 (626) 358-1159 www.monroviacc.com	Karin Creham, Executive Director	5
Montrose-Verdugo City Chamber of Commerce	2424 Honolulu Ave. Montrose, CA 91020 (818) 249-7171 www.montrosechamber.org	Julie Ann Martin, President	5
Palmdale Chamber of Commerce	817 East Avenue Q-9 Palmdale, CA 93550 (661) 273-3232 www.palmdalechamber.org	Jeanna Huerta, CEO	5

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Pasadena Chamber of Commerce	44 North Mentor Ave. Pasadena, CA 91106 (626) 795-3355 www.pasadena-chamber.org	Paul Little, President/CEO	5
Quartz Hill Chamber of Commerce	42043 50th Street West Quartz Hill, CA 93536 (661) 722-4811 www.quartzhillchamber.com	Susan Duncan, President	5
San Gabriel Valley Economic Partnership	4900 Rivergrade Road, Suite B130, Irwindale, CA 91706 (626) 856-3400 www.sgvpartnership.org	Jeff Allred, President/CEO	5
San Dimas Chamber of Commerce	P.O. Box 175 San Dimas , CA 91773 (909) 592-3818 www.sandimaschamber.com	Autumn Washington, Director	5
Taiwanese American Chamber of Commerce	1045 E. Valley Blvd., # A211 San Gabriel, CA 91776 (626) 288-6208 www.taccla.us	Steve Hsiu , President	5

County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

SACHI A. HAMAI
Chief Executive Officer

Board of Supervisors
HILDA L. SOLIS
First District

MARK RIDLEY-THOMAS
Second District

SHEILA KUEHL
Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

February 16, 2018

To: Supervisor Sheila Kuehl, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Sachi A. Hamai
Chief Executive Officer

WORKING GROUP FORMATION AND STATUS UPDATE: TENANT PROTECTIONS MOTION (ITEM NO. 6, AGENDA OF MAY 16, 2017)

On May 16, 2017, the Board of Supervisors (Board), adopted a Motion (Motion) by Supervisors Solis and Kuehl directing the Chief Executive officer (CEO), in coordination with the Directors of the Departments of Regional Planning, Consumer and Business Affairs, Public Health, Public Works, Beaches and Harbors, the Executive Director of the Community Development Commission, the Assessor, and County Counsel to produce and report to the Board with a Los Angeles County Tenant Protection Policy Development Framework (Framework). Further, upon submission of the Framework, the Motion directed the CEO to convene and provide technical support to a Tenant Protections Working Group (Working Group), with two members to be appointed by each Supervisor. Among other responsibilities, the Working Group was to provide recommendations to the Board within 180 days of its first meeting on tenant protections that might be enacted for County unincorporated areas.

Following adoption of the Motion, the CEO completed the requested Framework and submitted it to the Board on September 21, 2017. Appointments to the Working Group did not require approval of the Board, and were made over the subsequent months by the individual Supervisorial Districts. The first meeting of the Working Group was held on January 24, 2018, with current membership comprised as follows:

First District
Maria Lou Calanche, Legacy LA
Diego Rodrigues, Alma Family Services

Second District
Jacqueline Waggoner, Enterprise Community Partners, Inc.
Malcolm Bennet, International Realty and Investments

Third District
Jessie Kornberg, Bet Tzedek
Barbara Schultz, Legal Aid Foundation of Los Angeles

Fourth District
Fred Nakamura, Neighborhood Legal Services
Martha Cota, Latinos in Action

Fifth District
Dr. Richard Green, USC Lusk Center for Real Estate
Patrick Spillane, IDS Real Estate Group

The next meeting of the Working Group will be held at 8:30 a.m. on February 22, 2018, in Room 743 of the Los Angeles County Kenneth Hahn Hall of Administration. The expectation of the Working Group is that future meetings will occur on a regularly scheduled basis every two to three weeks. All meeting notices and agendas will be available at least 72 hours in advance of the meeting dates and listed online at www.ceo.lacounty.gov/agendas. Interested parties may also request additional information regarding the Working Group and its meeting schedule by contacting the CEO at tenantprotections@lacounty.gov.

If you have any questions regarding this memorandum, please contact Doug Baron at (213) 974-8355, or dbaron@ceo.lacounty.gov.

SAH:JJ
DSB:acn

c: Executive Office, Board of Supervisors
County Counsel
Assessor
Beaches and Harbors
Community Development Commission
Consumer and Business Affairs
Housing Authority of the County of Los Angeles
Regional Planning
Public Health
Public Works

County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

SACHI A. HAMAI
Chief Executive Officer

Board of Supervisors
HILDA L. SOLIS
First District

MARK RIDLEY-THOMAS
Second District

SHEILA KUEHL
Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

August 15, 2018

To: Supervisor Sheila Kuehl, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Sachi A. Hamai
Chief Executive Officer

REPORT OF THE TENANT PROTECTIONS WORKING GROUP (ITEM NO. 6, AGENDA OF MAY 16, 2017)

On May 16, 2017, the Board of Supervisors (Board), adopted a Motion (Motion) by Supervisors Solis and Kuehl directing the Chief Executive Officer (CEO), in coordination with the Directors of the Departments of Regional Planning, Consumer and Business Affairs, Public Health, Public Works, Beaches and Harbors, the Executive Director of the Community Development Commission, the Assessor, and County Counsel to report to the Board with a Los Angeles County Tenant Protection Policy Development Framework (Framework). Further, upon submission of the Framework, the Motion directed the CEO to convene and provide technical support to a Tenant Protections Working Group (Working Group), with two members to be appointed by each Supervisor. Among its many responsibilities, the Working Group was to provide recommendations to the Board within 180 days of its first meeting on tenant protections that might be enacted for County unincorporated areas. The attached Report of the Tenant Protections Working Group (Report) represents the formal recommendations and conclusions of the Working Group.

MEETINGS OF THE WORKING GROUP

From January 24, 2018 through August 8, 2018, thirteen (13) public meetings of the Working Group were convened by the CEO and held at the County Hall of Administration. The majority of these meetings were moderated by a professional facilitator who ensured participation by each member, managed the timing of agenda topics, and documented discussion and voting by members. Outside legal counsel with expertise in tenant protections and rent stabilization policies was also retained by the County, and provided a comprehensive legal framework and a range of tenant

protection measures for the consideration of the Working Group. County departments and other subject matter experts presented statistical data on County unincorporated areas and detailed information regarding best practices from other jurisdictions. Finally, beginning in March 2018, formal translation services were made available to the public during each of the meetings.

The Working Group's process was further enhanced by the many members of the public, and the non-profit and business organizations representing County unincorporated areas, who were diligent about attending the Working Group meetings and sharing their perspectives during the public comment portion of each meeting. At its June 13, 2018 meeting, the Working Group extended its regular public comment period to include one hour of formal and coordinated presentations by landlord and tenant groups, followed by questions from the Working Group. In total, more than sixty (60) members of the public were given the opportunity to address the Working Group during its thirteen (13) meetings.

At the final two meetings of the Working Group on July 25, 2018, and August 8, 2018, formal votes were conducted on specific recommendations related to tenant protections and rent stabilization. The attached Report includes the recommendations approved by a majority of the Working Group at these two meetings. The Report itself was approved without opposition as accurately reflecting the discussions and sentiments of the Working Group.

SUMMARY OF WORKING GROUP RECOMMENDATIONS

The recommendations contained in the attached Report build upon the previously submitted Framework, and focus on four key tenant protection policy areas: a) regulating rent increases; b) regulating evictions; c) additional laws, regulations, and assistance programs; and d) implementation mechanisms. More specifically, the Working Group recommends that the Board adopt the following policies for the unincorporated areas of the County:

a) A rent stabilization program for applicable tenants that would limit the maximum allowable rent increase effective each year for covered rental units.

b) "Just Cause" eviction requirements that would apply to all tenants in County unincorporated areas, regardless of unit type, ownership type, or coverage under a rent stabilization program.

c) Implement programs to address issues involving potential harassment, discrimination, housing conditions and habitability, and financial assistance for certain tenants.

d) Funding mechanisms for ongoing oversight and enforcement that would be shared by tenants and landlords, and that would be cost-neutral to the County General Fund.

In addition, as new programs are implemented, the Working Group recommends a significant outreach and education program for both tenants and landlords to increase awareness of the rights and responsibilities related to rental housing.

CONCLUSION

The Working Group developed its Report through an open and public process that spanned more than six months and included approximately thirty (30) hours of public meetings. The recommendations contained in the Report reflect a broad range of tenant protection measures that seek to address issues such as affordability and housing stability for eligible renters in the County unincorporated areas.

If you have any questions regarding this memorandum or the attached Report, please contact Doug Baron at (213) 974-8355 or via email at dbaron@ceo.lacounty.gov.

SAH:JJ:DSB
VD:acn

Attachment

c: Executive Office, Board of Supervisors
County Counsel
Assessor
Beaches and Harbors
Community Development Commission
Consumer and Business Affairs
Health Agency
Public Health
Public Works
Regional Planning



Report of the Los Angeles County Tenant Protections Working Group

August 15, 2018

TENANT PROTECTIONS WORKING GROUP

Malcolm Bennet, International Realty and Investments
Maria Lou Calanche, Legacy LA
Martha Cota, Latinos in Action
Dr. Richard Green, USC Lusk Center for Real Estate
Jessie Kornberg, Bet Tzedek
Fred Nakamura, Neighborhood Legal Services
Diego Rodrigues, Alma Family Services
Barbara Schultz, Legal Aid Foundation of Los Angeles
Patrick Spillane, IDS Real Estate Group
Jacqueline Waggoner, Enterprise Community Partners, Inc.

FACILITATOR

Lisa Cleri Reale

SPECIAL COUNSEL

Goldfarb & Lipman LLP

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I. EXECUTIVE SUMMARY

Recognizing the increasing cost of housing and its impact on housing stability, the Tenant Protections Working Group (Working Group) was formed in response to a May 16, 2017 Motion adopted unanimously by the Los Angeles County Board of Supervisors (Board). The Motion was introduced by Supervisors Hilda L. Solis and Sheila Kuehl, and instructed the County Chief Executive Officer to develop a Tenant Protections Policy Development Framework and convene the Working Group. More specifically, the Motion directed that the Working Group include two members appointed by each County Supervisor and report back to the Board within 180 days with recommendations for tenant protections that might be enacted in the unincorporated areas. The first meeting of the Working Group took place on January 24, 2018.

The Working Group submits its report back to the Board in response to the Board's directive to propose a policy implementation framework for a program to enhance the County's tenant protections. The report is presented in four sections that cover the following areas:

- Background and Policy Framework
- Process to Develop Working Group Recommendations
- Working Group Recommendations
- Next Steps

The report first introduces the issues to be considered when contemplating a tenant protections program, and establishes the foundation for a policy framework. The report then discusses the process by which the Working Group formed its recommendations, as well as the recommendations themselves and next steps for the County to consider. Finally, the report provides an appendix of statistical information related to rental housing in the County unincorporated areas.

From January 2018 through August 2018, the Working Group met on a bi-monthly basis, guided by a professional facilitator and outside legal counsel with expertise in tenant protections and rent stabilization policies. Following the Board's May 16, 2017 Motion, the Working Group discussed key policy areas and developed recommendations for the following areas; A) regulating rent increases; B) regulating evictions; C) additional laws, regulations, and assistance programs; and D) implementation mechanisms.

Following months of discussion, votes on specific recommendations were held at two separate meetings of the Working Group: July 25, 2018 and August 8, 2018. Because not every Working Group member attended both meetings, by a vote of eight (8) in favor, none opposed, zero abstentions, and two (2) absent, the Working Group voted on August 8, 2018 to combine the vote tally from the two meetings, wherever applicable, and approve this Report as accurately reflecting the discussions and sentiments of the Working Group.

The specific recommendations as voted on by the Working Group are as follows:

A. Regulating Rent Increases

Rental units in unincorporated Los Angeles County are currently not subject to local regulation. The Working Group recommends by a vote of seven (7) in favor, two (2) opposed, and one (1) abstention[1] that the County adopt rent stabilization for applicable rental units in unincorporated Los Angeles County. The units recommended to be exempted from the proposed rent stabilization are discussed in Appendix A of this Report. Specifically, the Working Group recommends the following:

[1] One of the Working Group members was unable to attend sufficient meetings to have a basis to form a substantive position and chose to abstain from voting. Accordingly, a majority of the vote tallies in this Report include at least one abstention.

- Rent Increases for Covered Rental Units. By a vote of seven (7) in favor, one (1) opposed, and two (2) abstentions, the Working Group recommends one rent increase for Covered Rental Units per 12-month period. The maximum pre-approved rent increase shall equal the lower of the increase in the Consumer Price index (CPI) or eight percent (8%). The minimum pre-approved annual rent increase shall equal the lesser of three percent (3%) or the CPI change year over year plus two percent (2%), but shall never be less than zero (e.g., if the annual change in CPI were 0.5%, then the minimum pre-approved annual rent increase would equal 2.5%; if the annual change in CPI were negative 3% or lower, then there would be zero pre-approved annual rent increase).
- Banking Unused Rent Increases. By a vote of six (6) in favor, three (3) opposed, and one (1) abstention, the Working Group recommends that the County prohibit "rent-banking," meaning that if a landlord does not increase rent up to the maximum allowable rent, the difference cannot be applied for rent increases in future years.
- Landlord Petitions. By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group recommends a petition process to allow landlords to petition for rent increases above the maximum rent should the landlord be able to show he or she is not making a fair return on his or her investment. In addition, by a vote of eight (8) in favor, one (1) opposed, and one (1) abstention, the Working Group recommends that landlords be allowed to petition to pass through capital improvement costs to tenants over and above the maximum rent. No rent increase, whether through the fair return petition or the pass-through process, may exceed ten percent (10%) in a given year.

- Tenant Petitions. By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group recommends that tenants be allowed to file a petition for a rent decrease in the event of a reduction of housing services.
- Mediation. By a vote of eight (8) in favor, one (1) opposed, and one (1) abstention, the Working Group recommends that the County provide a voluntary mediation process for landlords and tenants.
- Rent Registration. By a vote of six (6) in favor, three (3) opposed, and one (1) abstention, the Working Group recommends that all Covered Rental Units be registered with a County oversight body. The Working Group recommended that the registry track the maximum allowable rent for each Covered Rental Unit, and that landlords and tenants would be required to register the rent at the beginning of each new tenancy.
- Interplay with Costa-Hawkins. By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group recommends that should the Costa-Hawkins Act be repealed, the Board reconvene the Working Group for further discussion and recommendations as to a regulatory response.

B. Regulating Evictions

California State law does not limit the reasons for which a tenancy may be terminated, if minimum notice requirements are followed. The Working Group reached agreement regarding the adoption of "Just Cause" eviction requirements, which would limit the reasons a landlord can terminate a tenancy. The Working Group recommends that every notice of termination of a residential tenancy in unincorporated Los Angeles County be required to expressly identify at least one reason for which the tenancy is being terminated. Specific recommendations are as follows:

- Applicability. By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group recommends that Just Cause for Eviction protections, as specified and defined below, should apply to all residential rental units in unincorporated Los Angeles County including single family homes, accessory dwelling units, and rental units in multi-family buildings. The Working Group recommends that Just Cause for Eviction protections should apply regardless of whether the County chooses to adopt a larger rent stabilization policy.
- "For Cause" Terminations. By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group recommends that "For Cause" terminations follow those outlined in State law as based on the conduct of the tenant household.
- "No Fault" Terminations. By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group recommends that the County add two "No Fault" reasons for terminating a tenancy: owner move-ins, and going out of the rental business and withdrawing a property from the rental market as provided under the Ellis Act.
- Additional Eviction Limitations. By a vote of seven (7) in favor, two (2) opposed, and one (1) abstention, the Working Group recommends landlords not be permitted to evict solely on the basis of a change in ownership by sale or foreclosure or during the academic school year when the rental unit is the primary residence of a school age child.
- Enhanced Noticing Requirements. By a vote of eight (8) in favor, one (1) opposed, and one (1) abstention, the Working Group recommends that any termination of tenancy notice include information related to the County's Just Cause for Eviction policies, and tenants' rights information in both English and the tenant's primary language.

- Relocation Assistance. By a vote of eight (8) in favor, one (1) opposed, and one (1) abstention, the Working Group recommends that in No-Fault evictions the landlord should be required to pay relocation assistance to the terminated tenant household except for qualifying owner move-ins for rental units that are not subject to the recommended rent stabilization program.
- Right of Return. By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group recommends that the County require landlords to offer a first right of return to all tenants subject to a No-Fault termination to the full extent permitted under the Ellis Act except for qualifying owner move-ins for rental units that are not subject to the recommended rent stabilization program.

C. Additional Laws, Regulations and Assistance Programs

The Working Group recommends programs to address potential harassment, discrimination, housing conditions and habitability, and assistance for tenants.

- Habitability. By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group recommends the County implement a complaint-based inspection program, a rent escrow account program, a tenant habitability program, and engage in systemic code enforcement practices, each modeled after the City of Los Angeles' programs to ensure habitability of units. Further, the Working Group recommends that if a landlord must perform substantial rehabilitation of a unit, that relocation assistance and right to return for tenants is required.
- Anti-Harassment, Anti-Discrimination. By a vote of eight (8) in favor, one (1) opposed, and one (1) abstention, the Working Group recommends the County adopt an ordinance prohibiting landlords from refusing to rent to a tenant solely on the basis of being a Section

8 voucher holder, or solely because of the tenant's participation in other similar federal, state or local rent assistance programs.

D. Implementation Mechanisms

The Working Group evaluated the options for implementing a tenant protections program, and ongoing oversight of the program such that County staff and administrative resources would be required. The Working Group recommends an oversight board and a dedicated funding source to administer the program. The Working Group recommends that the cost of such an administrative structure be shared between landlords and tenants.

- Oversight Board. By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group recommends the Board of Supervisors appoint an oversight board to hear petitions from landlords and tenants. The Working Group recommends the oversight board include both landlord and tenant representation.
- Administrative Fees. By a vote of eight (8) in favor, one (1) opposed, and one (1) abstention, the Working Group recommends the County assess an annual fee to landlords for each unit covered by the rent stabilization program. Up to fifty percent (50%) of the fee can be passed through to tenants over and above their maximum allowable rent.
- Education and Outreach. By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group recommends a dedicated multi-lingual outreach program to educate landlords and tenants about their rights and responsibilities.

The Working Group submits the following report regarding the policy framework and range of options to implement County tenant protections for Board consideration. Should the Board choose to adopt a tenant protections program, the Working Group is available for

consultation on the administrative framework for such a program, as well as any policy discussions as needed.

II. BACKGROUND AND POLICY FRAMEWORK

The Los Angeles County Board of Supervisors (Board) adopted a motion on May 16, 2017 that acknowledged the impacts of market pressures, such as increasing real estate costs on the affordability and stability of the housing stock in unincorporated Los Angeles County. The motion recognized that the Board has committed significant funding to new affordable housing production and services for individuals experiencing homelessness, but that further action may be warranted to maintain diverse, stable neighborhoods in the interest of public health and welfare.

The potential tenant protection policies that the County may enact to support County residents are shaped by state and federal law. The "Tenant Protections Policy Development Framework" published by the County of Los Angeles Chief Executive Office in September 2017 reviews the policy framework created by state and federal law, and briefly summarizes the County's previous tenant protection policies. The following Section summarizes some of the key state and federal law issues and discusses some of the factors that explain the need for the Working Group to examine tenant protection policies.

Public policy regarding tenant protections generally attempts to address specific issues: (1) increasing stability for renter households; (2) promoting predictability in the rental market; and (3) regulating evictions, terminations, and rent increases. In contrast to homeowners' rights and responsibilities with respect to their homes (which are often defined by long term financing contracts for as many as forty years or outright ownership), tenants' rights and responsibilities relating to their homes are often defined by written leases with a property owner that last for one year and unwritten rental agreements that may last for one month. In an unregulated market, some

tenants may lack the housing stability enjoyed by homeowners and, as a result, may be required to look for housing more often than some homeowners.

Local tenant protections can offer specific measures to promote tenant stability and increase predictability in the residential rental market under such conditions. Some jurisdictions seek to accomplish these goals by regulating evictions and terminations (providing tenants with more definite rental terms, increasing stability) and regulating the amount and/or frequency of increases in rent (providing tenants with more predictable housing costs). Individually and combined, such regulations of the landlord-tenant relationship are often referred to colloquially as "rent control" or, more technically, "rent stabilization." In addition to rent stabilization, different tenant protection policies may address other aspects of the landlord-tenant relationship.

A. State and Federal Laws that Shape Tenant Protections Policies

Historically, some tenant protection policies like rent control were implemented in response to emergencies, such as the national scarcity caused by World Wars I and II. Modern rent stabilization policies are not predicated on a specific emergency, but rather they are implemented in response to specific market conditions, such as rising housing costs and increased incidences of homelessness. The Supreme Courts of California and of the United States have both upheld various forms of rent stabilization and regulations of the landlord-tenant relationship, so long as the regulations address a particular market condition that affects the public health, safety, or general welfare. Irrational or overly-burdensome regulations generally will not survive challenge in court.

1. *Constitutional Constraints*

The Due Process and Takings Clauses of the United States and California Constitutions require that local regulations reasonably relate to the furtherance of a legitimate governmental

purpose. Courts have concluded that addressing a housing shortage or combatting excessive rent increases are legitimate governmental purposes to regulate landlord-tenant relationships.

Another limitation is that local regulation may not prevent all economically beneficial uses of a private property without just compensation. When a regulation impacts the value of a private property, courts use a complex balancing test to evaluate whether the regulation is constitutional. The California Supreme Court has clarified that landowners who choose to rent their property in the residential rental market must be able to earn a fair return that will maintain financial integrity, attract necessary capital, and fairly compensate the landowner for the risks assumed despite local regulation of the landlord-tenant relationship.[2] To conform to case law standards, rent stabilization regulations should allow for rent increases that are broadly applicable to regulated properties, as well as a process to provide individual rent increases based on the particular circumstances of a specific property. Accordingly, California jurisdictions with rent stabilization policies generally allow for annual increases in rent that relate to inflation, and provide for a per-property application- or petition-based increase that requires administrative approval.

2. *State Laws Regulating Landlords and Tenants*

Article XI, Section 7 of the California Constitution provides that "A county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws." While this gives the County the authority to adopt tenant protection policies that apply in unincorporated portions of the County, the County is limited in that it cannot create regulations that conflict with state law.

The Civil and Penal Codes prohibit various landlord actions, such as: threats or actual interruption of utility services; failure to maintain the property and perform necessary repairs;

[2] *Kavanau v. Santa Monica Rent Control Board* (1997) 16 Cal. 4th 761, 783.

abuses of a landlord's right to enter the property; removal of a tenants' property; interference with a tenants' quiet use and enjoyment of a property; and retaliation for lawful exercise of a tenants' rights. State and federal laws prohibits landlords from discriminating against tenants or potential tenants based on race, religion, sex, disability, sexuality, and other factors. The Code of Civil Procedure also provides a remedy for landlords when tenants act or fail to act in certain ways. Most notably, Code of Civil Procedure section 1161 provides for quick legal action if a tenant fails to pay rent, causes a legal nuisance on the property, or breaks an important term of a residential lease.

Two state laws further limit potential County tenant protection policies. The state Ellis Act requires that property owners be allowed to withdraw their properties from the residential rental market.[3] In order to withdraw a rental property from the rental market, the landlord can legally terminate the tenancies related to that property. However, although the Ellis Act requires the County to allow landlords to go out of business, the law also permits the County to require a longer notice period to terminate a tenancy under the Ellis Act as compared to the Civil Code sections described above, and it also authorizes the County to require that landlords provide terminated tenants with relocation assistance and/or a right of first refusal if the property is returned to the rental market within ten years.

The Costa-Hawkins Rental Housing Act also limits the County's ability to regulate rent increases.[4] First, the Costa-Hawkins Rental Housing Act requires vacancy decontrol for all units, which means that landlords must be allowed to set the initial rent for new tenancies (subject to very limited exceptions). The County may still regulate the frequency and amount of increases in rent for existing tenancies. Second, the Costa-Hawkins Rental Housing Act exempts specified

[3] Gov. Code §§ 7060-7060.7.
[4] Civil Code §§ 1954.50-1954.535

types of housing units from local rent stabilization, including single-family homes, most condominiums, and housing units built after February 1995. Notably, the Costa-Hawkins Rental Housing Act is the subject of a voter-initiative to repeal the law, which will appear on ballots statewide in November 2018.

B. Rental Market Conditions and Tenant Experiences

Los Angeles County is confronting a housing supply and affordability crisis, and the Board is considering a range of options to address these circumstances. On October 27, 2015, the Board adopted a motion to establish an Affordable Housing Budget Unit and develop a first-of-its-kind Affordable Housing Outcomes Report (Outcomes Report), revealing a shortage of over 550,000 rental homes that are considered affordable to renter households at, or below 50 percent of the Area Median Income (AMI).

As of 2015, an estimated 1,026,967 individuals live in approximately 291,000 housing units in unincorporated Los Angeles County. Approximately 40 percent of those housing units, an estimated 116,071 units, are for rent. Of all housing units in unincorporated Los Angeles County, approximately 20 percent are in multi-family buildings (including duplexes, triplexes, and larger buildings), and 86 percent of all units were built prior to 1989. The County Department of Regional Planning (Planning) calculated that approximately 51,590 housing units are in multi-family buildings (including duplexes, triples, and larger buildings) and are renter-occupied. Planning also estimates that 50,000 units are in multifamily buildings that were built prior to 1995. When considering tenant protection mechanisms, the County's efforts can apply to the approximately 116,000 rental units in unincorporated Los Angeles County, however, under the Costa-Hawkins Act, rent stabilization policies would only apply to the approximately 50,000 multifamily rental units built before 1995. Planning's calculations are shown on the figure titled

"Unincorporated Area Housing Stock: How many units are eligible for rent stabilization" included in Appendix B.

Los Angeles County's shortage of homes affordable and available to lower-income families continues to grow. Home prices in Los Angeles County have increased nearly 80 percent over the past five years, with average apartment rents increasing by over 25 percent, according to the real estate brokerage Redfin. The County's median household income has not increased proportionally over the same time period, as reported by the State's Department of Housing and Community Development. This and the above referenced indicators suggest that displacement, or the possibility of displacement may be an issue throughout much of the County.

Some renters in Los Angeles County are subject to difficult financial conditions. Approximately 77 percent of Los Angeles County renters are "rent burdened," which is defined by the U.S. Census Bureau as when a renter-household spends more than 30 percent of their household income on rent. Moreover, a recent report reviewed by the Working Group indicated that between 2014 and 2016, over 160,000 households in Los Angeles County faced an eviction in court.[5] On average, Los Angeles County renters spend a greater percentage of household income on rent (30.4%) as compared to homeowners pay toward housing costs (25.1%).

Some tenants in unincorporated Los Angeles County face specific challenges. As shown on the table titled "Residential Housing Distribution, by Type and Tenure (2016)" included in Appendix B, Planning estimates that there are approximately 295,000 total occupied units in unincorporated areas of Los Angeles County, including mobilehomes. Of these units, Planning calculated that approximately 175,000 units are owner occupied and 120,000 units are renter occupied. As shown on the table titled "Selected Conditions of Housing, By Tenure (2016)"

[5] *See* Inglis, Aimee and Dean Preston. *California Evictions are Fast and Frequent*. Tenants Together, May 2018, page 6.

included in Appendix B, Planning calculated that approximately 76,000 renter-occupied housing units (about 63 percent of the 120,000 renter-occupied housing units in unincorporated Los Angeles County) are subject to one or more of the following conditions: lack of complete plumbing facilities, lack of complete kitchen facilities, house more than one occupant per room (which is defined as "overcrowded" by the United States Department of Housing and Urban Development), or require more than 30 percent of household income for rent (which is defined as "rent burdened" by the United States Census Bureau). In contrast, Planning calculated that approximately 105,000 owner-occupied housing units (60 percent of the 175,000 owner-occupied housing units in unincorporated Los Angeles County) are free of such conditions, reinforcing the need for more rental housing and special protections for some rental housing.

III. PROCESS TO DEVELOP RECOMMENDATIONS

To determine what further action should be taken, the Board convened the Tenant Protections Working Group (Working Group) to provide recommendations to the Board on tenant protections that might be enacted for unincorporated areas, as well as additional actions to protect residential and commercial tenants countywide. In January 2018, the Working Group began an inclusive and transparent public process to engage in discussions and develop recommendations to address tenant protection issues in unincorporated Los Angeles County. Specifically, the Working Group's process involved:

- Nine regularly-attending Working Group members representing interests that include academia, advocates, real estate professionals, market-rate and affordable housing developers, landlords, housing lawyers, community organizers, renters, homeowners, business owners, and non-profit board members.

- Thirteen public meetings from January to August representing approximately 30 hours at which Los Angeles County departments, universities, City of LA staff, nonprofit organizations, business organizations, tenants and landlords and many others provided testimony, data and information.
- An outside facilitator to manage timing, move agendas and ensure that everyone was able to participate during each Working Group meeting.
- Substantive and comprehensive presentations were made at each Working Group meeting by Goldfarb & Lipman LLP, acting as special counsel to the County on tenant protection policy matters.
- Recorded meetings and notes transcribed and distributed to Working Group members as well as being posted on a public website.
- Formal translation provided by Alex Rivero from Translations for All at each meeting beginning in March 2018.

The Working Group's process was enhanced by the many members of the public and the non-profit and business organizations representing the various unincorporated communities of Los Angeles County who were diligent about attending the Working Group meetings and sharing their perspectives during the Public Comment portion of each meeting. Comments from individual tenants addressed hardships some households face following rent increases and evictions, along with habitability issues for themselves and their families. The Working Group also heard from landlords and apartment owners who expressed concern regarding the effect of regulation and their ability to continue to maintain the residential housing stock while earning a fair return on their property.

At its June 13, 2018 meeting, the Working Group extended public comment to include one hour of formal and coordinated presentations by landlord and tenant groups, followed by questions from the Working Group. The landlord presentation was coordinated by:

- Los Angeles Coalition for Responsible Housing Solutions – 22 small property owners, apartment associations, realtors, commercial property managers and business associations; and
- Building Industry Association of Los Angeles/Ventura.

The tenant presentation was coordinated by:

- LA Center for Community Law & Action, Strategic Actions for a Just Economy (SAJE), Inner City Law Center, Alliance of Californians for Community Empowerment (ACCE), Eastside LEADS, Anti-Eviction Mapping Project, LA Tenants Union, Public Counsel and supported by Liberty Hill.

At each Working Group meeting, time was reserved for public comment, and the Working Group received constituent correspondence in the form of letters and emails that were distributed at each Working Group meeting. Organizations and individuals who addressed the Working Group are listed below:

- Beatriz Alatorre
- Logan Altman
- Tyler Anderson, Los Angeles Center for Community Law and Action (LACCLA)
- Anthony Alvarez, InnerCity Struggle
- Dagan Bayliss, SAJE
- Greg Bonett, Public Counsel
- Diane Carlton, Los Angeles Coalition for Responsible Housing Solutions
- Ariana Carmona
- Irma Cervantes
- Diane Coronado, Building Industry Association
- Maribel Cuevas, SAJE
- Cherell Chappell, Landlord
- Vicenta Contreras, SAJE

- Diana Coronado, Building Industry Association Los Angeles/Ventura
- Elizabeth deCarteret, LA Coalition for Responsible Housing Solutions
- Jenny Delwood, Liberty Hill Foundation
- John DeVoe
- Joe Donlin, SAJE
- Blanca Duenas, Eastside LEADS
- Danielle Elliott, AAGLA
- Blanca Espinoza
- Rosa Espinoza, LACCLA
- Janet Gagnon, Apartment Association of Greater Los Angeles
- Jennifer Ganata, Inner City Law Center
- Noah Grynberg, LACCLA
- Ruth Hayles, Minority Apartment Owners Association
- Rocenia Hermengildo, SAJE
- Ted Karnezis, Property Owner
- Beverly Kenworthy, LA Coalition for Responsible Housing Solutions
- David Kissinger, South Bay Association of Realtors
- Maria Leon, Eastside LEADS
- James Litz, Beverly Hills/Greater LA Association of Realtors
- Hayk Makhmuryan, Glendale Tenants Union
- Liliana Martinez
- Katie McKeon, Public Counsel
- Yolanda Medina, SAJE
- Juana Mena
- Israel Mendez, SAJE
- Michael Millman, ACTION
- Daniel Murillo, AQP Property Management
- Kyle Nelson, UCLA Sociology
- Allan Nguyen, UCLA Luskin School
- Jose Nunez, SAJE
- Alicia Ortiz, InnerCity Struggle
- Vanessa Perez, LACCLA
- Elena Popp, Eviction Defense Network
- Dianne Prado, National Lawyers Guild Housing Committee
- Carolina Rodriguez, LACCLA
- Laura Rodriguez
- Nayeli Rojas, LACCLA
- Fevi Sanchez, ELACC
- Beatriz Salazar
- Ariadna Sandaval, LACCLA
- Walt Senterfitt, LA Tenants Union
- Mayra Simins
- Greg Spiegel, Inner City Law Center
- Fred Sutton, California Apartment Association

- Daniel Tenenbaum, Housing Authority of City of LA/CA Apartment Association
- Melissa Uribe, ELACC
- Aimee Williams, Inner City Law Center
- Jerard Wright, BizFed
- Ruth Zepeda

All official agendas, notes and other materials presented to the Working Group were distributed at meetings and made available for public review.

In addition to the substantial public process discussed above, the Working Group reviewed best practices and relevant recommendations and policies used in other jurisdictions throughout California to assess what could be learned and applied in Los Angeles County. The Working Group received and reviewed dozens of documents specific to Los Angeles County, including data related to the unincorporated areas of the County, regional planning maps, planning area frameworks, charts and graphs citing housing quality, housing type and demographics, real estate market studies, academic studies, national and regional reports on homelessness/housing, Economic Roundtable Study of the Rent Stabilization Ordinance (RSO) and LA Housing Market, applicable State Law and many others.

The Working Group's recommendations, which are presented in the following section, were informed by the information they reviewed and comments received throughout the process.

IV. WORKING GROUP'S RECOMMENDATIONS

The Working Group focused their recommendations on four key policy areas:

A. Regulating Rent Increases;

B. Regulating Evictions;

C. Additional Laws, Regulations, and Assistance Programs; and

D. Implementation Mechanisms.

As discussed in more detail below, the Working Group recommends that the County enact a rent stabilization program that would limit the maximum allowable rent increase that could be made effective each year for covered rental units in unincorporated Los Angeles County. The Working Group further recommends that the County enact "Just Cause" eviction regulations that would limit residential evictions to terminations required by state law, owners moving in to a rental unit, and owners withdrawing a building with rental units from the rental market. To compliment these two new programs, the Working Group recommends that the County develop and expand programs to address potential harassment, discrimination, housing conditions and habitability, and provide financial assistance for some tenants in unincorporated areas. Finally, the Working Group recommends that the County appoint an oversight board to administer the recommended programs funded by annual fees assessed to covered rental units in unincorporated Los Angeles County with the goal of each new program being revenue-neutral to the County's general fund.

In addition to these overarching recommendations, the Working Group discussed that outreach and education for both tenants and landlords would be critical components of any successful new program. The Working Group recommends that the County develop a significant outreach program in connection with any new programs that are enacted so that all parties have the opportunity to learn about their rights and responsibilities with respect to rental housing.

Although the Working Group believes that the recommendations presented in this Report will provide value to some tenants, the Working Group also recognizes that these recommendations focus on protections for those who are already housed. Rent stabilization, eviction regulations, and other associated tenant protection policies can be very effective at preventing homelessness by keeping lower-income individuals and families housed. However, such policies do not reduce housing costs, increase housing supply, or replace other housing

policies and, as such, these recommendations are only one part of what should be a comprehensive approach to address the housing crisis in Los Angeles County and throughout California. The Working Group encourages the County to consider other strategies to address housing availability and affordability in addition to the tenant protection policies that were the Working Group's focus. Specifically, members of the Working Group identified streamlined residential project approvals and upzoning residential properties in connection with a form of community benefits zoning as examples of public efforts that could contribute to increasing the supply of housing.

The remainder of this Section IV discusses the Working Group's recommendations in the four key policy areas in more detail.

A. Regulate Rent Increases

Currently, rental units in unincorporated areas of Los Angeles County are not subject to local regulation. Unregulated rent increases permit landlords to increase rents to any amount, limited only by the notice requirements included in Civil Code section 827. In a housing market where demand outstrips supply, unregulated market forces can inspire some landlords to rapidly increase rent or notice multiple rent increases in a single year. Tenants and tenant advocacy groups report that some tenants are currently subject to excessive and/or frequent rent increases, sometimes exceeding tenants' ability to afford their current homes. Under such conditions, a lack of stability and predictability in the rental market can make it difficult for some tenants to budget for rent while balancing other expenses, such as food, utilities, and transportation. Regulating the amount and frequency of rent increases can promote stability and predictability for tenants.

As noted above, rent stabilization protects existing tenants from future rapid rent increases, but it does not reduce the cost of housing or increase the supply of available rental units.

There is concern that excessive regulation of rents can have unintended consequences, including reduced availability of rental units and deferred property maintenance. Accordingly,

any rent stabilization program must balance tenant protections with the needs of property owners, including protection of the opportunity for a property owner to earn a fair return from his or her property and to have adequate economic incentive to maintain the property.

Overall Recommendation: Regulate Rent Increases

The Working Group recommends that the County adopt rent stabilization for applicable tenants in unincorporated Los Angeles County, to the maximum extent permitted by state law.

If the November ballot proposition repealing the Costa-Hawkins Act, which limits local rent stabilization policies, passes, the Working Group recommends that the Board reconvene the Working Group to address potential modifications to its rent stabilization recommendations.

1. *Specific Recommendations: Regulate Rent Increases*

As noted above, the majority of the Working Group recommends that the County regulate rents of applicable residential rental units in unincorporated Los Angeles County to the extent legally permissible (Covered Rental Units). The Working Group further recommends that certain rental units be excluded from the definition of Covered Rental Units, and that the exemptions should roughly mirror the exemptions included in Section 151.02 of the City of Los Angeles Municipal Code --- including exemptions for hotels, hospitals and other care facilities, school dormitories, and units with recorded regulatory agreements limiting rent --- or other units required to be exempt by State law. A specific list of exemptions from Covered Rental Units is included as Appendix A to this Report.[6]

[6] Although the entire Working Group discussed exemptions from Covered Units, the specific list included as Appendix A was only voted on at the August 8, 2018 Working Group meeting, where it was approved by a vote of eight (8) in favor, none opposed, no abstentions, and two (2) absent.

a. *Rent Increases for Covered Rental Units*

The Working Group recommends that the County limit rent increases for Covered Rental Units to a single increase per 12-month period, regardless of the lease terms, with a petition process (discussed in more detail below) for landlords and tenants to seek additional adjustments. A majority of the Working Group recommends that the annual pre-approved rent increase for Covered Rental Units should equal the increase in the previous year of the Los Angeles Area Consumer Price Index, Los Angeles and Orange Counties, Series ID CUURS49ASA0, (CPI), with two limitations. First, regardless of the CPI, the maximum pre-approved annual rent increase for Covered Rental Units is recommended to equal eight percent (8%). Second, a majority of the Working Group recommends that the minimum pre-approved annual rent increase shall equal three percent (3%) or the CPI change plus two percent (2%), whichever is lower; however, in either case the minimum pre-approved annual rent increase would never be less than zero. In practice, if the annual change in CPI were one-half percent (0.5%), then the minimum pre-approved annual rent increase would equal 2.5%. If the annual change in CPI were negative three percent (-3%) or lower, then the pre-approved annual rent increase would be zero; the approved recommendation would not require a rent reduction based on the change in CPI.

Although there was majority support from the Working Group for minimum and maximum pre-approved rent adjustments (i.e., a floor and a ceiling), some Working Group members preferred that the floor and ceiling be higher to allow larger annual rent increases; other Working Group members would have preferred no floor and a lower ceiling to further restrict rent increases.

b. *Banking Unused Rent Increases*

A majority of the Working Group opposed the concept of "banking," which is the practice of permitting a landlord that does not increase rent by the maximum amount allowed by the annual pre-approved increase to impose the difference between the maximum amount allowed by the

annual pre-approved increase and the actual rent increase in a future year. The Working Group recommends that the County prohibit banking, because a majority of Working Group members were concerned that banking rent increases could lead to a large spike in a tenant's future rent that could eventually lead to displacement. A minority of Working Groups members argued that by permitting banking, a landlord would have less economic incentive to increase rent by the maximum amount permitted each year.

c. *Landlord and Tenant Petitions and Mediation*

To ensure that landlords maintain the opportunity to earn a fair return on their property, the Working Group recommends a petition process that would allow landlords to seek rent increases in addition to any pre-approved annual rent increases and any banked rent increases. In the event that a landlord successfully petitions for an increase that would exceed ten percent (10%) of a tenant's rent, the Working Group recommends that the annual rent increase be capped at ten percent (10%), and additional increases be amortized over a period of years. The Working Group recommends that fair-return petitions be determined based on an investment or equity- based calculation, but the Working Group did not have majority support for a specific formula that the County should use to evaluate fair return petitions.

To make sure that the rent stabilization program does not create a disincentive for some property owners to invest in upgrades to their property, the Working Group recommends that the petition process could also be used by landlords to request the ability to pass-through all or a portion of certain capital improvements (such as roofing, carpeting, air conditioning, security gates, fencing, equipment permanently installed on the premises, or other similar improvements with a useful life of five (5) years or more) to tenants in addition to rent increases. Any approved capital improvement pass-through would be able to be charged in addition to permissible rent increases, but the cost would be required to be amortized based on a schedule approximating the

useful life of the capital improvement. Once the scheduled capital improvement payments are complete, the tenant would no longer be responsible for the additional payments. A landlord's capital improvement petition would not be permitted to include the cost of any improvements made to correct code violations. Similarly, debt service or costs associated with financing or refinancing of a rental unit or building would not qualify for an adjustment. The Working Group discussed a desire to limit the annual capital improvement pass through that would be permitted, and recommends that the County investigate an appropriate amount that is at least as high as the pass-through permitted under the City of Los Angeles' program but less than 10% of a tenant's annual rent.

The Working Group recommends that tenants be permitted to file a petition if they felt that rent or other costs were being increased in violation of the County's rent stabilization program or to seek a reduction in rent because of a reduction in housing services connected with the use or occupancy of the rental unit, such as parking, elevators, recreational facilities, utilities, waste removal, laundry, furnishings, and other similar services or facilities.

In addition, the Working Group recommends that the County provide a voluntary, non-binding mediation process and venue for landlord-tenant disputes regarding rent increases, provided that such a procedure does not create additional costs for tenants, and which would be available to tenants in covered rental units and tenants in exempt dwelling units. In particular, the Working Group recommends encouraging tenants in units that are exempt from the recommended Rent Stabilization policies to take advantage of mediation services for rent increases that are higher than the maximum allowable rent increase recommended for Covered Rental Units. This process could provide an alternative dispute resolution process that helps landlords and tenants discuss potential rent increases before they become effective.

d. *Effective Date of Rent Increases*

Consistent with the requirements of the California Civil Code, a majority of the Working Group recommends that the County require a landlord to provide a tenant with notice of the rent increase at least 30 days in advance of the increase's effective date for a rent increase of ten percent (10%) or less. The Working Group further recommends that no rent increase may be applied to any unit vacated through a "no-fault" eviction and that no rent increase may be applied while a habitability complaint remains unresolved, similar to the provisions included in the City of Los Angeles Municipal Code section 151.06. Members of the Working Group suggested a 60 day advance timing and stated their concern about how long it would take for a tenant to find a new residence in the current market, but did not recommend this as a requirement because it would be preempted by California Civil Code section 827. As discussed above in connection with the Working Group's recommendations regarding landlord and tenant petitions, the Working Group recommends that no rent increases above 10 percent be permitted; accordingly, the 60-day notice requirement in California Civil Code section 827 for rent increase above 10 percent would not be applicable.

e. *Rent Registration*

The Working Group recommends that all rental units subject to rent stabilization be registered with a County oversight body. Although some Working Group members were concerned that registration would be costly and create an administrative burden for some landlords and the County, the majority of the Working Group agreed that a rent registry was an important oversight tool that would help the County oversee the effect of the recommended rent stabilization policy, provide an enforcement mechanism, and offer an additional tool to assist both landlords and tenants obtain accurate information about a given rental unit.

The Working Group further recommends that landlord and tenants be required to register the rent at the beginning of each new tenancy. For existing tenancies in place at the time the program commences, the base rent would be set to a date immediately prior to the regulation of rent increases. In addition to the base rent, the Working Group agreed that the rent registry should reflect what housing services are provided in connection with the rent (e.g., parking, laundry, storage utilities, etc.). In addition, the rent registry should also be updated to reflect no-fault evictions and habitability complaints.

The Working Group also discussed whether the registry should track the maximum-allowable rent for each Covered Rental Unit and if the County should annually update the database to reflect the maximum pre-approved annual rent increase. A minority of Working Group members were concerned that this process involved too much government oversight, and expressed a preference for simply publishing the percent change permitted on an annual basis and letting tenants and landlords enforce the rent regulation through petitions to an administrative board or potentially via the courts, with the option of petitioning to a County oversight board if procedures are not followed.

The Working Group also discussed, but did not agree, whether and to what extent the information the County collects via the rent registry should be made publically available. Those Working Group members in favor of creating a website to publish the information in the rent registry in an easily-accessible manner thought that it would help with enforcement and provide critical information to landlord and tenants, i.e., making all parties aware what is the maximum permitted rent for a unit. Those Working Group members opposed to publishing rents were concerned that making the data publically available could compromise the privacy of landlords and tenants. A compromise position of requiring the County to track all rents but only making

them available to landlords and tenants of an individual unit was briefly discussed. The Working Group made an analogy to the property tax system, whereby a private personal identification number is required to access actual property tax owed as one strategy to preserve confidentiality while providing access, but no recommendation with support from a majority of the Working Group was reached.

f. *Interplay with the Costa-Hawkins Act*

As discussed above, the Costa-Hawkins Act currently limits local agencies' ability to enforce rent stabilization policies. Rent stabilization restrictions may only be applied to buildings for which a certificate of occupancy was issued prior to February 1, 1995 and that are not alienable separate from the title to any other dwelling unit. In addition, the Costa-Hawkins Act requires "vacancy decontrol," which means that a landlord is permitted to set the initial rent at the commencement of a new tenancy, with only limited exceptions. Currently, a statewide ballot initiative to repeal the Costa-Hawkins Act has qualified for the November 2018 election. If it were to pass, the ballot measure would change the scope of permissible rent stabilization regulations.

A majority of the Working Group agreed that should the Costa-Hawkins Act be repealed, the County should extend rent stabilization to units that are currently exempt and enforce vacancy control, however, the Working Group could not agree on specific parameters for including new units. A minority of Working Group members felt strongly that new units should permanently remain exempt from regulation out of concern that the fear of regulation would discourage investment in new development. The majority of members who supported additional regulation agreed that after twenty years, a newly-constructed building should be rolled in to the rent stabilization program, noting that, in their view, this should allow ample time to recover initial investments as to not discourage new development. The Working Group also discussed that the

County should consider a vacancy control program that would allow landlords to increase rent by no more than ten percent (10%) following the end of one tenancy and the start of another one.

Because it is not known if the measure to repeal the Costa-Hawkins Act will pass, the Working Group agreed to spend their time focused on other more definite policy recommendations. Accordingly, the Working Group recommends that should the Costa-Hawkins Act be repealed, the Board should reconvene the Working Group to make final recommendations regarding the County's regulatory response.

2. ***Vote Summary: Regulate Rent Increases***

By a vote of seven (7) in favor, two (2) opposed, and (1) abstention[7], the Working Group recommended that the County adopt rent stabilization for applicable tenants in unincorporated Los Angeles County, to the maximum extent permitted by state law.

By a vote of seven (7) in favor, one (1) opposed, and two (2) abstentions, the Working Group approved the recommendation to limit rent increases for Covered Rental Units to one increase per twelve months limited to the percentage change in CPI from one year to the next, with a ceiling of eight percent (8%) and a floor of the lesser of three percent (3%) or the CPI change year over year plus two percent (2%). One of the Working Group members who abstained from the vote expressed support for rent stabilization but elected to abstain, because the recommended minimum pre-approved rent increase was lower than three percent (3%), as described above.

By a vote of six (6) in favor, three (3) opposed, and one (1) abstention, the Working Group recommends prohibiting banking unused rent increases.

[7] One of the Working Group members was unable to attend sufficient meetings to have a basis to form a substantive position and chose to abstain from voting. Accordingly, the majority of vote tallies in this Report include at least one abstention.

By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group approved the recommendation to develop a petition process to allow landlords to request rent increases above the maximum annual pre-approved rent if the landlord is not earning a fair return on his or her property. By a vote of eight (8) in favor, one (1) opposed, and one (1) abstention, the Working Group approved the recommendation to develop a petition process to allow landlords to petition to pass through certain capital improvement expenses. By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group approved the recommendation to develop a petition process to allow tenants to petition for a rent decrease following an unauthorized increase or a reduction in specified housing services. By a vote of eight (8) in favor, one (1) opposed, and one (1) abstention, the Working Group approved the recommendation to provide a voluntary mediation process for landlords and tenants.

By a vote of six (6) in favor, three (3) opposed, and one (1) abstention, the Working Group recommends that all Covered Rental Units be registered with a County oversight body. The Working Group recommended that the registry track the maximum allowable rent for each Covered Rental Unit, and that landlords and tenants would be required to register the rent at the beginning of each new tenancy.

By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group recommends that the Board reconvene the Working Group for further discussions and recommendations should the Costa-Hawkins Act be repealed.

B. Regulate Evictions

State law generally does not limit the reasons for which a tenancy may be terminated. State law provides that a tenancy may be terminated without explanation or reason, so long as minimum notice requirements are followed. State law also defines the process (unlawful detainer) to evict a household from a rental unit after the tenancy has terminated.

Tenants and tenant advocacy groups report that some tenants are currently subject to terminations of tenancy without explanation and only the minimum notice periods. Under such conditions, the lack of explanation for terminations and short notice period can create instability and unpredictability for some tenants in the rental market. Following an eviction, some tenants may not be able to find suitable replacement housing or afford moving costs while balancing other expenses, such as food, utilities, and transportation. Regulating the reasons for which a tenancy may be terminated will increase stability and predictability of the rental market generally, and provide greater security for tenants. Moreover, regulating the allowable reasons to terminate a tenancy is also a necessary policy to support the rent stabilization policies. Without eviction regulation or vacancy control, some landlords could evade rent increase restrictions simply by evicting a tenant and resetting the rent upon the creation of a new tenancy.

Although regulating the reasons to terminate a tenancy protects some existing tenants from potentially unreasonable terminations and supports rent stabilization policies, eviction regulations do not reduce the cost of housing or increase the supply of available rental units. Therefore, the Working Group's recommendations in this area are just one component of an approach to addressing the housing crisis.

Overall Recommendation: Regulate Evictions

The working group reached agreement with respect to the adoption of "Just Cause" eviction requirements. A majority of the Working Group recommends that Just Cause restrictions on evictions should apply for all tenants in unincorporated Los Angeles County, regardless of unit type, ownership type, and any other rent stabilization or additional tenant protections to supplement the provisions of California State law that provide for eviction under a set of circumstances already defined by state law.

1. *Specific Recommendations: Regulate Evictions*

The majority of the Working Group recommends that every notice of termination of a residential tenancy in unincorporated Los Angeles County be required to expressly identify at least one reason for which the tenancy is being terminated. The Working Group recommends that the County enact an ordinance prohibiting a landlord from evicting a residential tenant unless one or more specific, authorized conditions exist that would allow for termination (Just Cause for Eviction). Any proposed termination of tenancy that does not identify one or more valid reasons to terminate the tenancy would be invalid and unenforceable.

a. *Applicability*

The Working Group recommends that Just Cause for Eviction protections, as defined below, apply to all residential rental units in unincorporated Los Angeles County, including single-family homes, accessory dwelling units, and rental units in multi-family buildings, regardless of any other tenant protection and/or rent stabilization policies that the County may adopt. In other words, the policy would apply more broadly than the Covered Rental Units as defined for purposes of the Working Group's rent stabilization policy recommendation (the Costa-Hawkins Act prevents the County from applying rent stabilization to certain types of rental units but does not impact local Just Cause for Eviction policies). Even those Working Group members who did not support all of the Working Group's rent stabilization policy recommendations agreed that Just Cause for Eviction protections are a reasonable way to protect tenants without unduly burdening landlords.

b. *Just Causes for Eviction, i.e., Approved Reasons to Terminate a Tenancy*

The Working Group recommends that the Just Cause for Eviction policy identify two categories of acceptable reasons to terminate a tenancy: "For Cause" terminations which are based

on the conduct of tenant household, and "No Fault" terminations which are based on the conduct or anticipated conduct of the landlord, regardless of a tenant's actions or conduct.

The Working Group recommends that "For Cause" terminations be defined as the reasons to terminate a tenancy that are defined in California Code of Civil Procedures section 1161 subsections (2) through (4). For reference purposes, subsection (2) gives landlords the right to evict tenants for the non-payment of rent; subsection (3) gives landlords the right to evict tenants for breach of material lease terms; and subsection (4) gives landlords the right to evict tenants who cause or permit a nuisance or use the residence for an unlawful purpose. The Working Group further recommends that the County develop a local definition of material lease terms and identify which "de minimis breaches" of a lease would be excluded from the material lease term definition for purposes of evaluating compliance with subsection (3) of California Code of Civil Procedures section 1161.

A majority of the Working Group recommends that the County permit two additional "No Fault" reasons for terminating a tenancy: owner move-ins and the state law requirement allowing a landlord to permanently withdraw a property from the rental market. Specifically, the Working Group recommends that a landlord be permitted terminate a tenancy if the owner seeks in good faith to recover possession of the rental unit for use and occupancy as a primary place of residence by the owner or the owner's spouse, children, grandchildren, parents, or grandparents (Owner Move-In). In addition, as required by Government Code sections 7060-7060.7 (the Ellis Act), the Working Group recommends that a landlord be permitted to terminate a tenancy to withdraw property from the rental market. In both instances, the Working Group recommends that the landlord be required to pay relocation assistance and provide tenants with a right of first return to the rental unit in the event that the terms of the No Fault eviction are not followed, subject to

certain exceptions. Recommended relocation benefits, the right of return, and applicable exceptions are discussed in more detail below.

c. *Additional Eviction Limitations*

To the extent permitted by law, the Working Group further recommends that landlords not be permitted to use any eviction procedure based solely on a change of ownership because of sale or foreclosure. In addition, the Working Group agrees that landlords should be prohibited from pursuing a No-Fault termination of tenancy during the academic school year when the rental unit is the primary residence of a school-aged (K-12) child enrolled in a school within the public school district to which the rental unit is assigned.

d. *Enhanced Noticing Requirements*

In addition to regulating the reasons to terminate a tenancy, the Working Group recommends that the County expand upon the requirements that apply to any notice of termination. Specifically, the Working Group recommends that any termination notice also include information related to the County's Just Cause for Eviction policies and a summary of tenants' rights. In addition, it is recommended that each notice include the obligation to identify the cause for termination and a summary of termination and eviction proceedings, plus information about how and where the tenant may obtain legal services. The Working Group recommends that the County require that all notices be provided to tenants in English and the tenant's primary language, if other than English. To avoid placing a cost burden on landlords, the Working Group discussed the need for County-prepared standard forms that include required notice information and that can be translated in advance into multiple languages. Finally, the Working Group recommends that the County require that all termination notices sent to tenants be copied to the County, which could be monitored using the rent registry recommended in connection with the Working Group's rent stabilization recommendations discussed above.

e. *Relocation Assistance and Right of Return for No Fault Terminations*

A majority of the Working Group agreed that when a landlord terminates a tenancy based on one of the No-Fault conditions described above, the landlord should be required to provide financial assistance to the terminated tenant household and offer the tenant household the ability to return to the rental unit if the circumstances around the eviction change (e.g., if an owner moves into a unit but stays less than 24 months, the tenant would be offered a right of return; similarly, if an owner withdraws a building from the rental market but later decides to re-lease the rental units, the tenant would be offered a right of return). However, the Working Group recommends that no relocation assistance or right of return be required for an Owner Move-In for a rental unit that is not a Covered Rental Unit for purposes of the recommended rent stabilization program. A majority of the Working Group supported these policies in order to reduce the impact associated with finding new housing some tenants face following an eviction that was not caused by the tenant's own conduct.

The Working Group recommends that relocation assistance should equal the relocation assistance required by the City of Los Angeles, with reduced payment obligations for smaller landlords consistent with the City's practice. The Working Group recommends that relocation assistance should be made available regardless of the type of tenancy and regardless of coverage under any regulation of rent increases, except that no relocation assistance shall be required for an Owner Move-In for a rental unit that is not a Covered Rental Unit for purposes of the recommended rent stabilization program.

The Working Group recommends that the County require landlords to offer a first right of return to all tenants subject to a No-Fault termination, to the full extent permitted under the Ellis Act, except that no first right of return shall be required for an Owner Move-In for a rental unit that is not a Covered Rental Unit for purposes of the recommended rent stabilization program.

Specifically, this means that for five years following the termination of a tenancy, the landlord would be required to offer an evicted tenant a right of first return to the rental unit at the original rental price, plus any increases allowed under the County's rent stabilization policy. Then, for the next five years (ten years following the termination of a tenancy total), the landlord would be required to offer an evicted tenant a right of first return to the rental unit at a rent that is negotiated between the landlord and the tenant. In addition, tenants would have the right to seek punitive damages against a landlord following an eviction under the Ellis Act if the landlord returns the unit to the rental market within two years following the eviction.

2. ***Vote Summary: Regulate Evictions***

By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group approved the recommendation to apply Just Cause for Eviction protections, as defined above, to all residential rental units in unincorporated Los Angeles County. By the same vote count, the Working Group approved the recommendations regarding "For Cause" terminations and "No Fault" terminations.

By a vote of seven (7) in favor, two (2) opposed, and one (1) abstention, the Working Group approved the recommendation regarding additional eviction limitations following a change in ownership, or during the academic school year for households with school age children. By a vote of eight (8) in favor, one (1) opposed, and one (1) abstention, the Working Group approved a recommendation requiring enhanced notice requiring any notice of termination of tenancy to include information related to the County's Just Cause for Eviction policies and tenants' rights information in English and the tenant's primary language.

By a vote of eight (8) in favor, one (1) opposed, and one (1) abstention, the Working Group approved the recommendation to require a landlord to provide relocation assistance to a tenant household in a No Fault eviction, except for an Owner Move-In for a rental unit that is not a

Covered Rental Unit for purposes of the recommended rent stabilization program. By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group approved the recommendation to require landlords to offer a first right of return to all tenants subject to No-Fault termination to the full extent permitted under the Ellis Act, except for an Owner Move-In for a rental unit that is not a Covered Rental Unit for purposes of the recommended rent stabilization program.

C. Additional Laws, Regulations and Assistance Programs

In addition to unregulated rent increases and evictions, some tenants are concerned with harassment, discrimination, housing conditions and habitability. Moreover, not all tenants have the resources to contest evictions, so even unwarranted evictions can result in a tenant being displaced.

Overall Recommendation: Additional Laws, Regulations and Assistance Programs

The Working Group recommends specific programs to address potential harassment, discrimination, housing conditions and habitability, and assistance for tenants.

1. *Specific Recommendations: Additional Laws, Regulations, and Assistance Programs*

a. *Habitability*

The Working Group recommends that the County implement a complaint-based inspection program, a rent escrow account program, a tenant habitability program, and engage in systemic code enforcement practices modeled after the City of Los Angeles' programs. In addition, the Working Group recommends that in the event that a landlord must perform substantial rehabilitation of a rental unit to address code violations or habitability issues that would require the unit to be uninhabitable, relocation benefits and a right to return to the unit should be required. For substantial rehabilitation that would require the rental unit to be uninhabitable for a period of

60 days or less, temporary relocation benefits for short-term accommodations should be required. For longer rehabilitation projects, relocation benefits are recommended to equal those in the Just Cause for Eviction policy recommendations discussed above. In both cases, the Working Group recommends that the displaced tenant be given a first right of return for the rental unit at the previous rent, plus any adjustments authorized under the Rent Stabilization policy recommendations.

b. *Anti-Harassment, Anti-Discrimination Section*

The Working Group recommends that the County adopt an ordinance that would prohibit landlords from refusing to rent to a tenant solely on the basis of being a Section 8 voucher holder, or solely because of a tenant's participation in other similar federal, state or local rent assistance programs.

c. *Eviction Defense and Emergency Rent Subsidy*

Earlier in 2018, San Francisco voters approved a "right to counsel" law that would provide tenants facing an eviction with access to legal services, and the City of Los Angeles is currently exploring a similar program. The Working Group recommends that the Board direct County staff to analyze a right to counsel law for unincorporated areas of Los Angeles County, including a study of prospective costs and funding sources. Depending on the result of the study, the Working Group recommends that the County consider adopting a right to counsel ordinance to help ensure that tenants have access to legal information and representation when faced with issues related to rental housing, including alleged harassment, rental agreement disputes, and eviction suits.

The Working Group also recommends that the County should explore expanding existing funding mechanisms to support financial assistance and/or emergency rent relief programs as a tenant protection mechanism. Short-term loans, grants, or other forms of financial assistance can help some tenants avoid missing rent payments and can help low-income households avoid

displacement and prevent homelessness. The recommendation would also require further study, including a fiscal analysis, to determine how to fund such programs on an ongoing basis.

2. ***Vote Summary: Additional Laws, Regulations and Assistance Programs***

By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group approved the recommendation to implement a complaint-based inspection program, a rent escrow account program, a tenant habitability program, and engage in systemic code enforcement practices, each modeled after the City of Los Angeles' programs. By a vote of eight (8) in favor, one (1) opposed, and one (1) abstention, the Working Group approved the recommendation to adopt an ordinance that would prohibit landlords from refusing to rent to a tenant solely on the basis of being a Section 8 voucher holder, or solely because of the tenant's participation in other similar federal, state or local rent assistance programs.

D. Implementation Mechanisms

The implementation and ongoing oversight of the Working Group's recommendations will require County staff and administrative resources. Specifically, to administer the tenant protection programs recommended by the Working Group, a new oversight board will be required. Both the oversight board and other recommended administrative tasks will require a dedicated funding source.

Overall Recommendation: Implementation Mechanisms

The Working Group recommends that the cost of ongoing oversight and enforcement be shared by tenants and landlords. The tenant protection policies are recommended to be cost neutral to the County general fund. In addition, the Working Group recommends that any new policies be accompanied by a significant outreach and education program.

1. ***Specific Recommendations***

a. *Oversight Board*

The Working Group recommends that the Board appoint an oversight board to hear and rule on landlord and tenant petitions, which are discussed in more detail above in connection with the Working Group's recommendations on Rent Stabilization policies. The Working Group further recommends that the oversight board include tenants, tenants' rights advocates, landlords, and other appropriate stakeholders.

b. *Administration Fees*

The majority of the Working Group recommends that the County assess an annual fee to landlords for each Covered Rental Unit in unincorporated Los Angeles County that is sufficient to cover program operations. The Working Group further recommends that up to fifty percent (50%) of the fee be allowed to be passed through to tenants, in addition to rent owed. Finally, the Working Group recommends that a separate fee schedule be developed to petition the oversight board for rent adjustments.

c. *Education and Outreach*

Lastly, the Working Group reiterated the importance of an outreach program to educate both landlords and tenants with critical information that is needed to maintain quality of life for both groups of stakeholders. As discussed above, the Working Group recommends that the County develop a significant outreach program in connection with any new programs that are enacted so that all parties have the opportunity to learn about their rights and responsibilities with respect to rental housing. New measures should be accompanied by a County-operated website that provides a repository for information about rental housing programs available for tenants and landlords through the County, the state, the federal government, or other service providers. In addition to focused outreach and education efforts to publicize any new programs, the Working Group

recommends that the County offer technical assistance to landlords and tenants on an ongoing basis to help members of both groups comply with the County's requirements, which could be funded in part by the recommended registration fees. The Working Group further recommends that all outreach efforts be conducted in multiple languages with translation services available to ensure that events are inclusive and effectively reach different segments of the County's population.

2. *Vote Summary: Implementation Mechanisms*

By a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group approved the recommendation for the Board to appoint an oversight board. By a vote of eight (8) in favor, one (1) opposed, and one (1) abstention, the Working Group approved the recommendation to assess an annual fee to landlords for program administration and to permit up to fifty percent (50%) of the fee to be passed through to tenants. Finally, by a vote of nine (9) in favor, none opposed, and one (1) abstention, the Working Group approved the recommendation to develop a dedicated outreach program to educate landlords and tenants about their rights and responsibilities.

V. NEXT STEPS

The Board's May 16, 2017 Motion included direction to convene the Tenant Protections Working Group to provide policy recommendations that would: (a) protect residential and commercial tenants Countywide, (b) propose an implementation framework for the policy recommendations, (c) help craft 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 legislative positions that support the County's ability to protect residents

and commercial establishments, and (e) engage cities within the County to potentially coordinate efforts to develop and administer tenant protection policies.

As detailed above, the Working Group focused its efforts to provide policy recommendations to protect residential tenants and proposing an implementation framework. Specifically, the Working Group recommends that the Board adopt tenant protection measures in four key policy areas, including: a rent stabilization program that would place a cap on annual rent increases landlords could impose on tenants in covered rental units; "just cause" for eviction protections that regulate terminations of tenancy and evictions; additional protections to address habitability of units, anti-harassment and anti-discrimination policies, exploration of eviction defense assistance, and emergency rent subsidies; and implementation measures including an oversight board, a fee structure that creates a cost-neutral program for the County, and a comprehensive education and outreach program to landlords and tenants.

In addition, the Working Group reviewed ongoing efforts to address tenant protections at the state level, with the majority of the discussion focused on Proposition 10, which would repeal the Costa-Hawkins Act. Should Proposition 10 be adopted by the voters in November, the Working Group requests that the Board reconvene the Working Group for further discussion and recommendations as to a regulatory response. Throughout its process, the Working Group reviewed current and historical efforts to implement tenant protections and rent stabilization at the local level in California. In particular, the Working Group discussed how to coordinate County tenant protection measures with programs that are effective in the City of Los Angeles (City). Representatives from the City presented aspects of the City's program to the Working Group at one of its meetings, and City representatives were regular meeting attendees.

The Board can choose to adopt the entire package of recommended tenant protection measures by amending the County's Code of Ordinances, or by taking the matter to a public vote at the next regularly scheduled election. Alternatively, the Board can choose to adopt any or each of the recommended tenant protection measures individually in the same way. Finally, the Board could select components of the recommended tenant protection measures to adopt directly, while placing other components of the policy recommendations before the voters. To place any of the tenant protection measures on the ballot, the Board would direct County Counsel to draft the ballot measure for Board consideration, and then the Board would take action to place the item on the ballot. In connection with implementation of any of the recommended tenant protection measures, the Board will also need to determine which department, commission, or related entity will be responsible for the administration of any new or expanded programs.

To ensure timely reporting back to the Board, the Working Group focused its efforts on residential tenant protections; it did not emphasize policies to support commercial tenants. The Working Group understands that following its report to the Board, the County CEO will be working with other County departments to develop a County tenancy dashboard. However, these priorities, as well as identification of additional legislative positions and continued opportunities to collaborate with other local jurisdictions, are important policy issues that may be worthy of additional exploration and discussion. Just as the Working Group requested that it be reconvened to provide further recommendations if the Costa-Hawkins Act is repealed, the Board may wish to: continue to study policy options that support commercial tenants; collaborate with the County CEO's effort to develop a residential tenancy dashboard; identify additional opportunities to support state and Federal legislation to protect tenants; and continue to cultivate partnerships with cities throughout the County to promote a regional approach to tenant protections.

VI. CONCLUSION

The Working Group recognizes the importance of tenant protections as a matter of public policy in the County of Los Angeles and its unincorporated areas. It is our hope that this summary report will prove informative and help guide future policy actions of the County Board of Supervisors. The Working Group thanks each of the Supervisors for initiating this effort and committing the County to an open and public process.

APPENDICES

Appendix A
Covered Rental Units and Exemptions

As noted in the body of this Report, the majority of the Working Group recommends that the County regulate rents of applicable residential rental units in unincorporated Los Angeles County to the extent legally permissible (Covered Rental Units). The Working Group further recommends that certain rental units be excluded from the definition of Covered Rental Units. In addition to units exempted under State law, rental units that are recommended to be exempt from rent stabilization roughly mirror the exceptions included in Section 151.02 of the City of Los Angeles Municipal Code, as modified below.

The Working Group also recognized that whether accessory dwelling units (sometimes called "granny flats") should be exempt raised important policy considerations. Because the County is currently studying accessory dwelling units in connection with its overall affordable housing strategy, the Working Group agreed to defer to recommendations from that process related to potential regulations of accessory dwelling units.

Covered Rental Units shall not include:

1. Housing accommodations in hotels, motels, inns, tourist homes and boarding and rooming houses, provided that at such time as an accommodation has been occupied as the primary residence of one or more of the same tenants for any period more than 30 days such accommodation shall become a rental unit subject to the provisions of this chapter. The computation of the 30 days shall include days in which the tenant was required to:
    a. move into a different guestroom or efficiency unit before the expiration of 30 days occupancy; or
    b. check out and re-register before the expiration of 30 days occupancy if a purpose was to avoid application of this chapter.

    Evidence that an occupant was required to check out and re-register shall create a rebuttable presumption, which shall affect solely the burden of producing evidence, that the housing accommodation is a rental unit subject to the provisions of this chapter.

    This exemption is not intended to apply to traditional residential hotels.
2. A dwelling unit in a nonprofit stock cooperative while occupied by a shareholder tenant of the nonprofit stock cooperative.
3. Housing accommodations in any hospital; state licensed community care facility; convent; monastery; extended medical care facility; asylum; fraternity or sorority house; or housing accommodations owned, operated or managed by an institution of higher education, a high school, or an elementary school for occupancy by its students.
4. Housing accommodations owned and operated by a government unit, agency or authority and which are specifically exempted from municipal rent regulation by state or federal law or administrative regulation, or housing accommodations specifically exempted from municipal rent regulation by state or federal law or administrative regulation. This exception shall not apply once the government ownership, operation, management, regulation or rental assistance is discontinued.
5. Affordable Housing Accommodations are housing accommodations with a government imposed regulatory agreement that has been recorded with the Los Angeles County

Recorder, or which shall be recorded within six months, guaranteeing that the subject housing accommodations will be affordable to either lower income or very low income households for a period of at least 55 years, with units affordable only to households with an income at 60 percent of the Area Medium Income or less. None of the subject housing accommodations shall be affordable only to households with incomes greater than 60 percent of the Area Medium Income, as these terms are defined by the U.S. Department of Housing and Urban Development. "Lower Income or very low income households" is defined in accordance with California Health and Safety Code Sections 50079.5 and 50105.

This exemption shall apply only to housing accommodations which satisfy the following conditions:

i. the subject housing accommodations are only available to lower income or very low income households with none of the subject accommodations affordable only to households with income greater than 60% of Area Median Income;

ii. rent levels conform to the amounts set by the U.S. Department of Housing and Urban Development, or the California Department of Housing and Community Development, as applicable, based on the public funding source for the subject accommodations (however, annual rent increases shall be regulated as Covered Rental Units for any tenancies established prior to the recording of the government imposed regulatory agreement where the tenant household has not received relocation assistance as set forth in subsection "v" below);

iii. actions to recover possession of housing accommodations from a tenant shall be limited to the grounds set forth in the recommended Just Cause policies;

iv. the landlord shall comply with the provisions of any applicable tenant habitability program;

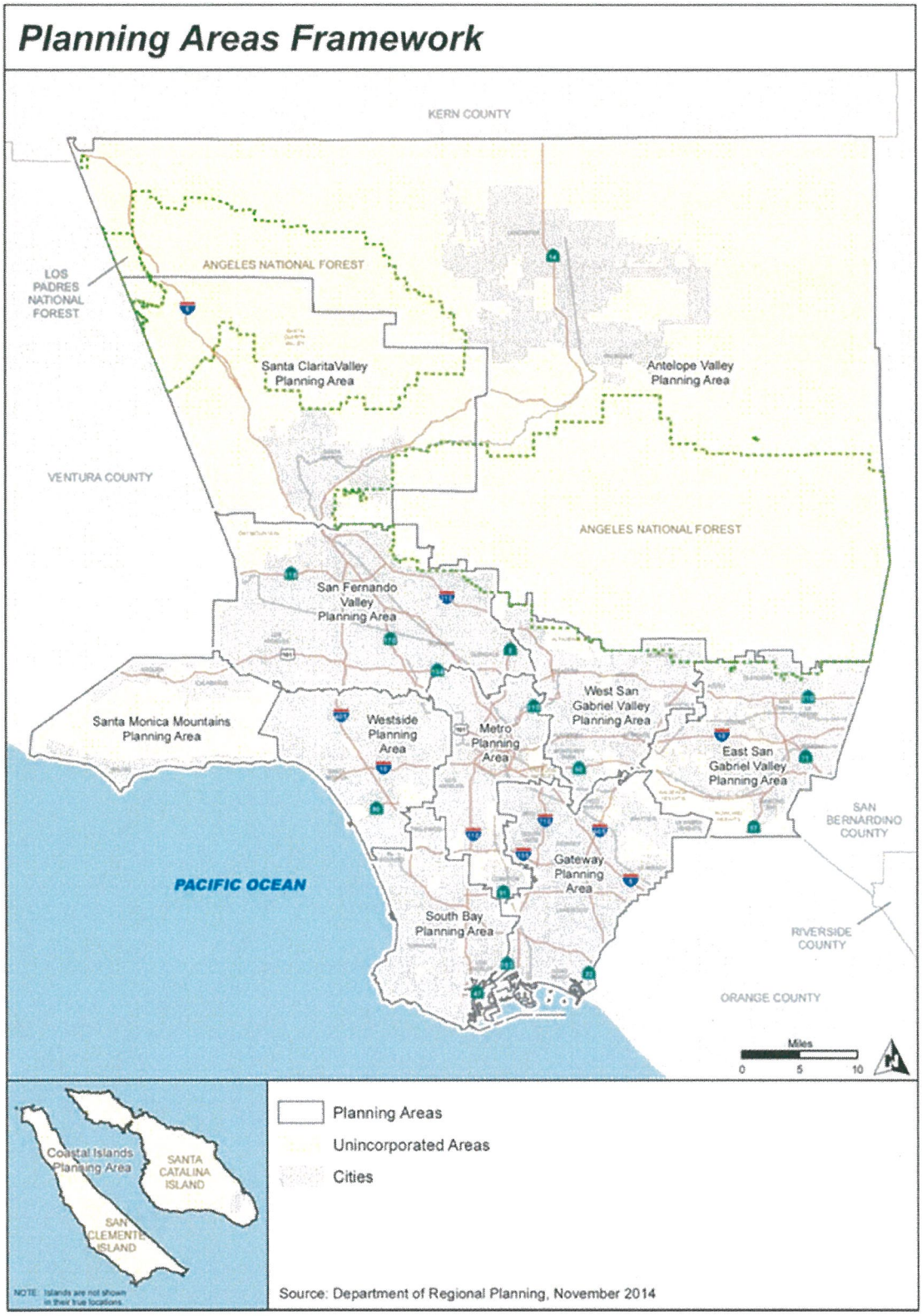
v. relocation assistance shall be provided to an eligible tenant household based on the applicable provisions of the Uniform Relocation Act or the California Relocation Assistance Act; or the amount recommended by the Working Group to the extent adopted by the County, whichever is greater.

6. To the extent not otherwise regulated by the County, recreational vehicles which are not occupied by a tenant who has continuously resided in the park for nine or more months. This exception shall not apply to a lot or space which becomes vacant as a result of the park operator's terminating the tenancy on grounds other than those specified in the recommended Just Cause policies.

7. Housing accommodations in limited equity housing cooperatives, as defined in Civil Code Sections 817 and 817.1, when occupied by a member tenant of the limited equity housing cooperative. However, if the cooperative acquired the property pursuant to Government Code Section 54237(d), then all dwellings in the limited-equity housing cooperative shall be exempt.

8. To the extent not otherwise regulated by the County and otherwise permitted by law, non-owner occupied coaches in any mobilehome park.

Appendix B
Excerpts from Data Compiled regarding Unincorporated Los Angeles County


Planning Areas Framework
KERN COUNTY
LOS PADRES NATIONAL FOREST
ANGELES NATIONAL FOREST
Santa ClaritaValley Planning Area
Antelope Valley Planning Area
VENTURA COUNTY
ANGELES NATIONAL FOREST
San Fernando Valley Planning Area
West San Gabriel Valley Planning Area
Santa Monica Mountains Planning Area
Westside Planning Area
Metro Planning Area
East San Gabriel Valley Planning Area
SAN BERNARDINO COUNTY
PACIFIC OCEAN
Gateway Planning Area
South Bay Planning Area
RIVERSIDE COUNTY
ORANGE COUNTY
Miles
0 5 10
Coastal Islands Planning Area
SANTA CATALINA ISLAND
SAN CLEMENTE ISLAND
NOTE: Islands are not shown in their true locations.
Planning Areas
Unincorporated Areas
Cities
Source: Department of Regional Planning, November 2014

Unincorporated Area – Housing Types and Housing Quality

Residential Housing Distribution, by Type and Tenure (2016)

Unincorporated Area	Total Occupied		Owner Occupied		Renter Occupied	
Property Type	**Units**	**% Total**	**Units**	***% total by type***	**Units**	***% total by type***
1-unit detached	211,814	72%	157,108	*89%*	54,705	*46%*
1-unit attached	18,824	6%	8,350	*5%*	10,481	*9%*
2 apartments	6,282	2%	705	*0%*	5,577	*5%*
3 or 4 apartments	11,161	4%	1,289	*1%*	9,872	*8%*
5 to 9 apartments	9,844	3%	932	*1%*	8,910	*7%*
10 or more apartments	29,226	10%	1,995	*1%*	27,231	*23%*
Mobile Home/Other type	8,142	3%	5,780	*3%*	2,367	*2%*
Total Housing Units	**295,315**	**100%**	**176,154**	**60%**	**119,161**	**40%**

Los Angeles County	Total Occupied		Owner Occupied		Renter Occupied	
Property Type	**Units**	**% Total**	**Units**	***% total by type***	**Units**	***% total by type***
1-unit detached	1,639,192	50%	1,232,577	*82%*	406,629	*23%*
1-unit attached	211,785	6%	98,207	*7%*	113,579	*6%*
2 apartments	81,814	2%	11,936	*1%*	69,845	*4%*
3 or 4 apartments	184,489	6%	17,614	*1%*	166,855	*9%*
5 to 9 apartments	256,969	8%	20,122	*1%*	236,842	*13%*
10 or more apartments	856,569	26%	83,935	*6%*	772,668	*43%*
Mobile Home/Other type	51,037	2%	35,178	*2%*	15,854	*1%*
Total Housing Units	**3,281,845**	**100%**	**1,499,576**	**46%**	**1,782,269**	**54%**

Source: Department of Regional Planning GIS Section; ACS 5-year 2016 data for selected variables from PHYSICAL HOUSING CHARACTERISTICS FOR OCCUPIED HOUSING UNITS. *Due to combining data sets, rounding shows slightly different total number.

Selected Conditions of Housing, By Tenure (2016)

Unincorporated Area	Total Occupied		Owner Occupied		Renter Occupied	
# of Selected Conditions	**Units**	**% Total**	**Units**	***% total by type***	**Units**	***% total by type***
With one selected condition	126,851	43%	66,117	*38%*	60,734	*51%*
With two selected conditions	19,797	7%	4,580	*3%*	15,218	*13%*
With three selected conditions	427	0%	93	*0%*	334	*0%*
With four selected conditions	17	0%	5	*0%*	11	*0%*
No selected conditions	148,223	50%	105,359	*60%*	42,864	*36%*
Total Housing Units	**295,315**	**100%**	**176,154**	**60%**	**119,161**	**40%**

Los Angeles County	Total Occupied		Owner Occupied		Renter Occupied	
# of Selected Conditions	**Units**	**% Total**	**Units**	***% total by type***	**Units**	***% total by type***
With one selected condition	1,474,190	45%	568,553	*38%*	905,637	*51%*
With two selected conditions	233,792	7%	33,421	*2%*	200,371	*11%*
With three selected conditions	8,065	0%	947	*0%*	7,118	*0%*
With four selected conditions	666	0%	62	*0%*	604	*0%*
No selected conditions	1,565,132	48%	896,593	*60%*	668,539	*38%*
Total Housing Units	**3,281,845**	**100%**	**1,499,576**	**46%**	**1,782,269**	**54%**

Source: Department of Regional Planning GIS Section; ESRI, ACS 5-year 2016 data for selected variables from TENURE BY SELECTED PHYSICAL AND FINANCIAL CONDITIONS. *Due to combining data sets, rounding shows slightly different total number.

Selected Conditions
1) lacking complete plumbing facilities
2) lacking complete kitchen facilities
3) with 1.01 more occupants per room
4) selected monthly owner costs as a percentage of household income greater than 30 percent
5) gross rent as a percentage of household income greater than 30 percent

Unincorporated Area – Statistical Data

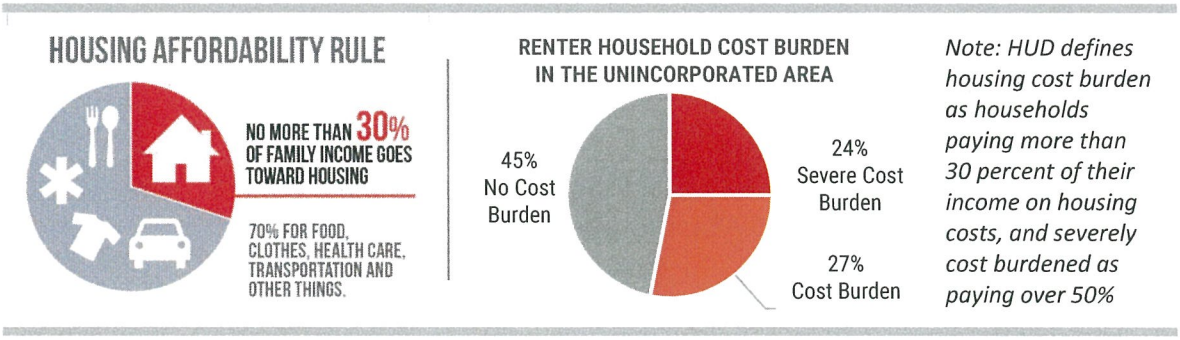
Demographics

Statistical Data	Unincorporated Area	LA County
Population[1]	1,026,967	10,038,388
Median Age (Years)[2]	34.2	36.4
Hispanic or Latino[2]	57.6%	48.7%
White[2]	19.3%	26.3%
Black or African American[2]	8.4%	8.0%
Asian[2]	12.5%	14.1%
Other[2]	2.2%	2.9%
Households[1]	290,854	3,263,069
Average Household Size[2]	3.5	3.0
Households with Person with Disability[1]	25%	22%
Households with Children under 18 years of age[1]	42%	35%
Below Poverty Level[1]	17%	18%
Bachelor's Degree or Higher[1]	23%	30%
Median Household Income[2]	$62,571	$55,239
2015-2016 Median Home Sales Price Change[2]	6.9%	7.0%
Median Home Value[2]	$545,000	$520,000
K-12 Public School Student Enrollment[2]	140,799	1,471,103

[1]Source: 2015 American Community Survey (ACS), 5-Year Estimates, Department of Regional Planning;
[2]2016 American Community Survey (ACS), from 2016 Statistical Summary, Southern California Council of Governments.

Renter Cost Burden

Median asking rent: $2,400/month; Renters need to earn 4 times the minimum wage to afford median asking rents.

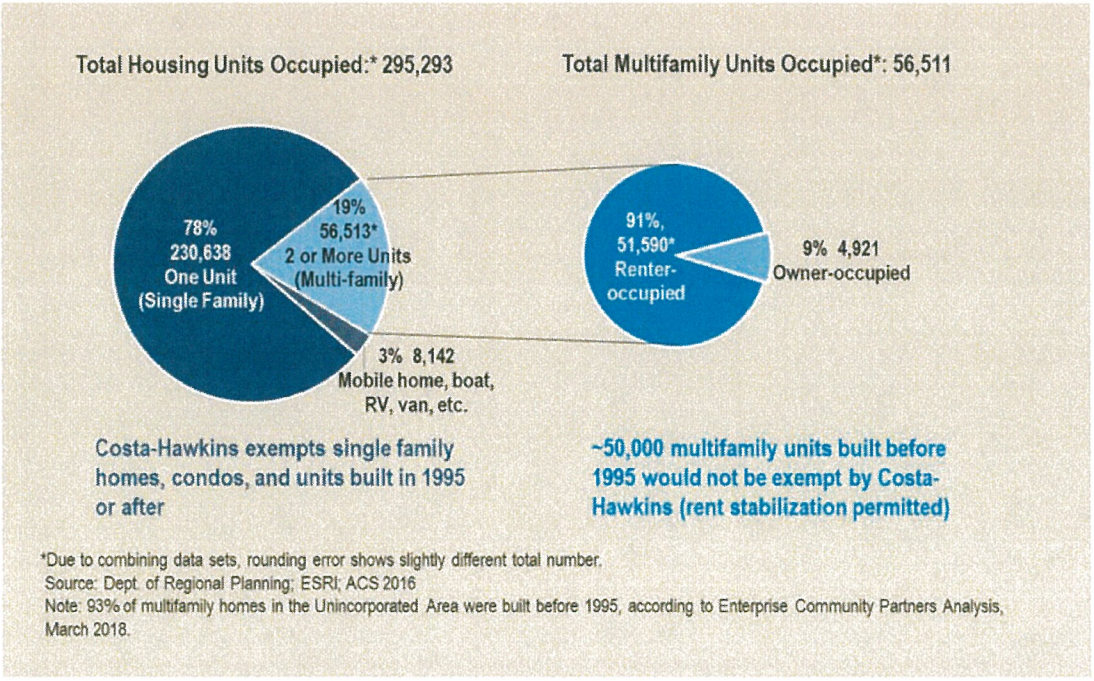


Source: 2010-2014 Consolidated Planning/Comprehensive Housing Affordability Strategy (CHAS) Data; Due to rounding, total percentage does not equal 100%.

Unincorporated Area Housing Stock

How many units are eligible for rent stabilization in the Unincorporated Area?

- **Unincorporated population**: 1,051,989 (10% of the entire LA County population; 2016)
- **Total occupied housing units***: 295,315 = Owner 176,154 (60%) + Renter 119,161 (40%) (2016)
- **Vacant housing units**: 19,335 or 6% (2015)



Where are multifamily units in the Unincorporated Area?

According to the Enterprise Community Partners/USC Report, Understanding Multifamily Buildings in Unincorporated Los Angeles County, March 2018. *Source: ACS, LAC GIS system.*

Largest number of multifamily units located in these areas (51% of total in the Unincorporated Area)

Unincorporated Area	SMMF (2-49 units)	LMF (50+ units)	Total
East Los Angeles	7,889	759	8,648
Athens-Westmont	5,134	134	5,268
Florence-Firestone	4,286	-	4,286
Rowland Heights	763	2,296	3059
South Whittier	1,687	929	2,616
Lennox	1,771	313	2,084
Total in Selected Area	**21,530**	**4,431**	**25,961**
Total Unincorporated Area	36,054	15,229	51,283
% of Total Unincorporated Area	60%	30%	**51%**

Note: 93% of multifamily homes in the Unincorporated Area were built before 1995, according to Enterprise Community Partners Analysis, March 2018.

Unincorporated Areas in Los Angeles County

LIST, WITH PRELIMINARY DISPLACEMENT DESIGNATION, OF LOS ANGELES COUNTY UNINCORPORATED AREAS

DISPLACEMENT COLOR CODES — EVIDENT DISPLACEMENT (5) — POTENTIAL DISPLACEMENT (13) — DISPLACEMENT NOT EVIDENT (12)

		Median Household Income		Average Rent per Month		Median Sales Value		Percent Renter		Unit Growth (Owner and Renter-Occupied)		Affordable Units[1]
Unincorporated Area	Total Rental Units	No. (2015)	Pct. Change (2000-2015)	No. (Q2 2017)	Pct. Change (Q2 '12-Q2 '17)	No. (Q2 2017)	Pct. Change (Q2 '12-Q2 '17)	Pct. (2015)	Pct. Change (2000-2015)	No. (2000-2015)	Pct. Change (2000-2015)	No. (2017)
Altadena	4,419	$86,050	42%	$1,240	17%	$784,000	72%	28%	8%	+640	4%	22
Athens (or West Athens)	8,590	$34,430	17%	$990	19%	$499,000	99%	66%	5%	+1,025	9%	528
Castaic	1,106	$104,427	104%	$1,100	27%	$598,000	66%	19%	-54%	+4,930	525%	150
Charter Oak (islands)	1,457	$61,620	21%	$1,570	23%	$542,000	61%	36%	3%	-164	-5%	64
Del Aire	714	$74,573	35%	$2,360	24%	$598,000	84%	31%	51%	+395	14%	0
East Los Angeles	20,430	$38,766	36%	$1,140	20%	$430,000	90%	66%	5%	+1,556	5%	923
East Pasadena	709	$76,523	43%	$1,370	26%	$823,000	48%	36%	27%	-27	-1%	0
East Rancho Dominguez	1,590	$44,127	35%	$760	1%	$385,000	103%	49%	6%	+591	21%	75
East San Gabriel[3]	2,179	$65,833	28%	$1,380	23%	$824,000	52%	42%	-8%	+1	0%	0
East Whittier	732	$69,066	39%	$1,390	28%	$505,000	68%	36%	-16%	+1,701	104%	89
El Camino Village/Alondra Park	1,377	$56,631	43%	$1,130	23%	$474,000	64%	48%	-6%	-445	-16%	0
Florence/Firestone/Graham	9,176	$33,934	33%	$850	11%	$344,000	105%	66%	6%	+1,019	8%	58
Hacienda Heights	3,535	$78,039	31%	$1,520	25%	$570,000	61%	23%	12%	+27	0%	0
La Crescenta	2,710	$85,458	42%	$1,560	23%	$702,000	72%	34%	-2%	+6	0%	62
Ladera Heights	710	$102,281	13%	$2,100	23%	$786,000	98%	27%	13%	+218	8%	0
Lennox	3,886	$36,424	29%	$1,350	64%	$471,000	76%	72%	1%	+304	6%	23
Los Nietos/West Whittier	2,469	$65,363	42%	$1,280	23%	$451,000	66%	28%	6%	+177	3%	49
Marina del Rey[4]	4,907	$100,195	46%	$3,100	22%	$898,000	53%	95%	3%	-166	-3%	117
Quartz Hill	1,067	$54,245	10%	$1,200	42%	$321,000	84%	30%	13%	+183	5%	40
Rowland Heights	4,878	$59,534	14%	$1,430	17%	$678,000	50%	33%	-3%	+442	3%	144
San Pasqual	397	$87,708	8%	$1,590	21%	$823,000	46%	40%	-4%	-30	-3%	0
South Whittier	5,573	$62,592	32%	$1,280	22%	$486,000	64%	36%	2%	+480	3%	112
Stevenson Ranch	1,993	$119,394	37%	$2,000	34%	$694,000	37%	29%	74%	+2,296	60%	0
View Park/Windsor Park	1,306	$82,718	38%	$1,280	17%	$743,000	106%	30%	25%	+212	5%	0
Walnut Park	1,745	$42,400	18%	$810	15%	$389,000	82%	48%	5%	+71	2%	0
West Carson	1,952	$64,613	32%	$2,020	71%	$434,000	73%	27%	8%	-44	-1%	0
West Chatsworth[5]	237	$68,000	-7%	$1,720	23%	$569,000	64%	34%	79%	-23	-3%	0
West Puente Valley	594	$64,726	30%	$1,250	21%	$420,000	76%	22%	23%	+328	7%	89
West Rancho Dominguez/Victoria	91	$47,881	17%	$1,150	12%	$399,000	93%	35%	-8%	+5,465[2]	870%	278
Willowbrook	4,100	$36,481	31%	$1,090	15%	$335,000	108%	62%	29%	-3,700[2]	-44%	424
Comparison: Los Angeles County	***1,830,650***	***$56,196***	***33%***	***$1,660***	***26%***	***$574,000***	***79%***	***54%***	***4%***	***+129,295***	***4%***	***N/A***
Comparison: Selected Area Average / Total	***93,339***	***$61,860***	***34%***	***$1,300***	***22%***	***$569,000***	***76%***	***44%***	***3%***	***+17,547***	***9%***	***3,247***

[1] Includes LIHTC Units and Public Housing Units

[2] The data on housing growth for West Rancho Dominguez/Victoria and Willowbrook from 2000-2015 appear to be outliers. The consultants have not been able to confirm that these figures are accurate.

[3] Total Rental Units, Percent Renter, and Unit Growth data for East San Gabriel is from the ACS 2011-2015 5-Year Estimate, as housing unit data for this area is not available on LocateLACounty.

[4] Total Rental Units data for Marina del Rey is from the ACS 2011-2015 5-Year Estimate, rather than AGS/LocateLACounty.

[5] Total Rental Units, Median Household Income, Percent Renter, and Unit Growth for West Chatsworth only reflect data for 2010-2015, as that area was part of a larger Census tract prior to 2010; data for this area is not available on LocateLACounty.

Sources: American Community Survey; Applied Geographic Solutions/LocateLACounty (a newly created County sponsored database); CoStar; Los Angeles County Community Development Commission; U.S. Census; Redfin; Zillow.

9/20/17