

MOTION BY SUPERVISORS KATHRYN BARGER
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AMENDMENT TO THE COUNTY'S EVICTION MORATORIUM

The COVID-19 pandemic has caused untold devastation in Los Angeles County, with impacts to the medical, mental, and financial health of nearly 10 million residents. As the pandemic progressed, the County instituted public health officer orders to ensure that the residents of LA County could remain Safer-at-Home. This has led to a significant financial impact to millions, leading to the closure of businesses, spikes in unemployment, and an inability for residents to pay their bills.

This impact has been felt across all sectors of the economy but has hit the housing sector the hardest. As so many struggle with financial solvency, they find themselves unable to pay their bills for critical necessities such as housing. The industry has been hit with a massive shock, as both tenants and property owners struggle to pay their rent, mortgages, and property taxes. Housing is a chain, and the fallout from the pandemic has spread devastation across the region.

The County instituted an eviction moratorium in mid-March, immediately following the declaration of a local emergency. This moratorium has evolved and expanded over time to include additional protections but was further complicated by successive actions at the state and federal levels to implement similar protections. Notably, the passage of Assembly Bill 3088 by the State of California essentially created two distinct periods under which different provisions of local and state laws apply to the provisions of an eviction moratorium. Now as the County waits to see if the State will extend the tenant protections in Assembly Bill 3088, scheduled to expire on January 31, 2021, residents and tenants again find themselves in a state of limbo.

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The County currently does not have another forum outside of the Board of Supervisors' meetings to discuss this complicated issue in detail. As the pandemic evolves and new issues are discovered, the County takes appropriate actions to try and address needs and critical issues for both tenants and property owners. However, there needs to be a much broader discussion to dive into the nuances of these issues, as there is no one-size-fits-all solution to such a complex problem.

WE THEREFORE, MOVE that the Board of Supervisors direct the Chief Executive Officer, in coordination with the Director of the Department of Consumer and Business Affairs and other relevant departments to:

1. Convene a group of diverse stakeholders, made up of tenants and property owners and/or their advocates, to hold monthly discussions on the provisions of the eviction moratorium, until the County's moratorium is lifted.
2. Report back to the Board on a quarterly basis with a summary of stakeholder feedback and policy options for consideration in conjunction with the evaluation of the County's eviction moratorium.

WE FURTHER MOVE that the Board of Supervisors direct the Directors of the Department of Consumer and Business Affairs and the Los Angeles County Development Authority to report back in 60 days with recommendations on how to enhance coordination of housing programs to maximize support for tenants and landlords impacted by the eviction moratorium.

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