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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>

FESIA A. DAVENPORT  
Chief Executive Officer

May 24, 2021

To: Supervisor Hilda L. Solis, Chair  
Supervisor Holly J. Mitchell  
Supervisor Sheila Kuehl  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

From: Fesia A. Davenport  
Chief Executive Officer

Board of Supervisors  
HILDA L. SOLIS  
First District

HOLLY J. MITCHELL  
Second District

SHEILA KUEHL  
Third District

JANICE HAHN  
Fourth District

KATHRYN BARGER  
Fifth District

## **FIRST QUARTERLY REPORT ON THE COUNTY'S EVICTION MORATORIUM (ITEM NO. 7, AGENDA OF JANUARY 5, 2021)**

On January 5, 2021, the Board of Supervisors (Board) adopted a motion by Supervisors Barger and Hahn directing the Chief Executive Officer, in conjunction with the Department of Consumer and Business Affairs (DCBA) and the Los Angeles County Development Authority (LACDA), 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 of Los Angeles' (County) moratorium is lifted; and 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. This memorandum is the first quarterly report that includes observations and recommendations from the first three eviction moratorium meetings, held monthly beginning in February 2021.

### **BACKGROUND**

The novel coronavirus (COVID-19) pandemic has created an economic crisis resulting in significant unemployment and loss of income, impacting both rental property owners and tenants. In response, on March 19, 2020, the Chair of the Board issued an Executive Order for an Eviction Moratorium that imposed a temporary moratorium on evictions for non-payment of rent by residential and commercial tenants impacted by COVID-19 (Moratorium), commencing March 4, 2020 through May 31, 2020 (Moratorium Period). The Moratorium has evolved and expanded over time to include additional tenant protections and applies to all unincorporated areas and incorporated cities within the County to provide uniform, minimum standards protecting residential tenants, mobilehome space renters, and commercial tenants during the local emergency. The Board periodically reviews the Moratorium and has since expanded the Moratorium Period through June 30, 2021.

Adopted in August 2020, Assembly Bill (AB) 3088 provides eviction protections to residential tenants who submit to their landlords a written declaration of financial hardship related to COVID-19 and pay at least 25 percent of their rent. In February 2021, the California State Legislature passed Senate Bill (SB) 91 to extend the existing State eviction moratorium, through June 30, 2021, on evictions of residential tenants who are economically affected by COVID-19.

## **ROUNDTABLE PUBLIC MEETINGS – RENTAL PROPERTY OWNERS AND TENANTS**

The Chief Executive Office (CEO), in collaboration with DCBA, and LACDA have convened three public roundtable meetings to gather feedback from rental property owners and tenants, alternating monthly between each group. Flyers were emailed to organizations and individuals from both groups, and the meeting agenda was posted to the public on the CEO's website and social media. Event flyers were translated into multiple languages (Spanish, Chinese, Korean, and Armenian). A total of 129 individuals attended the first COVID Rental Property Owner Roundtable Public Meeting (Rental Property Owner Roundtable), which was held virtually on Thursday, February 25, 2021. Upon receiving feedback from attendees to make the meetings more interactive, the County changed the technology platform from MS Teams to WebEx to transition from written chat to live verbal questions/answers and comments. On Thursday, March 25, 2021, a total of 72 individuals attended the first COVID Tenant Protections Roundtable Public Meeting (Tenant Protections Roundtable) which was held using the WebEx platform. Most recently, on April 22, 2021, a total of 55 individuals attended the third meeting focused on rental property owners. Staff and representatives from County departments also attended.

At each 90-minute public meeting, County and Local Initiatives Support Corporation (LISC) staff presented policy and program updates for a combined total of 30 minutes on the Moratorium, tenant protections, and rent and mortgage relief. LISC was invited to present on the CA COVID-19 Rent Relief Program (RRP). For the remaining hour, attendees asked questions and provided feedback, while County and LISC staff responded to their questions. Prior to each meeting, a survey was sent to gather input on topics of interest and general feedback, with a total response rate of 55 percent (Attachments I and II). The survey also indicated that Spanish interpreters would be available at all meetings to translate the presentations, questions and responses, and comments. The CEO's Economic Development website<sup>1</sup> includes meeting recordings and materials, including frequently asked questions, program information, slide presentations from the meetings, and links to DCBA's Housing and Tenant Protections website.

## **PARTICIPANT RECOMMENDATIONS AND OBSERVATIONS**

Below is a summary of the overall comments received from both groups before, during, and after the first three public meetings. Participants primarily asked questions about existing

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<sup>1</sup> [https://economicdevelopment.lacounty.gov/propertyownertenant\\_roundtables/](https://economicdevelopment.lacounty.gov/propertyownertenant_roundtables/)

programs to assist tenants and rental property owners and provided comments requesting information or providing general feedback about the Moratorium. According to the rental property owner pre-survey, a greater proportion (71 percent) of the 98 individuals responding were rental property owners rather than organizations representing their interests. In contrast, a greater proportion (68 percent) of the 44 individuals responding to the tenant pre-survey were representatives of tenant organizations, which suggests tenants rely more on organizations/advocates to voice their concerns and opinions than rental property owners.

*Rental Property Owners'/Organizations' Recommendations*

- Allow the Moratorium to expire on June 30, 2021, as the State is tentatively planning to fully reopen the economy on June 15, 2021.
- Lift COVID restrictions on owner-occupancy evictions and revert to guidelines under the County's Rent Stabilization Ordinance.
- Improve navigation of the RRP, including access to online status, contact information, income requirements, and repayment plan.
- Limit any future eviction moratorium to four months or less.

In addition, the Marina del Rey Lessees Association submitted a letter to the CEO on April 28, 2021 (Attachment III), and a summary of their recommendations is below:

- Allow landlords to require tenants' financial data to assess terms of repayment plan for deferred rent.
- Clarify that providing notice and information to tenants about the amount of deferred rent owed is not considered harassment.
- Remove opportunity for high-income tenants who are not rent burdened to defer the payment of rent.
- Require a payment plan to begin within 30 days of expiration of the Moratorium.
- Do not allow eviction protections for short-term rental stays without owner's or County's permission.

*Tenants'/Organizations and Advocates' Recommendations*

- Extend the Moratorium Period beyond June 30, 2021, as tenants continue to be vulnerable to the economic impacts of COVID-19.

- Ensure that tenants' rental debt is cleared before the Moratorium expires.
- Provide information about the Moratorium and navigation of the RRP application process, including gaps in accessing technology and the impact of immigration status.
- Make Stay Housed L.A. County a permanent program with expanded services.
- Have stronger protections against harassment as well as greater enforcement of violations of the Moratorium (i.e., greater penalties) by DCBA, and more education and outreach by both the County and nonprofit partners Extend the repayment timeline for commercial tenants with unpaid rent accumulated during the Moratorium.
- Businesses with nine or more employees have six months to repay commercial rent, while smaller businesses have 12 months. Larger business owners think this discrepancy is unfair.

## **NEXT STEPS**

As directed by the Board's motion, the County will continue to hold monthly public meetings to provide information and a forum for discussion until the Moratorium expires. The next quarterly report will be provided in August 2021.

Should you have any questions concerning this matter, please contact me or Allison E. Clark, Senior Manager, at (213) 974-8355 or [allison.clark@ceo.lacounty.gov](mailto:allison.clark@ceo.lacounty.gov).

FAD:JMN:AEC  
JO:VD:yy

## **Attachments**

c: Executive Office, Board of Supervisors  
County Counsel  
Consumer and Business Affairs  
Los Angeles County Development Authority

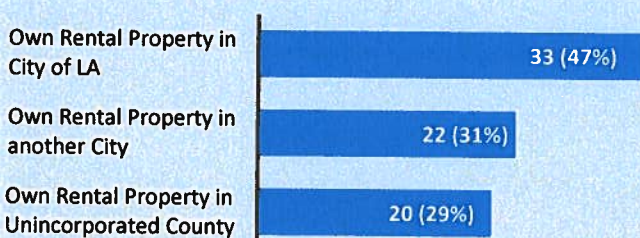


## Summary of COVID Rental Property Owner/Organization Surveys

Roundtable Public Meetings – February 25, 2021 and April 22, 2021

One week prior to the Rental Property Owner Roundtable Public Meetings, event flyers were emailed to a list of rental property owner organizations that included a link to a survey. At both meetings, a total of 184 individuals attended, and a total of 98 individuals completed the surveys (70 rental property owners and 28 rental property organizations\*) for a response rate of 53 percent. With 129 attendees at the first meeting, 68 participants responded to the survey for a response rate of 53 percent. Similarly, 55 attended the second meeting, and 30 participants responded for a response rate of 55 percent. The following questions were included in the survey: interest in attending the meetings, rental property ownership location and quantity, language preference, and topics of interest. Eighty-seven percent were interested in attending every other month, with the remaining 13 percent unsure. Finally, individuals were given the opportunity to ask questions.

**Figure 1: Rental Property Ownership in LAC Owners only (n=70)**



**Figure 2: Most Common Locations (Ownership)**

### *Neighborhoods in the City of LA*

Adams-Normandie, Crenshaw District, Baldwin Hills, Downtown, Eagle Rock, Highland Park, Koreatown, Mid-City

### *Unincorporated Areas*

Athens-Westmont, East La Mirada, Hawthorne, La-Crescenta-Montrose, Whittier, Willowbrook

### *Other Cities*

Bell Gardens, Cudahy, Culver City, Downey, Long Beach, Montebello, Redondo Beach

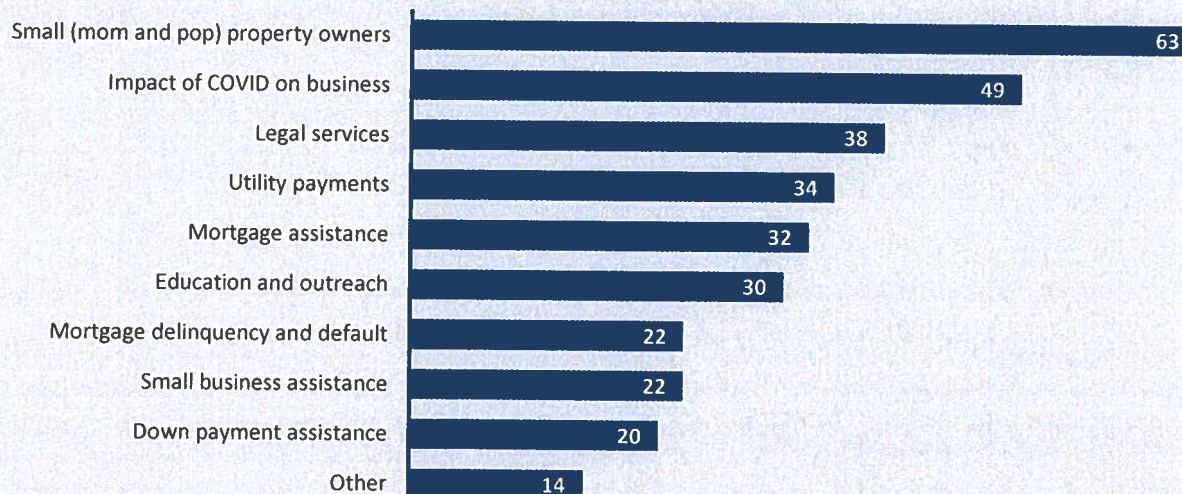
**Figure 3: Properties and Units Owned (n=56)**

	Number	Percent	Range	Average
Rental Property Owners with 5 or fewer properties	46	82%	-	-
Rental Property Owners with 5 or fewer units	33	59%	-	-
Approximately how many rental properties do you own?	-	-	0-250	13
Approximately how many rental units do you own?	-	-	0-13,500	499

**Figure 4: Rental Property Owner Organizations LAC Areas Represented (n=28)**



**Figure 5: Topics of Interest - Rental Property Owners and Organizations (n=96)**



\*In April, when asked whether respondents had previously responded in February, all indicated that they had not.



## Summary of COVID Rental Property Owner/Organization Surveys

Roundtable Public Meetings – February 25, 2021 and April 22, 2021

### Impact of COVID-19

*(additional survey questions in April)*

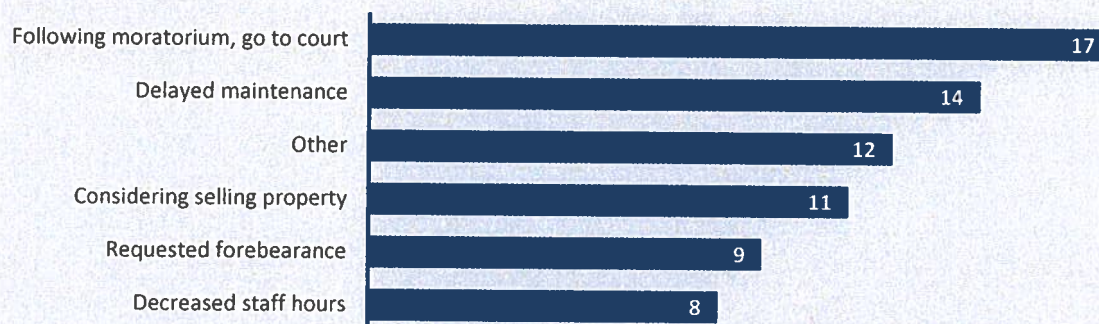
Figure 6: Do you have tenant(s) at or below 80% Area Median Income (AMI) (Owners only) (n=22)	Number	Percent
Yes	13	59%
No	7	32%
Not Sure	2	9%
Total	22	100%

Figure 7: To which COVID rent relief programs have you or your tenant(s) applied? (Owners only) (n=21)	Number	Percent
I have not applied	6	29%
My tenant(s) have not applied	4	19%
I am not sure if my tenant(s) applied	5	24%
CA State COVID Rent Relief	9	43%
County of LA COVID Rent Relief	8	38%
City of LA COVID Rent Relief	7	33%

\*If owner or tenant applied, we assume that one or more of the three programs were selected. May select more than one response.

Figure 8: Has your organization provided rental property owners with information about COVID rent relief? (Organizations only) (n=8)	Number	Percent
Yes	2	25%
Not Sure	2	25%
No response	4	50%
Total	8	100%

**Figure 9: Please indicate impact of the eviction moratorium on your rental property (owner and organization) (n=30)**



Other: Loss of income, Decreased savings for retirement, Renter not impacted by COVID, Foreclosure

\*In April, when asked whether respondents had previously responded in February, all indicated that they had not.

## Summary of COVID Tenant Protections Survey – Tenants and Organizations

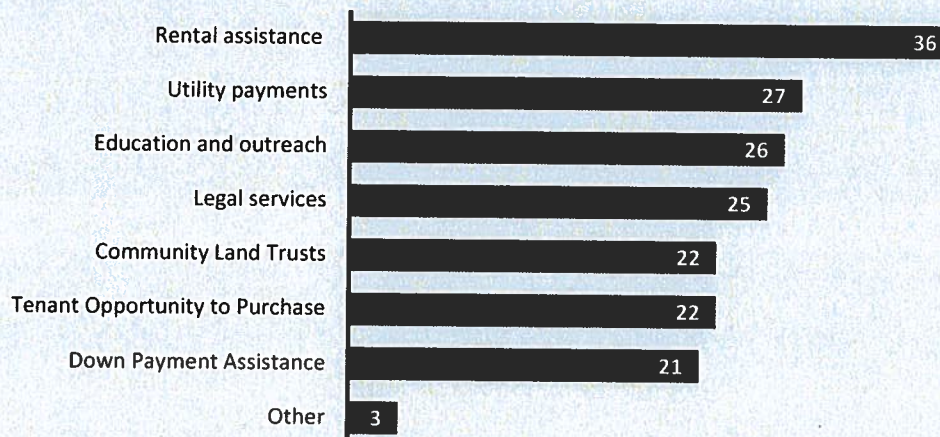
Roundtable Public Meeting – March 25, 2021

On March 11, 2021, the County sent an event flyer to advocates representing tenants that included a link for a tenant survey. A total of 44 individuals completed the survey, 30 from tenant organizations and 14 tenants, including 5 tenants who completed the Spanish survey. With 72 attendees, this is a response rate of 60 percent. The following questions were included in the survey: interest in attending the meetings, location, language preference, and topics of interest. When asked about language preference, only one tenant responded with a preference for Spanish, and the remaining indicated a preference for English. Finally, individuals were given the opportunity to ask questions. A summary of the results from the tenant survey is shown on this page.

**Figure 1: Tenant Organizations Advocating for Tenants by Geography (n=30)**



**Figure 2: Topics of Interest (Tenants and Organizations/Advocates (n=44))**



Other topics – not specified



**Marina del Rey  
Lessees Association**

C/o Mr. Timothy C. Riley, Executive Director  
8537 Wakefield Avenue  
Panorama City, CA 91402  
Telephone: 818-891-0495; FAX: 818-891-1056

March 22, 2021

Ms. Allison Clark  
Economic Development and Affordable Housing Division  
Chief Executive Office, County of Los Angeles  
Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

RE: Eviction Moratorium Stakeholder Group

Dear Ms. Clark:

The Marina del Rey Lessees Association represents the leaseholders of the County-owned parcels in unincorporated Marina del Rey, including the luxury residential properties that are occupied by high-income "renters by choice" who are not in danger of homelessness and do not qualify for the County's rent relief assistance programs.

The purpose of the County's Eviction Moratorium is to offer protection to low-income tenants that are rent-burdened and threatened with displacement, a set of circumstances that do not apply to high-income tenants. State law, as enacted by SB 91, deems households earning less than 80 percent of the Area Medium Income are eligible for rental assistance according to certain criteria. Most residents in Marina del Rey enjoy incomes which do not fall below this income threshold.

The County requires tenant financial information to determine eligibility for rental assistance. However, the County's lessees in Marina del Rey are not allowed to collect financial information, and as a result, only a very small number of our residents are applying for, and being awarded, rent relief assistance. Most lessees are finding that over eight percent of their residents are deferring rent, at a time when vacancies are also increasing and rents are lower than before the pandemic.

Reasonable lease provisions, including, for example, a typical prohibition against unpermitted and unregistered short-term rentals, are being ignored, and management has no practical recourse to make any demands that unscrupulous tenants cease-and-desist such forbidden activities or establish a fair and reasonable repayment plan. The amount of deferred rent—and the prospect of nonpayment—is growing by an alarming amount each and every month.

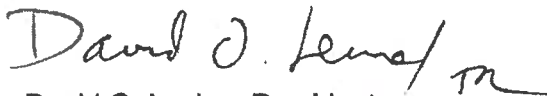
The Association had been notified by the CEO's office of the Eviction Moratorium Stakeholder meeting scheduled for March 25, 2021, which is geared to tenant protections and the Agenda does not apparently include consideration of the concerns of the property owners. We have since learned that a separate meeting for property owners and landlords took place in February, of which we had not been made aware. Our understanding of that February meeting is that a dialogue did not take place with property owners, landlords and their organizations, and that the presentation from County staff was only informational.

We hope the CEO office will hold a meeting with the property owners and their advocacy groups in order to solicit their concerns and obtain feedback from us regarding the financial challenges facing the rental housing market. The Lessees Association, for example, is anxious to work with the CEO's office to develop a plan whereby the County assists the Marina lessees in the collection of the deferred rent of high-income residents now that the moratorium has now entered into its second year.

The County must address a rational solution to the implementation of fair and targeted rent relief assistance programs so that high-income "renters by choice" living in luxury apartments cannot simply ignore their contractual obligations to pay rent on an ongoing basis, but also to repay rent during a reasonable repayment period. The Eviction Moratorium Stakeholder meeting must produce results in a balanced and measured approach that address the needs of property owners as well as those of rent-burdened tenants.

The Association appreciates the consideration of our concerns for a fair and equitable solution relative to the uniqueness of Marina del Rey's housing.

Sincerely,

A handwritten signature in dark ink, appearing to read "David O. Levine" followed by a stylized flourish.

David O. Levine, President

cc: Joe Nicchitta, Chief Executive Office  
Jayme Wilson, Deputy, Office of Supervisor Janice Hahn  
Gary Jones, Director, Department of Beaches and Harbors  
Amy Caves, Deputy Director, Department of Beaches and Harbors  
Dana Pratt, Department of Consumer and Business Affairs



# County of Los Angeles CHIEF EXECUTIVE OFFICE

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<http://ceo.lacounty.gov>

FESIA A. DAVENPORT  
Chief Executive Officer

November 9, 2021

To: Supervisor Hilda L. Solis, Chair  
Supervisor Holly J. Mitchell  
Supervisor Sheila Kuehl  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

From: Fesia A. Davenport  
Chief Executive Officer

Board of Supervisors  
HILDA L. SOLIS  
First District

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## **SECOND QUARTERLY REPORT ON THE COUNTY'S COVID-19 TENANT PROTECTIONS RESOLUTION (FORMERLY KNOWN AS THE COUNTY'S EVICTION MORATORIUM) (ITEM NO. 7, AGENDA OF JANUARY 5, 2021)**

On January 5, 2021, the Board of Supervisors (Board) adopted a motion introduced by Supervisors Barger and Hahn directing the Chief Executive Officer, in conjunction with the Department of Consumer and Business Affairs (DCBA) and the Los Angeles County Development Authority (LACDA) 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 of Los Angeles' (County) eviction moratorium is lifted; and 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. Following the initial report on May 24, 2021, attached is the second quarterly report providing participant feedback and observations from eight monthly eviction moratorium meetings, from February 2021 through September 2021.

Should you have any questions concerning this matter, please contact me or Julia Orozco, Acting Senior Manager, at (213) 974-1151 or [jorozco@ceo.lacounty.gov](mailto:jorozco@ceo.lacounty.gov).

FAD:JMN:JO  
VD:yy

Attachment

c: Executive Office, Board of Supervisors  
County Counsel  
Consumer and Business Affairs  
Los Angeles County Development Authority



## SECOND QUARTERLY REPORT ON THE COUNTY'S COVID-19 TENANT PROTECTIONS RESOLUTION

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### BACKGROUND – STATE AND COUNTY POLICIES

The novel coronavirus (COVID-19) pandemic has created an economic crisis resulting in significant unemployment and loss of income, impacting both rental property owners and tenants. In response, on March 19, 2020, the Chair of the Board of Supervisors (Board) issued an Executive Order for an Eviction Moratorium that imposed a temporary moratorium on (or, more precisely, conferred affirmative defenses against) evictions for non-payment of rent by residential and commercial tenants impacted by COVID-19 (Moratorium), commencing March 4, 2020, through May 31, 2020 (Moratorium Period). The Moratorium has been extended and expanded over time to include additional tenant protections and applies to all unincorporated areas and incorporated cities within the County to provide uniform, minimum standards protecting residential tenants, mobilehome space renters, and commercial tenants during the local emergency.

On September 1, 2020, Governor Newsom signed into law AB 3088, and subsequently SB 91 and AB 81 on January 29, 2021, and February 23, 2021, respectively, which protect tenants from eviction if they are unable to pay rent between March 1, 2020, and June 30, 2021, due to COVID-19. On June 28, 2021, Governor Newsom signed AB 832 into law, which further extended the protections for residential and mobilehome space renters facing eviction due to COVID-19 financial hardship through September 30, 2021. Therefore, from October 1, 2020 through September 30, 2021, the County's protections for tenants, specifically for non-payment of rent due to COVID-19 related financial hardship, did not apply and were replaced by the State's eviction moratorium. During this timeframe, tenants facing eviction for non-payment of rent due to COVID-19 related financial hardship continued to be protected by the State, as long as they were able to comply with State law requirements. The County is prohibited from enacting new or amending existing tenant protections pertaining to evictions for nonpayment of rent due to financial hardship related to COVID-19 until April 1, 2022. All other tenant protections offered through the County's Moratorium, including protections relating to no-fault evictions, evictions for denying entry to a landlord, and evictions for unauthorized occupants, pets, and nuisance, remain in effect and will be gradually phased out through the remainder of the Moratorium Period. On June 22, 2021, the Board extended the Moratorium Period through September 30, 2021, and amended the County's Eviction Moratorium to allow limited owner move-ins into single-family homes where the tenant(s) have not suffered financial impacts from COVID-19.

Most recently, on September 28, 2021, the Board adopted a motion to change the name of the County's Eviction Moratorium to the County's COVID-19 Tenant Protections Resolution (Resolution) and updated the Resolution to extend, clarify, and gradually phase out temporary emergency protections that serve as affirmative defenses for commercial and residential tenants through January 31, 2022. The Resolution extends the County's COVID-19 local emergency tenant protections allowable under State law and expands the owner move-in exception. The move-in exception allows property owners and/or their qualifying family members to move into certain properties, if needed, as long as conditions outlined in the Resolution are met.

## SECOND QUARTERLY REPORT ON THE COUNTY'S COVID-19 TENANT PROTECTIONS RESOLUTION

For rent incurred between October 1, 2020 and September 30, 2021, residential tenants are protected from evictions under State law if they sent a written declaration to their landlords of such inability to pay and paid at least 25 percent of the rent owed during this period by October 1, 2021. Commercial tenants unable to pay rent are protected from eviction under the County's Moratorium through January 31, 2022. Also on this date, the Board adopted a motion directing the Chief Executive Office (CEO), in conjunction with Department of Consumer and Business Affairs (DCBA), Los Angeles County Development Authority (LACDA), Department of Public Health (DPH), and County Counsel to report back with recommendations for data sets, metrics, and other pertinent criteria to evaluate further extensions of the County's tenant protections.

### ROUNDTABLE PUBLIC MEETINGS – RENTAL PROPERTY OWNERS AND TENANTS

Since February 2021, the CEO, in collaboration with DCBA and LACDA, convened eight public roundtable meetings to gather feedback from rental property owners and tenants, as well as provide information, alternating monthly between each group. Flyers were emailed to organizations and individuals from both groups, and meeting agendas were posted on the CEO's website. Event flyers were translated into multiple languages (Spanish, Chinese, Korean, and Armenian). As shown in Table 1, between February 2021 and September 2021, a total of 352 individuals attended the rental property owner meetings and 154 individuals attended the tenant protections meetings. Meetings were held on the WebEx technology platform and were interactive, as attendees could ask live questions and provide comments or submit questions through the Question and Answer chat function.

Roundtable Meeting	Rental Property Owners*	Tenants*
February 25, 2021	129	
March 25, 2021		72
April 22, 2021	55	
May 20, 2021		18
June 17, 2021	114	
July 29, 2021		42
August 26, 2021	54	
September 23, 2021		22
Total	352	154

\*Individuals may have attended multiple monthly meetings and may be counted more than once.

At the public meetings, which have averaged between 60-90 minutes, DCBA, LACDA, the California Department of Housing and Community Development (CA-HCD), and Stay Housed LA representatives from Liberty Hill and the Legal Aid Foundation of Los Angeles present policy and program updates – such as tenant protections, offered through the State and County, and rent and mortgage relief, including the CA COVID-19 Rent Relief Program (RRP). For the remaining time period, attendees ask questions and provide feedback, while presenters and staff respond to their questions. The CEO's Economic Development website<sup>1</sup>

<sup>1</sup> [https://economicdevelopment.lacounty.gov/propertyownertenant\\_roundtables/](https://economicdevelopment.lacounty.gov/propertyownertenant_roundtables/)

## SECOND QUARTERLY REPORT ON THE COUNTY'S COVID-19 TENANT PROTECTIONS RESOLUTION

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displays meeting recordings and materials, including frequently asked questions, program information, slide presentations from the meetings, and links to DCBA's Housing and Tenant Protections website.

### PARTICIPANT FEEDBACK AND OBSERVATIONS

Below is a summary of the overall comments received from both groups before, during, and after the last five public meetings. Participants primarily asked questions about existing programs to assist tenants and rental property owners and provided comments requesting information or general feedback about the County's tenant protections.

#### *Rental Property Owners'/Organizations' Feedback*

- Oppose extension of the County's tenant protections: Overall, individuals expressed strong opposition to any extension of the County's tenant protections, specifically the Board motion that was considered for adoption on June 22, 2021. They requested that the County allow the tenant protections to expire as soon as possible, so that rental property owners may resume collection of rent. At the time, State law protections were due to expire on June 30, 2021, and had not yet been extended to September 30, 2021.
- Clarify rights of property owners to collect rent from tenants not impacted by COVID-19: Several individuals requested assistance with tenants who have not paid rent, but appear to not be financially impacted by the COVID-19 pandemic. Others shared concerns about being unable to move into their own home, when their tenants were not paying rent, because the County's tenant protections prevented them from being able to evict or relocate tenants whom they believed were not impacted by the COVID-19 pandemic. Individuals were encouraged to communicate with their tenants and connect with the DCBA counseling team, as well as seek legal advice to better understand their rights. ***Subsequent to these comments, the Board approved amendments to the Resolution to expand the owner move-in exception, which is not preempted under state law.***
- Allow the State's RRP to cover 100 percent of rent: Following the extension of the County's tenant protections, questions focused on the RRP, including eligibility requirements and the application process. In June 2021, concerns and questions were raised about the State's RRP only covering 80 percent of total rent owed to rental property owners. Many individuals stated the need for greater program flexibility and leveraging of resources to help rental property owners. ***At subsequent roundtable meetings, a representative from CA-HCD answered questions about RPP and updated that qualifying renters and landlords are now eligible for 100 percent of rent.***



## SECOND QUARTERLY REPORT ON THE COUNTY'S COVID-19 TENANT PROTECTIONS RESOLUTION

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### *Tenants'/Organizations' and Advocates' Feedback*

- Clarify access and navigation of the State's RRP: Information about the RRP application process, including gaps in accessing technology and the impact of immigration status was requested, and the CA-HCD representative provided guidance. CA-HCD explained that the County and City of Los Angeles, along with the rest of the cities within the County, have joined the State's RRP, with the exception of the City of Long Beach. Other questions were answered about contacting the program for application assistance, the sublease adjusted process, evidence for tenants unable to pay rent, and relocation assistance. Further, CA-HCD explained RRP cannot provide assistance for borrowed rental debt, such as credit cards, and recommended applying for assistance for current and prospective rent, even if employment has stabilized.
- Continue the County's Tenant Protections: Prior to the extension of the Moratorium beyond June 30, 2021, advocates explained that tenants continue to be vulnerable to the economic impacts of COVID-19.
- Have stronger protections against harassment and expand Stay Housed in the County: DCBA outlined steps tenants can take regarding documentation of harassment and provided DCBA's Housing and Tenant Protections division contact information for further assistance. Participants also called for greater enforcement of violations of the County's Tenant Protections (i.e., greater penalties) by DCBA, and more education and outreach by both the County and nonprofit partners. To date, through Stay Housed LA, there have been three cases brought against landlords for harassment.

### **NEXT STEPS**

As directed by the Board's motion, the County will continue to hold monthly public meetings to provide information and a forum for discussion until the County's COVID-19 Tenant Protections Resolution expires. The next quarterly report will be provided in January 2022. Additionally, partners will continue to ensure tenants and rental property owners are linked to existing workshops, as well as State and local resources to receive relevant information, as compiled on DCBA's website.



# County of Los Angeles CHIEF EXECUTIVE OFFICE

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FESIA A. DAVENPORT  
Chief Executive Officer

August 22, 2022

To: Supervisor Holly J. Mitchell, Chair  
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Fifth District

## **THIRD QUARTERLY REPORT ON THE COUNTY OF LOS ANGELES' COVID-19 TENANT PROTECTIONS RESOLUTION (FORMERLY KNOWN AS THE COUNTY'S EVICTION MORATORIUM) (ITEM NO. 7, AGENDA OF JANUARY 5, 2021)**

On January 5, 2021, the Board of Supervisors (Board) directed the Chief Executive Officer, in conjunction with the Department of Consumer and Business Affairs and the Los Angeles County Development Authority 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 of Los Angeles' eviction moratorium is lifted; and 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 of Los Angeles' eviction moratorium. Following the first two reports on May 24, 2021, and November 9, 2021, attached is the third report providing observations from three eviction moratorium meetings held on March 31, May 5, and June 2, 2022. The last meeting was held on July 28, 2022, and will be reported on in the next report.

Should you have any questions concerning this matter, please contact me or Cheri Todoroff, Executive Director of the Homeless Initiative and Affordable Housing, at (213) 974-1752 or [ctodoroff@ceo.lacounty.gov](mailto:ctodoroff@ceo.lacounty.gov).

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VD:yy

Attachment

c: Executive Office, Board of Supervisors  
County Counsel  
Consumer and Business Affairs  
Los Angeles County Development Authority

## Third Report on the County's COVID-19 Tenant Protections Resolution

### Background

On January 25, 2022, the Board of Supervisors (Board) approved a motion to update and extend the County of Los Angeles' (County) Tenant Protections Resolution (Resolution). In advance of expiring emergency eviction protections set for May 31, 2022, the Board approved an extension of the Resolution through December 31, 2022, in two phases. Phase I (February 1, 2022 to May 31, 2022) extended existing residential tenant protections, including the rent increase freeze for rent stabilized units and mobile home spaces in the County's unincorporated areas, most no-fault evictions, as well as protections against retaliation and harassment for residential and commercial tenants. Phase II (June 1, 2022 to December 31, 2022), lifted some protections for denying entry to landlord and owner move-in purchase date requirements. Additionally, with the lifting of State preemptions on June 30, 2022, residential nonpayment of rent protections were reinstated for tenant households at or below 80 percent of the Area Median Income experiencing COVID-19 financial hardship for rent incurred on or after July 1, 2022. Refer to the Appendix for a summary chart on the revised Resolution.<sup>1</sup>

### Roundtable Public Meetings – Rental Property Owners and Tenants

In 2022, the Chief Executive Office (CEO), in collaboration with the Department of Consumer and Business Affairs (DCBA) and the Los Angeles County Development Authority (LACDA), convened three public roundtable meetings to gather feedback from rental property owners and tenants, as well as provide information, alternating monthly between each stakeholder group. Flyers in English and Spanish were emailed to organizations and individuals from both groups, and meeting agendas were posted on the CEO's agendas website.<sup>2</sup> As shown in the table below, between February 2021 and June 2022, a total of 452 individuals attended the rental property owner meetings and 173 individuals attended the tenant protections meetings. Meetings were held on the WebEx technology platform and were interactive, as attendees could ask live questions and provide comments or submit questions through the Question and Answer chat function.

Roundtable Meeting	Rental Property Owners*	Tenants*
February 25, 2021	129	
March 25, 2021		72
April 22, 2021	55	
May 20, 2021		18
June 17, 2021	114	
July 29, 2021		42
August 26, 2021	54	
September 23, 2021		22
October 21, 2021	29	
November 18, 2021		19
March 31, 2022	47	
May 5, 2022		40**
June 2, 2022	24	
<b>Total</b>	<b>452</b>	<b>173</b>

\*Individuals may have attended multiple monthly meetings and may be counted more than once.

\*\*Due to technical difficulties, the attendance report was not available; this is an estimated number.

<sup>1</sup> Phase I and Phase II chart in the appendix: <https://dcba.lacounty.gov/noevictions/>

<sup>2</sup> <https://ceo.lacounty.gov/agendas/>



## Third Report on the County's COVID-19 Tenant Protections Resolution

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At these three public meetings DCBA, LACDA, the California Department of Housing and Community Development (CA-HCD), the Treasurer Tax Collector (TTC), and the Los Angeles Homeless Services Authority (LAHSA) presented the latest policy and program updates for Stay Housed LA, the CA COVID-19 Rent Relief Program (RRP),<sup>3</sup> property tax penalty cancellation requests for rental property owners impacted by the pandemic, and homeless prevention assistance. For the remaining time period, attendees were provided a space to ask questions and provide feedback, while presenters and staff responded to their questions.

### Participant Recommendations and Observations

Below is a summary of the overall comments received from both groups before, during, and after the last three public meetings. Participants primarily asked questions about existing programs to assist tenants and rental property owners and provided comments requesting information or general feedback about the County's tenant protections.

#### *Rental Property Owners'/Organizations' Recommendations*

- Consider earlier phase out of the County's tenant protections: Overall, individuals asked about next steps after July 1, 2022, for the County's tenant protections. Specifically, they requested updates about the County's phase out of its tenant protections. *Subsequent to these comments, on June 28, 2022, the Board instructed the CEO, in collaboration with DCBA and County Counsel to provide a legal analysis and recommendations for an earlier phase out plan of the County's tenant protections. The report is due this summer.*
- Clarify rights of property owners to collect income information from tenants to assess impact by COVID-19: Several individuals requested assistance with tenants who have not paid rent but appear to not be financially impacted by the COVID-19 pandemic. Individuals were encouraged to communicate with their tenants and connect with the DCBA counseling team, as well as seek legal advice to better understand their rights. DCBA explained that tenants must meet income criteria and notify their landlords no later than seven days after the rent was due to be eligible for these protections. Tenants facing an unlawful detainer may be required to produce documentation proving their income and their COVID-19 related financial hardship.
- Review property tax cancellation requests: On March 14, 2022, the Board instructed the TTC to consider and cancel real property tax penalties, interests, costs, and fees under qualifying circumstances for those property owners negatively impacted by the Tenant Protections until it expires. A representative from TTC presented on this and was available to answer questions about this process.

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<sup>3</sup> As of July 6, 2022, the Rent Relief Program dashboard shows 348,842 completed applications in Los Angeles County requesting \$1.29 billion, with \$995,493,623 paid out for rent relief to 78,743 households. Applications were accepted through March 31, 2022.

## Third Report on the County's COVID-19 Tenant Protections Resolution

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### *Tenants'/Organizations' and Advocates' Recommendations*

- Clarify access to and navigation of available assistance: With the RRP no longer accepting new applications after March 31, 2022, there were questions about other programs including LAHSA's Homeless Prevention Program. *Subsequent to these comments, on June 28, 2022, the Board directed the CEO, LACDA, DCBA, and County Counsel to develop recommendations for a financial planning assistance program designed to help COVID-19 impacted tenants plan and prepare for budgeting and debt repayment.* The report is due this summer.
- Review process for qualifying for Section 8: LACDA explained that it prioritizes applicant referrals from LAHSA and other community-based organizations for persons who are presently homeless. Currently housed tenants will not qualify for Section 8 assistance; however, anyone registered on the Section 8 waiting list must keep their contact information updated in the event they are selected to receive housing assistance. Unfortunately, the wait time is unknown, and the waiting list is closed.

### **Next Steps**

As directed by the Board's motion, the County will continue to hold monthly public meetings to provide information and a forum for discussion until the County's Resolution expires. The next quarterly report will be provided in November 2022. Additionally, partners will continue to ensure tenants and rental property owners are linked to existing workshops, as well as State and local resources to receive relevant information, as compiled on DCBA's website. Further, DCBA submitted a response to the January 25, 2022, Board motion directive on July 25, 2022, to report on lessons learned and recommendations for working with other jurisdictions.



## Los Angeles County Updated COVID-19 Tenant Protections Resolution\*

Phase I (February 1, 2022 – May 31, 2022)	
What's Staying the Same?	<p>Current residential tenant and mobilehome space renter protections extended through May 31, 2022, where not preempted by State law, including:</p> <ul style="list-style-type: none"> <li>Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)—including new pass-throughs or charges</li> <li>Protection from evictions for: <ul style="list-style-type: none"> <li>No-Fault eviction reasons, except for qualified Owner Move-In Evictions<sup>1</sup></li> <li>Nuisance</li> <li>Unauthorized occupants or pets</li> <li>Denying entry to landlord</li> </ul> </li> </ul> <p>Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.</p> <p>For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</p>
What's Being Added?	<p><b>NO NEW PROTECTIONS ADDED</b></p>
What's Going Away?	<p>Non-payment of rent eviction protections for commercial tenants to <u>expire January 31, 2022</u>.<sup>2</sup></p>
Phase II (June 1, 2022 – December 31, 2022)	
	<p>Eviction protections for residential and mobilehome space renters:</p> <ul style="list-style-type: none"> <li>Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)—including new pass-throughs or charges</li> <li>Protection from evictions for: <ul style="list-style-type: none"> <li>No-Fault evictions reasons, except for qualified Owner Move-In Evictions<sup>1</sup></li> <li>Nuisance</li> <li>Unauthorized occupants or pets</li> </ul> </li> </ul> <p>Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.</p> <p>For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</p>
	<p>Effective July 1, 2022<sup>**</sup>. Eviction protections for nonpayment of rent, including self-certification to establish affirmative defense, for households with income at or below 80% Area Median Income (AMI) <u>ONLY</u><sup>3</sup> due to COVID-19 financial hardship for rent incurred on or after July 1, 2022.</p>
	<p>Effective June 1, 2022: Purchase property date (6/30/2021) requirement for owner move-ins. Requirement that tenants not be financially impacted by COVID-19 prior to landlord move-in. Denying entry to landlord, except when entry constitutes harassment.</p>

\* Applies to residential tenants, commercial tenants and mobilehome space renters in unincorporated Los Angeles County and applies to any incorporated city that does not have stronger local protections.  
 \*\* Between October 1, 2020 and June 30, 2022, the County's COVID-19 Tenant Protections do not apply to tenants/renters facing eviction for nonpayment of rent due to COVID-19 related financial hardship, as they are preempted by state law.  
 1 Landlords can evict a tenant and members of their household in order to move into a single-family home, mobilehome space, condominium unit, and/or two unit(s) in a duplex, or triplex home under certain conditions. Visit <https://dcbalacounty.gov/noevictions/> for more information.

2 Commercial tenants will have the following time to repay past due rent from March 2020-January 2021: Twelve (12) months for those with 10-100 employees

3 Income limits established by the California Dept. of Housing and Community Development (HCD): <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal/income-limits/docs/income-limits-2021.pdf>  
 Updated 3/31/2022





**Chief  
Executive  
Office.**

**COUNTY OF LOS ANGELES**

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**CHIEF EXECUTIVE OFFICER**

Fesia A. Davenport

January 23, 2023

To: Supervisor Janice Hahn, Chair  
Supervisor Hilda L. Solis  
Supervisor Holly J. Mitchell  
Supervisor Lindsey P. Horvath  
Supervisor Kathryn Barger

From: Fesia A. Davenport  
Chief Executive Officer

**FOURTH REPORT ON THE COUNTY OF LOS ANGELES' COVID-19 TENANT PROTECTIONS RESOLUTION (FORMERLY KNOWN AS THE COUNTY'S EVICTION MORATORIUM) (ITEM NO. 7, AGENDA OF JANUARY 5, 2021)**

On January 5, 2021, the Board of Supervisors (Board) directed the Chief Executive Officer, in conjunction with the Department of Consumer and Business Affairs and the Los Angeles County (County) Development Authority 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 eviction moratorium is lifted; and 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. Following the reports on May 24, 2021, November 9, 2021, and August 22, 2022, attached is the fourth report providing a summary of feedback and recommendations received from participants in three eviction moratorium meetings held on July 28, September 29, and November 10, 2022.

Should you have any questions concerning this matter, please contact me or Cheri Todoroff, Executive Director of the Homeless Initiative and Affordable Housing, at (213) 974-1752 or [ctodoroff@ceo.lacounty.gov](mailto:ctodoroff@ceo.lacounty.gov).

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Attachment

c: Executive Office, Board of Supervisors  
County Counsel  
Consumer and Business Affairs  
Los Angeles County Development Authority



"To Enrich Lives Through Effective And Caring Service"

## Fourth Report on the County's COVID-19 Tenant Protections Resolution

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### **Background**

On January 25, 2022, the Board of Supervisors (Board) approved a motion to update and extend the County of Los Angeles' (County) Tenant Protections Resolution (Resolution). In advance of expiring emergency eviction protections set for May 31, 2022, the Board approved an extension of the Resolution through December 31, 2022, in two phases. The expiration date has now been extended to January 31, 2023.<sup>1</sup> Further, the Board directed County Counsel and Department of Consumer and Business Affairs (DCBA) to report-back in 30 days on the feasibility of extending the Resolution through June 30, 2023, to reduce the number of households displaced in the County.

- Phase I (February 1, 2022 to May 31, 2022) extended existing residential tenant protections, including the rent increase freeze for rent stabilized units and mobilehome spaces in the County's unincorporated areas, most no-fault evictions, as well as protections against retaliation and harassment for residential and commercial tenants.
- Phase II (June 1, 2022 to January 31, 2023) lifted some eviction protections for denying entry to a landlord; it also lifted the owner move-in purchase date requirements. Additionally, with the expiration of State preemptions on June 30, 2022, the Board reinstated residential eviction protections for non-payment of rent incurred from July 1, 2022, through the expiration of the Resolution, for tenant households at or below 80 percent of the Area Median Income experiencing COVID-19 financial hardship due to COVID. On November 15, 2022, the Board voted to clarify current protections under the Resolution and extend certain protections beyond the Resolution expiration date (refer to the Appendix for a summary chart on the revised Resolution).<sup>2</sup>

After January 31, 2023, the following tenant protections will remain in effect as a baseline for tenants who utilized the County's non-payment of rent protections from July 1, 2022 through December 31, 2022 and are still within the 12-month repayment period: 1) no-fault eviction protections (with the exception of qualified owner-move in); and 2) anti-harassment and retaliation protections for all residential, mobilehome space renters, and commercial tenants during the Resolution's protected periods.

### **Roundtable Public Meetings – Rental Property Owners and Tenants**

From July through November 2022, the Chief Executive Office (CEO), in collaboration with DCBA and the Los Angeles County Development Authority (LACDA), convened

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<sup>1</sup>On December 20, 2022, the Board extended the Tenant Protections Resolution from December 31, 2022 to January 31, 2023. The motion mentioned the surge of the "respiratory illness trifecta" of COVID-19, the flu and respiratory syncytial virus, or RSV, could create further hardship for renters.

<sup>2</sup> Los Angeles County Updated COVID-19 Tenant Protections Resolution: <https://dcba.lacounty.gov/noevictions/>

three public roundtable meetings to gather feedback from rental property owners and tenants, as well as provide information, alternating monthly between each stakeholder group. Flyers in English and Spanish were emailed to organizations and individuals from both groups, and meeting agendas were posted on the CEO's agendas website.<sup>3</sup> As shown in the table below, between February 2021 and November 2022, a total of 472 individuals attended the rental property owner meetings and 296 individuals attended the tenant protections meetings. Meetings were held on the WebEx technology platform and were interactive, as attendees could ask live questions and provide comments or submit questions through the Question-and-Answer chat function.

Table: Roundtable Meeting	Rental Property Owners*	Tenants*
February 25, 2021	129	
March 25, 2021		72
April 22, 2021	55	
May 20, 2021		18
June 17, 2021	114	
July 29, 2021		42
August 26, 2021	54	
September 23, 2021		22
October 21, 2021	29	
November 18, 2021		19
March 31, 2022	47	
May 5, 2022		40**
June 2, 2022	24	
July 28, 2022		70
September 29, 2022	20	
November 10, 2022		13
<b>Total</b>	<b>472</b>	<b>296</b>

\*Individuals may have attended multiple monthly meetings and may be counted more than once.

\*\*Due to technical difficulties, the attendance report was not available; this is an estimated number.

At the most recent three public meetings, DCBA, LACDA, the Treasurer and Tax Collector, and the Los Angeles Homeless Services Authority (LAHSA) presented the latest policy and program updates for Stay Housed LA, property tax penalty cancellation requests for rental property owners impacted by the pandemic, and homeless prevention assistance. For the remaining time, attendees were provided a space to ask questions and provide feedback, while presenters and staff responded to their questions.

### **Participant Recommendations and Observations**

During the public meetings held in this time period, fewer participants attended overall, as well as asked fewer questions. Participants primarily asked questions about existing programs to assist tenants and rental property owners and requested information about the County's tenant protections. Also, with the California Rent Relief Program no longer accepting new applications after March 31, 2022, there were

<sup>3</sup> <https://ceo.lacounty.gov/agendas/>

questions about other programs including the Los Angeles Homeless Services Authority's Homeless Prevention Program. Compared to previous roundtable meetings, more of the questions asked by tenants and property owners were case specific, requiring counseling and further one-on-one assistance. As a result, the presenters provided contact information and distributed program information so that community members could access available resources and connect and follow-up with staff. For instance, questions were asked about LAHSA's homeless prevention program, the process for opening harassment cases with DCBA, and how to access self-help legal centers, as an attendee noted that Stay Housed LA was experiencing capacity issues due to increased demand.

### **Next Steps**

As directed by the Board's motion, the County is to hold public meetings to provide information and a forum for discussion until the County's eviction moratorium expires. This report is the last in a series, as the COVID-19 Tenant Protections Resolution expires on January 31, 2023. With dwindling attendance at the eviction moratorium roundtable public meetings, and the need for more one-on-one counseling for tenants and rental property owners, the County will hold one additional public meeting for rental property owners in early 2023. Additionally, partners will continue to ensure tenants and rental property owners are linked to existing workshops, as well as State and local resources, to receive relevant information, as compiled on DCBA's website. Partners will remain available to take questions, provide updates, and make referrals to available programs and services.





# Los Angeles County Updated COVID-19 Tenant Protections Resolution\*

## Appendix

	June 1, 2022 – January 31, 2023	February 1, 2023 – January 31, 2024
What Protections are Included?	<p><b>Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)–including new pass-throughs or charges.</b></p> <p><b>Protection from evictions for:</b></p> <ul style="list-style-type: none"><li>• <b>No-Fault evictions reasons</b>, except for qualified Owner Move-in Evictions<sup>1</sup></li><li>• <b>Nuisance</b></li><li>• <b>Unauthorized occupants or pets</b></li></ul> <p><b>Anti-harassment and retaliation protections</b> for all residential, mobilehome space renters and commercial tenants.</p> <p><b>For commercial tenants with 9 or fewer employees:</b> Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</p>	<p>For tenants who utilized the County’s non-payment of rent protections between <b>July 1, 2022 and January 31, 2023:</b></p> <ul style="list-style-type: none"><li>• <b>No-Fault evictions reasons</b>, except for qualified Owner Move-in Evictions<sup>1</sup></li><li>• <b>Anti-harassment and retaliation protections</b> during the Resolution’s protected periods.</li></ul>
What’s Being Added?	<p><b>Effective July 1, 2022**</b></p> <p>For Tenants whose household income does not exceed 80% of the Area Median Income<sup>2</sup>, eviction protections for <b>nonpayment of rent for rent incurred on or after July 1, 2022, including self-certification to establish an affirmative defense, if <u>one</u> or <u>both</u></b> of the following apply:</p> <ul style="list-style-type: none"><li>• “Substantial loss” of household income which is a loss of at least 10% (as may be evidenced by pay stubs, letters from employers, etc.)</li><li>• "Increased costs" in food, fuel, child-care, and/or unreimbursed medical expenses in an amount greater than 7.5% of monthly household income.</li></ul>	
What’s Going Away?	<p><b>Effective June 1, 2022:</b></p> <p><b>Purchase property date (6/30/2021) requirement for owner move-ins.</b></p> <p><b>Requirement that tenants not be financially impacted by COVID-19 prior to landlord move-in.</b></p> <p><b>Denying entry to landlord, except when entry constitutes harassment.</b></p>	

\* Applies to residential tenants, commercial tenants and mobilehome space renters in unincorporated Los Angeles County and applies to any incorporated city that does not have stronger local protections.

\*\* Between October 1, 2020 and June 30, 2022, the County’s COVID-19 Tenant Protections do not apply to tenants/renters facing eviction for nonpayment of rent due to COVID-19 related financial hardship, as they are preempted by state law.

<sup>1</sup> Landlords can evict a tenant and members of their household in order to move into a single-family home, mobilehome space, condominium unit, and/or two unit(s) in a duplex, or triplex home under certain conditions. Visit <https://dcba.lacounty.gov/noevictions/> for more information.

<sup>2</sup> Income limits established by the California Dept. of Housing and Community Development (HCD): <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf>