

MOTION BY SUPERVISORS KATHRYN BARGER AND
HOLLY J. MITCHELL

JANUARY 24, 2023

ESTABLISHING A COUNTYWIDE LANDLORD AND TENANT RELIEF FUND

On December 20, 2022, the Los Angeles County Board of Supervisors adopted an amendment to a motion directing the Chief Executive Officer (CEO) and the Director of Consumer and Business Affairs (DCBA) to report back within 30 days on the development of a small “Mom-and-Pop” landlord assistance program to assist small property owners with non-mortgage related costs and expenses and identify up to \$5,000,000 of funds from the Affordable Housing Trust Fund and/or American Recovery Program Act (ARPA) funds to implement this program.

The Los Angeles County CEO, in collaboration with DCBA, has explored various funding opportunities for the launch of a mom-and-pop non-mortgage landlord assistance program, including the Affordable Housing Trust Fund, Measure H, ARPA funds, and various State and Federal funding sources.

DCBA recommended establishing a program that would make direct investments into the hardest-hit rental communities by providing direct assistance to qualifying landlords with expenses directly attributed to the non-payment of rent from their current tenants.

Therefore, the recommendation includes up to \$30,000 be paid directly to landlords to help cover any qualifying unpaid expense related to the preservation, maintenance, or upkeep of the property. This allocation would amount to a cap of just under 12 months of the average FY 2023 Fair Market Rent, as reported by HUD for Los Angeles County.

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A full allocation of \$5 million in ARPA funds would only allow DCBA to disburse, at minimum, 166 grants to qualifying applicants. This, however, is simply not enough to meet the needs of our LA County property owners and tenants. Hundreds of individuals are in need of assistance and contact Board Offices regularly seeking aid. By expanding the allocation to \$45 million dollars, we can explore disbursing, at minimum, 1,328 grants in the amount of up to \$30,000 per unit.

The CEO should report back on additional funding sources such prioritizing the one-time ARPA funds intended for COVID-19 recovery as well as the Affordable Housing Trust Fund, Measure H, and various State and Federal funding sources as long as the recommendation does not impact ongoing and permanent County programs. The CEO can utilize the FY 2022-23 Mid-Year Budget Adjustment or the 2023-24 Budget process to transfer at least \$45 million to DCBA, whichever is appropriate, based on the program launch timeline.

WE, THEREFORE, MOVE that the Board of Supervisors direct CEO to identify and allocate at least \$45 million dollars to establish a new relief program for mom-and-pop property owners, and report back in writing to the board in 14 days; this should include funding sources such as prioritizing ARPA funds, then looking at the Affordable Housing Trust Fund, Measure H, and various State and Federal funding sources, and the program should provide up to \$30,000 per unit directly to landlords that agree that the acceptance of funds means the tenants cannot be evicted for nonpayment of rent.

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