



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**




Stay Housed LA Eviction Defense Services in Los Angeles County





Agenda

- DCBA Overview
- DCBA's Housing & Tenant Protections Bureau
- Tenant Protections in LA County
- Evictions & Unmet Legal Need in Los Angeles County
- Stay Housed L.A. Overview
- The Future of Stay Housed L.A.
- How LACAHSa Can Support Stay Housed L.A.
- Next Steps
- Q&A

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- ✓ Consumer Counseling
 - ✓ Investigations
 - ✓ Small Claims
 - ✓ Dispute Resolution
 - ✓ Foreclosure Prevention
 - ✓ Center for Financial Empowerment
 - ✓ Housing & Tenant Protections
 - ✓ Office of Labor Equity
 - ✓ Office of Immigrant Affairs
 - ✓ Office of Cannabis Management
 - ✓ Public Policy

County of Los Angeles Department of Consumer and Business Affairs: The People's Department

Our mission is to create a fair and vibrant marketplace for consumers and businesses.

We serve consumers, businesses, and communities through education, advocacy, and complaint resolution.

Housing & Tenant Protections Bureau

Responsible for:

- ▶ Enforcing the County's Rent Stabilization ordinances
- ▶ Implementation of the County's COVID-19 Tenant Protections Resolution during the pandemic
- ▶ Administers Stay Housed L.A. for the County



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Housing & Tenant Protections—How We Help

One-on-One Options Counseling

Answer questions from tenants and landlords about their rights and responsibilities.

Accept Complaints

Accept and evaluate alleged violations of our rent stabilization ordinances and County's Resolution.

Connect to Resources

Connect tenants and landlords to local and state programs, access to capital, health orders and more.

Jurisdiction	
Azusa*	La Verne*
Baldwin Park	City of Los Angeles**
Bell Gardens	County of Los Angeles**
Beverly Hills	Malibu*
Carson*	Maywood
Cudahy	Palmdale*
Culver City	Pasadena
El Monte*	Pomona**
Gardena*	Santa Monica
Glendale	Santa Clarita*
Inglewood	West Covina*
Lancaster*	West Hollywood

Tenant Protections in L.A. County



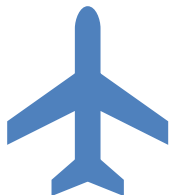
Common Residential and
Mobile Home Tenant
Protections include:



Rent Increase Limits



Just Cause Eviction Protections



Relocation and Moving
Expenses



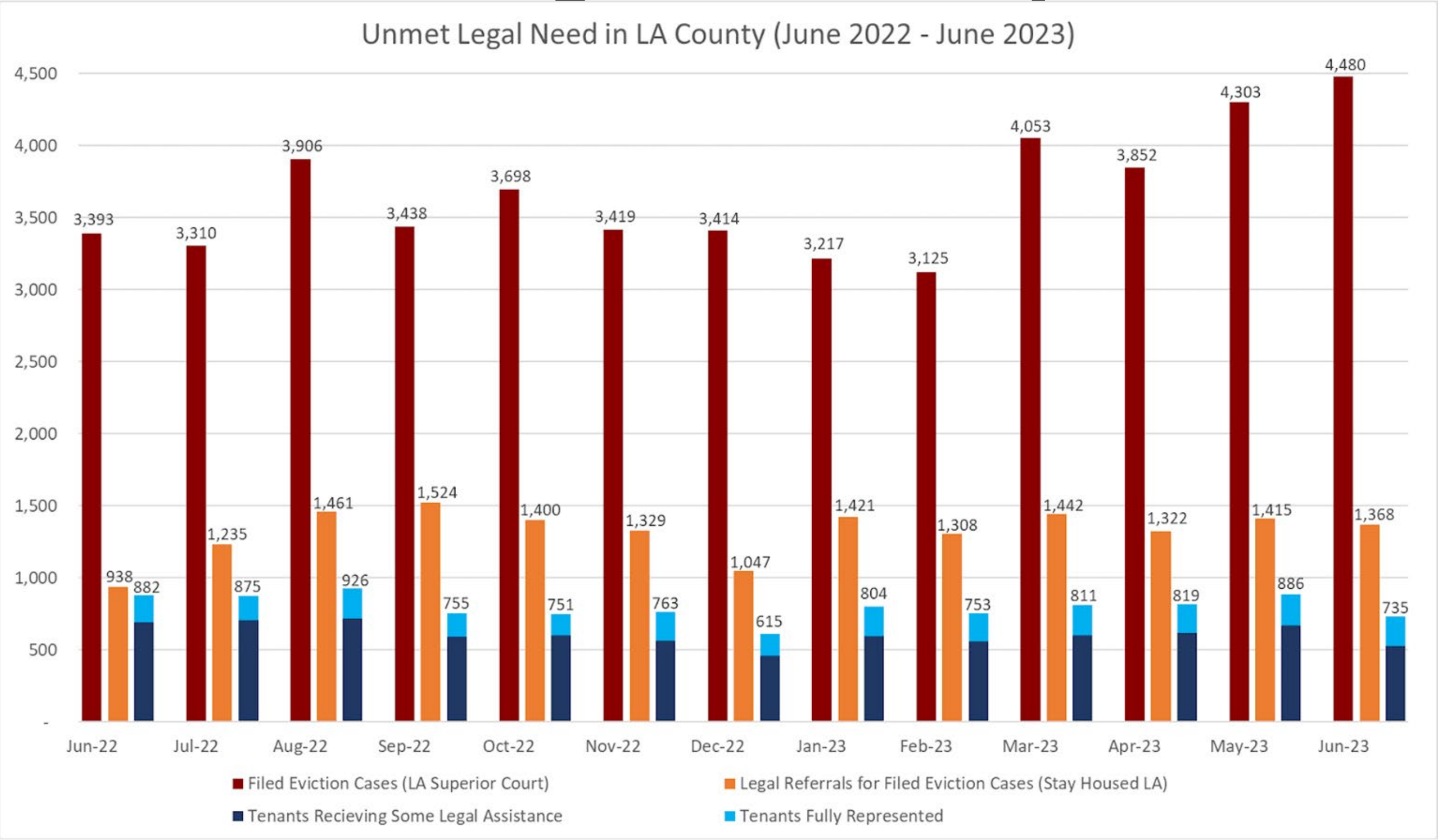
Retaliatory/Anti-Harassment
Eviction Protections



Tenant Buyout Agreements

*: Mobilehome Tenant Protections Only **: Mobilehome and Residential Tenant Protections

Evictions and Unmet Legal Need in Los Angeles County



Stay Housed L.A. Overview



- ▶ A countywide program that operates as a first line of defense against mass evictions and potential homelessness
- ▶ First-of-its-kind partnership between the County of L.A., the City of L.A., the City of Long Beach, tenant-led community organizations, and legal services providers
- ▶ Services are delivered by over 25 partner organizations that specialize in providing multilingual, culturally competent services in targeted communities throughout the entire County

The Value of Stay Housed L.A.

Prevent evictions

Preserve
Affordable
Housing

Promote
Community
Stability

Prevent
Homelessness

Correct the
Power Imbalance
in the Courtroom

Provide Cost
Savings

Promote Racial
Equity

What Does Stay Housed L.A. Do?



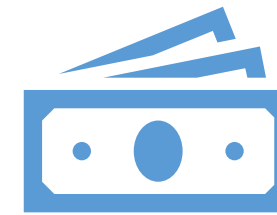
Stay Housed L.A. To-date



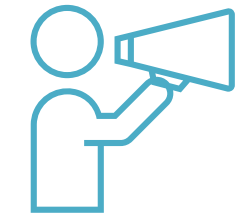
Provided limited legal services and assessments to 15,249 tenant households.



Provided full-scope legal representation to 5,198 tenant households.

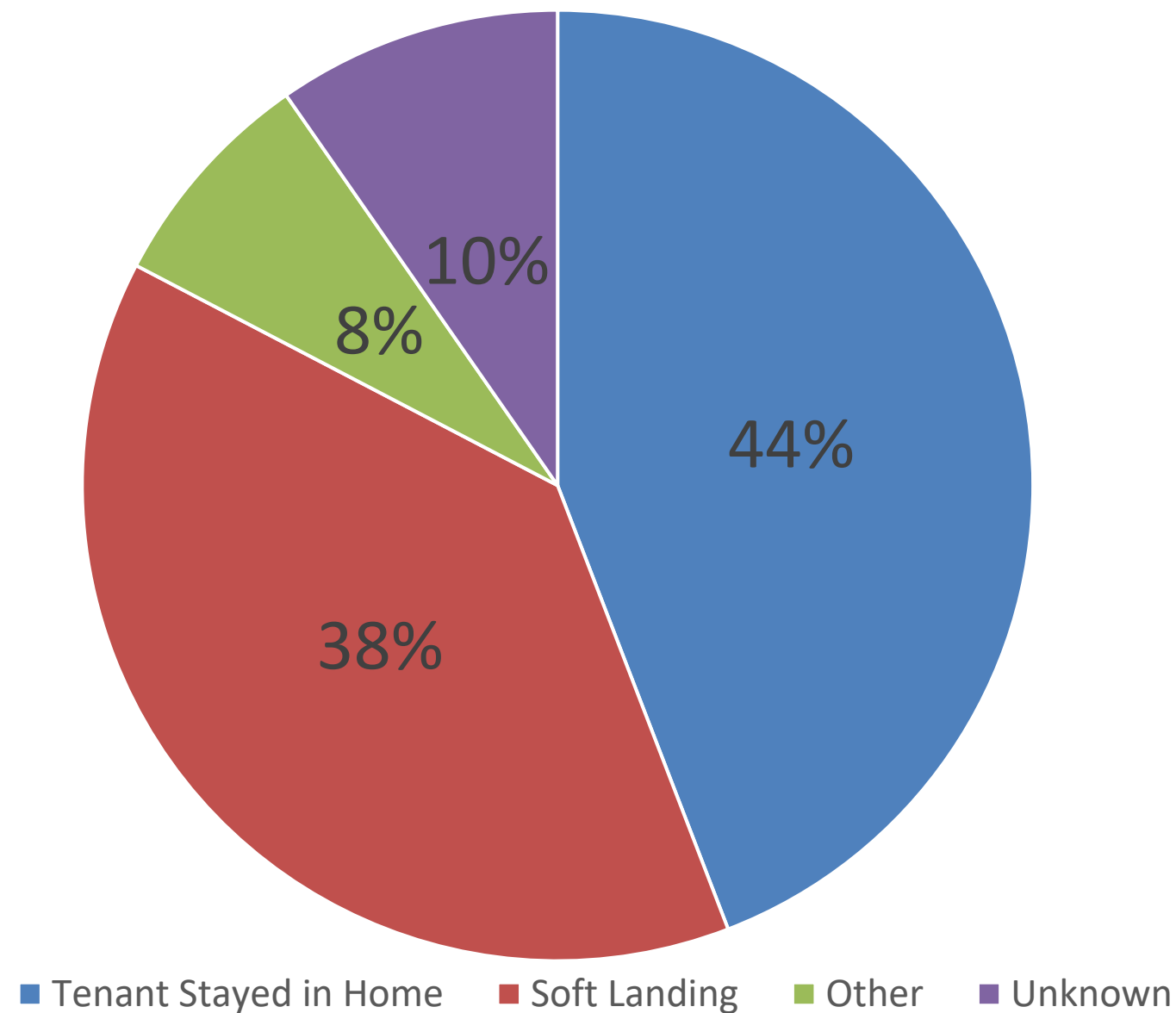


Provided short-term rental assistance to 490 tenant households, totaling \$4,591,586 in financial assistance disbursed (as of June 30, 2023).



Reached 1,426,394 tenants in Los Angeles County with workshops, clinics and tenant navigation services.

Stay Housed LA Outcomes*



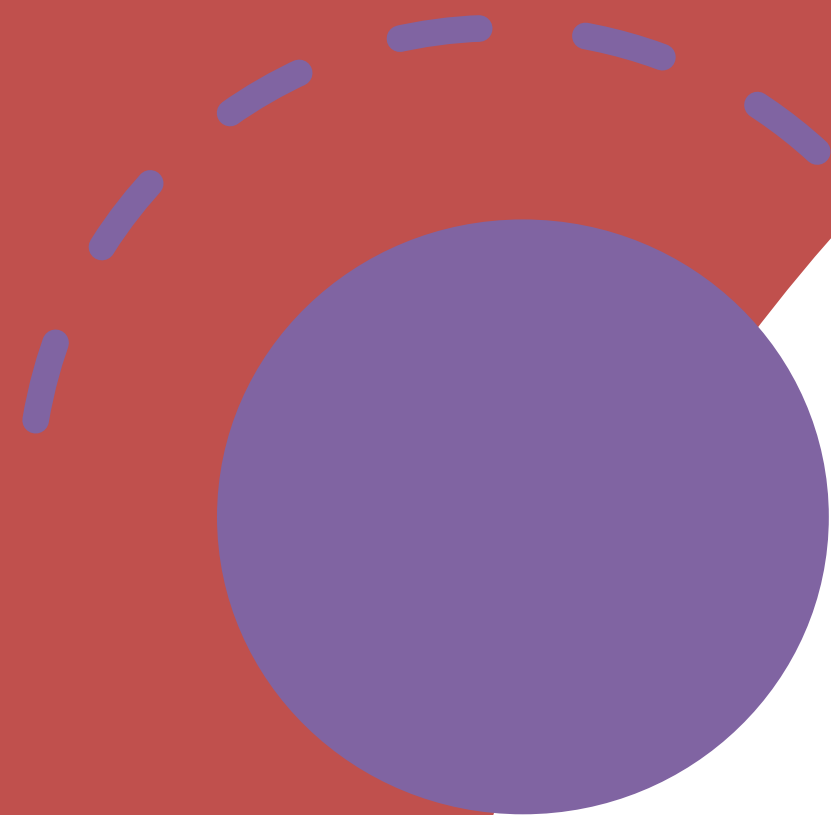
Tenant Stayed in Home: Tenants remained in their homes

Soft Landing: Tenants negotiated a soft landing to prevent homelessness including extra time to move-out, moving expenses and a sealed eviction record

Other: Tenants had some other outcome including prevention of harassment, enforced habitability rights, preservation of housing benefits, obtained advice regarding housing matters, etc.

Unknown: No record of outcome due to incomplete data from early pandemic efforts

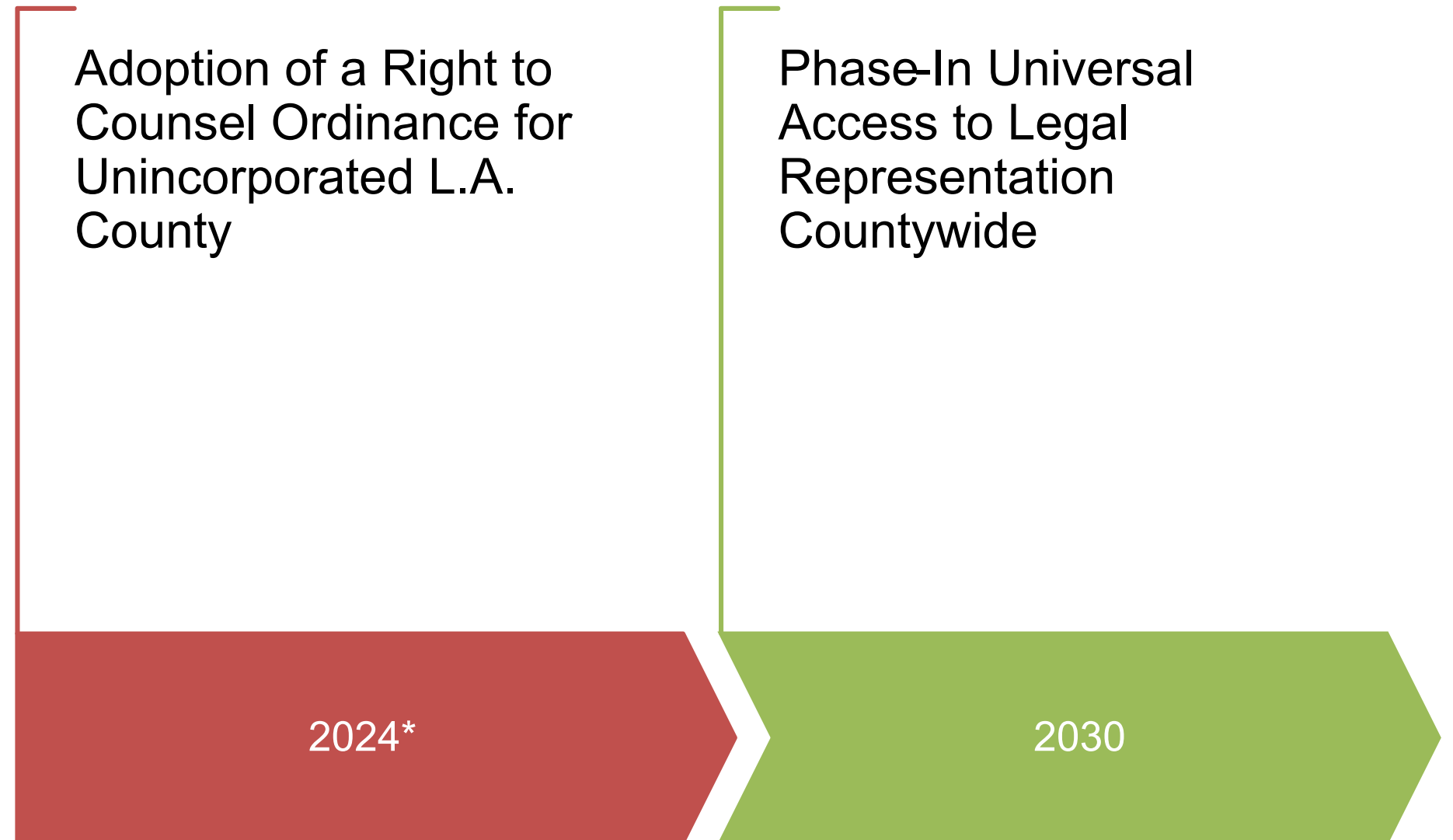
*Outcomes from closed full scope cases for the County's program (September 2020 through June 2023)



The Future of Stay Housed L.A.:

Right to Counsel & Universal Access

County Recommendations for Expansion of Stay Housed L.A.



**Recommended Implementation of a RTC to begin in CY 2025*

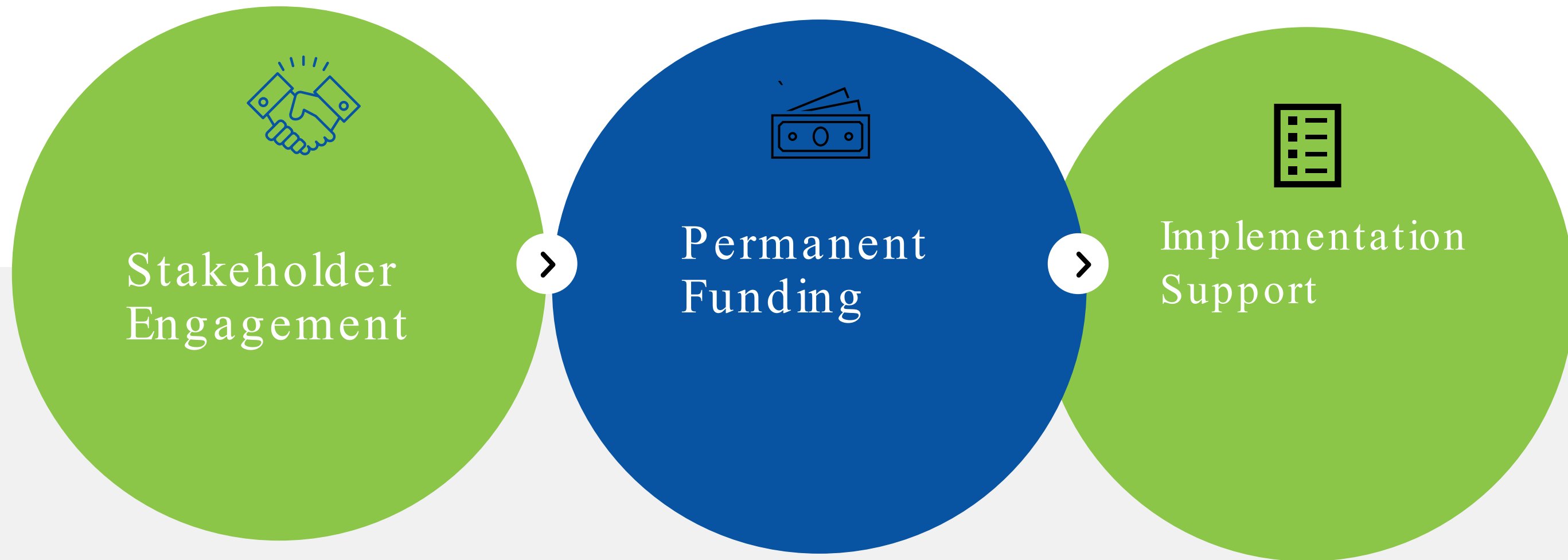
County SHLA Funding Gap

The County SHLA FY 2024-25 Budget is \$23 million and will increase every year through FY 2030-31 to \$50 million

County does not have a sustainable funding source

County has only secured \$10 million in one time funding for RTC implementation

How can LACAHSA support Stay Housed L.A.?



Next Steps



RTC Ordinance



**Universal
Access to Legal
Representation**



**Resources for
“mom and pop”
landlords**



**Identify
Permanent
Funding Sources**



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Thank You!

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