

MOTION BY SUPERVISOR LINDSEY P. HORVATH

September 2, 2025

Implementing an Emergency Rent Relief Program to Prevent Evictions and Homelessness

The January 2025 Palisades, Eaton, and other wildfires (Wildfires) were among the most devastating and costly in this nation’s history, with more than 11,000 homes and close to 2,000 businesses destroyed¹. The LA County Board of Supervisors (Board) took several actions to protect LA County residents impacted by the fires, including instituting an emergency eviction protection for workers who lost their jobs, place of business, or income due to the Wildfires and could not afford to pay their rent, to prevent more households from losing their homes². Similar to COVID-era protections, tenants were to provide notice to their landlord of their inability to pay rent and that they met the qualifications, and tenants would have an affirmative defense if an unlawful detainer action for eviction were filed. These temporary protections expired on July 30, 2025.

¹ <https://file.lacounty.gov/SDSInter/bos/supdocs/200523.pdf>

² February 25, 2025, Agenda Item 5, “[Resolution of the County of Los Angeles Board of Supervisors Protecting Qualifying Income Eligible Tenants Directly Impacted by the January 2025 Windstorm and Critical Wildfire Events](#)”

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As part of the motion³ establishing this emergency protection, the Board directed the Chief Executive Office (CEO) and the Department of Consumer and Business Affairs (DCBA) to identify funding of at least \$10 Million and to report back on parameters to establish a fund to provide relief and support to tenants and their landlords impacted by loss of income and the inability to pay rent due to the Wildfires, who may need to take advantage of the eviction protection. On March 7, 2025, the CEO identified \$1.211 Million of ARPA-enabled funding and \$8.789 Million in CFCI funding to support this effort⁴, which the Board approved on June 24, 2025⁵.

While initial estimates from DCBA found potentially 5,100 impacted tenant households⁶, current projections of the demand for this category of wildfire rent relief is lower than anticipated, based on the limited number of downloads of the *Self-Certification Forms* for the eviction protection provided on the DCBA's website, as well as engagement with stakeholders. Ongoing engagement with tenants, landlords, and homeowners have identified additional vulnerable populations that continue to be impacted seven months into the wildfire emergency. These include displaced households who have exhausted rental support from FEMA or insurance carriers and need targeted rental assistance to retain housing stability, and small landlords of rent-stabilized units in the unincorporated areas in need of mortgage relief while they repair their fire-damaged units, so that their tenants can return, preserving naturally occurring affordable housing.

³ February 18, 2025, Agenda Item 9, "[Keeping Wildfire Impacted Workers Housed](#)"

⁴ <https://file.lacounty.gov/SDSInter/bos/supdocs/200523.pdf>

⁵ https://file.lacounty.gov/SDSInter/bos/sop/1187717_062425.pdf

⁶ <https://file.lacounty.gov/SDSInter/bos/supdocs/200523.pdf>

Additionally, our region is bearing the brunt of volatile federal actions. Aggressive immigration enforcement in our neighborhoods and workplaces spreads fear and disrupts our communities and the economy. Thousands of families have lost their primary breadwinners due to raids; thousands more fear going to work, school, and even the grocery store for fear of being detained. Cuts to our social safety net programs and other federal policy changes are leaving our most vulnerable Angelenos even more in need and at risk of losing their housing.

These on-going and evolving emergencies call for increased flexibility to better respond to households in facing eviction, and to prevent more families from falling into homelessness. This includes the capacity to absorb and quickly administer new funds as they become available, and the ability to make adjustments to the program as needs evolve. DCBA has built and administered a number of specifically targeted rent relief and other financial support programs, including the Los Angeles County Rent Relief Program (LARRP) which delivered more than \$81 Million of relief for COVID-19 era rental debt, and most recently, the LA County Household Relief Grant (HRG) for wildfire survivors distributing more than \$30 Million. As the County establishes this next program, DCBA should look to build out an ongoing framework and infrastructure that can allow for future additions and changes to respond to emerging challenges and future emergencies and includes mechanisms to quickly pivot and deliver rent relief to Angelenos in need.

I, THEREFORE, MOVE that the Department of Consumer and Business Affairs (DCBA) launch an Emergency Rent Relief Program (ERRP) within 60 Days with the following delegated authorities and parameters:

1. Establish Priority Group 1 for rent relief: countywide tenants, including in incorporated cities, meeting the qualifications of the Resolution adopted by the Board on February 25, 2025, which stated Qualifying Tenants must:
 - a. Have resided in their rental unit since before January 7, 2025;
 - b. Have a 2024 household income that was equal to or less than 150 percent of the Area Median Income;
 - c. Have begun "Income Replacement Efforts," which means:
 - i. Enrolling in or applying for a relief program for the Wildfires;
 - ii. Applying for unemployment benefits or other qualifying income assistance program; or
 - iii. Actively seeking employment.
 - d. Have had a direct financial impact of more than 10% of monthly income prior to the fire. "Direct" meaning:
 - i. Qualifying Tenant's place of employment or business was destroyed or rendered uninhabitable due to the Wildfires and resulted in actual loss of wages;
 - ii. The economic impact of the Wildfires resulted in the Qualifying Tenant's employer laying them off or reducing their work hours; or
 - iii. A loss of the Qualifying Tenant's clients who were located in the areas impacted by the Wildfires resulting in a loss of income.
 - e. Self-certify in writing, under penalty of perjury, that they are unable to pay Rent due to Direct Financial Impacts related to the Wildfires, that they are Income Eligible, and that they have begun Income Replacement Efforts;

and provides self-certification to the Landlord, within seven (7) days of each month their Rent is due, or within seven (7) days after the Resolution going into effect for Rent due for the month of February 2025.

2. Establish Priority Group 2, should Priority Group 1 applications be underutilized, to include additional populations affected by the Wildfires. This includes but is not limited to:
 - a. Countywide tenants, including incorporated cities, who would otherwise qualify under Priority 1 with verifiable Wildfires-related income loss, but without self-certification forms.
 - b. Tenant and homeowner households who remain displaced from the areas impacted by the Wildfires who have exhausted support provided by their insurance carriers and FEMA and need additional financial support for rental or mortgage payments to maintain housing stability. These households shall be eligible for up to \$5,000 of support.
 - c. Mortgage relief for small landlords in the unincorporated area whose units are fully covered under the County's Rent Stabilization and Tenant Protections Ordinance (RSTPO), and which remain vacant due to ongoing repairs related to the Wildfires. Landlords must return these units to the rental market and shall be eligible for up to \$5,000 in relief.
3. Establish Priority Group 3: Tenant households countywide, including incorporated cities, that face emergency conditions and other emerging economic hardship including sudden loss of income due to federal actions targeting immigrant

communities, to prevent housing instability and preserve tenancy. These households shall be eligible for up to \$5,000 in relief.

4. For all Priority Group categories, prioritization for relief shall also include parameters established for the COVID-19 era LA County Rent Relief Program and as directed by the Motion adopted on February 18, 2025:
 - a. Tenants and landlords located in the high and highest need geographies identified in the LA County Equity Explore in LA County.
 - b. Tenants and landlords whose household income is 80% or below of the LA County Area Median Income
 - c. Tenants and landlords for which the rent relief grant will fully satisfy the tenants' rental debt; and
 - d. Landlords who own no more than four rental units.
5. Utilize initial funding of \$10 million: \$1.211 million of ARPA-enabled funding recommended by the CEO on March 7th, 2025, and \$8.789 million allocation from CFCI approved by the Board on June 24, 2025:
 - a. \$1.2 million of ARPA-enabled funding and \$3.789 million of CFCI funding shall be allocated to Priorities Groups 1 and 2 for a total of \$5 million.
 - b. \$5 million in CFCI funding shall be allocated to Priority Group 3.
6. DCBA shall have delegated authority to contract with a 3rd party administrator for day-to-day administration of the program, which may include a customer service call center, application portal, case management, quality assurance, and community-based technical assistance. DCBA may build flexibility into the contract to include extensions, prioritization changes, and program design as necessary.

7. DCBA shall report back to the Board in writing in 120 Days on the progress of the ERPP including any recommended adjustments to the funding allocated to the priority groups based on utilization, emerging needs to prevent evictions and tenant displacement, and any additional recommendations for creating flexible, on-going infrastructure to deliver rent relief to tenants at risk of eviction and homelessness.

I, THEREFORE, FURTHER MOVE that the Chief Executive Officer shall work with DCBA to:

1. Allocate \$6,797,000 in Affordable Housing Trust Fund dollars from the FY24-25 Carryover and Treasury Tax Collector unclaimed funds to the ERPP program during the FY25-26 Supplemental Budget. DCBA shall utilize these funds for Priority Group 3, unless there remains unmet need for Priority Groups 1 and 2.
2. Identify, pursue and add funding to expand program efforts for the listed priority groups, including but not limited to philanthropic sources, Measure A funds that may become available through the Los Angeles County Affordable Housing Solutions Agency (LACAHS), or other funding sources as they are identified. Where applicable, DCBA shall have delegated authority to pursue, apply, and allocate additional funding to the program.
3. Establish the infrastructure and delegated authorities necessary for an ongoing rent relief program that can be deployed for emerging and future emergencies and additional infusion of funds by DCBA.

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