Chief Executive Office.

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Joseph M. Nicchitta

October 13, 2025

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

From: Joseph M. Nicchitta
Joseph M. Nicchitta (Oct 13, 2025 12:26:20 PDT)
Acting Chief Executive Officer

REPORT ON OPTIONS FOR AN EVICTION MORATORIUM (ITEM NO. 24, AGENDA OF OCTOBER 7, 2025)

On October 7, 2025, the Board of Supervisors (Board) directed my office to report back within seven days on the availability of additional funding for County rent relief programming.

Report Summary

- The Board established an Emergency Rent Relief Program (ERRP) in September 2025 with $19.8 million in funding this fiscal year (FY) and an additional $10.0 million in FY 2026-27. The program will launch later this calendar year. The Department of Consumer and Business Affairs (DCBA) expects to know in January 2026, after receiving applications for the program, how much additional funding is needed to support qualifying applicants. We will coordinate with DCBA to report to the Board at that time identifying any additional available funding to support the program.
- The County faces unprecedented financial pressure, with limited flexibility to allocate locally generated revenue in the midyear to support program expansion. Any available funding is likely to come from onetime unspent Care First and Community Investment (CFCI) funding, reallocating funding in the Affordable Housing Trust Fund (AHTF), or city-designated Measure A Renter Protection and Homeless Protection (RPHP) funding. We are also evaluating the potential to leverage philanthropic funding.

- The Board has established other important and successful tenant protection programs that are not fully funded and face significant funding gaps, including but not limited to the Stay Housed LA eviction defense program. Allocating funding for rent relief could mean that there is less available funding to support the needs of existing tenant protections programs.

Emergency Rent Relief Program

On September 16, 2025, the Board established the ERRP, administered by DCBA, to provide financial relief to tenants and landlords impacted by the January 2025 wildfire disasters and tenants countywide facing emergency conditions and other economic hardships, including sudden loss of income resulting from federal immigration enforcement.

The ERRP is expected to launch within 60 days of the motion date and is funded at $19.8 million one-time in FY 2025-26. Program funding sources include American Rescue Plan Act (ARPA) enabled funding, AHTF, and CFCI. The Board directed that an additional $10.0 million be allocated to the program from the AHTF in FY 2026-27.

DCBA expects to open the application portal in December 2025 and, based on the applications received, will assess additional funding needs. This process will be complete in January 2026. At that time, my office will coordinate with DCBA to report to the Board identifying any available funding to support identified program needs as part of DCBA's 150-day ERRP Progress Report.

Potential Funding Sources

As the Board is aware, the County is facing unprecedented financial pressure from reduced revenues, changes in federal funding priorities, the January 2025 wildfire disasters, and settlement costs from Assembly Bill 218. These pressures limit our flexibility to fund program expansions with locally generated revenue. We therefore evaluated other funding sources that could provide capacity to expand the recently established ERRP:

- **CFCI**: On September 19, 2025, my office advised the CFCI Advisory Committee (Committee) that $245.8 million in unspent onetime funding is available for reallocation. We requested spending recommendations from the Committee by December 18, 2025. Given the Board's request to identify additional resources, DCBA plans to request one-time CFCI funds to support the newly established rent relief program.

- **AHTF**: AHTF funding is fully allocated for FY 2025-26. We are currently evaluating whether any AHTF will be underutilized or unspent during this fiscal year which can be repurposed to support rent relief funding needs identified by DCBA.
- **Measure A**: In FY 2025-26, the Los Angeles County Affordable Housing Solutions Agency (LACAHSA) determined that 30 percent of its budget will be allocated to RPHP. LACAHSA adopted an allocation formula providing $5.3 million to the unincorporated area, which the Board allocated to support Stay Housed LA. In total, approximately $114.8 million is allocated to LACAHSA, cities, councils of government, and the unincorporated area. DCBA is working with cities and councils of government who may wish to contribute some of their funding to support rent relief and legal services in their cities.
- **Philanthropic Support**: The CEO continues to coordinate with the philanthropic sector to raise funding for tenant protections and rent relief programs. We are developing an outreach plan to the philanthropic community to support our immigrant neighbors. As directed by the Board, on October 10, 2025, we met with philanthropic leaders to express the need for transparency and coordination, including the amount of funds raised, investments made, and those benefiting from the investments. We also requested that philanthropic leaders meet regularly with DCBA's Office of Immigrant Affairs to share information and align investments.

Existing Tenant Protection Programs

In addition to the DCBA rent relief program, the Board has established renter protection efforts like emergency rental assistance, rental subsidies, eviction prevention services, and programs addressing housing conditions and fair housing education. Together, these initiatives support the Board's goal of preventing displacement and promoting housing stability for vulnerable residents.

Since FY 2018–19, the County has invested more than $350.0 million from various funding sources, including net County cost, AHTF, ARPA, CFCI, and others to strengthen renter protections and promote housing stability. Many of these programs are permanent/ongoing but lack resources to sustain services in future years. For example, Stay Housed LA is funded at $22.0 million in FY 2025–26 but continues to face a structural deficit as the program, like many others, has relied on onetime funding sources. Despite the lack of ongoing funding, these investments have supported a wide range of initiatives providing rental assistance, legal services, and habitability programs to help residents maintain safe and affordable housing.

As the Board assesses the need to expand programs, including ERRP, the County will inevitably face tradeoffs in allocating resources, with some programs prioritized for funding while others could experience shortfalls. We will carefully assess and report on any such tradeoffs and provide an update in our January 2026 report on potentially available rent relief funding.

Should you have any questions or concerns, please contact Mason Matthews at (213) 974-2395 or mmatthews@ceo.lacounty.gov.

JMN:JG:MRM
RP:AB:cg

c: Executive Office, Board of Supervisors
County Counsel
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