

**MOTION BY SUPERVISORS JANICE HAHN
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AGN. NO.
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Increase of Tenant Eviction Threshold in Los Angeles County

The County of Los Angeles has enacted the County's Rent and Tenant Protections Ordinance (Ordinance) to stabilize housing, prevent displacement, and reduce the risk of homelessness among renters in unincorporated areas, particularly during periods of economic instability, public emergencies, and housing insecurity. A central component of this Ordinance is the eviction threshold, which limits eviction for nonpayment of rent unless a tenant's unpaid rental debt exceeds one month of the Fair Market Rent (FMR) as established annually by the U.S. Department of Housing and Urban Development.

Los Angeles County continues to face a profound housing affordability crisis, with rents significantly outpacing wage growth and low-income households increasingly vulnerable to eviction due to short-term financial hardship. Evictions for modest rental arrears remain a primary driver of homelessness, destabilizing families, disrupting communities, and increasing public costs associated with emergency shelter, interim housing, and supportive services.

These pressures have been further exacerbated by recent federal immigration enforcement actions carried out by U.S. Immigration and Customs Enforcement (ICE), which have had a chilling and destabilizing effect on immigrant communities across Los

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Angeles County. Heightened enforcement activity has led to job loss, reduced work hours, family separation, and widespread fear among tenants, undermining household income stability, and increasing the risk of sudden rent nonpayment and displacement.

In response to these conditions, the County has declared a local emergency related to federal immigration enforcement actions, recognizing that such actions materially contribute to housing instability and homelessness risk. Preventing avoidable evictions during this period is a critical homelessness-prevention strategy and aligns with the County's responsibility to protect public health, safety, and welfare during declared emergencies.

Strengthening tenant protections by updating the eviction threshold to better reflect current market realities and emergency conditions is consistent with the County's anti-displacement principles, its emergency authorities, and its ongoing commitment to preventing homelessness while maintaining legally defensible regulatory standards.

WE, THEREFORE, MOVE that the Board of Supervisors direct County Counsel to prepare and place on the Board's agenda, within 30 days, an ordinance for introduction and consideration that would increase the monetary eviction threshold under the County's Rent Stabilization and Tenant Protections Ordinance from one month of fair market rent to two months of fair market rent.

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