



COVID TENANT PROTECTIONS ROUNDTABLE PUBLIC MEETING Thursday, July 28, 2022 11:00 am – 12:00 pm

WebEx Virtual Meeting (*click on link below to join*):

<https://lacountyceo.webex.com/lacountyceo/onstage/g.php?MTID=e68076e38c5e6d09c9085ceced375eac8>

Join by phone (audio only): +1 408-418-9388, Access code: 2551 283 4589

Spanish Translation (audio only): 888-557-8511, Conference ID: 6596213

AGENDA

- I. Welcome (CEO)

- II. Policy/Program Updates
 - COVID-19 Tenant Protections Resolution (DCBA)
 - Stay Housed LA County (DCBA)
 - Homeless Prevention Program (LAHSA)

- III. Public Comment (Tenants and Tenant Organizations)

For additional comments/questions, please send to:

homelessinitiative@lacounty.gov

ACCOMMODATIONS: Accommodations, American Sign Language (ASL) interpreters, or assisted listening devices are available with at least three business days' notice before the meeting date. Agendas in Braille and/or alternate formats are available upon request. Please telephone (213) 974-1740 (voice) or (213) 633-0901 (TDD), from 8:00 a.m. to 4:30 p.m., Monday through Friday. Para información en español, por favor llame al (213) 974-1431 entre 8:00 a.m. y 5:00 p.m. lunes a viernes.

SUPPORTING DOCUMENTATION: Written agenda materials, including supporting documentation not posted within the 72-hour notice period, can be obtained at the CEO's Office, Kenneth Hahn Hall of Administration, 500 West Temple Street, Room 726, Los Angeles, CA 90012, and at <http://ceo.lacounty.gov/agendas.htm>. Public Comment should not exceed the allotted time for each speaker.



COUNTY OF LOS ANGELES

COVID Tenant Protections Roundtable

PUBLIC MEETING - JULY 28, 2022

Agenda

I. Welcome (CEO)

II. Policy/Program Updates

- COVID-19 Tenant Protections Resolution (DCBA)
- Stay Housed LA County (DCBA)
- Homeless Prevention Program (LAHSA)

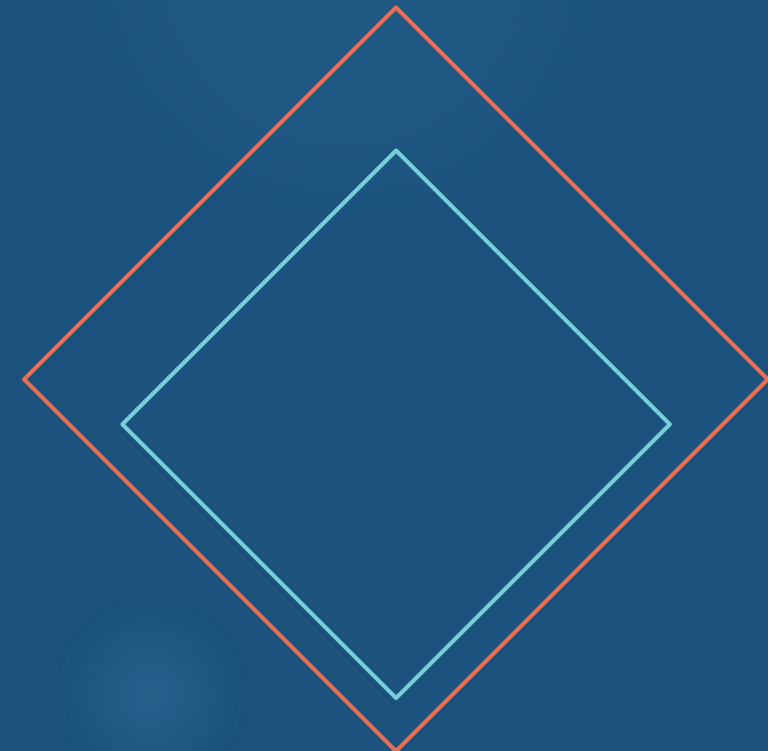
III. Public Comment

LA County COVID-19 Tenant Protections Resolution: *Overview & Updates*

JULY 28, 2022



LOS ANGELES COUNTY
CONSUMER &
BUSINESS AFFAIRS



LA County COVID-19 Tenant Protections Resolution

➤ What is it?

Countywide ban on evictions for residential and commercial tenants impacted by COVID-19

➤ Who's covered?

Residential tenants

Commercial tenants

Mobilehome space renters

The County's protections apply to unincorporated areas and all incorporated cities within the County

➤ How long does it last?

Effective March 4, 2020 to **December 31, 2022**, unless extended by the Board of Supervisors.

What Protections Are Currently in Place?

	Phase I (February 1, 2022 – May 31, 2022)	Phase II (June 1, 2022 – December 31, 2022)
What's Staying the Same?	<p>Current residential tenant and mobilehome space renter protections extended through May 31, 2022, where not preempted by State law, including:</p> <ul style="list-style-type: none"> • Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)– including new pass-throughs or charges • Protection from evictions for: <ul style="list-style-type: none"> ○ No-Fault eviction reasons, except for qualified Owner Move-in Evictions ¹ ○ Nuisance ○ Unauthorized occupants or pets ○ Denying entry to landlord <p>Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.</p> <p>For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</p>	<p>Eviction protections for residential and mobilehome space renters:</p> <ul style="list-style-type: none"> • Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)–including new pass-throughs or charges • Protection from evictions for: <ul style="list-style-type: none"> ○ No-Fault evictions reasons, except for qualified Owner Move-in Evictions ¹ ○ Nuisance ○ Unauthorized occupants or pets <p>Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.</p> <p>For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</p>
What's Being Added?	NO NEW PROTECTIONS ADDED	<p>Effective July 1, 2022**- Eviction protections for nonpayment of rent, including self-certification to establish affirmative defense, for <u>households with income at or below 80% Area Median Income (AMI) ONLY</u> ³ due to COVID-19 financial hardship for rent incurred on or after July 1, 2022.</p>
What's Going Away?	<p>Non-payment of rent eviction protections for commercial tenants to <u>expire January 31, 2022</u>. ²</p>	<p><u>Effective June 1, 2022:</u></p> <p>Purchase property date (6/30/2021) requirement for owner move-ins.</p> <p>Requirement that tenants not be financially impacted by COVID-19 prior to landlord move-in.</p> <p>Denying entry to landlord, except when entry constitutes harassment.</p>

Effective July 1, 2022- Nonpayment of Rent Protections for Low-Income Tenants

▶ Who qualifies?

- ▶ Tenant households with incomes at or below 80% of the Area Median Income (AMI) due to COVID-19 financial hardship and unable to pay rent due on or after July 1st.
 - Example – Family of two, 80% AMI = \$76,250; Family of four, 80% AMI = \$95,300

▶ What is needed, if eligible?

- ▶ Qualifying tenants must provide notice to landlord within 7 days of rent being due.
 - ▶ Tenants may download a template notice of inability to pay rent in English and Spanish at <https://dcba.lacounty.gov/noevictions/>

Legislative Updates

AB3088: Effective September 1, 2020 – January 31, 2021

- Protected most residential tenants from being evicted for nonpayment of rent if related to COVID-19 financial hardship
- Preempted certain local protections for this category of residential tenants
- Required landlords to provide written notice of unpaid rent, copy of tenant rights under state bill, and a sample declaration of hardship
- Required tenants to pay 25% of unpaid rental balance and submit a signed declaration to their landlord for each month tenant is unable to pay rent due to COVID-19 related financial hardship

SB91: Effective February 1, 2021 – June 30, 2021

- Extended protections, noticing requirements, and certification requirements for landlords and residential tenants, as well as local preemptions under AB3088
- Included state rental assistance component

AB81: Effective February 23, 2021 – June 30, 2021

- Provided additional time for repayment under local COVID eviction protections


AB2179: Effective March 31, 2022 – June 30, 2022

- Extended State protections through **June 30, 2022** for those that applied for emergency rent relief by the March 31st deadline
 - Requirement that property owners sign a declaration stating they have applied for rent relief prior to proceeding with an unlawful detainer

Board Report on Lessons Learned

- ▶ Highlights:
 - ▶ Lessons learned during the pandemic related to tenant protections
 - ▶ Opportunities to strengthen the County's permanent tenant protections
 - ▶ Ways to support incorporated cities interested in adoption their own permanent tenant protections
- ▶ Submitted on 7/25/2022
 - ▶ Can be found online on Board of Supervisors Website:
<http://file.lacounty.gov/SDSInter/bos/supdocs/165821.pdf>

Questions? Contact Us:

 (800) 593-8222

 rent@dcba.lacounty.gov

 RENT.LACOUNTY.GOV



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**



LAHSA

Homeless Prevention Program

James Gilliam – Manager, Homeless Prevention
jgilliam@lahsa.org

Prevention System Goals

01

Provide the participant with limited financial assistance and housing stabilization to maintain their residence in their current housing; OR

02

Assist the participant with the financial and housing navigation resources necessary to move to more sustainable housing.

Eligibility for Homeless Prevention

Imminent Risk of Homelessness:

- ❖ Facing losing their housing in 30 days or less (with notice in writing), AND
- ❖ Have no other housing options, AND
- ❖ Lack sufficient resources or support network immediately available to prevent participant from becoming literally homeless

Income Thresholds:

- ❖ Participants must be at or below 50% Area Median Income (AMI) for Los Angeles County as determined by the United States Department of Housing and Urban Development's (HUD) Income Limits
- ❖ Participants in subsidized housing AND currently or formerly under a homeless assistance program with income of up to 80% AMI can also qualify (for arrears only)

*****To be eligible for temporary financial assistance, the Participant must also fall into the appropriate score range on the LA COC Homeless Prevention Targeting Tool.**

Fundamental Services

These are services that most participants will utilize. Refer to the Scope of Required Services (SRS) for a full list of allowable services.

Case Management and Housing Navigation

- Problem Solving with the participant continuously to identify all possible solutions to their pending loss of stable housing.
- Developing a Housing Stability Plan and budget with participants.
- Connecting participants to mainstream and community benefits such as government benefits, wellness providers, disability services, workforce development programs, substance use treatment, etc.
- Identifying appropriate housing resources that meet the budget and desires of the participant and supporting the participant through the application and leasing process.

Legal Services

- Connecting participants to legal services provides the opportunity to slow or even halt their eviction process, negotiate arrears, and reduces the likelihood that an eviction will appear on their record.
- **Immediate** referral to legal services is crucial for improving chances of a good case outcome for the participant.

Financial Assistance

Not all participants will receive financial assistance. This is determined through use of the Prevention Targeting Tools (PTTs) which will be discussed later. All services must be recorded in HMIS.

Financial Services	Guidance	Required Documentation
Security Deposit	Maximum double monthly rent.	W-9 & Lease Agreement
Landlord Incentive	Up to the total of one (1) month's rent.	Signed Lease Agreement
Rental Assistance	Monthly rental amount –Limited to six months in a twelve-month period.	W-9 & Lease Agreement
Rental Arrears	Up to five months of arrears – equivalent to one month of the total rental assistance. (may include late fees)	W-9 & Lease Agreement, ledger of what is past due
Utility Deposit	Deposit amount requested by utility company – gas, electricity, water, trash.	Utility Bill
Utility Arrears	Maximum of three months per utility	Utility bill/ Shut off Notice with amount owed in arrears
Utility Assistance	Up to 6 months per utility	Utility Bill/ Statement with the amount owed
Moving Expenses + General Housing Assistance	Application fees, essential furnishing, landlord incentive fee, storage, moving, document fees, cleaning, transportation, reunification, housing inspection, special cleaning services for hoarding.	Varies – see SRS and/or ask a coordinator for details

Linking

Linkage is the first step to ensuring that people get the services they need.

After the services and resources needed have been identified, the case manager assigns, executes, organizes, and schedules the care management activities and interventions.

Linkages may include but not be limited to:

Legal
Services

Employment
Services

CBEST

Counseling
Services

Health Care

Food Access

Supportive Resources for Sustaining Budget and Housing

Monthly Visits

Food Banks
(<https://www.lafoodbank.org/>)

Utility Assistance (call 211)

Mental Health (see DMH info slide)

Substance Use (call 844-804-7500 or
search database at
<https://sapccis.ph.lacounty.gov/sbat/>)

Budget and Debt Support (call 866-
550-8004 or search on findhelp.org)

Questions and Contact

SPAs 1-4: Alicia Albertson, Coordinator
Aalbertson@lahsa.org; 213-563-0866

SPAs 5-8: Yozmine Modeste, Coordinator
Ymodeste@lahsa.org; 213-544-5545

Public Comment

Questions & Comments

To access prior meeting agenda and materials, please visit the County's Chief Executive Office Agenda's website at:

<https://ceo.lacounty.gov/agendas/>

Please submit questions and comments to: HomelessInitiative@lacounty.gov

County of Los Angeles Department of Consumer and Business Affairs,
Office Immigrant Affairs: 1-800-593-8222; Housing/Tenant Protections (833) 223-RENT (7368)

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