AGENDA

I. Welcome (CEO)

II. Policy/Program Updates
   - COVID-19 Tenant Protections Resolution (DCBA)
   - DCBA Resources for Property Owners (DCBA)
   - LACDA Programs (LACDA)
   - County of Los Angeles Penalty Cancellation Requests (TTC)

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.
I. **Welcome** (CEO)

II. **Policy/Program Updates**
   - LA County COVID-19 Tenant Protections Resolution (DCBA)
   - County Programs
     - LACDA Programs (LACDA)
     - DCBA Resources for Property Owners (DCBA)
     - County of Los Angeles Penalty Cancellation Requests (TTC)

III. **Public Comment (Question & Answer)**
LA County COVID-19 Tenant Protections Resolution: Overview & Updates

JUNE 2, 2022
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?

| What’s Staying the Same? | Phase II  
(June 1, 2022 – December 31, 2022) |
<table>
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<tr>
<td>Eviction protections for residential and mobilehome space renters:</td>
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<tr>
<td>• Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)—including new pass-throughs or charges</td>
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<td>• Protection from evictions for:</td>
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<td>o No-Fault evictions reasons, except for qualified Owner Move-in Evictions ¹</td>
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<td>o Nuisance</td>
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<td>o Unauthorized occupants or pets</td>
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<td>Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.</td>
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<td>For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</td>
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| What’s Being Added? | Effective July 1, 2022** - Eviction protections for nonpayment of rent, including self-certification to establish affirmative defense, for households with income at or below 80% Area Median Income (AMI) ONLY ² due to COVID-19 financial hardship for rent incurred on or after July 1, 2022.  |

| What’s Going Away? | Effective June 1, 2022:  |
| Purchase property date (6/30/2021) requirement for owner move-ins.  |
| Requirement that tenants not be financially impacted by COVID-19 prior to landlord move-in.  |
| Denying entry to landlord, except when entry constitutes harassment.  |
Legislative Updates

**AB3088**: Effective September 1, 2020 – January 31, 2021
- Protects most residential tenants from being evicted for nonpayment of rent if related to COVID-19 financial hardship
- Preempts certain local protections for this category of residential tenants
- Requires landlords to provide written notice of unpaid rent, copy of tenant rights under state bill, and a sample declaration of hardship
- Requires 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
- Extends protections, noticing requirements, and certification requirements for landlords and residential tenants, as well as local preemptions under AB3088
- Includes state rental assistance component

**AB81**: Effective February 23, 2021 – June 30, 2021
- Provides additional time for repayment under local COVID eviction protections

**AB2179**: Effective 3/31/2022
- Extends current State protections through June 30, 2022
  - Requirement that property owners sign a declaration stating they have applied for rent relief prior to proceeding with an unlawful detainer
How Does Recently Passed AB2179 Impact the County’s Resolution?

**Residential Tenancies**

- Preempts the County from implementing nonpayment of rent protections through June 30, 2022
- All other local protections offered remain in place

**Commercial Tenancies**

- No impact

**NOTE:** Currently, tenants in the cities of Los Angeles, Maywood, and Pasadena still have nonpayment of rent protections in place.
Questions?
Contact Us:

📞 (833) 223-RENT (7368)
✉️ rent@dcba.lacounty.gov
💻 RENT.LACOUNTY.GOV
LACDA Programs

Medina Johnson-Jennings
Acting Director, Housing Assistance Division
June 2, 2022
Program Overview

- The LACDA’s Housing Assistance Division administers the Housing Choice Voucher (Section 8) Program, which is the federal government’s major program for helping very low-income families, the elderly, and disabled afford decent, safe, and sanitary housing in the private market.

- Eligibility is based on the family’s annual gross income and size.

- At admission, the family must pay between 30% to 40% of their monthly adjusted income for rent and utilities.
Benefits of Partnering with the LACDA

Timely and dependable payments
• Payment received via direct deposit on the first business day of the month

Ability to choose your tenant
• Screen and select your own tenant

Help every step of the way
• Dedicated staff to assist along the way
• Access to Owner portal (Rent Café)

Serve your community
• Make a difference by providing safe and stable housing to low-income, elderly, and/or disabled families
LACDA Landlord Incentives
Homeless Incentive Program (HIP)

- Tenant Eligibility: First-Time Voucher Holders
- Signing Bonus
- Security Deposit
- Vacancy Loss
- Application Fee
- Damage Claim
- Utility Assistance
- Furniture

Email: hip@lacda.org
Phone: (626) 586-1585
Open Doors

- Tenant Eligibility: Current Voucher Holders
- Signing Bonus
- Security Deposit
- Vacancy Loss
- Damage Claim

Email: opendoors@lacda.org
Phone: (626) 586-1984
Emergency Housing Voucher (EHV)

- Tenant Eligibility: EHV holder
- Security Deposit
- Application Fee
- Utility Assistance
- $5,000 reimbursement for unit repairs

Email: lacdaincentives@lacda.org
Phone: 626-586-1585
Resources for Property Owners
In partnership with NHSLA, DCBA launched a Countywide Mortgage Relief program to help preserve homeownership for low-moderate income homeowners who experienced a financial setback due to COVID.

- Up to $30,000 in assistance for income-eligible owners of up 4-unit properties

Dedicated team that:
- Assists distressed homeowners in communicating with lenders and exploring all available foreclosure avoidance options.
Questions?
Contact Us:

📞 (800) 593-8222

📧 DHomeHelp@dcba.lacounty.gov

💻 RENT.LACOUNTY.GOV
County of Los Angeles – Penalty Cancellation Requests

- Benjamin M. Effinger, MPA
- Operations Chief, Public Service Division
- Los Angeles County Treasurer and Tax Collector
- Telephone: (213) 374-0297
- Email: beffinger@ttc.lacounty.gov

- The orange tile from our website – below.
To access prior meeting recordings, presentations, and Frequently Asked Questions (FAQs), please visit the County’s Homeless Initiative website at: [https://homeless.lacounty.gov/affordable-housing/](https://homeless.lacounty.gov/affordable-housing/)

Meeting Agendas: [https://ceo.lacounty.gov/agendas/](https://ceo.lacounty.gov/agendas/)

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

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CA COVID-19 Rent Relief: Go to: [https://housing.ca.gov/](https://housing.ca.gov/) or Call: 833-430-2122

Mortgage Relief Fund: Go to: [www.NHSLACOUNTY.org](http://www.NHSLACOUNTY.org) or Call: 888-895-2647

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