



COVID RENTAL PROPERTY OWNER ROUNDTABLE PUBLIC MEETING Thursday, June 2, 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=e679f98ae096ca5884b9047d6dbc5a90d>

Join by phone (audio only): +1 405-418-9388, Access code: 2556 851 6057

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

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.



COUNTY OF LOS ANGELES

COVID Rental Property Owner Roundtable

PUBLIC MEETING · JUNE 2, 2022

Agenda

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)

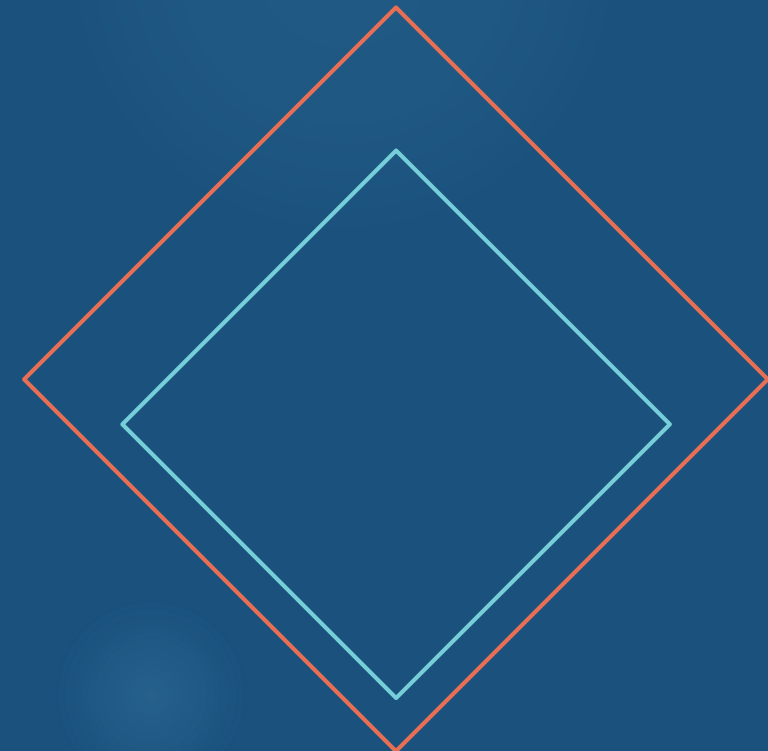
III. Public Comment (Question & Answer)

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

JUNE 2, 2022



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 II (June 1, 2022 – December 31, 2022)
What's Staying the Same?	<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?	<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> ² due to COVID-19 financial hardship for rent incurred on or after July 1, 2022.</p>
What's Going Away?	<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>

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

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▶ 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

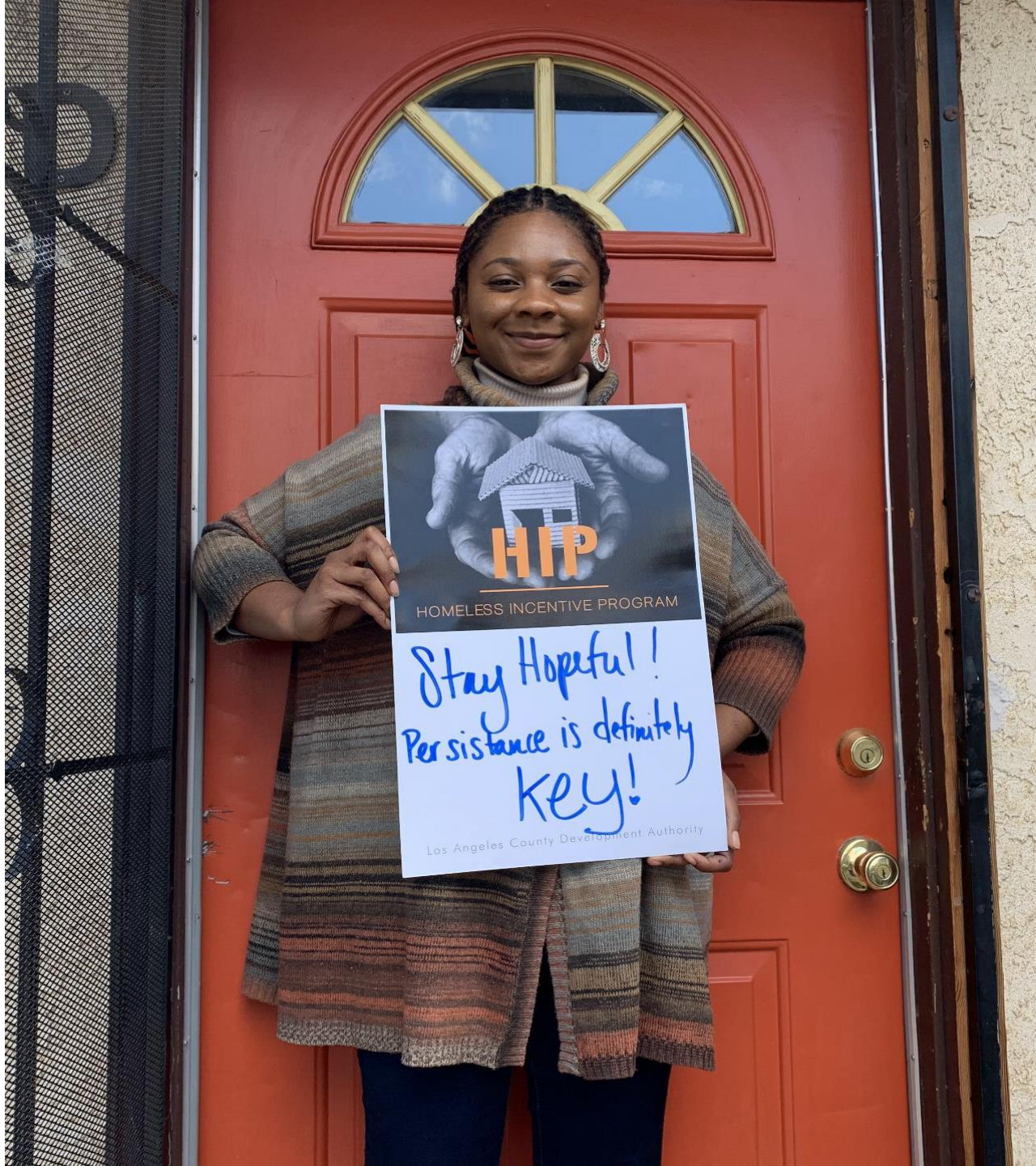


Homeless Incentive Program (HIP)

- 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



EMERGENCY HOUSING
VOUCHER (EHV) PROGRAM

GOT UNITS? GET INCENTIVES.

UP TO
\$5,000

ONE-TIME REIMBURSEMENT FOR NEW
CONTRACT INSPECTION REPAIRS

\$2,500

SIGNING BONUS FOR EACH
EHV LEASED

RELIABLE

MONTHLY PAYMENTS

UNITS CAN BE LOCATED IN THE
FOLLOWING AGENCIES' JURISDICTIONS:

LOS ANGELES COUNTY
DEVELOPMENT AUTHORITY

HOUSING AUTHORITY OF
THE CITY OF LOS ANGELES

CITY OF PASADENA
DEPT. OF HOUSING

Partner with us to make a difference:

LACDAincentives@lacda.org

(626) 586-1585

These incentives are for property owners that house individuals who are
issued EHV's through the LACDA.

The EHV Program is made possible by the American Rescue Plan Act and the U.S. Department of Housing and Urban Development.



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Resources for

Property Owners



Foreclosure Prevention

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

Mortgage Relief

- 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



Questions? Contact Us:

 (800) 593-8222

 DHomeHelp@dcba.lacounty.gov

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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.
- <https://ttc.lacounty.gov/penalty-cancellation-request-2/>



Public Comment

Questions & Comments

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/>

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

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

CA COVID-19 Rent Relief: Go to: <https://housing.ca.gov/> or Call: 833-430-2122

Mortgage Relief Fund: Go to: 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)