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

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I. Welcome (CEO)

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   - Stay Housed LA County (DCBA)
   - Homeless Prevention Program (LAHSA)

III. Public Comment
LA County COVID-19 Tenant Protections Resolution: Overview & Updates

MAY 5, 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?

<table>
<thead>
<tr>
<th>Phase I (February 1, 2022 – May 31, 2022)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>What’s Staying the Same?</strong></td>
</tr>
<tr>
<td>- Current residential tenant and mobilehome space renter protections extended through May 31, 2022, where not preempted by State law, including:</td>
</tr>
<tr>
<td>- Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)—including new pass-throughs or charges</td>
</tr>
<tr>
<td>- Protection from evictions for:</td>
</tr>
<tr>
<td>- No-Fault eviction reasons, except for qualified Owner Move-in Evictions (^1)</td>
</tr>
<tr>
<td>- Nuisance</td>
</tr>
<tr>
<td>- Unauthorized occupants or pets</td>
</tr>
<tr>
<td>- Denying entry to landlord</td>
</tr>
<tr>
<td>Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.</td>
</tr>
<tr>
<td>For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</td>
</tr>
<tr>
<td><strong>What’s Being Added?</strong></td>
</tr>
<tr>
<td>- NO NEW PROTECTIONS ADDED</td>
</tr>
<tr>
<td><strong>What’s Going Away?</strong></td>
</tr>
<tr>
<td>- Non-payment of rent eviction protections for commercial tenants to expire January 31, 2022. (^2)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phase II (June 1, 2022 – December 31, 2022)</th>
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<tbody>
<tr>
<td><strong>Eviction protections for residential and mobilehome space renters:</strong></td>
</tr>
<tr>
<td>- Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)—including new pass-throughs or charges</td>
</tr>
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<td>- Protection from evictions for:</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>
</tr>
<tr>
<td>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 (^3) due to COVID-19 financial hardship for rent incurred on or after July 1, 2022.</td>
</tr>
<tr>
<td>Effective June 1, 2022:** Purchase property date (6/30/2021) requirement for owner move-ins.</td>
</tr>
<tr>
<td>Requirement that tenants not be financially impacted by COVID-19 prior to landlord move-in.</td>
</tr>
<tr>
<td>Denying entry to landlord, except when entry constitutes harassment.</td>
</tr>
</tbody>
</table>
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: Signed 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 AB2179 Impact the County’s Resolution?

**Commercial Tenancies**
- No impact

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

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

📞 (800) 593-8222

📧 rent@dcba.lacounty.gov

💻 RENT.LACOUNTY.GOV
Stay Housed
L.A. County
Promoting Tenants’ Rights
Stay Housed LA

Partnership between the County of Los Angeles (DCBA), the City of Los Angeles, local community organizations and legal service providers. Together, they provide tenants with information, services and resources to keep tenants in their homes.

- Limited & Full-Scope Legal Representation
- Short-term rental assistance (up to 3 months or $7,500)
- Know Your Rights Workshops
- Referrals to financial, legal and other resources
Know Your Rights Workshops

- Free workshops to learn more about rights as tenants and connect with tenant advocates and legal service providers.
- Workshops cover tenant protections (emergency protections, County, and City ordinances, and more) and occur almost daily.
- Offered virtually and by phone, English and Spanish.
- Register online at www.stayhousedla.org or call (888) 694-0040 for assistance signing up.
Eligibility Requirements for Legal Services

- Renter in LA County
- Received a *Notice of Termination of Tenancy* or an Unlawful Detainer (UD) summons
- Meet income eligibility requirements
  - Limited scope legal representation – up to 80% Area Median Income (AMI)
  - Full-scope legal representation – up to 50% Area Median Income (AMI)
You can request a legal referral at [www.stayhousedla.org](http://www.stayhousedla.org)

- Click on “Get Legal Help” and fill out the form
- A legal service provider will respond as soon as they can by phone, text, or email.
- Cases prioritized by urgency. Those with notices or summons will be contacted first.
- You have not secured an attorney until you have signed a written retainer.
Need Help?

- Call: (888) 694-0040 (Stay Housed LA)
  (800) 593-8222 (DCBA)

- Visit: www.stayhousedla.org

- Stay connected: @StayHousedLA
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.
### 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.

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**Homeless Prevention Overview**

### 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.
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.

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

<table>
<thead>
<tr>
<th>Legal Services</th>
<th>Employment Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>CBEST</td>
<td>Counseling Services</td>
</tr>
<tr>
<td>Health Care</td>
<td>Food Access</td>
</tr>
</tbody>
</table>
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 recordings, presentations, and Frequently Asked Questions (FAQs), please visit the County’s Homeless Initiative website at:

[https://homeless.lacounty.gov/](https://homeless.lacounty.gov/) (new website coming soon)

Please submit questions and comments to: [HomelessInitiative@lacounty.gov](mailto: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)

Homeless Prevention Program: See flyer for contacting a service provider in your area to access services