

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to amending the Just Cause for Eviction Ordinance, Los Angeles Municipal Code (LAMC) Section 165.03, by removing the Substantial Remodel Clause (LAMC Section 165.03 I.2); and related matters.

Recommendations for Council action, as initiated by Motion (Blumenfield, Yaroslavsky - Raman, et al.):

1. INSTRUCT the Los Angeles Housing Department (LAHD), with the assistance of the City Attorney, report to Council with recommendations to amend the Just Cause for Eviction Ordinance, LAMC Section 165.03 by removing the Substantial Remodel clause (LAMC Section 165.03 I.2), and replace with a method for tenants to maintain tenancy during a "substantial remodel" wherein a tenant continues paying rent while a substantial remodel takes place, such as through a Tenant Habitability Plan, for those renters impacted by eviction proceedings currently done as "substantial remodel", and include other protections for renters subjected to this provision such as verification of "self-certification" of the substantial remodel work.
2. INSTRUCT the LAHD to report to Council with recommendations on fee adjustments required to effectuate this ordinance, and a summary of "no-fault evictions", within the scope of AB 1482 (Chiu) and SB 567 (Durazo), within the City from July 1, 2022 to October 1, 2024 specifying the total number of units taken off the market, the rationale for the removal and the legal justification for that eviction.
3. REQUEST the City Attorney, with the assistance of the LAHD, to report to Council on the feasibility of enacting an urgency ordinance that would remove the substantial remodel section of LAMC 165.03 (I.2) immediately while the LAHD reports with recommendations.
4. REQUEST the City Attorney to draft and transmit an interim control ordinance in order to temporarily remove the eviction process from LAMC Section 165.03 I.2 until June 1, 2025, or when implemented, whichever comes first.
5. DIRECT the LAHD to report to Council with the following data:
 - a. The number of applicants filed for a substantial remodel for applicable properties.
 - b. The number of applications filed under the Primary Renovation Program.
 - c. The number of completed Primary Renovation Program projects.
 - d. The number of "Just and Reasonable" rent increases granted under the Rent Stabilization Ordinance by year.
 - e. The number of pending "Just and Reasonable" rent increase applications, along with the average processing time.
 - f. The number of evictions related to new mandated environmental standards such as electrification due to decarbonization.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on October 16, 2024, your Housing and Homelessness Committee considered a Motion (Blumenfield, Yaroslavsky - Raman, et al.) relative to amending the Just Cause for Eviction Ordinance, LAMC Section 165.03, by removing the Substantial Remodel Clause (LAMC Section 165.03 I.2); and related matters.

After an opportunity for public comment was held, the Committee moved to approve the recommendations contained in the Motion, as well as amendments introduced by Councilmember Blumenfield and seconded by Councilmember Raman, as detailed above, as amended. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
BLUMENFIELD:	YES
PADILLA:	YES
DE LEÓN:	ABSENT
RODRIGUEZ:	ABSENT

LV 10.25.24

-NOT OFFICIAL UNTIL COUNCIL ACTS-