

MOTION

I MOVE that Item No. 13 on today’s agenda (CF 21-0042-S3) relative to the HOUSING and AD HOC ON COVID-19 RECOVERY AND NEIGHBORHOOD INVESTMENT COMMITTEES’ REPORTS relative to the City’s eviction moratorium during the COVID-19 pandemic, Emergency Rental Assistance Program, tenant protections, and related matters BE AMENDED as follows:

1. REQUEST the City Attorney, with the assistance of LAHD, to draft an ordinance to amend Section 49.99, et seq. of the LAMC to:

b. Sunset Sections 49.99.2.B (no-fault evictions), 49.99.2.C (unauthorized pets and additional tenants), and 49.99.4 (demolition, permanent removal - Ellis) of the LAMC effective January 31, 2023, except that:

i. ~~Evictions undertaken in order to comply with a Government Agency Order or right that requires or allows the rental unit to be vacated, shall be allowed immediately upon the effective date of the ordinance amendment, in accordance with the procedures in LAMC Section 151.09. *Amended pursuant to Motion (Cedillo - Buscaino)~~

ii. Evictions in order to install a resident manager shall be allowed only when an on-site manager is required by law or in order to comply with the terms of an affordable housing covenant agreement unless a Notice of Intent to Withdraw Units from Rental Housing Use was submitted to the Los Angeles Housing Department prior to the commencement of the local emergency period.

PRESENTED BY: Gil Cedillo
Gilbert A. Cedillo
Councilmember, First District

SECONDED BY: Joe Buscaino



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ITEM No. 13 F

MOTION

I MOVE that the matter of the Housing and Ad-Hoc on COVID19 Recovery and Neighborhood Investments Committees' Reports relative to the City's eviction moratorium during the COVID19 pandemic, Emergency Rental Assistance Program, tenant protections, and related matters, Item No. 13 on today's Council Agenda (CF 21-0042-S3), BE AMENDED to adopt the following in lieu of Recommendation 2 (e) of the Housing Committee Report (with changes indicated by underlined text):

e. Require the filing of notices to terminate tenancies from both RSO and non RSO multifamily rental units and corporate owned single family homes and condominiums with the LAHD and instruct the Housing Department to include this data on evictions using the Phase 3 Renters Relief Registry dashboard and to report quarterly to Council regarding eviction data and any interventions which averted pending evictions, if known.

PRESENTED BY


KEVIN DE LEÓN

Councilmember, 14th District

SECONDED BY



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October 4, 2022

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MOTION

I MOVE that the matter of the Housing and Ad-Hoc on COVID19 Recovery and Neighborhood Investments Committees' Reports relative to the City's eviction moratorium during the COVID19 pandemic, Emergency Rental Assistance Program, tenant protections, and related matters, Item No. 13 on today's Council Agenda (CF 21-0042-S3), BE AMENDED to INSTRUCT the Los Angeles Housing Department, with the assistance of the City Attorney, to report to Council on the following issues to inform the Council's decision on the just cause ordinance:

- a. The length of tenancy that will be required before just cause protections apply, and implications for leases that are intended to be medium-length, including summer sublets of student-occupied housing, leases where the housing occupant is out of town for a temporary work assignment, and other arrangements where both parties agree to the temporary nature of the lease; and
- b. Whether to create an exemption to just cause provisions for owner-occupied 2- or 3-unit properties, given that the City's housing policies and State law now promote the construction of accessory dwelling units and duplexes on what were single-family properties.

PRESENTED BY:



BOB BLUMENFIELD
Councilman, 3rd District

SECONDED BY:



October 4, 2022

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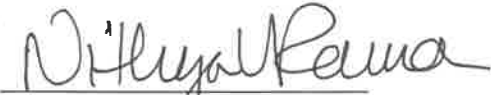
I MOVE that the matter of the AD HOC COMMITTEE ON COVID-19 RECOVERY AND NEIGHBORHOOD INVESTMENT REPORT relative to the City’s eviction moratorium during the COVID-19 pandemic, Emergency Rental Assistance Program, tenant protections, and related matters on today’s agenda as Item 13 (C.F. 21-0042-S3) BE AMENDED to:

Change Recommendation 1.a.i. to align the requirement that tenants provide a notice of “Financial Impacts Related to COVID-19” with the Los Angeles County notice requirement (DCBA Guideline 6.1.A.) to avoid confusion.


Amend 1.a.i.

i. Effective December 1, 2022 through January 31, 2023, tenants who are unable to pay rent, due to COVID-19 financial impact, will have continued eviction protection only if the Tenant has provided notice to the Landlord of their inability to pay rent due to Financial Impacts Related to COVID-19, within seven (7) days after the date that the rent was due, unless extenuating circumstances exist that prevented the Tenant from providing timely notice, including but not limited to the Tenant’s illness or the illness of a family member for whom the Tenant is providing care. The Tenant is encouraged, but not required, to provide this notice in writing.

PRESENTED BY:


NITHYA RAMAN
Councilmember, 4th District

SECONDED BY:


KEVIN DE LEÓN
Councilmember, 14th District



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