

**HOUSING & HOMELESSNESS
BUDGET & FINANCE**

MOTION

As the COVID-19 Declared Local Emergency sunsets, the City of Los Angeles passed Just Cause eviction protection, providing tenants living in the over 1 million rental units in the City with significant expansions to renter protections. Throughout the COVID-19 pandemic, over \$1.6 billion in rental assistance were provided to City of Los Angeles renters through the City's Emergency Rental Assistance Program and the California Housing is Key program. While the rental assistance provided much-needed relief for many households, others did not qualify due to income ineligibility or tenants not having the necessary documents for housing providers to secure payment under the programs.

Coupled with rental assistance, the City has allocated \$27.6 million to Eviction Defense Programs providing funding to a collaboration of legal service providers and community outreach nonprofits overseen by the Legal Aid Foundation of Los Angeles, to provide a combination of full representation and services for tenants threatened with eviction. Through the City's Eviction Defense Program, in partnership with the Stay Housed LA, approximately 340,000 City renters have been kept informed, 300 community education events have been hosted, over 3,000 tenants received assistance in navigating rental assistance, and 3,500 City tenants received representation in eviction cases, resulting in 70% of tenants remaining in their homes.

The City of Los Angeles recognizes the importance of preserving housing held by small "mom and pop" housing providers providing special considerations within the Just Cause Ordinance in order to protect properties held by a natural person who owns no more than four dwelling units. First-generation Angelenos and immigrant families often see property ownership as a pathway to grow inter-generational wealth and as an aid in closing the racial wealth gap by disrupting intergenerational cycles of poverty. At the same time, accessing capital and assets is an alternative to the stock market, money markets, and other financial investment mechanisms. Often seen as an investment tool, these families rely on their properties to promote wealth building by acting as a forced saving mechanism.

The City must do more to assist "mom and pop" housing providers who have faced years of financial uncertainty, tremendous debt, and personal hardship with keeping vulnerable tenants housed throughout the COVID-19 pandemic. While CF 21-0042-S3 instructs the Los Angeles Housing Department, with the assistance of the City Administrative Officer, the Economic and Workforce Development Department and others to report back within 30 days with recommendations for the establishment of a new relief assistance program for "mom and pop" housing providers, the City must act with urgency and commit to establishing a rental debt assistance fund for the small and local housing providers in this City who otherwise may never recover lost rental income, could resort to selling property to corporations, or may lose property to foreclosures for their own unpaid mortgages.


I THEREFORE MOVE for the Los Angeles Housing Department (LAHD), with the assistance of the City Administrative Office (CAO) and the Chief Legislative Analyst (CLA), to establish a minimum \$10 million Small Housing Provider Assistance Program to provide payment directly to housing providers who incurred debt due to rental arrears during the course of the pandemic, and report back on recommendations on the program parameters that provides financial assistance to "mom and pop" housing providers, and including the ability to preserve housing and mitigating the sale of housing to corporations.


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I FURTHER MOVE to direct CLA and LAHD, with the assistance of the CAO, to identify funding within SB2, Linkage Fee and other federal and state sources of funds for the preservation and/or acquisition of housing at-risk of sale or foreclosure, and for rental debt relief.


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