

On March 31, 2020 the City of Los Angeles approved Ordinance 186565 designed to expand tenant protections in the City of Los Angeles during the COVID-19 pandemic. The ordinance prohibits evictions of Los Angeles tenants for non-payment of rent during the Local Emergency Period if the tenant is unable to pay rent due to circumstances related to the COVID-19 pandemic. Additionally, the ordinance prohibits evictions beyond those for nonpayment of rent, including "no-fault" evictions under the Ellis Act, and evictions based on unauthorized occupants, pets, or a nuisance related to COVID-19. Lastly, the ordinance allows a tenant to repay any past due rent within 12 months following the date the City ends the local emergency.

In addition, the City created the COVID-19 Emergency Renters Assistance Subsidy Program and allocated \$103 million for the program. Even with these protections and the biggest rental assistance program in the nation, thousands of families may be in jeopardy of losing their housing once this pandemic is over.

According to *UD Day: Impending Evictions and Homelessness in Los Angeles*, a report by the UCLA Luskin Institute on Inequality and Democracy published on May 28, 2020, at least 365,000 households in the County of Los Angeles are in jeopardy of being evicted from their homes. Of these, approximately 120,000 households, including 56,000 children, may be in jeopardy of becoming part of the unhoused population. The collective actions taken by the City of Los Angeles, the Judicial Council, state and federal government, have temporarily halted evictions and provided households with unemployment benefits and other financial assistance to help some families in Los Angeles pay for their necessities, including rent.


However, federal funding for unemployment insurance has lapsed and the Judicial Council recently announced that their moratorium on processing evictions will end September 1. While the City's tenant protections will continue to be in place, it is expected that there will still be a swell of unlawful detainers when the courts open. Even in cases where that unlawful detainer is filed in violation of city laws, the tenant will still need to respond. For low-income tenants without the resources to hire private counsel, it will be difficult to navigate the unlawful detainer process and provide a legal defense. The City must invest in the creation of a COVID-19 Emergency Eviction Defense program to ensure that low-income communities are not disproportionately impacted by the wave of evictions that is expected to come.


I THEREFORE MOVE that the City Council instruct the Housing and Community Investment Department (HCID) to develop a COVID-19 Emergency Eviction Defense Program and report to Council in a week.

I FURTHER MOVE that the City Council allocate up to 8 million from CDBG-CV to HCID for a one year emergency program and instruct the department to report back to Council with the outcomes of the COVID-19 Emergency Eviction Defense Program at the end of the year and return any unspent funds.

I FURTHER MOVE that the City Council allocate the \$1,916,911.18 of the unencumbered funds from the previous Emergency Renters Relief Program to the COVID-19 Emergency Eviction Defense Program.

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AUG 26 2020

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