

REVISED MOTION BY SUPERVISORS HILDA L. SOLIS

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AND SHIELA KUEHL

RENTAL MARKET ANALYSIS AND POLICY DEVELOPMENT FRAMEWORK

The high cost of housing has reached a crisis level in Los Angeles County. Established community-serving retail uses are also affected by rising real estate costs. Now is the time **for** the County, cities, and other stakeholders to look at every tool available to preserve housing affordability **and enhance housing stability**. This Board has committed **significant** funding to new affordable housing production, services to the homeless, and the Department of Regional Planning is implementing a Work Plan aimed at promoting more Equitable Development. Nonetheless, more tools are needed to secure housing stability for the most vulnerable County residents. **Tenant protection tools must be considered that would address the need for current vulnerable tenants to stay in their homes. These tools are the missing part of the equation for healthy community growth.**

Displacement pressures are stoking community concerns as capital floods into

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long-neglected urban areas. The maintenance of diverse, stable neighborhoods is in the interest of public health and orderly development. Tenants with secure tenure have a greater stake and incentive to invest in their community. **Displacement has proven negative health consequences.** Long-term tenants who have contributed to neighborhood desirability have a legitimate interest in remaining when values go up. In order to pay increased rents, tenants must expend less on other necessities of life. In addition to placing an undue hardship on low-income families, reduced consumption impedes neighborhood economic development.

There are various examples throughout the country of local policies designed to address rental rates, security of tenure **and eviction protections**, building conditions, and landlord-tenant relations. Implementation of tenant protection programs requires further study, coordination with cities, discussion and recommendations by experts and stakeholders, the **elaboration proposal** of a County **administrative policy and implementation** framework, and potentially changes to State law. However, there need be little or no cost to the County general fund if administrative costs are recovered through a small per unit fee paid by landlords. It is time to advance these policies on behalf of the tenants of Los Angeles County.

WE, THEREFORE MOVE that the Board

Direct the Chief Executive Officer, in coordination with the Director of the Department of Regional Planning, the Executive Director of the Community Development Commission, the Director of the Department of Consumer and Business Affairs, the Director of Public Health, the Director of Public Works, the Assessor, and the County Counsel, to:

1. Produce and report to the Board within 90 days with a Los Angeles County Tenant Protections Policy Development Framework that includes:
 - a. A review of existing sources of information on and analysis of private rental housing stock and commercial properties for lease;
 - b. An inventory of organizations, constituencies, stakeholders and advocates with expertise or involvement in **the tenant protection, eviction defense,** and **the local** rental property market;
 - c. State and Federal laws and regulations that authorize or constrain local governments' ability to regulate the private rental market; and
 - d. Best practices implemented by other jurisdictions within and without the State of California designed to protect tenants' rental rates, security of tenure, habitability, quiet enjoyment, freedom from discrimination, and due process of law.
2. Upon the submission of the Framework, convene and provide technical support for a Tenant Protections Working Group, with two members appointed by each Supervisor, to
 - a. Provide recommendations to this Board within 180 days on tenant protections that might be enacted for unincorporated areas as well as additional actions to protect residential and commercial tenants Countywide;
 - b. Propose an **administrative policy implementation** framework for the promulgation, administration, and enforcement of recommended ordinances, policies, and programs;

- c. Advise the Chief Executive Officer regarding the production, scope, content, maintenance, and distribution of a comprehensive Los Angeles County Tenancy Report and Dashboard focused on the state of residential and commercial tenancies throughout Los Angeles County;
- d. Identify any legislative positions that support the County's ability to protect its residents and commercial establishments; and
- e. Engage cities within the County that may be interested in coordinating the development and administration of one or more tenant protection policies.

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