Protecting Tenants

Increasing housing production has become one of the most prominent and important social issues dominating the news, particularly in cities most afflicted by homelessness and lack of affordable housing. What often gets overlooked, however, are the thousands of tenants that are on the verge of displacement or homelessness due to eviction. Approximately 30,000 evictions are filed in Los Angeles courts every year, and it is estimated that 40% of unlawful detainers end up in default judgments because a large portion of tenants cannot afford a lawyer to properly contest evictions. Studies have shown evictions play a significant determining factor for one in four newly homeless families become homeless.

To protect tenants, California recently adopted the AB1482 bill, which prohibits landlords from increasing rents beyond 5% plus inflation and evicting tenants without just cause. However, unintended consequences of AB1482 included a surge in evictions and rent hikes which appeared to be a result of landlords trying to clear out low-rent tenants and reset rents at higher rates before the new regulations go into effect on January 1, 2020. In response, HCIDLA worked closely with the City Council and Mayor’s Office to develop additional measures in the form of an Emergency Renters Relief Program and an Eviction Defense Program to assist tenants. The Emergency Renters Relief Program provided temporary subsidies to eligible renters facing exorbitant rent increases through December 31, 2019 to prevent displacement, while the Eviction Defense Program, beginning in early 2020, will ensure that tenants will have access to representation and assist them in eviction prevention and response services.

The effects of evictions are much more than short term inconveniences; it can negatively impact a family’s ability to find economic and social stability for decades. In the coming weeks, HCIDLA will introduce recommendations to administer the provisions of AB1482, which will impact approximately 138,000 residential units, as well as the adoption of an Anti-Tenant Harassment ordinance and Just Cause Eviction protection ordinance for non-rent stabilized rental units. HCIDLA is proud to proactively tackle these challenges and make sure that the preventative and protection measures are just as vital as production and preservation initiatives.
HCIDLA is committed to protecting families from unlawful evictions. Based on studies, one in four newly homeless families become homeless as a result of evictions.

2019 HIGHLIGHTS

631 new affordable units for occupancy
274 new supportive housing units for occupancy
8,466 HHH units in the pipeline
48 new homeless veteran units for occupancy
145,537 rental units inspected through SCEP
11,783 rental units restored to safe living conditions
1,688 domestic violence victims assisted by DV Shelter Operations
$18,395,903 increase in client income from FamilySource System
WHAT'S NEW

UPDATED FEES
The annual rental unit registration fee has been adjusted to $38.75, the first fee adjustment since 2012. It is still the lowest of any rent-controlled jurisdiction in California.

FREE WORKSHOPS
The next series of free HCIDLA workshops will focus on “Assistance for Landlords Completing Rent Registry forms”. Check out our website for a complete schedule!

SAFETY FIRST
HCIDLA was awarded $392,000 by the State Office of Traffic Safety, allowing us to continue providing education and equipment for child passenger safety to low income families in LA.

DID YOU KNOW?

Lead Safe
HCIDLA was awarded $5.6 million from HUD to eliminate lead based paint and health/safety hazards on single and multi-family properties in LA.

HHH update
There are now 112 HHH projects in the pipeline, consisting of 7,484 total units, which can potentially house up to 14,000 people.

Annual Bill
Don’t forget to pay your annual RSO/SCEP fees by January 2020! Visit HCIDLAbill.org to pay online!

Honorable Eric Garcetti, Mayor
hcidla.lacity.org

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