

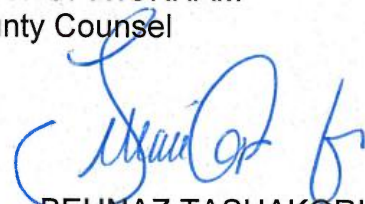
ANALYSIS

This ordinance amends Title 8 (Consumer Protection, Business and Wage Regulations) of the Los Angeles County Code relating to Division 3 (Housing) by: 1) eliminating the rent adjustment commission in Section 8.52.060; and 2) establishing a Rental Housing Oversight Commission (Commission), which shall serve at the discretion of the County of Los Angeles (County) Board of Supervisors (Los Angeles County Code, Chapter 8.64, Sections 8.64.010 through 8.64.090).

The Commission is established to safeguard tenants and mobilehome owners from rent increases that are inconsistent with the County Code and to assure that landlords and mobilehome park owners receive fair return on rents consistent with the County's procedures and guidelines. The Commission will also aid in the implementation of the County's procedures and guidelines relating to rent stabilization, mobilehome rent stabilization, and tenant protections, and shall have the authority to hear, determine, and resolve appeals of decisions made by the County or the Los Angeles County Development Authority regarding the same.

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County Counsel

By



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BT:gjh

Requested: 06/20/19
Revised: 11/13/19

ORDINANCE NO. _____

An ordinance repealing Section 8.52.060 – Rent Adjustment Commission of the Los Angeles County Code, and adding Chapter 8.64 – Rental Housing Oversight Commission.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 8.52.060, entitled "Rent Adjustment Commission," is hereby repealed.

SECTION 2. Chapter 8.64, entitled "Rental Housing Oversight Commission," is hereby added to read as follows:

Chapter 8.64 Rental Housing Oversight Commission

8.64.010 Short Title.

8.64.020 Membership and Qualifications.

8.64.030 Terms.

8.64.040 Tenure.

8.64.050 Powers.

8.64.060 Stipend.

8.64.070 Meetings.

8.64.080 Quorum.

8.64.090 Procedures and Guidelines.

8.64.010 Short Title.

This chapter shall be known as the "Rental Housing Oversight Commission."

8.64.020 Membership and Qualifications.

A. The Rental Housing Oversight Commission (Commission) shall consist of nine (9) members, all of whom shall be appointed by the Board of Supervisors (Board) of the County of Los Angeles (County) and who shall serve at the discretion of the Board.

B. The members of the Commission shall be as follows:

1. Five General Members. Five of the members of the Commission shall possess a demonstrated interest in, and knowledge of, housing needs in the Los Angeles County community and a history of active involvement and leadership in community affairs. Each Board Supervisor shall nominate one of the five general members.

2. Two Renter Members. Two of the members of the Commission shall be renters referred to as the "Renter Members."

a. One member shall be:

(i) A renter whose primary residence is a dwelling subject to rent stabilization pursuant to Los Angeles County Code (Code), Chapter 8.52 (Rent Stabilization); or

(ii) An individual who is a representative of an organization that represents the interests of renters subject to Rent Stabilization.

b. One member shall be:

(i) A renter whose primary residence is a mobilehome owned by the renter who is eligible or subject to mobilehome rent stabilization, pursuant to Code Chapter 8.57 (Mobilehome Rent Stabilization); or

(ii) An individual who is a representative of an organization that represents the interests of mobilehome owners renting a mobilehome space who are eligible or subject to Mobilehome Rent Stabilization.

3. Two Owner Members. Two of the members of the Commission shall be owners referred to as the "Owner Members."

a. One member shall be:

(i) An owner of a dwelling that is subject to Rent Stabilization and whose primary residence is located in the County; or

(ii) An individual who is a representative of an organization that represents the interests of owners of dwellings subject to Rent Stabilization.

b. One member shall be:

(i) An owner of a mobilehome park that is subject to Mobilehome Rent Stabilization and whose primary residence is located in the County; or

(ii) An individual who is a representative of an organization that represents the interests of owners of mobilehome parks subject to Mobilehome Rent Stabilization.

8.64.030 Terms.

A. General Term. The term for each member shall be three years provided that the Board may remove any member at any time, without cause, in which case the member's successor shall serve for the remainder of the unexpired term.

B. Term of Initial Members. In an effort to stagger the terms of the Commission members, the term for each initial member shall be a two, three, or four year term, as determined by the Board.

8.64.040 Tenure.

A. Term Limit. No individual may serve on the Commission for more than two consecutive terms. Commission members shall serve at the discretion of the Board and may be removed at any point during their term without cause. Tenure, resignations, and vacancies shall also be subject to the provisions of Code Chapter 3.100 (Other Boards, Commissions and Bodies).

B. Vacancy.

1. Qualification. Members who no longer qualify to serve on the Commission shall be deemed to have resigned from the Commission, effective on the date of ineligibility.

2. Unexpired Term. When a vacancy occurs for any reason other than the expiration of a term, a successor shall be appointed by the Board to fill the vacancy for the unexpired term of his or her predecessor. A partial term shall not count towards the two-term limit imposed by Section 8.64.040(A).

8.64.050 Powers.

The Commission shall have the following powers under this chapter:

- A. Implement procedures and guidelines approved by the County, concerning rent stabilization and tenant protections.
- B. Authority to hear, determine and resolve appeals of decisions made by the County or the Los Angeles County Development Authority (LACDA) related to Rent Stabilization, Mobilehome Rent Stabilization, and tenant protections, including but not limited to, appeals of determinations regarding:
 - 1. Allowable rent increases; and
 - 2. Allowable adjustments to the maximum allowable rent increase.
- C. Authority to take other actions delegated by the Board.

8.64.060 Stipend.

Notwithstanding anything to the contrary in the Code, Commission members shall be entitled to receive a stipend, such sum as shall be established from time to time by resolution of the Board, not to exceed the statutory limits of such stipend, if any, which may exist. Such stipend shall be paid to Commission members for each Commission meeting attending in their official capacity up to 52 meetings in any one calendar year. The Commission may meet more than 52 times in any one calendar year; however, no stipend will be provided for such additional meetings.

8.64.070 Meetings.

The Commission shall hold regularly scheduled meetings. Notice of meetings, agendas, and conduct of meetings shall comply with the Ralph M. Brown Act, California Government Code sections 54950 *et seq.*

8.64.080 Quorum.

A quorum of the members of the Commission is a majority of the members who have been appointed, but not less than four members.

8.64.090 Procedures and Guidelines.

The Director of the Department of Consumer and Business Affairs may develop procedures and guidelines after approval of the Board, to aid in the implementation of this Chapter including, but not limited to, the selection of the Renter and Owner Members of the Commission.

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