



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**

**TENANT
PROTECTIONS
POLICY TOOLKIT**

August 2023





Foreword

**By Rafael Carbajal, Director
County of Los Angeles
Department of Consumer and Business Affairs**

The County of Los Angeles is experiencing an unprecedented housing crisis. According to the most recent "2022 Los Angeles County Annual Affordable Housing Outcomes Report" (June 2022) issued by the California Housing Partnership, the County faces a shortfall of 499,420 affordable homes to meet demand among renter households at or below 50 percent of Area Median Income. In addition, the official 2022 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Authority, revealed that there are currently 69,144 people experiencing homelessness on any given night in Los Angeles County – a 4.1% increase from the previous count in 2020.

Unfortunately, there is no easy fix to the crisis. Building affordable housing in California is a long and complex process, and with the dark clouds of recession looming, the outlook for new construction is unclear. Meanwhile, the County's lowest-income households currently pay more than 50 percent of their household income on rent and utilities, and communities still reel from the lingering negative economic, health, and social impacts of the COVID-19 pandemic, which was only recently declared as a non-emergency by the governor this past February. In fact, the lifting of the COVID-19 emergency orders brought new challenges as renter protections that existed under COVID-19 state of emergency rules came to an end on March 31, 2023.

The Housing and Tenant Protections Division of the County of Los Angeles' Department of Consumer and Business Affairs is focused on ensuring that both tenants and property owners understand their housing rights and responsibilities. Housing and Tenant Protections also seeks to be a source of information, best practices, and regulatory models for the 88 cities in the County of Los Angeles on tenant protections. We hope that the enclosed Tenant Protections Policy Toolkit serves as an effective tool for discussion with policymakers and city officials on how to design and implement tenant protections in the post-COVID-19 era.

Thank you for your interest, and we look forward to collaborating with you!

Sincerely,

Rafael Carbajal
Director



How to Use This Toolkit

The Tenant Protections Policy Toolkit is organized into three primary sections:

- Overview of the evolution of Los County Rent Stabilization and Tenant Protections Ordinances
- Value statements and the importance of tenant protections
- Tenant protection policy examples and implementation recommendations

We understand that every municipality approaches the subject of tenant protections with their own unique needs, concerns, and community considerations. This toolkit is meant to assist in the development of policies and actions to offer tenant protections to our most vulnerable citizens. We hope that this document will help stimulate dialogue internally and with external stakeholders regarding strategies and resource allocations to develop policies and programs that meet your individual needs. While, of course, we appreciate an entire read of the toolkit, please feel free to utilize those sections that are most useful to you.



Regional Collaboration on Tenant Protections

DCBA proudly advocates for a regional approach to tenant protections that is characterized by a comprehensive framework that harmonizes and aligns the tenant protection policies across all jurisdictions. This regional approach would acknowledge the diverse needs and unique circumstances of each community while fostering a spirit of collaboration and cooperation. This alignment would ensure that tenants are afforded consistent rights and protections regardless of their location within the county, promoting housing stability, affordability, and equitable access to housing resources. Furthermore, this collaborative effort encourages the sharing of best practices and resources among cities, enabling the pooling of expertise, data, and strategies to address common challenges and achieve meaningful outcomes for all tenants throughout the region. Through our Tenant Protections Policy Summit and the distribution of this Tenant Protections Policy Toolkit, we hope to open discussion with city officials, tenant organizations, and community stakeholders to establish a shared vision on key principles such as rent stabilization, just-cause eviction protections, and fair housing practices.



A Brief History of the Evolution of Tenant Protections for Los Angeles County

Key Moments in Tenant Protection History for Los Angeles County

Los Angeles County has a long and complex history, with various measures and regulations implemented over the years to both address the issue of rising rents and provide stability for tenants. In the 1970s, several cities within Los Angeles County, including Santa Monica and West Hollywood, implemented their own rent stabilization (also known as rent control) ordinances in response to skyrocketing rents and displacement. These early measures set the stage for broader rent stabilization efforts in the county. In 1979, the City of Los Angeles passed its Rent Stabilization Ordinance (RSO). The RSO initially covered older rental units built before October 1, 1978. It provided limits on rent increases, eviction protections, and established a system for the resolution of disputes between landlords and tenants.

The Ellis Act is a California state law that was enacted in 1985. It provided a legal framework for landlords to exit the rental housing market by evicting all tenants from a property. Under the Ellis Act, a landlord must serve written notice to all tenants, stating their intention to withdraw the property from the rental market. This notice must comply with specific legal requirements and timelines. Once the notice is served, tenants are generally given a specific period, usually at least 120 days, to vacate the premises. The Ellis Act is a "no-fault" eviction law, meaning that tenants can be evicted without any wrongdoing or fault on their part. Unlike other eviction laws that require specific reasons for eviction, the Ellis Act allows for eviction solely based on the landlord's decision to exit the rental market. After evicting the tenants, the property owner cannot re-rent or reoccupy the units for a certain period of time, typically at least five years. This provision prevents landlords from evicting tenants under the Ellis Act with the intention of quickly returning the units to the rental market. Unfortunately, the Ellis Act has been misused by corporate developers and investors who can afford to "exit" the rental market, leave the property vacant for the mandatory period of time, and then return their property to the rental market with significantly higher rents, effectively displacing long-term tenants paying more affordable rents and decreasing the volume of available housing stock. This underscores the benefits of establishing tenant protections, ensuring working families relief and greater likelihood of a stable housing transition should the property they reside at experience an Ellis Act eviction. While the Ellis Act is a statewide law, local jurisdictions in California may have additional regulations or restrictions related to its implementation.

In 1995, the California state legislature enacted the Costa-Hawkins Rental Housing Act. This law imposed certain restrictions on rent control ordinances statewide. Costa-Hawkins exempted single-family homes, condos, and newer construction (built after February 1, 1995) from rent control regulations, limiting the scope of local rent control measures.

In 2015, the Los Angeles County Board of Supervisors established the Affordable Housing Coordinating Committee and the Affordable Housing Budget Unit and declared a state of emergency on homelessness. That same year, the Board launched the Homeless Initiative, an inclusive and comprehensive planning process that included 18 policy summits on nine topics from October 1 to December 3, 2015, brought together 25 County departments, 30 cities and other public agencies, and over 100 community partners and stakeholders. The Homeless

Initiative generated a set of 47 coordinated and integrated strategies divided into the following six areas: Homelessness Prevention; Subsidized Housing; Increasing Income; Case Management and Services; creation of a Coordinated System; and Increasing Affordable/Homeless Housing.

In 2017 the Board, recognizing the need to preserve existing tenancies, directed the Chief Executive Officer to convene a Tenant Protections Working Group (TPWG) to explore methods to protect tenants from displacement and afford them stability in their homes. In May 2018, the Working Group submitted a report to the Board with recommendations for potential tenant protection measures, including a rent stabilization program.

In a July 2018 motion, the Board noted a report from the California Housing Partnership Corporation, which found that more than 800,000 Los Angeles County renter households would qualify for affordable housing, were it available. However, fewer than 300,000 affordable units were available across the entire County. Moreover, the 2018 Homeless Count revealed a startling 22% jump in people 62 years and older experiencing homelessness, underscoring the urgency for greater affordability of existing housing stock and increased protections for renters.

On September 11, 2018, the Board directed the Los Angeles County Development Authority and DCBA, in consultation with the CEO and County Counsel, to develop an interim ordinance to place a temporary limit on rent increases to no more than 3% annually and to prohibit evictions without “just cause” while the Board considered the TPWG recommendations.

The departments formed a work group to develop an Interim Rent Stabilization Ordinance. It was adopted by the Board on November 20, 2018, went into effect on December 20, 2018, and was set to expire on June 18, 2019. On April 9, 2019, the Board approved an extension of the Interim Rent Stabilization Ordinance to December 31, 2019, giving the Board more time to review the TPWG recommendations and consider the results of implementation of the Interim Rent Stabilization Ordinance.

In November 2019, the Board adopted permanent rent stabilization ordinances (Rent Stabilization & Tenant Protections Ordinance & Mobilehome Rent Stabilization & Mobilehome Owner Protections Ordinance) and became effective on April 1, 2020.

Impact of COVID-19 Pandemic Upon Tenant Protections

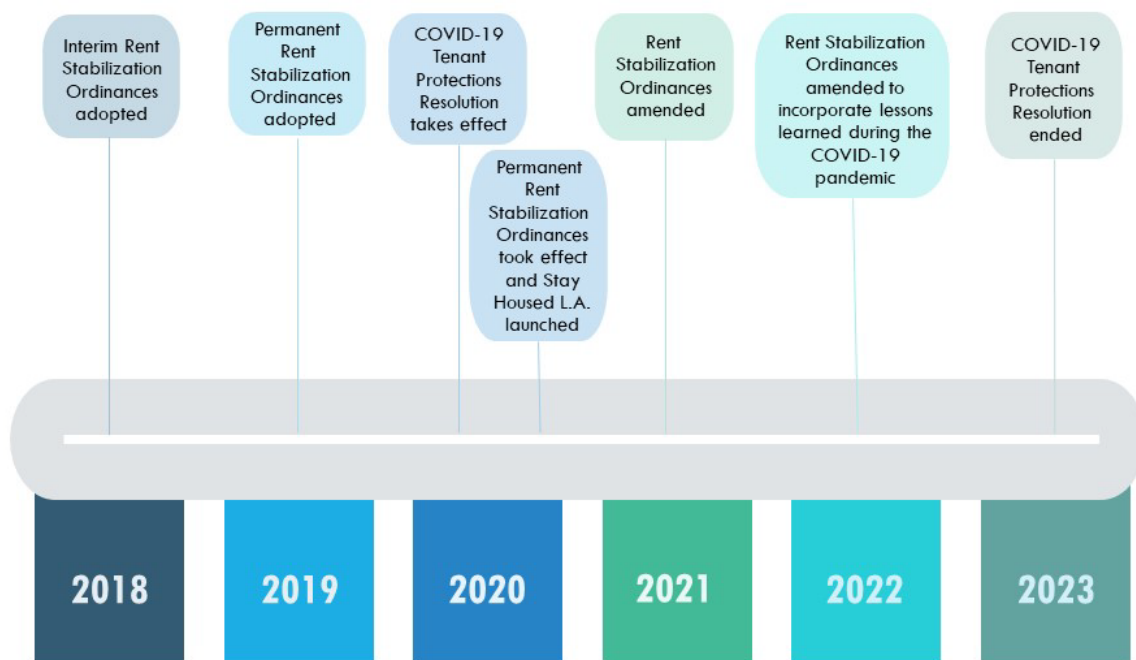
The impacts of the COVID-19 pandemic and economic fallout have been widespread and amplified deep-rooted links between housing instability and other social, economic and health-related issues. In response to the pandemic, governments at the federal, state, and local levels developed a series of policies and programs to help families stay in their home, limit the spread of the virus, and prevent pandemic-related displacement. In Los Angeles County, these measures included:

- **COVID-19 Tenant Protections Resolution:** The county implemented the Los Angeles County COVID-19 Tenant Protections Resolution (formerly the Los Angeles County Eviction Moratorium) that temporarily prohibited evictions for non-payment of rent and no-fault evictions during the pandemic. This measure aimed to prevent disruptive displacement during an unprecedented health emergency.
- **Rent Increase Freeze:** Los Angeles County also implemented a temporary rent freeze, which prevented landlords from raising rents on Fully Covered rental units covered by the

rent stabilization ordinance (RSO). This freeze aimed to provide relief to tenants facing financial challenges and ensure stable housing costs during the pandemic.

- **Rental Assistance Programs:** The county launched rental assistance programs to support tenants struggling to pay rent due to COVID-19-related financial hardships. These programs aimed to help eligible renters cover their housing costs and avoid eviction.
- **Extended Repayment Period:** Los Angeles County extended the repayment period for rent owed during the pandemic. Tenants were given additional time to repay any accumulated rent debt without facing eviction.
- **Updates to Ordinances:** Following lessons learned during the pandemic, the County amended its rent stabilization ordinances to provide additional safeguards for renters such as temporarily limiting rent increases to three percent through the end of calendar year 2023 and establishing a minimum threshold amount of rental debt that must be accumulated before a landlord is able to evict a tenant for nonpayment of rent.

LA COUNTY TENANT PROTECTIONS OVER TIME





Why Now: The Value of Implementing Strong Tenant Protections

Developing and implementing effective long-term solutions that address the rising cost of living, the negative social and economic effects of the COVID-19 pandemic, and the lack of affordable housing will take a significant amount of time and innovation. Meanwhile, our County's most vulnerable residents, including low-income families, senior citizens, those with disabilities, immigrants, and historically marginalized communities, among others, continue to struggle to remain stably housed as a result of these persistent issues. Until a broader solution is implemented, government officials have a shared responsibility to identify opportunities to mitigate the risks of eviction, prevent residents from falling into homelessness, and implement measures that support the best possible life outcomes for families and individuals.

Establishing or strengthening permanent tenant protections and aligning those protections with those that exist in other jurisdictions in the County, is more important than ever. Here are some key points to consider:

- **Stability and Consistency:** Making protections permanent provides stability and consistency to individuals or groups who benefit from those protections. Temporary or provisional measures can create uncertainty and make it difficult for people to plan their lives or make long-term decisions. By making protections permanent, we ensure a more secure and predictable environment for tenants and property owners alike.
- **Human Rights:** Many protections have been put in place to safeguard human rights and ensure fair access and just outcomes for all people and communities. Examples of this include protections against discrimination based on factors such as race, gender, religion, disability, and sexual orientation. Making these protections permanent reflects a commitment to upholding fundamental human rights and ensuring equitable treatment and opportunities for all individuals.
- **Legal Clarity and Certainty:** Permanent protections establish a clear legal framework that helps guide both individuals and institutions. It reduces ambiguity and provides a foundation for enforcing rights and obligations. Permanent measures are usually well-defined and backed by legal mechanisms, making it easier for people to understand their rights and assert them when necessary.
- **Social Progress:** Permanent protections are often a reflection of societal progress and an acknowledgment of past injustices. They represent a commitment to rectify historical wrongs and foster an inclusive and just society. By making protections permanent, we continue to build upon the progress made and create a more equitable future for all.
- **Political Resilience:** Making protections permanent helps guard against political volatility and changing ideological landscapes. While policies and administrations may change, permanent protections ensure that certain rights and safeguards remain intact, irrespective of shifts in political power. This resilience is vital in protecting vulnerable populations and preventing regression in hard-won gains.

- **Community Health Outcomes:** Permanent tenant protections create greater housing stability for renters, particularly for lower-income households. This stability improves the health and life outcomes of individuals, families, and entire communities with benefits including lowered incidence of illness, greater control of chronic health conditions, increased school attendance and educational attainment among children, and less likelihood of justice system involvement. Making tenant protections permanent is an investment in the health and wellbeing of a society's citizenry.
- **Fiscal Stewardship:** Studies show that jurisdictions with permanent tenant protections in place experience long-term cost savings and high returns on investment. When tenants are stably housed, they are less likely to require government services interventions for basic needs; they are less likely to fall into the very expensive cycle of homelessness; and they are more likely to remain steadily employed and participating in the local economy. Implementing permanent tenant protections reflects proper stewardship of taxpayers' money.

Taking action now is crucial for several reasons:

- **Reaffirming Commitment:** By acting promptly, we demonstrate a strong commitment to protecting human rights and promoting equity. It sends a message that these issues are of utmost importance and that we are actively working towards a fairer society.
- **Preventing Regression:** Societal progress and the establishment of policies such as tenant protections can sometimes face opposition or attempts to roll back advancements. By making protections permanent now, we establish a stronger defense against potential attempts to erode or undermine those rights in the future.
- **Long-Term Planning:** Making tenant protections permanent allows individuals, organizations, and communities to plan for the future with confidence. It provides a stable framework within which they can make decisions and pursue their goals, leading to greater social, economic, and personal development.
- **Strengthening Institutions:** Permanent protections enable institutions, such as courts and regulatory bodies, to develop expertise and establish precedents. This helps to ensure effective implementation and enforcement of protections.



Best Practices on Implementing Tenant Protections

Designing and implementing tenant protections can be a complex, multi-step process that includes legal considerations, policy development, stakeholder engagement, and administrative implementation. Below is an outline of what a typical process may look like:

- **Research and Assess Local Needs:** City officials should conduct research to understand the local housing market, rental trends, eviction rates, and the specific needs and challenges faced by tenants in their jurisdiction. This information will help shape the development of appropriate tenant protection policies.
- **Policy Development:** Based on the research findings, city officials can draft tenant protection policies or propose amendments to existing legislation. This may include provisions related to rent control, eviction prevention, just-cause eviction protections, habitability standards, and tenant rights enforcement mechanisms. The policies should align with local laws, state regulations, and constitutional requirements.
- **Engage Stakeholders:** City officials should engage with a wide range of stakeholders to gather input and build support for the proposed tenant protection policies. This includes tenants' rights organizations, landlords and property owners' associations, legal experts, housing advocates, community groups, tenants and other affected individuals. Public hearings, town hall meetings, and feedback sessions can be conducted to ensure diverse perspectives are considered.
- **Legal Review:** Before finalizing the policies, city officials should conduct a legal review to ensure compliance with applicable laws and regulations. This may involve consulting with city attorneys or legal experts to address any potential legal challenges or conflicts.
- **Legislative Process:** The proposed tenant protection policies should go through the appropriate legislative process. City officials can present the policies to the city council or relevant legislative body for review, debate, and approval. Amendments may be made based on feedback and recommendations received during this process.
- **Implementation Planning:** Once the tenant protection policies are approved, city officials should develop an implementation plan. This includes determining the administrative structure, staffing needs, and resource allocation required to enforce and oversee the policies effectively. Clear timelines, monitoring mechanisms, and reporting procedures should be established.
- **Education and Outreach:** City officials should develop educational materials and launch outreach campaigns to inform tenants, landlords, and the community about the new tenant protections. This may include creating informational brochures, hosting workshops, establishing helplines or websites, and collaborating with local organizations to disseminate information.

- **Enforcement and Compliance:** City officials should establish a system to enforce the tenant protection policies. This may involve creating a dedicated enforcement unit, training staff, and establishing procedures for handling complaints, conducting investigations, and imposing penalties for violations.
- **Ongoing Evaluation and Process Improvement:** Regular evaluation of the tenant protection policies is essential to assess their effectiveness and identify areas for improvement. City officials should monitor key indicators, such as eviction rates and tenant satisfaction, and adjust best practices based on outcomes data and feedback from stakeholders.

In addition, this work is often influenced by external stakeholders and factors that may impact the design and implementation of this work. Actions by other government agencies, elected officials, law enforcement, and community advocacy groups, among others may impact the work. We encourage a collaborative approach to the work that is inclusive of a variety of perspectives.

Types of Tenant Protections and their Applicable Benefits

There are a many different types of tenant protections with their own unique benefits that municipalities can and should consider when developing their own ordinances. Each protection complements all others and can be packaged together to create a comprehensive set of ordinances.

- **Rent Stabilization**
 - Ensures a fair return for property owners while preserving housing stability for existing tenants
 - Decreases likelihood tenant will fall into homelessness due to exorbitant rent hikes
 - Increases predictability and transparency of future rent increases for tenants and property owners alike
- **Just Cause for Eviction**
 - Creates a universal set of standards outlining the rights and responsibilities of tenants and property owners alike and ensures clarity of applicable rules for all parties
 - Decreases the likelihood tenant will fall into homelessness due to an unanticipated and arbitrary eviction by the property owner
- **Economic Displacement Relocation Assistance**
 - Decreases likelihood tenant will fall into homelessness due to a sudden and excessive rent increase
 - Ensures tenant has financial means to secure market rate housing and cover moving expenses
- **Tenant Anti-harassment**
 - Allows tenants quiet enjoyment of their rental unit as required by law
 - Increases stability of tenants' housing environment
 - Decreases likelihood tenant will fall into homelessness due to illegal pushout
- **Eviction Defense Services**
 - Reduces the current disparity of legal representation between landlords and tenants and ensuring access to a proper defense and fairer case outcomes.

- Decreases likelihood tenant will fall into homelessness due to their lack of knowledge of existing tenant protections and the challenges of navigating the complex judicial process.
- **Landlord-Tenant Mediation**
 - Decreases likelihood tenant will fall into homelessness by ensuring they are informed of and understand any material changes to their lease agreement and have the opportunity to discuss and negotiate the new terms with both the property owner and a knowledgeable facilitator.
- **Rental Housing Habitability/Code Enforcement Inspection Programs**
 - Safeguards the quality of rental housing and ensures minimum standards for human habitation are met in adherence with building safety and health codes.
 - Supports positive health outcomes for tenants by ensuring a safe and healthy living environment for occupants. Benefits include school and work attendance rates, decreases in doctor visits, and increases in supportive parenting capacity.
 - Increases housing stability for tenants.
 - Incentivizes landlords to invest in the upkeep of their rental properties.

Ordinance Examples

Below are examples of ordinances passed by jurisdictions in Los Angeles County that may be useful in the development of your own municipal policies.

Title	<u>County of Los Angeles Rent Stabilization & Tenant Protections Ordinance (RSTPO)</u>
Objective:	Limits rent increase for certain types of rental units. Under the ordinance, rent increases are capped at a certain percentage each year, with some exceptions for capital improvement and other costs.
Key Elements:	<ul style="list-style-type: none"> ● Limits RSTPO annual rent increases to the annual percentage change equal to the change in the CPI, with a maximum of 8% . <ul style="list-style-type: none"> ○ Luxury units may increase rent by an additional 2%, not to exceed 10%. ● Exemptions: Units with a certificate of occupancy, or equivalent, issued after February 1, 1995, condos, single-family homes, public housing, or units subsidized by project-based housing choice vouchers (no hotels, hospitals, care facilities, or school dormitories). ● Provides due process and appeals to both landlords and tenants to express their opinions on the allowable rent limit. <p>Relates to Just-Cause Eviction, Relocation Assistance, and Anti-Harassment Ordinances, Tenant Buyout Agreements (Cash for Keys), Pass Throughs, Annual Registration and Reporting, and Enforcement.</p>

Title:	<u>City of Los Angeles Just Cause for Eviction Ordinance</u>
Objective:	To prevent the arbitrary displacement of renters residing on properties not otherwise subject to the provisions of the LARSO and increase the housing stability of renters given the existing housing shortage and high cost of living in the area.
Key Elements:	<ul style="list-style-type: none"> ● Protects tenants from being evicted without a valid reason. Requires landlord to have a one or more of the following “just-cause” reasons for evicting a tenant (Source: RSO): <ul style="list-style-type: none"> ○ Non-payment of rent (expanded/relieved during the COVID-19 pandemic). ○ Breach of material lease term. ○ Causing or permitting a nuisance. ○ Use of the residence for an unlawful purpose. ○ Tenant's failure to sign a new written, one-year lease with similar terms to an expiring written one-year lease, after the owner provides 90 days' notice. ○ Tenant's failure to vacate a rental unit as required by an approved relocation application when the property owner has complied with requirements as necessary. ● Requires property owners to provide relocation assistance for tenants who receive non-fault evictions. ● Prohibits tenants from being evicted if they have fallen behind in rent unless they owe an amount higher than the Fair Market Rent for their unit.

Title:	<u>City of Los Angeles Relocation Assistance for Economic Displacement Ordinance</u>
Objective:	Protect tenants from displacement due to excessive rent increases by requiring property owners to provide relocation assistance should the tenant be unable to pay the new rent and elects to move out of unit.
Key Elements:	<ul style="list-style-type: none"> ● Requires property owners to provide economic displacement relocation assistance for renters that receive a rent increase of more than 10% within 12-months, can no longer afford the rental unit, and opt to move out instead. ● Relocation amount calculations based on CPI, current fair market rent amounts, and relocation costs.

Title:	<u>City of Los Angeles Tenant Anti-Harassment Protection Ordinance</u>
Objective:	Protects tenants from harassment by landlords or property managers; provides penalties for landlords who engage in harassment or retaliation against tenants who exercise their rights under the law.
Key Elements:	<p>Tenant Harassment shall be defined as a landlord's knowing and willful course of conduct directed at a specific tenant or tenants that cause detriment and harm, and that serves no lawful purpose (pgs. 3-4 includes a list of actions).</p> <ul style="list-style-type: none"> ● Civil Penalties / Tenants' Private Rights of Action <ul style="list-style-type: none"> ○ Tenants facing harassment from landlords can partake in civil proceedings. ○ up to \$10,000 per violation depending upon the severity of the violation, tenant relocation, and other appropriate relief, as adjudged by the court. ○ Additional civil penalties up to \$5k if 65+ years old ○ Landlord Notice: A civil proceeding may be commenced only after the tenant provides written notice to the landlord of the alleged violation, and the landlord fails to remedy the repair or maintenance issue within a reasonable period of time.

Advancing on Implementation

Below is a set of strategies, derived from the Liberty Hill Foundation's report titled ["Priced Out, Pushed Out, Locked Out: How Permanent Tenant Protections Can Help Communities Prevent Homelessness and Displacement in LA County"](#), that you can deploy to advance tenant protections for your municipality.

- Adopt permanent tenant protection ordinances throughout LA County
 - Rent stabilization, rent control, just-cause eviction ordinances.
- Finance the administration of these tenant protection policies with a fee paid by landlords. Consider partially subsidizing these costs with expenditures from your city's general fund.
- Explore all possible options for protecting tenants in single-family homes and other units ineligible for rent stabilization, including an economic displacement assistance policy, which would allow tenants to request relocation assistance instead of accepting a significant rent increase.
- Create "Know Your Rights" materials in the languages commonly spoken by tenants and require landlords to provide these materials at lease-up, when issuing a rent increase, and if issuing a notice of eviction. See *Laws for your Area* for example materials [here](#).
- Regulate and track tenant buyout agreements to ensure tenants are aware of their rights prior to leaving their rental unit and can negotiate fairly with their landlord.

- Enact complementary tenant protection policies that will strengthen the rent stabilization and just cause eviction ordinances.
 - Fund a robust, proactive code enforcement program to address habitability issues.
 - Fund assistance programs for low-income landlords to make necessary repairs.
 - Guarantee a funded right to counsel for tenants, including pre-eviction services and rental assistance to tenants at risk of eviction.
 - Support tenant and landlord outreach and education programs.
 - Regulate condominium conversions and demolitions to close loopholes that allow the removal of rental housing from the market.
- Support state bills that promote tenant protections across the state, including the right to counsel, anti-rent gouging, Costa Hawkins and Ellis Act reform, just cause eviction protections, and the right to organize tenant associations without fear of retaliation.

Best Practices on Community Engagement

Community engagement plays a crucial role in ensuring that the needs and concerns of tenants are adequately addressed. Here are some suggested best practices for community engagement:

- **Outreach and Education:** Conduct extensive outreach efforts to raise awareness about tenant rights and the proposed tenant protections. This can include community meetings, workshops, informational materials, and leveraging local media channels. Provide clear and accessible information to empower tenants and community members to participate in the process.
- **Collaborate with Tenant Organizations:** Partner with tenant organizations and advocacy groups that have expertise in tenant rights. These organizations can help mobilize and educate the community, provide valuable insights, and amplify the voices of tenants. Work closely with them to develop effective strategies for engagement.
- **Public Input Sessions:** Organize public input sessions where tenants and community members can express their concerns, share personal experiences, and provide input on proposed tenant protections. These sessions can be in the form of town hall meetings, public hearings, or focus groups. Ensure that these sessions are inclusive, respectful, and accessible to all members of the community.
- **Conduct an Impact Analysis:** Assess potential impacts of such tenant protections on tenants, landlord, and broader community. Develop a cost-benefit assessment of each implemented policy.
- **Surveys and Online Platforms:** Use surveys and online platforms to gather feedback and opinions from a wider range of community members. Online surveys and platforms allow for broader participation, especially from those who may face barriers to attending in-person meetings. Ensure that these methods are user-friendly and accessible to all.
- **Translation and Interpretation Services:** Make provisions for translation and interpretation services to accommodate diverse language needs within the community. This ensures that language barriers do not exclude any individuals or communities from participating in the engagement process.

- **Inclusive Decision-Making:** Establish inclusive decision-making processes that actively involve community members, including tenants, in shaping the tenant protections. Consider creating advisory committees or task forces composed of diverse stakeholders, including tenant representatives, community leaders, and housing experts. This helps ensure that decisions reflect the needs and perspectives of the community.
- **Ongoing Communication:** Maintain ongoing communication with the community throughout the process. Provide updates on the progress, seek feedback, and address concerns raised by the community. Regularly engage through various channels such as social media, newsletters, and community forums.
- **Evaluation and Feedback:** Evaluate the effectiveness of community engagement efforts and seek feedback from participants. Use this feedback to refine and improve engagement strategies. Transparency and accountability are crucial to maintain trust and build a strong community partnership.

How to Accomplish More as a Small Municipality

When working with a small budget and limited resources in a small municipality, it's important to focus on strategic and targeted efforts to maximize your impact. Here are some ways to accomplish more with your resources:

- **Prioritize and Focus:** Identify the most critical tenant protection issues in your municipality and prioritize your efforts accordingly. By focusing on key areas of concern, you can allocate your limited resources more effectively.
- **Collaboration and Partnerships:** Forge partnerships with local organizations, nonprofits, and community groups that share a common interest in tenant protections. Collaborative efforts can leverage additional resources, expertise, and networks. Pooling resources and sharing responsibilities can help achieve more with limited budgets.
- **Grant Funding:** Research and apply for grants that specifically support tenant protection initiatives. Many government agencies, foundations, and organizations offer grants for community development, housing, and tenant rights. Look for funding opportunities that align with your goals and explore creative solutions to fund your initiatives. Examples include [federal rent relief funding](#) and [philanthropic support for tenant protections efforts](#).
- **Volunteer Engagement:** Tap into the power of volunteers from within the community. Recruit and train volunteers to assist with outreach, education, event coordination, and administrative tasks. Volunteers can significantly expand your capacity and help accomplish more without requiring a substantial financial investment.
- **Creative Use of Technology:** Utilize affordable or free online platforms and tools to enhance your outreach and engagement efforts. Social media platforms, email newsletters, and community forums can help disseminate information, gather feedback, and connect with community members. Virtual meetings and webinars can reduce costs associated with venue rentals and travel.
- **Leveraging Local Expertise:** Identify local professionals or experts who are willing to donate their time and knowledge to support your tenant protection efforts. This could

include lawyers, housing experts, or community leaders who have experience in advocating for tenants' rights. Their expertise can help strengthen your initiatives.

- **Publicity and Media Engagement:** Engage with local media outlets to amplify your message and raise awareness about tenant protections. Write op-eds or press releases, organize press conferences, and proactively reach out to journalists who cover housing or community issues. Generating media coverage can help mobilize community support and apply pressure to policymakers.
- **Grassroots Advocacy:** Encourage community members to get involved in advocating for tenant protections. Educate tenants about their rights and provide them with tools and resources to engage with decision-makers. Grassroots movements and collective action can have a significant impact even with limited resources.
- **Strategic Alliances:** Build alliances with other organizations or movements that align with your goals, such as affordable housing advocates, social justice groups, or anti-poverty initiatives. By joining forces, you can amplify your voice, share resources, and create a broader impact.

Utilizing Social Media to Promote Tenant Protections

In the era of digital connectivity—exacerbated by a global pandemic—social media has become a powerful tool for disseminating information to the public. During the COVID-19 pandemic, tenants received instant and regular updates on evolving tenant protections via DCBA's social media platforms. These updates helped tenants stay informed about new policies, rent relief programs, eviction moratorium guidelines, and other available resources. Post-pandemic, DCBA maintains an ongoing presence on various social media platforms to provide critical updates on pertinent current events. To ensure inclusion of tenants from diverse communities, infographics are often posted in multiple languages. By leveraging the power of social media, you can proactively promote accurate information, vital resources, and support for tenants in your community. Below are examples of tenant protection infographics regularly shared by DCBA on their Twitter and Instagram pages throughout the pandemic from 2020 to 2022.



Additional Resources

Example DCBA Collateral/Reference Materials

- [Report back](#): Stay Housed L.A. and Expansion of Eviction Defense Services
- [Report back](#): Lessons Learned from COVID-19 Emergency Tenant Protections
- [FAQ](#)

Nationwide Rent Ordinance Catalog

- www.rentordinances.com

Legal Aid Organizations for Tenants/Renters

- [Asian American Advancing Justice Southern California](#)
- [Bet Tzedek](#)
- [Housing Rights Center](#)
- [Neighborhood Legal Services of LA County](#)
- [Housing Equity & Advocacy Resource Team \(HEART LA\)](#)
- [StayHousedLA](#)

Property Owner Associations

- [Apartment Association of Greater Los Angeles](#)
- [California Apartment Association](#)

Policy Documents

- [Liberty Hill Foundation: How Permanent Tenant Protections Can Help Communities Prevent Homelessness and Resist Displacement in Los Angeles County](#)
- [The White House Blueprint for a Renters Bill of Rights](#)
- [NLIHC Long-Term National Policy Agenda: Ambitious Federal Solutions to Meet the Housing Needs of People with Low Incomes](#)
- [NLIHC HoUsed: Build Back Better Act/Legislation](#)

Los Angeles County Jurisdictions with Permanent Residential Tenant Protections and/or Mobilehome Tenant Protections

City	Residential Tenant Protections	Mobile Home Tenant Protections
Azusa		<u>X</u>
Baldwin Park	<u>X</u>	
Bell Gardens	<u>X</u>	
Beverly Hills	<u>X</u>	
Carson		<u>X</u>
Culver City	<u>X</u>	
El Monte		<u>X</u>
Gardena		<u>X</u>
Glendale	<u>X</u>	
Inglewood	<u>X</u>	
LaVerne		<u>X</u>
Lancaster		<u>X</u>
Los Angeles City	<u>X</u>	<u>X</u>
Malibu		<u>X</u>
Palmdale		<u>X</u>
Pasadena	<u>X</u>	
Pico Rivera		<u>X</u>
Pomona	<u>X</u>	<u>X</u>
Santa Clarita		<u>X</u>
Santa Monica	<u>X</u>	
West Covina		<u>X</u>
West Hollywood	<u>X</u>	



Contact Us

If you are interested in learning more about how you can adopt some of the best practices described in our toolkit, we are available to discuss strategy with you. Contact us on our main line or visit our website.

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LOS ANGELES COUNTY
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