

**CITY OF LOS ANGELES HOUSING DEPARTMENT
UNITED TO HOUSE LA CITIZEN OVERSIGHT COMMITTEE (COC)
REVISED AGENDA**

**Thursday, May 16, 2024 - 2:30 PM
Metropolitan Water District of Southern California
700 N. Alameda Street
Los Angeles, CA 90012**

Please note that this agenda includes a call-in option for public comment. Public comment will thus be taken both in-person at the Metropolitan Water District of Southern California and via Teleconference. Instructions for the public to listen to and offer remote public comment at the meeting appear on page 3 of this agenda.

COC COMMITTEE MEMBERS

Michelle Espinosa Coulter, Chair
Alan Greenlee, Vice-Chair
Charlie Cea
Debbie Chen
Steve Diaz
Jennifer Gaeta
Quaneshia Jeffery
Zerita Jones
Jacob Lipa
Elda Mendez-Lemus
Alma Morales
Laura Raymond
Leilani Reed
Antonio Sanchez
Deepika Sharma

COC COMMITTEE STAFF

Cecilia V. Estolano
Richard France
Samanatha Guerrero
Abigail Koshollek
Kevin Liu

LAHD STAFF

Ann Sewill, General Manager
Tricia Keane, Executive Officer
Greg Good, Director
Michael Custodio, City Attorney
Teddy Loo, Committee Clerk

1) CALL TO ORDER

2) ROLL CALL

3) PUBLIC COMMENT

4) COC CHAIR'S REPORT

- A) General Updates
- B) Permanent Program Guidelines Development Process Update

5) COC INTERIM INSPECTOR GENERAL REPORT - *please find supplemental material for this item attached*

- A) Use Of ULA Revenue Collected Above \$150 Million (Council File 23-1273) Update
- B) COC Budget Update
- C) COC Draft Bylaws
- D) COC Member Nominations
 - i) Seat # 7 - Renter Protection & Support Nominations
 - ii) Seat #15 - Youth
- E) COC Chair and Vice Chair Nominations
- F) COC Discussion

6) LAHD REPORT - *please find supplemental material for this item attached*

- A) Update on Implementation of Interim Homelessness Prevention Programs
- B) Revenue and Expenditures
- C) Update on FY 2024-25 ULA Expenditure Plan
- D) COC Discussion

7) ACTION: INTERIM GUIDELINES - *please find supplemental material for this item attached*

- A) Interim Guidelines for Income Support for At-Risk for Seniors and Persons w/ Disabilities
- B) COC Discussion
- C) COC Action to Approve Interim Guidelines

8) FUTURE AGENDA ITEMS

9) ADJOURNMENT

GENERAL INFORMATION

For information regarding the ULA Citizens Oversight Committee (COC) and its operations, please contact Matthew Serrano at (213) 808-8808. This contact may answer questions and provide materials and notice of matters scheduled before the ULA COC.

NOTIFICATIONS & MATERIALS

To receive meeting notices for the ULA COC, subscribe through the Early Notification System at www.lacity.org. Materials related to items on this Agenda will be posted to the Housing Department's website at <https://lacity.gov/government/subscribe-agendas/boards-commissions-committees>.

LIVE BROADCAST

The COC meeting will be broadcast live on the internet via the ULA COC YouTube Channel: www.youtube.com/@ULACOC, as well as on Zoom: <https://us02web.zoom.us/j/85809531152>. The call-in option and live audio of the meeting will also be available via telephone at: (669) 900-6833; Meeting ID: 858 0953 1152.

To Attend In-Person:

The meeting will be held in-person at the Metropolitan Water District of Southern California located at 700 N. Alameda Street, Los Angeles, CA 90012. The meeting will take place in the Boardroom starting at 2:30 p.m.

To Attend by Computer:

Click on the following link: <https://us02web.zoom.us/j/85809531152>. If Zoom is not already installed on your computer, click "Download & Run Zoom" on the launch page and press "Run" when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically. Select "Join Audio via Computer." The virtual conference room will open. If you receive a message reading, "Please wait for the host to start this meeting," simply remain in the room until the meeting begins.

To Attend or Listen by Phone:

Call (669) 900-6833 to access the meeting by phone. Enter the Meeting ID: 858 0953 1152, followed by #. Indicate that you are a participant by pressing # to continue. You will hear audio of the meeting in progress. Remain on the line if the meeting has not yet started.



PUBLIC COMMENT

The public may comment on any agenda item and any non-agenda item that is within the jurisdiction of the ULA COC during public comment. Speaking time shall not exceed two (2) minutes for any one speaker. Members of the public interested in addressing the ULA COC regarding matters on the printed agenda in-person must complete a "Speaker Card" form and submit it to a Department staff person. Please note that this agenda includes a teleconference and a call-in option for public comment.

To Provide Public Comments In-Person:

Members of the public interested in addressing the ULA COC regarding matters on the printed agenda must complete a "Speaker Card" form and submit it to a Department staff person.

To Provide Public Comments by Computer:

If participating in real time via Zoom by computer, use the "Raise Hand"  function on your computer to add yourself to the queue and wait for the Department staff person to announce your name. Once the staff gives you permission, use the Unmute  function to speak.

To Provide Public Comments by Phone:

If participating in real time by phone, press *9 to add yourself to the queue and wait for the staff to announce the last 4 digits of your phone number. Once the staff gives you permission, press *6 to unmute your mic to speak.

NOTICE TO PAID REPRESENTATIVES

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

SERVICES/REASONABLE ACCOMMODATIONS

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure access to its programs, services and activities. Sign language interpreters, assisted listening devices, language translators or other auxiliary aids and/or services may be provided upon request. To ensure availability, requests need to be called in to LAHD at least five working days before the meeting. Please contact LAHD at (213) 808-8808, or email at lahd.ula.coc@lacity.org. Due to technological changes, if TTY is needed to contact us, please use Telecommunication Relay Services (TRS) such as Text-to-Voice TTY-based TRS, Speech-to-Speech Relay Service, Shared Non-English Language Relay Services, Captioned Telephone Service; IP Captioned Telephone Service, Internet Protocol Relay Service, or Video Relay Service or dial 711. Mail all COC correspondence to: ULA COC, 1200 W. 7th St, Suite 100, Los Angeles, CA 90017.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting Matthew Serrano at lahd.ula.coc@lacity.org.

Language translation may be provided upon request. To ensure availability, requests need to be submitted to LAHD **at least five working days** before the meeting by telephoning **(213) 808-8808** or e-mailing: lahd.ula.coc@lacity.org.

La traducción del lenguaje puede ser proporcionado bajo solicitud. Para asegurar la disponibilidad, la solicitud puede ser sometida al LAHD sección de audiencias **por lo menos tres días laborales antes** de día de la sesión llamando al **(213) 808-8808** o correo electrónico: lahd.ula.coc@lacity.org.

Meetings are recorded.

Item 5:

COC Interim Inspector General Report

May 16, 2024

Item 5A:

Use Of ULA Revenue Collected Above \$150
Million (Council File 23-1273) Update

Recap of March 14, 2024 COC Motion

The ULA-COC recommends to the City Council that any funds collected in excess of \$150 million be expended on ULA programs and that the funding for ULA programs be rebalanced in accordance with the allocations enumerated in the Measure, for the purposes of enabling the voters to see how the programs work together as intended.

Item 5B:

Draft COC Budget

DRAFT
United to House LA
Citizen Oversight Committee Annual Budget
 Fiscal Year 2024-25

	Projected	Proposed
	FY 2023-24	FY 2024-25
REVENUES		
Measure ULA - COC	\$360,000	\$229,467 ¹
EXPENDITURES		
Staffing		
Interim Inspector General	\$130,000	\$120,000
Permanent Inspector General	\$0	\$120,000
Website and Communications		
Website Start-up Costs	\$62	\$0
Annual Website Costs	\$178	\$178
Annual Website Translation	\$170	\$170
Annual Website Domain	\$36	\$60
Zoom Webinar	\$87	\$262
Annual External Audit	\$0	\$10,000 ²
Annual Town Hall		
Meeting Logistics	\$0	\$3,000 ³
Subtotal Expenditures	\$130,533	\$133,670
BALANCE AS OF JUNE 30	\$229,467	-\$24,203

Notes

1. Pending additional projected revenue in LAHD's proposed ULA FY 24/25 Expenditure Plan.
1. SEC. 22.618.6. (c) (3) authorizes the COC to oversee an annual external audit of House LA Fund receipts and expenditures.
1. SEC. 22.618.6. (c) (8) authorizes the COC to hold an annual town hall to report on the progress and shortcomings of the House LA Fund-Programs and hear from the public.

Item 5C:
Draft COC Bylaws

Proposed COC Bylaws Outline

1. Election Of Officers
2. Duties, Purpose, and Functions
3. Number of Meetings
4. Quorum, Majority and Attendance
5. Agenda And Order of Business
6. Ad Hoc Meetings and Emergency Meetings
7. Public Comment
8. Rules
9. Committees
10. Minutes

United to House LA Interim Program Guidelines - FY 23/24
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities
\$11,000,000
May 13, 2024

Program Summary

As part of the comprehensive approach to end and prevent homelessness in the City of Los Angeles, the United to House Los Angeles (ULA) Interim Income Support Program will provide cash assistance to eligible households that include seniors and/or people with disabilities who are at-risk of being displaced from their homes. Research has proven that homelessness is often one health or income shock away, particularly when balancing the high costs of health care, food, transportation, utilities, housing, and other necessities. In the process of administering the ULA Short-Term Rental Assistance Program, LAHD identified households with members who are seniors and/or people with disabilities, whose need for assistance exceeded the program's ability to adequately address those needs. To stabilize our most vulnerable Angelenos, the ULA Interim Income Support Program aims to alleviate financial stress by providing direct one-time cash payments to eligible households with seniors and/or people with disabilities to help meet their basic needs.

Eligible Activities

The ULA Interim Income Support Program for FY 23/24 will fund one-time cash assistance payments directly to eligible households with seniors and/or people with disabilities. Payments will be made directly to tenants. As an income support program, program participants will determine how best to use the cash assistance to address their most pressing needs.

Eligible Participants, Borrowers or Grantees

The target population for this program are seniors and people with disabilities whose financial needs put them at-risk of displacement.

The following are the basic eligibility requirements:

1. One or more individuals within the household must be a Senior **and/or** a Person with Disability
 - a. Senior - person who is at least 65 years of age or older at the time of application.
 - b. Person with Disability - a person who has a physical or mental impairment that substantially limits one or more major life activities, such as hearing, seeing, speaking, walking, breathing, performing manual tasks, caring for oneself, learning, or working.
2. 2023 Income must be below 50% of area median income.
3. Applied for, but did not receive ULA Short-Term Rental Assistance Program payments because their overall assistance needs exceeded the program's ability to address those needs, or because available funding was exhausted.
4. Applicants' monthly rent cannot exceed \$4,000 per month.
5. Household currently living in the City of Los Angeles.

Funding Priorities

The ULA Interim Income Support Program will prioritize eligible households who submitted applications for the ULA short-term rental assistance but whose financial assistance needs exceeded the program's ability to adequately address those needs.

The ULA Interim Income Support Program was originally allocated a budget of \$23 million. The ULA Citizen Oversight Committee, City Council and Mayor subsequently approved reallocating \$12 million of that original amount to the ULA Short-Term Rental Assistance Program - leaving \$11 million for the Income Support program. The ULA Short-Term Rental Assistance Program was focused on emergency rental arrears of up to six months, paid directly to landlords.

In the process of administering the short-term rental assistance program, LAHD identified many seniors and persons with disabilities whose financial assistance needs far exceeded the program's ability to adequately address those needs or for whom landlords were unresponsive to outreach. For example, about 2,000 households with seniors and/or persons with disabilities had rental arrears that exceeded six months. For these households, their average rental arrears were \$26,843. In addition to rent, these households may have other pressing financial obligations, including future medical costs and past medical debt, utilities, transportation, food, and other essentials. The one-time cash payment will provide meaningful income assistance in order to help participants address their financial obligations and, by extension, stabilize precarious housing.

Program Funding - Caps and Limits

Eligible participants will be provided with a one-time cash payment of \$20,000, with which they can determine how best to meet their financial obligations, and potentially avoid displacement from their home - consistent with ULA's intent for this expenditure category.

Number of Units or Participants Served

Up to an estimated 500 households with members who are seniors or people with disabilities will be provided one-time cash assistance payments.



United to House LA COC Meeting

05/16/2024
2:30 P.M.





LAHD Update

Measure ULA Citizen Oversight Committee
May 16, 2024





Eviction Defense Program

Eviction Defense Program

EDP Legal Services through Stay Housed LA:

July 1, 2023 - February 29th, 2024:

- 701 City of LA households received full scope representation (88/month avg.)
- 2,357 City of LA households received limited scope eviction services (295/month avg.)

EDP Outreach through Stay Housed LA:

July 2023 - February 2024: 109,687 tenants reached via direct outreach (13,710/month avg.)

July 2023 - February 2024: 130 workshops hosted (16/month avg.)

July 2023 - February 2024: 5,188 Angelenos provided tenant navigation services (almost 650/month avg.)

EDP Rental Assistance through Stay Housed LA:

July 2023 - February 2024:

- 254 applications approved - totaling \$3,174,742 paid out in UD Rental Assistance
- Average assistance - \$12,499, covering an average of 10.6 months rent





Tenant Outreach/Education

Emergency Renters Assistance Program: Tenant Outreach Campaign

TARGET AUDIENCES

1. Audiences in high eviction-risk zip codes as identified through Stay Housed LA & eviction filings
2. Limited-English Speakers, including Spanish, Korean, Simplified Chinese, Japanese, and low-income renters
3. Focused outreach on areas with a high number of eviction filings



OUTLETS

Paid Media	Earned Media
17 Community Newspapers 284 Out-of-Home Digital Screens <i>(Grocery Stores, Gas Stations)</i> 641 Radio Digital - Display <i>(Nextdoor, The Eastsider LA)</i> Digital - Paid Social Digital - E-blasts <i>(Our Weekly, Los Angeles Sentinel)</i>	14 LAHD Interviews 18 TV Placements 2 Print Placements 6 Radio Placements 25 Online Placements



Emergency Renters Assistance Program: Tenant Outreach Campaign

ENGLISH

NOW ACCEPTING APPLICATIONS

City of Los Angeles
Emergency Renters Assistance Program

CLOSES
October 2, 2023 6:00 pm

APPLY TODAY!

Up to six months of rental arrears to low-income residential renters.

APPLY 24/7 @ HOUSING.LACITY.ORG
MONDAY-FRIDAY (8AM-6PM) ☎ 888.379.3150

SPANISH

ESTAMOS ACEPTANDO APLICACIONES

Ciudad de Los Angeles
Programa de Emergencia para Asistencia del Alquiler

TERMINA EL
6:00 pm 2 de Octubre del 2023

¡APLIQUE HOY!

El programa ofrece hasta seis meses de alquiler adeudado a los inquilinos residenciales.

APLIQUE 24/7 @ HOUSING.LACITY.ORG
LUNES-VERNES DE (8AM-6PM) ☎ 888.379.3150

CHINESE

现在接受申请

洛杉矶市
紧急租户援助计划

截止
2023年10月2日 下午6:00

今天就申请!

向低收入租户家庭提供最多六个月的拖欠房租援助。

申请 全周每日无休 @ HOUSING.LACITY.ORG
周一至周五 (上午8:00 - 下午6:00) ☎ 888.379.3150

KOREAN

현재 신청서 접수 중

로스앤젤레스시
긴급 세입자 지원 프로그램

마감
2023년 10월 2일 오후 6시

지금 신청하세요!

저소득층 주거용 세입자에게 최대 6개월 렌트 체납금

마감까지 연중무휴 @ HOUSING.LACITY.ORG
월요일 - 금요일 (오전 8시 - 오후 6시) ☎ 888.379.3150

JAPANESE

申請受付中

ロサンゼルス市
緊急賃貸救済プログラム

受付終了
2023年10月2日 午後6時

本日申請して下さい!

最長6か月間家賃を滞納している低所得居住者

随7日24時間受付 @ HOUSING.LACITY.ORG
☎ 888.379.3150 月曜日 - 金曜日(午前8時 - 午後6時)

TOTAL CAMPAIGN IMPRESSIONS

206,013,307

PAID MEDIA CAMPAIGN IMPRESSIONS	60,892,332
SOCIAL MEDIA CLICK THROUGH RATE	1.19%
IN-MARKET UNITS	952 radio spots & print insertions
TOTAL PRESS RELEASE & INTERVIEW COVERAGE	52 media hits & 145,120,975 impressions



2024 Eviction Protections: Tenant Outreach Campaign Assets

CITY OF L.A. TENANT EVICTION PROTECTIONS INFORMATION



TENANT EVICTION FACTS

YOU CAN'T BE EVICTED WITHOUT A LEGAL REASON OR CAUSE.

TAKE IMMEDIATE ACTION IF YOU RECEIVE AN EVICTION NOTICE FROM THE COURT.

YOU HAVE 5 DAYS TO RESPOND TO AN EVICTION NOTICE (court document or Unlawful Detainer).

DO NOT SELF-EVICT!

YOU CAN'T BE EVICTED FOR NON-PAYMENT OF RENT UNLESS:

You owe more than the fair market rent for your size unit.

AT-FAULT AND NO-FAULT EVICTIONS

BEFORE AN EVICTION NOTICE IS FILED IN COURT, A TENANT MUST RECEIVE A WRITTEN NOTICE FIRST:

FOR ALL AT-FAULT EVICTIONS:
Landlords must file notice with LAHD within 3 business days and state legal reason for eviction.

TENANTS MAY USE FAILURE OF LANDLORDS TO FILE NOTICE WITH THE HOUSING DEPARTMENT AS AN AFFIRMATIVE DEFENSE IN AN EVICTION ACTION IN COURT.

FOR ALL NO-FAULT EVICTIONS:
Landlords must file a Landlord Declaration Application with LAHD, submit required fees and pay tenant relocation assistance.

**BE INFORMED.
BE PROTECTED.
BE AT HOME.**

[HOUSING.LACITY.ORG](https://housing.lacity.org)



CITY OF L.A. TENANT EVICTION RESOURCES



TENANT EVICTION RESOURCES

RESOURCES ARE
AVAILABLE



housing.lacity.org

FOR QUESTIONS, REACH OUT TO:

lahd.service-now.com/ask-housing

Call the LAHD hotline at (866) 557-7368

IF AN UNLAWFUL DETAINER
(document from the court) HAS BEEN FILED:

Visit stayhousedla.org

Call Stay Housed LA at (888) 694-0040

DO NOT DELAY!

**BE INFORMED.
BE PROTECTED.
BE AT HOME.**

[HOUSING.LACITY.ORG](https://housing.lacity.org)



Tenant Outreach/Education: In Market Now

**CITY OF L.A.
TENANTS**

**CHECK YOUR EMERGENCY
RENTERS ASSISTANCE
PROGRAM STATUS!**

 **LAHD** 
LOS ANGELES HOUSING DEPARTMENT



KNOW THE LAW

- **Eviction Moratorium for Landlords:** Landlords can't evict tenants for non-payment of rent if a pending application is approved by May 31, 2024.
- **Legal Implications:** Refusal to accept rental assistance can be used as a defense by tenants in eviction cases.
- **Anti-Discrimination:** Discriminating against tenants based on their source of income is illegal under City law, including refusing rental assistance.

The next outreach campaign focuses on educating tenants regarding:

- a) Ordinance providing eviction protection for approved ERAP applicants through May 31st
- b) Ordinance protecting tenants from income discrimination - including rental assistance fund
- c) Protecting against financial scams



The background features a large, faint, circular seal of the City of Los Angeles. The seal contains the text "CITY OF LOS ANGELES" at the top and "FOUNDED 1781" at the bottom. In the center, there is a shield with various symbols, including a grizzly bear and a grizzly bear's head.

Protection from Tenant Harassment Updates

Interim Guideline Implementation

- Tenant Anti-Harassment Ordinance Enforcement Platform
 - Contract amendment executed to add services for the contractor to develop and implement a ServiceNow (SNOW) TAHO case management system.
 - The TAHO case investigation platform implementation is expected in the Fall of 2024.
- Staffing for TAHO Enforcement (15 positions)
 - Positions have been allocated by Civil Service Commission, but are on hold - subject to Prioritized Critical Hiring process established in light of City budget deficit
- RFP for contracted civil legal services - SOW under development
- CBO outreach
 - Underway through existing services subcontract with LAFLA



Tenant Anti-Harassment Ordinance (TAHO) Enforcement

- LAHD's TAHO Task Force investigates substantiated cases of harassment referred by the LAHD Investigation and Enforcement Unit
- LAHD referred 25 harassment cases to the Office of the City Attorney for review and potential prosecution
- LAHD issues Notice of Citation to landlord, City Attorney sends official citation
 - Landlord pays fine or appeals the matter




TAHO Citation Enforcement Process

- Citation lists the 16 categories of harassment violations
- Citations are issued by unit, so there can be multiple citations per building.
- Fines are per violation and vary based on prior citations:
 - \$250 (First TAHO citation)
 - \$500 (Second TAHO citation)
 - \$1,000 (Third and subsequent TAHO citations)
- Appeal Process - Three Levels
 - #1 Initial Review (conducted by City Attorney)
 - #2 Administrative Hearing (conducted by independent hearing officer)
 - #3 Writ of Mandamus (filing litigation in state court)




TAHO Citation Form




LAHD
LOS ANGELES HOUSING DEPARTMENT

Rent and Code Compliance Bureau
2910 Sunset Blvd., Ste. 300 Los Angeles, CA 90026
Tel: 866-557-7368
housing.lacity.org



Karen Bass, Mayor
Ann Lawell, General Manager



Karen Bass, Mayor
Ann Squill, General Manager

Tenant Anti-Harassment Ordinance #187109

NOTICE OF ADMINISTRATIVE CITATION

Citation #: _____ Issuance Date: _____ Issued by: _____

Property Owner: _____

Agent for Service/Service Address: _____

Service: Mail Address(es): _____

APN: _____ Location of Violation(s): _____

Tenant Name: _____

The fine for EACH violation cited below is:
 \$250 per violation (First Citation)
 \$500 per violation (Second Citations)
 \$1,000 per violation (Third and subsequent Citations)

LAMC Sec	Violation Description
<input type="checkbox"/> 45.33.1	Reducing service(s) required by a lease, contract, or law
<input type="checkbox"/> 45.33.2	Failing to perform and timely complete necessary repairs and maintenance
<input type="checkbox"/> 45.33.3	Abuse of the right of access into a rental unit
<input type="checkbox"/> 45.33.4	Threatening a tenant, by word or gesture, with physical harm
<input type="checkbox"/> 45.33.5	Attempting to coerce the tenant to vacate with offer(s) of payments
<input type="checkbox"/> 45.33.6	Misrepresenting facts to encourage a vacating of the unit
<input type="checkbox"/> 45.33.7	Threatening or serving an eviction notice based on false reasons
<input type="checkbox"/> 45.33.8	Intentionally disturbing a tenant's peace and quiet
<input type="checkbox"/> 45.33.9	Refusing to acknowledge or accept rent payments
<input type="checkbox"/> 45.33.10	Inquiring the immigration or citizenship status of a tenant
<input type="checkbox"/> 45.33.11	Threatening to disclose immigration/citizenship status information about a tenant
<input type="checkbox"/> 45.33.12	Threatening to disclose information to any government entity for engaging in legally protected activities or to influence them to vacate
<input type="checkbox"/> 45.33.13	Engaging in activity prohibited by federal, state, or local housing anti-discrimination laws
<input type="checkbox"/> 45.33.14	Retaliating, threatening, or interfering with tenant organizing activities
<input type="checkbox"/> 45.33.15	Interfering with a tenant's right to privacy
<input type="checkbox"/> 45.33.16	Other repeated acts or omissions to substantially interfere with peace and enjoyment

TOTAL PRELIMINARY VIOLATIONS FOR THIS UNIT: _____

TOTAL PRELIMINARY FINE: _____

ADMINISTRATIVE CITATION ENFORCEMENT (ACE) PROCESSING CENTER
 Telephone: (866) 969-6158 Website: www.CitationProcessingCenter.com



LAHD
LOS ANGELES HOUSING DEPARTMENT

Rent and Code Compliance Bureau
2910 Sunset Blvd., Ste. 300 Los Angeles, CA 90026
Tel: 866-557-7368
housing.lacity.org



Karen Bass, Mayor
Ann Squill, General Manager



Karen Bass, Mayor
Ann Squill, General Manager

Reason for Violation(s):

IMPORTANT INFORMATION

*"Total Fine" is a preliminary total for information purposes only.

The Administrative Citation Enforcement (ACE) Processing Center will mail you a "Notice of Administrative Violation and Fine Due" at the address noted above. The Notice will include the official amount of the administrative fines(s) and the instructions on how to pay the fine(s) or contest the citation. If you do not receive the "Notice of Administrative Violation and Fine Due" within 14 days of the issuance date of the citation, you must contact the ACE Processing Center regarding your citation.

Note: Simply paying fines may not resolve the violation if the underlying harassing behavior continues. Ongoing harassing behavior may result in further enforcement including citations and/or referral to the City Attorney.

WARNING

If you fail to pay the fine in contest the issuance of the Citation promptly, you will also be assessed a late fee. Failure to pay fines or fees timely may result in additional penalties, including the revocation of a lien and referral of the debt to a collection agency.

INSTRUCTIONS ON HOW TO CONTEST YOUR ADMINISTRATIVE CITATION: You have the right to contest the issuance of this Citation. Instructions on how to contest the issuance of this Citation will be included in the "Notice of Administrative Violation and Fine Due" that you will receive in the mail approximately 14 days from the issuance of this Citation.

REASONABLE ACCOMMODATIONS

The City of Los Angeles will provide reasonable accommodation(s) to ensure equal access to its programs, services, and facilities for people with disabilities. To make a request, please contact the ACE unit at ace@lacity.org or (213) 978-6907 or Geoffry Stranieri with the Department of Disability at geoffrey_stranieri@lacity.org or (213) 202-2766.



The background features a large, faint, circular seal of the City of Los Angeles. The seal contains a central shield with various symbols, including a grizzly bear, a grizzly bear, and a grizzly bear. The text "CITY OF LOS ANGELES" is written in an arc at the top, and "FOUNDED 1781" is written in an arc at the bottom. The seal is surrounded by a decorative border of small circles.

Revenue and Expenditures

ULA Revenue to Date

- April - \$3,622,552 on 13 transactions
- May - \$11,953,819 on 24 transactions
- June - \$22,491,953 on 34 transactions
- July - \$17,380,244 on 31 transactions
- August - \$26,569,699 on 42 transactions
- September - \$17,725,226.50 on 31 transactions
- October - \$29,263,659.75 on 45 transactions
- November - \$13,762,897.84 on 36 transactions
- December - \$29,717,007 on 49 transactions
- January - \$19,229,785 on 38 transactions
- February - \$22,995,617.58 on 41 transactions
- **March - \$33,401,126 on 45 transactions;**
- **TOTAL for FY 23/24: \$232,537,218**
- **TOTAL since April 1: \$248,113,590**



ULA Budget vs Actuals (as of 04/30-2024)

Expenditure Categories	ULA Allocation %	Updated ULA Expenditure FY 23/24	Actual Expenditures October 2023	Actual Expenditures November 2023	Actual Expenditures December 2023	Actual Expenditures January 2024	Actual Expenditures February 2024	Actual Expenditures March 2024	Actual Expenditures April 2024	Cumulative Expenditures (as of 04/30/24)	Balance
Affordable Housing Programs	70%	\$56,860,306									
Multifamily Affordable Housing	22.50%	\$56,860,306									\$56,860,306
Alternative Models for Permanent Affordable Housing	22.50%										
Acquisition & Rehabilitation of Affordable Housing	10%										
Homeownership Opportunities, Capacity Building & Operating Assistance	10%										
Program Stabilization Fund	5%										
Homelessness Prevention Programs	30%	\$81,139,694									
Short-term Emergency Assistance	5%	\$30,400,000		\$18,400,000					\$12,000,000	\$30,400,000	0
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities	10%	\$11,000,000									\$11,000,000
Eviction Defense/Prevention	10%	\$23,000,000									\$23,000,000
Tenant Outreach & Education	2%	\$5,520,000	\$449,136.95		\$255,103.69		\$116,707.07	\$299,459.37	\$399,720.26	\$1,520,127.34	\$3,999,873
Protections from Tenant Harassment	3%	\$11,219,694						\$393,020.85	\$66,512.35	\$459,533	\$10,760,161
ADMINISTRATION	8%	\$12,000,000									
LAHD Admin		\$2,535,160			\$52,006.48	\$146,227.78	\$213,987.76	\$171,778.38	\$196,443.11	\$780,443.51	\$1,754,716
Short-Term Emergency Assistance		\$5,880,000	\$367,625.00	\$41,728.00	\$154,568.00	\$280,765.12	\$493,576.99	\$1,645,867.12	\$500,000.00	\$3,484,130.23	\$2,395,870
Short-Term Emergency Assistance/CIFD		\$487,500		\$15,031.94	\$30,093.10	\$45,912.13	\$33,885.21	\$94,960.41	\$57,254.42	\$277,137.21	\$210,363
Eviction Defense/Prevention		\$737,340									\$737,340
Tenant Outreach and Education		\$300,000						\$5,436.00	\$242,144.00	\$247,580	\$52,420
Protections from Tenant Harassment		\$1,400,000							\$69,275.50	\$69,276	\$1,330,725
COC		\$360,000						\$49,032.26	\$20,000.00	\$69,032	\$290,968
Capacity building contract - Alternative Models/Acquisition & Rehab project		\$300,000									\$300,000
TOTAL		\$150,000,000	\$816,761.95	\$18,456,759.94	\$491,771.27	\$472,905.03	\$858,157.03	\$2,659,554.39	\$13,551,349.64	\$37,307,259.25	\$112,692,741

ULA Budget vs Actuals (as of 04/30-2024): Affordable Housing

Expenditure Categories	ULA Allocation %	Updated ULA Expenditure FY 23/24	Actual Expenditures October 2023	Actual Expenditures November 2023	Actual Expenditures December 2023	Actual Expenditures January 2024	Actual Expenditures February 2024	Actual Expenditures March 2024	Actual Expenditures April 2024	Cumulative Expenditures (as of 04/30/24)	Balance
Affordable Housing Programs	70%	\$56,860,306									
Multifamily Affordable Housing	22.50%	\$56,860,306									\$56,860,306
Alternative Models for Permanent Affordable Housing	22.50%										
Acquisition & Rehabilitation of Affordable Housing	10%										
Homeownership Opportunities, Capacity Building & Operating Assistance	10%										
Program Stabilization Fund	5%										
TOTAL		\$56,860,306									\$56,860,306



ULA Budget Vs Actuals (as of 04/30/2024): Homelessness Prevention											
Expenditure Categories	ULA Allocation %	Updated ULA Expenditure FY 23/24	Actual Expenditures October 2023	Actual Expenditures November 2023	Actual Expenditures December 2023	Actual Expenditures January 2024	Actual Expenditures February 2024	Actual Expenditures March 2024	Actual Expenditures April 2024	Cumulative Expenditures (as of 04/30/24)	Balance
Homelessness Prevention Programs	30%	\$81,139,694									
Short-term Emergency Assistance	5%	\$30,400,000		\$18,400,000					\$12,000,000.00	\$30,400,000	\$0
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities	10%	\$11,000,000									\$11,000,000
Eviction Defense/Prevention	10%	\$23,000,000									\$23,000,000
Tenant Outreach & Education	2%	\$5,520,000	\$449,136.95		\$255,103.69		\$116,707.07	\$299,459.37	\$399,720.26	\$1,520,127.34	\$3,999,873
Protections from Tenant Harassment	3%	\$11,219,694						\$393,020.85	\$66,512.35	\$459,533	\$10,760,161
TOTAL		\$81,139,694	\$449,136.95	\$18,400,000	\$255,103.69		\$116,707.07	\$692,480.22	\$12,466,232.61	\$32,379,661	\$48,760,033



ULA Budget vs Actuals (as of 04/30-2024): Administration

Expenditure Categories	ULA Allocation %	Updated ULA Expenditure FY 23/24	Actual Expenditures October 2023	Actual Expenditures November 2023	Actual Expenditures December 2023	Actual Expenditures January 2024	Actual Expenditures February 2024	Actual Expenditures March 2024	Actual Expenditures April 2024	Cumulative Expenditures (as of 04/30/24)	Balance
ADMINISTRATION	8%	\$12,000,000									
LAHD Admin		\$2,535,160			\$52,006.48	\$146,227.78	\$213,987.76	\$171,778.38	\$196,443.11	\$780,443.51	\$1,754,716
Short-Term Emergency Assistance		\$5,880.00	\$367,625.00	\$41,728.00	\$154,568.00	\$280,765.12	\$493,576.99	\$1,645,867.12	\$500,000.00	\$3,484,130.23	\$2,395,870
Short-Term Emergency Assistance/CIFD		\$487,500		\$15,031.94	\$30,093.10	\$45,912.13	\$33,885.21	\$94,960.41	\$57,254.42	\$277,137.21	\$210,363
Eviction Defense/Prevention		\$737,340									\$737,340
Tenant Outreach and Education		\$300,000						\$5,436.00	\$242,144.00	\$247,580.00	\$52,420
Protections from Tenant Harassment		\$1,400,000							\$69,275.50	\$69,276.00	\$1,330,725
COC		\$360,000						\$49,032.26	\$20,000.00	\$69,032.00	\$290,968
Capacity building contract - Alternative Models/Acquisition & Rehab project		\$300,000									\$300,000
TOTAL		\$12,000,000	\$367,625.00	\$56,759.94	\$236,667.58	\$472,905.03	\$741,449.96	\$1,967,074.17	\$1,085,117.03	\$4,927,598.71	\$7,072,401



The background of the slide features a large, faint, circular seal of the City of Los Angeles. The seal contains the text "CITY OF LOS ANGELES" at the top and "FOUNDED 1781" at the bottom. In the center of the seal is a shield with a grizzly bear, a grizzly bear, and a grizzly bear. The seal is surrounded by a decorative border of small circles.

Income Support

for Rent-Burdened At-Risk Seniors & Persons with Disabilities

Interim Guidelines Update

Program Summary

- Budget: \$11,000,000
- The Income Support program will provide one-time cash assistance payments to eligible households with seniors and/or people with disabilities
- Background: during the process of administering the ULA short-term emergency rental assistance program, LAHD identified households with seniors and/or people with disabilities whose need for assistance exceeded the program's ability to adequately address those needs



Households to Serve

- Up to an estimated 500 households will be provided one-time cash assistance payments
- Support of \$20,000 per household
- Payments will be made directly to tenants
- No new application portal; will serve tenants who already applied.



Eligibility Requirements

- Household with member who is either a Senior (at least 65 years of age or older) or a Person with Disability (physical or mental impairment that substantially limits one or more major life activities)
- Applied for the ULARental assistance program, but needs exceeded program's ability to adequately address, or available funding was exhausted
- Income is no more than 50% AMI
- Rent is no more than \$4,000/month
- Currently living in the City of Los Angeles

