



AGENDA ITEM NO.30

CITY OF HAWTHORNE CITY COUNCIL AGENDA BILL

For the meeting of *January 11, 2022*
Originating Department: Housing Department

City Manager: *Vontray Norris*
Vontray Norris

Director of Housing: *[Signature]*
Kimberly Mack

SUBJECT:

City of Hawthorne Landlord Resources

RECOMMENDED MOTION:

The staff advises the City Council receive and file.

DISCUSSION:

The Housing Department would like to make known resources that is provided to landlords of the City of Hawthorne. Since the Eviction Moratorium started and is now ending landlords have wanted staff to assist with non-compliant tenants. A lease is a legal and binding document that is between the tenant and the landlord. It is fully the landlord's responsibility to enforce all parts of that executed document. The City has no authority to act on behalf of a landlord or a tenant. While each case is circumstantial, staff mainly directs all who inquire to seek assistance from a personal attorney, a free legal aid source, the Housing Rights Center, Assembly Bill 1482 - the tenant protection bill and often introduces them to state rental laws through an online booklet known as California Tenants.

Many landlords/owners have personal attorneys on retainer and may not always know when they should be consulted. Personal attorneys can be very expensive and sometimes landlords choose not consult them to save on cost. If owners decide that it's just legal advice they seek, staff may direct them to a legal aid or self-help source to obtain the knowledge needed to make a decision on a matter. The City does not provide legal advice.

Legal aid sources provide information, mediation and may take on a case through to final judgement. Based on the number if eviction cases filed due to the pandemic to date, most of these company's focus on mediation and help landlords draft binding agreements with tenants to avoid long court delays in resolving pressing matters. Landlords may also choose to take on an eviction process themselves. A basic step by step guide found at

<https://selfhelp.courts.ca.gov/eviction> is also located on the Housing Departments website though staff will always recommend that a landlord speak with an expert before any action is taken.

Fair Housing assistance must be provided by any city that accepts federal monies. Through the CDBG program the city is able to provide this service to landlords and tenants. Fair Housing also known as the Housing Rights Center provides information, mediation, and education of tenant and landlord rights. They stay current with the newest laws in order to provide the most accurate services.

One of the Housing Rights Centers most popular forums is their live Facebook workshops. Offered on Monday's, Q&As are at 1:00pm on Facebook Live. Also, COVID-19 updates are provided on Thursdays at 6pm in Spanish and Fridays at 2pm in English. These are also streamed on Facebook Live, but it is recommended the interested parties register via Zoom for extended Q&A time with the presenter at <https://www.housingrightscenter.org/fair-housing-education>.

Assembly Bill 1482 became effective January 1, 2020. It was written to provide tenants with protections against rent increases and evictions. Staff often directs landlords to this bill to help introduce them to and provide compliance information. Landlords can find detailed information at https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1482.

Lastly, the California Tenant is a guide to residential tenants' and landlords' rights and responsibilities. The Department of Real Estate Communication and Publications produces the booklet annually. It is an interpretation of state rules and is for information purposes only. This is the link for the most current version of the document and is a very valuable tool, <https://landlordtenant.dre.ca.gov/pdf/resources/CaliforniaTenantRenterGuide.pdf>.

The Housing Department hopes this information will help address the concerns of Hawthorne rental residents and landlords and that these tools will be used to equip the reader with information to help resolve issue and create better relationships between the City, landlords and tenants.

FISCAL IMPACT:

None

NOTICING PROCEDURES:

72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENT(S):

None