

SHORT-TERM EMERGENCY ASSISTANCE ONE PAGER

What is Measure ULA's Short-Term Emergency Assistance?

Below is the Measure ULA initiative definition of Short-Term Emergency Assistance:

"Five percent of the House LA Fund-Programs shall be annually allocated to provide short-term emergency funding to tenant households at risk of becoming homeless. Funds will stabilize low-income tenants at risk of losing their housing due to one-time economic shocks and may cover the entirety of rent payments for a short-term period of up to 6 months. Priority eligibility shall be established for lower income households."

Who Will be Impacted by Short-Term Emergency Assistance?

Tenants that are eligible for Short-Term Emergency Assistance will be able to access this emergency assistance. The following are proposed guidelines for Short Term Emergency Assistance:

1. Renter of residential rental property living within Los Angeles city limits;
2. Household income must be below 80% AMI*; and
3. Description of one-time economic hardship or shock.

In addition to the initial tenant eligibility criteria, LA City RAP requires the following:

- Employees of contracting provider(s) and their direct family members are ineligible for rental assistance

What Are the Issues to be Determined With Short-Term Assistance?

- Prioritize low-income applicants and households living in rent-stabilized units along with vulnerable tenants or communities that are facing displacement on a large scale.
- Ensure tenant protections are in place while tenants apply for short-term rental assistance which include protections from eviction filings by the landlord while tenants' applications are pending or approved.
- In order to ensure landlord participation in the short-term rental assistance program and complying with the program requirements, City entities such as Los Angeles City Attorney's Office or Los Angeles Housing Department need to inform non-participating landlords that they are in violation of City ordinances and state fair housing law based on discrimination based on source of income.
- The landlord's failure to participate or not properly providing the required documentation to the short-term rental assistance program will result in monetary penalties.
- We recommend a short-term assistance program that contracts with several community based organizations along with city affiliated agencies to provide more in-person technical support for prospective applicants throughout the pending application process. Such assistance can provide greater digital and language accessibility for tenants.
- We recommend the short-term assistance be flexible by allowing the 6 months assistance to be applied either for arrears or prospective rent.
- We recommend a stand alone program that would emphasize pre-eviction solutions (such as an eviction diversion program) that can be developed to reduce the number of LA city evictions and target the use of short-term rental assistance to tenants in imminent risk of an unlawful detainer filing.
- We recommend the continued practice to pay landlords directly. However, we recommend that the City also explore the policy to provide tenants direct payments in situations where their landlords refuse to participate in the short-term rental assistance program and the City not require overly burdensome oversight for these rental payments. Providing oversight for these payments would create a heavy administrative burden and significantly increase administrative costs.