



**LAHD**  
LOS ANGELES HOUSING DEPARTMENT

# TENANT RELOCATION INSPECTION PROGRAM (“TRIP”)

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CODE ENFORCEMENT DIVISION



# Agenda

1. Brief Historical Background.
2. Conditions Precedent to TRIP Process.
3. TRIP Process.
4. Case Studies.
5. Data.



# Brief Historical Background.

- Tenant Relocation Program was introduced under Assembly Bill (AB) 472 (Cedillo Bill) of 2001.
- The primary objective of AB 472 was “*to assist tenants that reside in hazardous living conditions to relocate to safer and healthier environments immediately.*”
- Back then, the author identified three cities that ordered tenants to vacate during year 2000. Los Angeles (60 units), Sacramento (20 units), and San Francisco (50 units). At that time only Sacramento had a relocation program (as proposed under AB 472). The author wanted program to be statewide.



# Brief Historical Background.

- According to the author of AB 472, the measure was necessary to alleviate some of the financial and emotional hardship that tenants face when they are ordered to vacate substandard housing units because of unsafe or hazardous living conditions.
- Today, the State's Program is codified in the State Housing Law (Part 1.5, Division 13, of the State Health and Safety Code).
- The City of Los Angeles enacted similar provision under the authority granted by the State to local jurisdictions under a motion from Council Member Ed Reyes (CD 1) in 2002 (Council File # 01-1777-S2).



# Brief Historical Background.

The Tenant Relocation Assistance Program is codified in Article 3, Chapter XVI of the Los Angeles Municipal Code (LAMC).

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FEB 1 2 2002  
BUDGET & FINANCE

## MOTION

From time to time, various local code enforcement agencies ((e.g. LAHD, B&S, & Fire) issue orders to vacate residential rental properties as a result of untenable conditions that constitute an imminent threat to the health and safety of the occupants and/or the public welfare. Local code enforcement representatives advise that several residential rental properties currently face possible orders to vacate for the above reasons. In many cases, tenants so affected have insufficient resources to find new housing within time allowed. This is all exacerbated by the critical shortage of affordable housing in the City of Los Angeles.

In October 2001, the State Legislature enacted and the Governor signed into law AB 472 (Cedillo) into law (enacted as Chapter 414). AB 472, in part, requires property owners to pay relocation benefits to tenants that are ordered by a local enforcement agency to vacate a unit due to an immediate threat to their health and safety. AB 472 also provides that when owners fail or refuse to pay such relocation assistance to displaced tenants, local jurisdictions are allowed to advance relocation benefits and later seek recovery from the property owner. AB 472 also permits local jurisdictions to set relocation payment amounts by ordinance.

A housing dislocation can impose tremendous burdens on a family, especially a family with children and of little means. Through the work of City staff and housing advocates, the attached ordinance establishes interim regulations with respect to the payment of tenant relocation benefits - \$2000 or \$5,000 for the elderly, disabled or families with children - in order to implement the provisions of AB 472. The ordinance also establishes a "Tenant Relocation Assistance Program". An interim control ordinance is necessary to maintain the status-quo, and to allow for the development and implementation of a permanent tenant relocation benefits ordinance.

**I THEREFORE MOVE** that the City Council, subject to the approval of the Mayor, take the following actions:

1. **Adopt** the attached ordinance imposing interim regulations relating to the payment of tenant relocation benefits by owners of residential rental property and the establishment of a program to implement the provision of Health and Safety Code Sections 50651, et. seq., known as the Cedillo Bill (AB 472);
2. **Instruct** the General Manager, Housing, to report and prepare guidelines within 30-days to assist in the implementation of the proposed tenant relocation assistance program;
3. **Request** the City Attorney, with the assistance and cooperation of representative from LAHD, Building and Safety, Fire Department, County Health, Council District 1 and Council District 13, to prepare and present all necessary documentation with respect to the development of a permanent tenant relocation benefits regulations and program within 180-days and to present a status report to Council within 90 days;
4. **Find** that the proposed project falls within the categorical exemption under Section 15321, Class 21, Category (2) of the State CEQA Guidelines and under Article VII, Section 1, Class 21, Category (2) of the City CEQA Guidelines as set forth in the LAHD report of February 8, 2002 attached to the Council File.
5. **Adopt** findings as set forth in the LAHD report of February 8, 2002, justifying relocation amounts used in the ordinance different from those in state law (AB 472).

**MOTION & ORD.**  
**ADOPTED** PRESENTED BY: E.P. Reyes  
E.P. Reyes  
Councilmember, 14 Council District

AP MAR 19 2002  
LOS ANGELES CITY COUNCIL  
CAT. EXEMPTION APPROVED  
TO THE MAYOR FORTHWITH  
FINDINGS ADOPTED  
SECONDED BY: E. G. Hill  
E. G. Hill  
Councilmember, 14 Council District

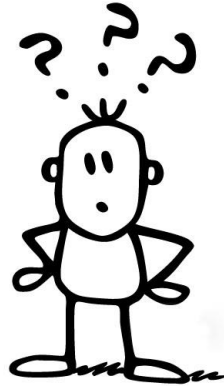


# Conditions Precedent to TRIP Process.

- Under the LAMC provision, any tenant who is displaced or subject to displacement from a residential rental unit as result of an order to vacate or any order requiring the vacation of the residential unit by the Enforcement Agency due to **a violation so extensive and of such a nature that the immediate health and safety of the residents is endangered**, is entitled to relocation benefits payable by the landlord. The Enforcement Agency shall determine the eligibility of tenants for benefits.
  - ⊗ Any tenant/guest/invitee substantially causes the condition.
  - ⊗ Fire, flood, earthquake, or other event beyond the control of the landlord and the landlord did not cause or contribute to the condition.



# Conditions Precedent to TRIP Process.



**A violation so extensive and of such a nature that the immediate health and safety of the residents is endangered.**

# Conditions Precedent to TRIP Process.

**PRESENT, IMMINENT, IMMEDIATE, EXTREME (“PIE” test) hazard or a DANGER TO LIFE OR LIMB, HEALTH OR SAFETY!!!**

As an example, an Inspector may find that any of the following substandard conditions or a combination thereof is so extensive and of such a nature that the immediate health and safety of the tenants in the rental unit is endangered:

- Inadequate sanitation or an unsanitary condition.
- Continued reliance on a defective or failed sewage system that has caused an unsanitary condition.
- A lack of potable piped water, unless the water supply to the residence has been shut off due to nonpayment by a tenant obligated under a written lease to pay for water.
- Hazardous wiring, including any wiring that poses an increased risk of fire or of electrical shock because it is substandard.
- Structural hazards that pose a risk of collapse.
- Leaking gas plumbing.
- ETC





# Conditions Precedent to TRIP Process.



# Conditions Precedent to TRIP Process.

As an example: An illegal unit by itself may NOT trigger issuance of an order to vacate, however, an illegal unit with substandard conditions – no toilet, power, water, structural hazard, etc., would.

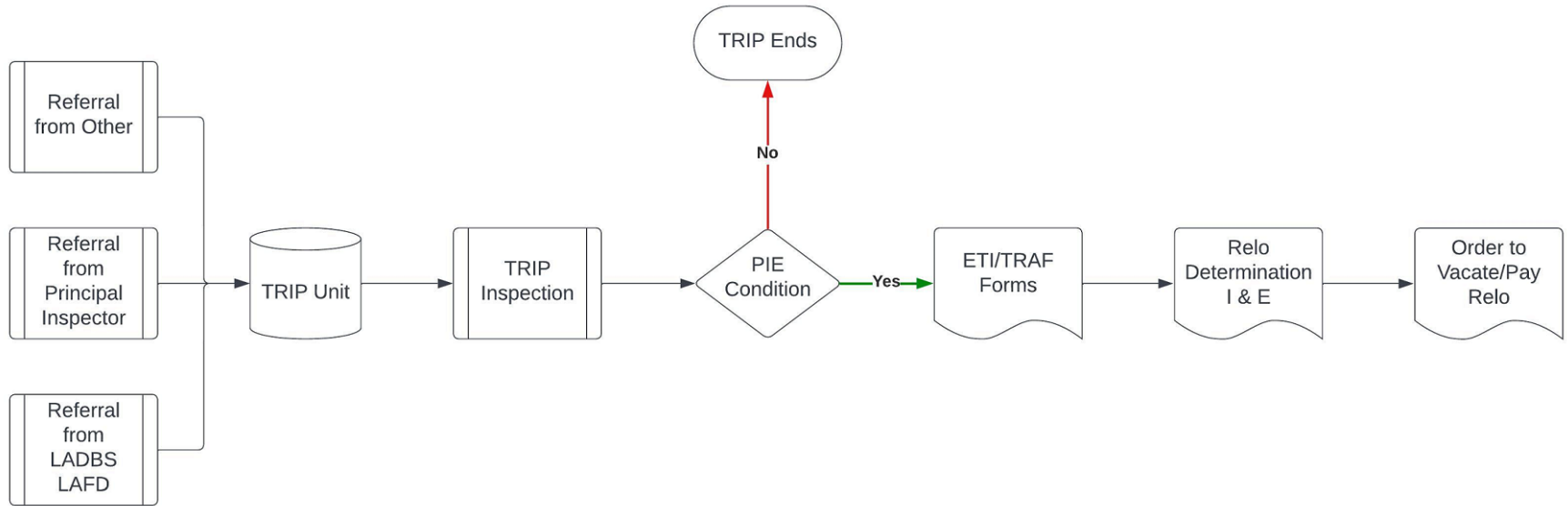
No enforcement action is taken that would result in the dislocation of occupants until full consideration is given to the severity of the threat to their health and safety and the possibility of prolonging the occupancy through the use of lawful actions to mitigate the threat.

**It is a case-by-case analysis done by the TRIP Unit.**



# TRIP Process

## Typical



# TRIP Process

Ann Sewill, General Manager  
Tricia Keaney, Executive Officer

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Karen Bass, Mayor

**ORDER TO VACATE**  
**ORDER TO PAY RELOCATION BENEFITS**  
Effective Date: January 5<sup>th</sup> 2024

Property Owner:

LOS ANGELES CA 90077

SITE ADDRESS: Los Angeles, CA 90044  
ASSESSOR PARCEL NUMBER: 011

ATTENTION: ALL TENANTS/OCCUPANTS/RESIDENTS/MANAGERS/OWNERS/AGENTS

**A. Order to Vacate.**

- The Los Angeles Department of Building and Safety (LADBS) issued a Substandard Order-Supplemental and Notice of Fee (LADBS Order) to the owner of the site address listed above – Los Angeles, CA 90044, (Property) with an effective date of 9/27/2023.
- The Property was declared Substandard by LADBS due to hazardous plumbing - broken sewer main under house leaking sewage into crawl space under in violation of Los Angeles Municipal Code Sections 91.8902.5, 91.8902, 91.8104, 91.8105 91.103.1, 12.21A.1 (a) LADBS provided the owner of the Property until 10/27/2023 to comply.
- On November 29th 2023 the Los Angeles Housing Department (LAHD) conducted a site visit in response to complaint file by the tenant residing at the Property and observed that the hazardous plumbing conditions still present at the Property in violation of LADBS Order and there was no functioning toilet in the unit.
- The Substandard unsafe conditions - hazardous plumbing, broken sewer main under house leaking sewage into crawl space - creates critical habitability problems, uninhabitable conditions and constitute a present, imminent, extreme and immediate hazard or danger to life or limb, health or safety.
- Therefore, it is hereby ORDERED that ALL TENANTS, RESIDENTS, OCCUPANTS occupying the Property shall vacate the Property within ten days of the effective date of this order.

LOS ANGELES HOUSING DEPARTMENT  
1200 West 7th Street, 9th Floor  
Los Angeles, CA 90017  
Tel: 213.808.8808  
housing.lachty.org

The undersigned mailed a copy of this notice and order by regular United States mail postage prepaid to the property owner address(es) in shown on the last equalized assessment roll on -

Date:  
Sign:

LAHD /  
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Los Angeles, CA 90044, OTV-OTP)

**B. Order to Pay Relocation Benefits**

- Any tenant who is displaced or subject to displacement from a residential rental unit as result of an order to vacate due to a violation so extensive and of such a nature that the immediate health and safety of the tenants is endangered, shall be entitled to relocation benefits payable by the landlord in the amounts as prescribed in the Tenant Relocation Assistance Program ("Program") (codified at Article 3 of Chapter XVI of the Los Angeles Municipal Code).
- LAHD has confirmed that the Substandard unsafe conditions create uninhabitable conditions/critical habitability problems for the tenants/occupants, and violations are so extensive and of such a nature that the immediate health and safety of the tenants is endangered.
- Furthermore, LAHD has determined that the tenant(s) residing at the Property is/are eligible for relocation benefits payable by the landlord/owner pursuant to the Program.
- For the above stated reasons, you (landlord/owner) are hereby ordered to pay relocation benefits to the tenant(s) named below in the amount(s) shown for each tenant within ten days of the effective date of this order.

Tenant(s) Name	Unit	Relocation Benefit Amount
Monique		\$24,650.00
<b>TOTAL</b>		<b>\$24,650.00</b>

**C. Appeals Procedures.**

- You (landlord/owner) or the tenant may appeal the Order to Pay Relocation Benefits.
- The General Manager of LAHD is empowered and designated to hear and adjudicate any appeal brought by a landlord/owner from an order requiring payment of relocation benefits. The Rent Adjustment Commission (RAC) is empowered and designated to hear and adjudicate any appeal from the General Manager's decision.
- Appeals shall be made in writing on the proper form provided by LAHD. Appeals shall be filed with LAHD along with payment of an appeal processing fee at: 1200 West 7th Street, 1st Floor, Los Angeles, CA 90017.
- Appeal must be received by LAHD by **January 15th 2024**

**D. Summary of California Health and Safety Code (HSC) Section 17975 et seq.**

Under certain circumstances, state law requires that landlords provide monetary assistance for the relocation of tenants forced to leave rental housing. This section provides a summary of the laws governing tenant relocation in California.

- UNDER WHAT CONDITIONS MUST LANDLORDS PROVIDE RELOCATION ASSISTANCE? AND ARE THERE ANY EXCEPTIONS TO THE LANDLORD'S REQUIREMENT TO PROVIDE RELOCATION ASSISTANCE?**
  - Landlords are required to provide monetary relocation assistance when:
    - A tenant is or will be displaced from a residential rental unit. AND
    - The displacement is caused by an order to vacate from a local enforcement agency for immediate health and safety concerns of the tenants.
  - Landlords are not required to provide monetary relocation assistance to any tenant who:

# TRIP Unit Responsibilities.

- Conduct inspections.
- Identify displaced tenants.
- Issue vacate/relocation orders.
- Arrange for tenant relocation benefit advancement.
- Process all related appeals.
- Submit tenant relocation billing notices.
- Coordinate and inform all assisting department/agencies.
- Perform other related duties as directed including processing liens.



# Case Studies

## Single Family Dwelling Converted into Multi-Family.



# Case Studies

## Multiple RVs Used as rental Units on a SFD Lot with Unpermitted Work.



# ADU/JADU

ACCESSORY DWELLING UNIT/JUNIOR ACCESSORY DWELLING UNIT





# ADU/JADU

## ACCESSORY DWELLING UNIT/JUNIOR ACCESSORY DWELLING UNIT

### **What is an Accessory Dwelling Unit (“ADU”)?**

Los Angeles Municipal Code (“LAMC”) Section 12.03 defines an ADU as: An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the single-family or multifamily dwelling is or will be situated. ADUs include efficiency units as defined in Section 17958.1 of the Health and Safety Code, manufactured homes as defined in Section 18007 of the Health and Safety Code, and Movable Tiny Houses.

### **What is a Junior Accessory Dwelling Unit (“JADU”)?**

LAMC Section 12.03 defines a JADU as: A unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A Junior Accessory Dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

# ADU/JADU

ACCESSORY DWELLING UNIT/JUNIOR ACCESSORY DWELLING UNIT

## **Ordinances Relating to ADUs/JADUs**

- Los Angeles Municipal Code (LAMC) Section 12.22.A.33
- California Government Code Sections 65852.2 and 65852.22.

## **Do the provisions of the Los Angeles Housing Code apply to a property with an ADU/JADU?**

The Los Angeles Housing Code (Article I, Chapter XVI of the LAMC) applies to all residential rental properties with two or more units where one or more of these units are rented or offered for rent. When an ADU/JADU is added to a property with an existing unit, the property becomes within the scope of the Los Angeles Housing Code.

# ADU/JADU

ACCESSORY DWELLING UNIT/JUNIOR ACCESSORY DWELLING UNIT

## **Will a property with an ADU/JADU be subject to any inspections?**

Yes, if the property with an ADU/JADU is within the scope of the Los Angeles Housing Code. Under the Los Angeles Housing Code, there are two types of inspections – Systematic Code Enforcement Program (“SCEP”) (AKA periodic inspections) and Complaint-based inspections. SCEP inspections are conducted generally once every four years. Complaint-based inspections are conducted upon LAHD receiving a complaint. The purpose of SCEP and Complaint inspections is to verify compliance with the standards set forth in applicable codes. The SCEP and Complaint inspection programs maintain the quality of life and safety of residents occupying residential rental units of the City.

# ADU/JADU

ACCESSORY DWELLING UNIT/JUNIOR ACCESSORY DWELLING UNIT

## **Are there fees if a property with an ADU/JADU is subject to inspection under the Los Angeles Housing code?**

Yes. Property owners with an ADU/JADU subject to inspection under the Los Angeles Housing Code are responsible for paying annual SCEP fees and other inspection and enforcement related fees, as applicable. The SCEP fee is currently \$67.94 per unit per year.

## **Is it possible to exempt a property with an ADU/JADU from the Los Angeles Housing Code?**

Properties with an ADU/JADU may be exempted from the Los Angeles Housing Code by filing an appropriate exemption form with LAHD.

# ADU/JADU

ACCESSORY DWELLING UNIT/JUNIOR ACCESSORY DWELLING UNIT

## **Do the provisions of the Los Angeles Rent Stabilization Ordinance (“RSO”) apply to a property with an ADU/JADU?**

Generally, the RSO (Article I, Chapter XV of the LAMC) applies to all residential units offered for rent in the City of Los Angeles which were built on or before October 1, 1978, unless there is only one Single Family Dwelling on the parcel. When an ADU/JADU is added to a parcel with an existing residential structure, the ADU/JADU and/or the existing structure may become subject to the RSO, depending on when the existing structure was built.

# ADU/JADU

ACCESSORY DWELLING UNIT/JUNIOR ACCESSORY DWELLING UNIT

## **What does the RSO require when a parking space is removed from a tenant in order to build an ADU/JADU?**

The RSO requires a reduction in rent when a housing service provided at the inception of tenancy is removed. Landlords who reduce housing services without a corresponding reduction in rent effectuate an increase in rent in violation of the RSO. When a tenant has suffered a reduction of services that are severable and specific to that tenant (i.e. loss of parking space, loss of storage, etc.), the corresponding reduction of rent may be calculated based on the reasonable replacement cost. Landlords can be proactive and issue the reduction at the time of removal of the parking. Any change to terms of tenancy requires a written notice in compliance with state law.

# ADU/JADU

ACCESSORY DWELLING UNIT/JUNIOR ACCESSORY DWELLING UNIT

## **What does the request for delayed enforcement entail?**

Property owners requesting a delay in enforcement are required to submit a Request to Delay Enforcement form to the Department. The request will be approved only if all eligibility criteria are met and the Department determines that correcting the violation is not necessary to protect health and safety. A person aggrieved by the Department's decision may re-apply for delayed enforcement after correcting any conditions affecting the health and safety, as provided in the decision, or may appeal the decision to the Housing Appeals Board within such time as provided in the decision.

# ADU/JADU

## ACCESSORY DWELLING UNIT/JUNIOR ACCESSORY DWELLING UNIT

### **What are some examples of health and safety concerns?**

- a.) Is the illegal unit free of significant structural damage or defects due to deterioration, such as tilting walls or sagging roofs that present hazards?
- b.) Is the illegal unit free of sewer gas smells?
- c.) Is the illegal unit free of exposed electrical wiring?
- d.) Are the rooms used for sleeping in the illegal unit free of a gas furnace, water heater, stove or other gas appliance?
- e.) Is there a smoke detector(s) in the illegal unit as required by code?
- f.) Is there a carbon monoxide detector in the illegal unit as required by code?
- g.) Is there a direct exit from the illegal unit to the outside?



# ADU/JADU

ACCESSORY DWELLING UNIT/JUNIOR ACCESSORY DWELLING UNIT

## **Additional Information**

For additional information, please visit [housing.lacity.org](https://housing.lacity.org).

# ADU/JADU

ACCESSORY DWELLING UNIT/JUNIOR ACCESSORY DWELLING UNIT





**Thank You**

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