



County of Los Angeles

ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING

DATE: Thursday, February 3, 2022

TIME: 9:00 a.m.

THIS MEETING WILL CONTINUE TO BE CONDUCTED VIRTUALLY TO ENSURE THE SAFETY OF MEMBERS OF THE PUBLIC AND EMPLOYEES AS PERMITTED UNDER STATE LAW. TO PARTICIPATE IN THE MEETING CALL TELECONFERENCE NUMBER:

<tel:+1-323-776-6996>, access code: 918 840 874#

Link to Microsoft Teams meeting:

[Join Virtual Meeting Here](#)

AGENDA

Members of the Public may address the Economic Development Policy Committee on any agenda item by submitting a written request prior to the meeting. Two (2) minutes are allowed per person in total for each item.

- 1. CALL TO ORDER**
- 2. GENERAL PUBLIC COMMENT**
- 3. PRESENTATION/DISCUSSION ITEM(S):**
 - A. Legislative Update**
 - Traci Kawaguchi, CEO Legislative Affairs and Intergovernmental Relations
 - B. Anti-Retaliation Ordinance**
 - Kelly LoBianco, Econ & Workforce Development
 - Ernesto Bobadilla, WDACS Office of Small Business
 - C. Youth at Work – Elevate – Expansion of current programming and anticipated outcomes**
 - Kelly LoBianco, Econ & Workforce Development
 - Jose Perez, WDACS Workforce Development
- 4. PUBLIC COMMENT**
- 5. STANDING ITEMS**
 - A. Progress on American Rescue Plan Act Program Implementation and Outcomes**
 - Progress to program approval and launch
 - WDACS
 - LACDA
 - Other departments

B. Economic Development Optimization: New Department Transition

C. Poverty Alleviation Initiative

D. AJCC Procurement Process

6. **ADJOURNMENT**

Los Angeles County Economic Development Objectives:

- Attract, develop and retain businesses that provide quality jobs in high growth industries
- Increase employment opportunities by improving workforce development skills and employer partnerships
- Invest in infrastructure needs to improve and maintain competitiveness of LA County Region
- Coordinate across multiple County agencies to ensure that services to workers, businesses and entrepreneurs are coordinated and streamlined to facilitate a “no wrong door approach” to serving our constituents
- Work to balance jobs with housing

IF YOU WOULD LIKE TO EMAIL A COMMENT ON AN ITEM ON THE ECONOMIC DEVELOPMENT POLICY COMMITTEE AGENDA, PLEASE USE THE FOLLOWING EMAIL AND INCLUDE THE AGENDA NUMBER YOU ARE COMMENTING ON:

DKELLEHER@CEO.LACOUNTY.GOV





County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
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FESIA A. DAVENPORT
Chief Executive Officer

January 31, 2022

To: Supervisor Holly J. Mitchell, Chair
Supervisor Hilda L. Solis
Supervisor Sheila Kuehl
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Fesia A. Davenport
Chief Executive Officer

Board of Supervisors
HILDA L. SOLIS
First District

HOLLY J. MITCHELL
Second District

SHEILA KUEHL
Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

2022 FEDERAL AND STATE LEGISLATIVE PRIORITIES AND LEGISLATIVE AGENDAS

This report includes recommended Federal and State Legislative Priorities for 2022, which were developed in coordination with the Board of Supervisors' (Board) Offices and County departments. Unless otherwise directed by the Board, the County's advocacy efforts on these priorities and other legislation affecting the County will be pursued, consistent with Board-adopted legislative policies. Attachment I contains the 2022 Federal Legislative Priorities and Attachment II contains the 2022 State Legislative Priorities.

In addition, this report provides the updated County Federal Legislative Agenda for the 2021-22 Federal Legislative Session (117th Congress) and the State Legislative Agenda for the second year of the 2021-2022 State Legislative Session, pursuant to Board-approved motions from 2021. The updated Federal and State Legislative Agendas are also posted on the CEO Legislative Affairs and Intergovernmental Affairs webpage at the following links:

- [Federal Legislative Agenda for 2022](#)
- [State Legislative Agenda for 2022](#)

As previously reported to the Board, significant updates to the County's Federal and State Legislative Agendas will be made prior to the start of the two-year Congressional and State Legislature's sessions. All other policies and positions previously adopted by the Board remain in effect and, as such, advocacy will continue on these matters.

Should you have any questions concerning this matter, please contact me or Samara Ashley, Assistant Chief Executive Officer, at (213) 974-1464 or sashley@ceo.lacounty.gov.

FAD:JMN:SA
OR:BSM:LAIR:dr

Attachments

c: Executive Office, Board of Supervisors
County Counsel

"To Enrich Lives Through Effective And Caring Service"



LOS ANGELES COUNTY **FEDERAL LEGISLATIVE PRIORITIES FOR 2022**

As described below, unless otherwise directed by the Board, Los Angeles County's advocacy efforts in 2022 will be primarily concentrated on priorities related to digital divide, Medicaid and public health, child welfare, human services entitlement programs, affordable housing, homeless services, justice reform, infrastructure investments, environment and sustainability, and support for immigrant residents and their families.

DIGITAL DIVIDE

The COVID-19 pandemic has emphasized the importance of access to high-speed broadband internet and related resources as an essential means to access health services, education, economic resources, and job opportunities. In Los Angeles County, areas where more than 20 percent of households lack broadband service are largely the same areas where household income is less than \$50,000 a year, and where people of color are more likely to be the majority of residents. The County will advocate for federal legislation and regulations that would provide funding for the development and expansion of broadband infrastructure and reliable, affordable networks to bridge the digital divide, provide connectivity and services, increase access to high speed internet to benefit as many households as possible, and ensure digital inclusion, particularly in underserved communities. The County will also support proposals that would: 1) incentivize private investment in broadband infrastructure in historically underserved and rural communities; 2) create workforce development pipeline programs in the broadband, fiber and related telecommunications infrastructure industries; 3) utilize innovative, short-term and long-term strategies to provide free or low-cost high-speed internet and related devices to disadvantaged communities; and 4) expand and modernize Wi-Fi at County facilities to help close the digital divide for residents in disadvantaged and broadband poor communities.

HEALTH, PUBLIC HEALTH, AND MENTAL HEALTH

As public health and health care delivery systems continue to respond to the COVID-19 pandemic, enhanced Medicaid and other federal funding is critical for protecting the safety net for our most vulnerable residents. This includes maintaining the enhanced Federal Medicaid Assistance Percentage (FMAP), which is the federal share of Medicaid; maintaining flexibility over the utilization of the Provider Relief Fund (PRF); increasing funding for public health and hospital infrastructure to serve clients whose needs remain unmet in the private market; repealing the Medicaid Institutions of Mental Disease (IMD) Exclusion which has inadvertently resulted in a serious shortage of mental health care beds in our region; and providing FMAP for Medicaid services for inmates during the pre-trial period and prior to release to link patients more effectively to the community-based continuum of care post-release.

The County will continue to support policies and proposals to: 1) increase FMAP payments to state Medicaid and foster care programs; 2) maintain flexibility on the utilization of the PRF; 3) increase funding for public health, pandemic response, and hospital infrastructure; 4) repeal or ease the Medicaid IMD Exclusion and maintain Medicaid benefits for the incarcerated populations; 5) expand or make permanent enhancements to Medicaid and other public healthcare access programs that expand healthcare coverage; and 6) increase funding for infectious disease prevention and control, and health promotion efforts.

CHILD WELFARE

To promote the health, safety, and well-being of children, the County is investing in resources that prevent entry into the child welfare system, improve placement stability, strengthen families, and increase

permanency for children in foster care. As the nation's largest public child welfare and adoption agency, the Los Angeles County Department of Children and Family Services provides monthly child welfare services to over 38,000 children ages birth to 21 years. Recent State and federal legislative changes have enacted numerous reforms to improve the care and services provided to foster children. However, additional Congressional intervention is needed to provide sufficient resources and flexibility to support foster care services and prevention programs. Now more than ever before, State and local child welfare systems are under increased strain from the impacts of the ongoing pandemic that have expanded the need for services and supports for vulnerable children and families.

The County will continue to advocate for proposals that strengthen and support families; promote the safety, permanence, health, and well-being of all children; and enable vulnerable youth to transition to self-sufficiency and adulthood. This includes proposals that would provide: 1) investments in upfront and various prevention programs; 2) reforms that expand client eligibility for federal funding, such as the elimination of the 1996 look-back provision and modification of the Extended Foster Care eligibility and redetermination requirements; 3) support for counties to help with the successful implementation of the Family First Prevention Services Act, including exempting Qualified Residential Treatment Programs from the IMD exclusion; 4) comprehensive services tailored to meet the unique needs of children, transition-age, and former foster youth and families; 5) reform that invests in critical services to improve outcomes for vulnerable children, youth, and families involved or at risk of getting involved in the child welfare system; and 6) an effective response to the increased risk of abuse and neglect in communities as a result of local, state, and national emergencies.

HUMAN SERVICES ENTITLEMENT PROGRAMS

The health and economic effects of the COVID-19 pandemic have made it more difficult for many low-income households to afford food and other basic needs. Since March 2020, states and local governments have been using temporary Supplemental Nutrition Assistance Program (SNAP) administrative and programmatic flexibilities, pursuant to federal law, to: 1) increase the monthly SNAP benefit by 15 percent and provide emergency and supplementary benefits to meet immediate rising needs; 2) increase SNAP eligibility for college students; 3) allow additional retailers to accept SNAP benefits for online food purchases; 4) expand the certification periods and adjust reporting requirements; 5) allow applicants to apply for SNAP benefits over the phone; and 6) waive other program requirements. However, these provisions were temporary and some expired at the end of 2021. Given that the public health efforts and economic recovery from the COVID-19 pandemic will likely continue for many months, it is important that the federal government continue to extend these vital administrative flexibilities and program enhancements.

Therefore, the County will continue to support preserving or increasing federal funding for human services entitlement programs, which assist low-income individuals and families. In addition, the County will continue to: 1) support permanent efforts to increase federal funding for SNAP and increase the minimum and maximum monthly SNAP benefit; 2) oppose efforts to block grant SNAP; 3) oppose federal mandates requiring states to increase SNAP work requirements; 4) oppose all efforts to restrict Able Bodied Adult Without Dependents (ABAWD) work requirement waivers for states and counties; 5) support efforts to preserve broad-based categorical eligibility; 6) support outreach and enrollment for SNAP; 7) support permanent efforts to ensure college students have access to SNAP; 8) support permanent efforts to maintain administrative flexibilities and extend waivers for SNAP; 9) reauthorize the Temporary Assistance for Needy Families (TANF) block grant and increase funding for the program, which has been maintained at the same level since its enactment in 1996.

AFFORDABLE HOUSING

Through its ability to leverage federal, State, and local funds, the County prides itself in sponsoring new solutions and forming partnerships with private and public agencies to increase the availability of affordable housing or preserve existing affordable housing for residents of limited means. To that end, the County has reserved \$736 million dollars to invest in affordable housing development and leveraged \$2.68 billion in public and private funds. The Los Angeles County Development Authority (LACDA) has helped low-income households retain housing through the Section 8 Housing Choice Voucher (HCV) Program, veterans with U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) vouchers, and homeless families with Emergency Housing Vouchers. These vouchers help fulfill LACDA's commitment to prioritize housing for the County's most vulnerable populations, such as persons experiencing homelessness, the elderly, disabled, and families of very limited means.

The County will advocate for increased funding for vital federal programs and administrative flexibility to effectively administer programs that offer housing assistance to residents with limited means, including: 1) increased federal funding to provide housing subsidies to eligible low-income families residing in the unincorporated areas of the County through its Section 8 HCV Program and Public Housing Agency (PHA); 2) waivers of statutory and regulatory restrictions of housing and voucher programs to protect vulnerable individuals and families from becoming homeless; 3) full funding for the maintenance, operation, and preservation of the County's public housing resources including the Capital Fund and Operating Fund; 4) increased funding for the Community Development Block Grant (CDBG) to allow the County and the participating cities it works with to provide affordable housing, rental assistance, and economic opportunities for the County's residents with limited means; 5) increased funding for the HOME Investment Partnership Program to maintain and expand existing efforts to provide safe and affordable housing opportunities; and 6) greater administrative fees for the Section 8 HCV program, to high performing PHAs that are prioritizing housing homeless and special needs populations.

HOMELESS SERVICES

The County partnered with the State of California, the Los Angeles Homeless Services Authority, community and faith-based organizations, and other local agencies to implement a comprehensive and multipronged plan to reduce homelessness among the most vulnerable people in our communities. During the COVID-19 pandemic, the County was at the forefront of helping thousands of people experiencing homelessness secure non-congregate shelter options while also undertaking innovative housing solutions. Despite the unprecedented federal, State and local investments to prevent and address homelessness in the past two years, more individuals and families continue to fall into homelessness due to the slow economic recovery and the high cost of housing in the region. The County remains focused on moving those experiencing homelessness into stable housing and implementing effective strategies to reduce the flow of individuals and families into homelessness.

The County encourages Congress and the Administration to advance a comprehensive federal response to the homelessness and housing crisis, including significant increases in the following: 1) HCV (Section 8) to ensure all currently eligible persons experiencing homelessness and those at-risk of homelessness can receive one; 2) rental subsidies and support services to match to new housing units local jurisdictions are bringing on-line with federal, State and local capital funding; 3) emergency housing acquisition funding to assist local jurisdictions to purchase motels and other underutilized properties to convert into housing; 4) re-entry vouchers and services; 5) subsidized employment and training targeted to homeless individuals and families; 6) mental health and other supportive services critical to help people experiencing homelessness secure housing and stay housed; and 7) combining rental assistance for homeless veterans with case management and clinical services through the HUD-VASH program.

JUSTICE REFORM

The County is committed to supporting meaningful reforms to federal, State, and local justice systems. The Los Angeles County Board of Supervisors has made significant efforts to re-think and transform the various facets of the justice system lifecycle to include: enhancing law enforcement oversight and accountability, reforming arrest and pretrial detention practices, improving the systems of care in and outside of jail settings, and providing support to the formerly incarcerated so they can transition back into society. To that end, the County supports the House-passed George Floyd Justice in Policing Act of 2021 (H.R. 1280), which would help strengthen national policing reform standards and address police misconduct. Additionally, the County supports policies that provide funding and flexibility to use federal health benefits for the incarcerated population, including the mentally ill, as well as proposals that would help to divert vulnerable individuals away from detention and into community-based treatment and rehabilitation.

Therefore, the County will advocate for proposals that continue advancing nationwide, statewide, and local efforts to transform the youth and adult criminal legal systems, including proposals that would support the County's goals to: 1) divert adults and youth from incarceration and into rehabilitative, health-focused, and care-first systems; 2) mitigate racial and economic disparities in the youth and adult criminal legal systems; 3) strengthen law enforcement transparency, accountability, and policing reforms; 4) implement pretrial reforms with adequate funding for services; 5) support increased funding and eligibility for resources and support, including but not limited to, the areas of housing, mental health, substance use disorder, and employment and training for youth and adults impacted by the criminal legal system; and 6) support funding for legal representation for indigent immigrants in removal proceedings.

INFRASTRUCTURE INVESTMENTS

Additional investment and legislative actions from our federal partners would greatly assist the County to meet its larger regional infrastructure goals. The County will continue to advocate for Congress and the Administration to advance infrastructure investments, including new funding from the recently enacted Bipartisan Infrastructure Law (Public Law 117-58) and projects that support counties and the State in improving and maintaining vital public infrastructure in the greater Los Angeles region. The County will also advocate for investments that are consistent with the County's goals to make our communities more climate resilient, to transform our transportation systems, to help local businesses and partner with community based organizations, to advance environmental justice and spur economic opportunity for disadvantaged communities, and advance racial and gender equity in the workforce. In addition, the County will advocate for increased federal support to improve the physical infrastructure in the greater Los Angeles region, including highways, bridges, dams, flood protection, water delivery and conservation system, stormwater quality management, solid waste management facilities, airports, and public transit networks.

ENVIRONMENT AND SUSTAINABILITY

The County's vision is to make the region healthier, more equitable, more resilient, more livable, and economically stronger. Not only does the changing climate affect vital infrastructure systems, it significantly affects the daily lives of the residents of the County. Environmental hazards compounded by the impacts of climate change continue to place an unequal burden on low-income communities and communities of color. The County supports investments that transform our energy, water, food, and transportation systems; protect and increase native biodiversity; help overcome past inequities that have resulted in disproportionate pollution burdens and health outcomes for communities of color; help local businesses, organizations, and residents in disadvantaged communities adapt to climate change; and advance racial and gender equity.

To address these environmental issues to make Los Angeles County a sustainable region, the County will advocate for proposals that promote clean energy infrastructure, advance environmental justice, and invest in climate resiliency. This includes new funding from the recently enacted Bipartisan Infrastructure Law (Public Law 117-58) and other federal legislation with climate change provisions such as the House-passed Build Back Better Act (H.R. 5376). The County will also support proposals that would: 1) decrease greenhouse gas emissions; 2) help our communities prepare for a changing climate by developing infrastructure and community-scale programs, such as resilience hubs and extreme heat risk communication strategies, to address imminent health risks; 3) increase local water supply and improve water quality, as well as support sustainable water infrastructure overall; 4) expand acreage and access to open space; 5) mitigate historic and ongoing exposure to environmental risks; 6) enhance the electric grid infrastructure and expand community-based solar and storage projects; 7) deploy Electric Vehicle infrastructure at County sites and in communities; 8) support efforts to properly abandon orphaned oil wells and conduct site remediation when no responsible party can be identified; 9) provide funding and other support to ensure the just transition of fossil fuel workers to new job opportunities; 10) strengthen regional food supply chains and improve urban access to fresh local foods; and 11) prioritize the intersecting goals of job creation, protection of natural resources, improved public health, social equity, technology innovation, and regional policy collaboration.

SUPPORT FOR IMMIGRANT RESIDENTS AND THEIR FAMILIES

To advance the well-being of immigrant residents and their families, the County is taking action to ensure that immigrants from around the world, from unaccompanied children to refugees, have the support and services they need to remain and thrive in the Los Angeles region. The County will continue to advocate for proposals that ensure all our residents, regardless of immigration status, are treated humanely; afforded due process protections; provided access to necessary services without fear of immigration consequences; and given the opportunity to secure permanent immigration status.

This includes proposals that would provide: 1) immigration reforms that include lawful immigration status, such as a path toward citizenship for Deferred Action for Childhood Arrivals (DACA) or Temporary Protected Status beneficiaries; 2) access to basic public services and benefits, including pandemic relief, without impact to immigration status; 3) protection for immigrants and their families from prolonged, inhumane, or otherwise inappropriate detention conditions; 4) support to reunify families separated at the U.S.-Mexico border and supports to unaccompanied children and their families; 5) access to federal benefits and expedited permanent status to Afghan nationals; 6) relief from proposals or administrative actions that impede due process rights of non-citizens or limit their access to services; and 7) federal resources to address the backlog of U.S. Citizenship and Immigration Services (USCIS) cases in the region.



LOS ANGELES COUNTY **STATE LEGISLATIVE PRIORITIES FOR 2022**

As described below, unless otherwise directed by the Board, Los Angeles County's advocacy efforts in 2022 will be primarily concentrated on priorities related to digital divide, health services, homeless services, affordable housing, justice reform, child welfare and early childhood development, infrastructure investments, economic and workforce development, and environment and sustainability.

DIGITAL DIVIDE

The COVID-19 pandemic has emphasized the importance of access to high-speed broadband internet and related resources as an essential means to access health services, education, economic resources, and job opportunities. In Los Angeles County, areas where more than 20 percent of households lack broadband service are largely the same areas where household income is less than \$50,000 a year, and where people of color are more likely to be the majority of residents. The County will advocate for State legislation and regulations that would provide funding for the development and expansion of broadband infrastructure and reliable, affordable networks to bridge the digital divide, provide connectivity and services, increase access to high-speed internet to benefit as many households as possible, and ensure digital inclusion, particularly in underserved communities. The County will also support proposals that would: 1) incentivize private investment in broadband infrastructure in historically underserved and rural communities; 2) create workforce development pipeline programs in the broadband, fiber, and related telecommunications infrastructure industries; 3) utilize innovative, short-term and long-term strategies to provide free or low-cost high-speed internet and related devices to disadvantaged communities; and 4) expand and modernize Wi-Fi at County facilities to help close the digital divide for residents in disadvantaged and broadband poor communities.

HEALTH, PUBLIC HEALTH, AND MENTAL HEALTH

The overall health and well-being of a community is critically important to preventing physical and behavioral health conditions and to reducing health inequities. Medi-Cal is essential for the provision of healthcare for the County's most vulnerable residents. The County will continue to support and advocate for proposals that: 1) protect and expand Medi-Cal funding, eligibility, and covered services, including through the implementation of the CalAIM initiative and the State's 1115 and 1915(b) waivers and related funding mechanisms; 2) strengthen the local public health infrastructure, well-trained workforce, scientific expertise, and clinical capacity for programs that enhance health equity across the County; 3) effectively respond to current and future health emergencies, emerging threats, and other disasters; and 4) support community health, disease prevention and control, and wellness efforts to address the root causes of physical and behavioral health conditions.

The growing need of individuals with serious mental illness and substance use disorder continues to outpace resources for critical services at all levels of care, including acute inpatient, outpatient, and residential facilities. The County has initiated a reuse initiative for the LAC+USC Medical Campus to create a mental health and well-being village to support integrated services for the most vulnerable populations. The County looks forward to additional State-funded opportunities for behavioral health infrastructure and community care expansion of facilities treating our most vulnerable citizens. These capacity building efforts will only be optimized through the provision of Medi-Cal services. Therefore, the County will also continue to support: 1) the State's pursuit of an 1115 waiver to permit Medicaid Institutions of Mental Disease treatment and increased bed capacity for serious mental illness or serious emotional disturbance; 2) proposals to ensure that individuals with mental illness have access to critical services in the most appropriate, least restrictive setting, including maintaining Mental Health Services

Act funding for the behavioral health system and expanding funding for behavioral health services and placements/housing; and 3) the enactment of County co-sponsored AB 988 to successfully implement the National Suicide Hotline Designation Act of 2020 (NSHD).

HOMELESS SERVICES

The County partnered with the State of California, the Los Angeles Homeless Services Authority, community and faith-based organizations, and other local agencies to implement a comprehensive and multipronged plan to reduce homelessness among the most vulnerable people in our communities. During the COVID-19 pandemic, the County was at the forefront of helping thousands of people experiencing homelessness secure non-congregate shelter options while also undertaking innovative housing solutions. Despite the unprecedented federal, State, and local investments to prevent and address homelessness in the past two years, more individuals and families continue to fall into homelessness due to the slow economic recovery and the high cost of housing in the region. The County remains focused on moving those experiencing homelessness into stable housing and implementing effective strategies to reduce the flow of individuals and families into homelessness.

The County encourages the State Legislature and Administration to advance a comprehensive response to the homelessness and housing crisis, including the following: 1) ongoing funding to reduce and prevent homelessness beyond the two-years of Homeless Housing, Assistance and Prevention funding included in the FY 2021-22 State Budget Act which only temporarily and partially addresses the statewide homeless and housing crisis; 2) expand the availability of interim, permanent supportive and affordable housing, and reduce State restrictions and barriers to flexible local use of these types of housing; and 3) allow counties to maximize federal, State, and local funds to provide services to persons experiencing homelessness or at risk of homelessness, such as for Medicaid reimbursable services.

AFFORDABLE HOUSING

Through its ability to leverage federal, State, and local funds, the County prides itself in sponsoring new solutions and forming partnerships with private and public agencies to increase the availability of affordable housing or preserve existing affordable housing for residents of limited means. To that end, the County has reserved \$736 million dollars to invest in affordable housing development over the last five years; \$490 million of which has been allocated to affordable housing developments, has funded or will fund the construction of approximately 6,355 affordable units, and has been used to leverage \$2.68 billion in public and private funds. The County will continue to support and advocate for proposals that: 1) provide funding to construct new affordable housing units; 2) provide funding to preserve and rehabilitate existing affordable housing units; 3) provide rental assistance and legal assistance for individuals and families at risk of housing instability or homelessness; 4) provide down payment assistance to first-time homebuyers; and 5) fund initiatives to ensure housing stability for youth, including those currently and formerly in foster care.

JUSTICE REFORM

The County's ongoing reform of its justice programs and efforts to realize the Board of Supervisors "Care First, Jails Last" model continues to be at a critical stage, and its success will have momentous impact locally and statewide. The County is taking the next steps to develop a new model for pretrial services and transforming the youth and adult criminal legal systems. Such major reforms to the youth and adult criminal legal systems necessitate a robust multi-disciplinary effort, including a continued and expanded partnership with the State. As such, the County will advocate for proposals and funding that continue advancing statewide and local efforts to transform the adult and youth criminal legal systems, including proposals that would support the County's goals to: 1) divert adults and youths from

incarceration and into rehabilitative, health-focused, and care-first systems; 2) mitigate disparities in the juvenile and adult criminal legal systems based on racial, economic, or immigration status; 3) strengthen law enforcement transparency, accountability, and policing reforms; 4) implement pretrial reforms and associated best practices to reduce detention while maintaining public safety; 5) reduce the reliance on jails and mass incarceration; 6) promote and streamline access to criminal records clearing services; and 7) support increased funding and eligibility for resources and support, including but not limited to, the areas of housing, mental health, substance use disorders, and employment and training for youth and adults impacted by the criminal legal system.

CHILD WELFARE AND EARLY CHILDHOOD DEVELOPMENT

The County is committed to its collaboration and partnerships with stakeholders to increase resources that improve outcomes for children, youth, and families involved or at risk of getting involved in the child welfare system; support programs and services that strengthen families and prevent child abuse and neglect; and promote optimal childhood development and learning by investing in high-quality, accessible early care and education programs. Recent State budget and legislative efforts to support vulnerable children and families and assist them with access to critical services have been vital to addressing the increased need for services resulting from the ongoing pandemic. However, additional State investments and resources are still necessary to provide relief for strained systems while meeting the increased demand for prevention, child welfare, early care and education services, and support to resource families and community partners.

The County will continue to advocate for proposals that enhance child safety, wellbeing, and permanency, and strengthen families through access to services and supports. Among others, this includes: 1) services and funding for case management, mental health, educational attainment, career development, and stable housing that promote self-sufficiency among transition-age foster youth, non-minor dependents, and former foster youth; 2) enhanced child welfare services; 3) evidence-based child abuse and neglect upfront and prevention services; and 4) high-quality early care and education programs. In addition, advocacy efforts will continue for State and federal proposals that advance the County's efforts to successfully implement child welfare reform without disruption to vital services, (e.g., the Family First Prevention Services Act).

INFRASTRUCTURE INVESTMENTS

The County will continue to advocate for the Legislature and the Administration to advance infrastructure investments and projects that support counties and the State in improving and maintaining vital public infrastructure in the greater Los Angeles region, and that are consistent with the County's goals to make our communities more climate resilient, to transform our transportation systems, to help local businesses and partner with community-based organizations to advance environmental justice and spur economic opportunity for disadvantaged communities, and advance racial and gender equity in the workforce. Specifically, the County will advocate for proposals that include, but are not limited to: 1) new and ongoing sources of funding to enhance mobility and safety; 2) funding to maintain and upgrade water and stormwater infrastructure; 3) assist local governments' disaster prevention/mitigation efforts; 4) fund the development of public infrastructure, transportation systems, and programs that address population growth, the regional economy, climate change, and public health; and 5) efforts that provide infrastructure equity to disadvantaged communities, among others.

ECONOMIC AND WORKFORCE DEVELOPMENT

The County is strategically investing in supporting small businesses and innovative workforce development programs in high growth sector industries that create a pipeline to well-paying jobs for the

community. The County's economic development and workforce development programs seek to incentivize the growth of small businesses, build a more inclusive workforce, and provide targeted assistance to individuals facing the greatest barriers to economic success.

The County will advocate for proposals that promote economic development, stimulate job growth in the region, and help lift economically disadvantaged residents experiencing barriers to employment out of poverty and into self-sufficiency. This includes proposals that would: 1) develop workforce programs that provide job training and align skilled and unskilled workers with competitive and high-growth industries that will generate well-paying jobs, propel economic growth in the region, and lift County residents out of poverty; 2) stimulate regional investment and encourage private sector participation; 3) support and incentivize the growth and development of entrepreneurs, small businesses, and social enterprises; 4) support comprehensive employment and training programs that support diversity, equity and inclusion, provide wrap-around supportive services, remove barriers to employment, provide continued education, affect job placement, encourage businesses to hire unemployed or underemployed workers, improve the retention of workers, and support worker health and safety; 5) provide economic relief to industries, small businesses, and individuals impacted by the COVID-19 pandemic in order to support the County's economic recovery and foster sustained regional growth; and 6) provide adequate and sufficient funding to encourage and incentivize production methods and technologies that advance clean manufacturing, create greenhouse gas reducing jobs, and eliminate motor vehicle emissions by reducing vehicle miles traveled.

ENVIRONMENT AND SUSTAINABILITY

The County's vision is to make the Los Angeles County region healthier, more equitable, more resilient, more livable, and economically stronger. Not only does the changing climate affect vital infrastructure systems, it significantly affects the daily lives of the residents of the County. Environmental hazards compounded by the impacts of climate change continue to place an unequal burden on low-income communities and communities of color. The County supports investments that transform our energy, water, food, and transportation systems, protect and increase native biodiversity, help overcome past inequities that have resulted in disproportionate pollution burdens and health outcomes for communities of color. The County also supports investments that help local businesses, organizations, and residents in disadvantaged communities adapt to climate change, and advance racial and gender equity.

To address these environmental issues to make Los Angeles County a sustainable region, the County will advocate for proposals that promote clean energy infrastructure, advance environmental justice, and invest in climate resiliency. The County will continue to support proposals that would: 1) decrease greenhouse gas emissions; 2) help our communities prepare for a changing climate by developing infrastructure and community-scale programs, such as resilience hubs and extreme heat risk communication strategies, to address imminent health risks; 3) increase local water supply and improve water quality, as well as support sustainable water infrastructure overall; 4) expand acreage and access to open space; 5) mitigate historic and ongoing exposure to environmental risks; 6) enhance the electric grid infrastructure and expand community-based solar and storage projects; 7) deploy Electric Vehicle infrastructure at County sites and in communities; 8) support efforts to properly abandon orphaned oil wells and conduct site remediation when no responsible party can be identified; 9) provide funding and other support to ensure the just transition of fossil fuel workers to new job opportunities; 10) strengthen regional food supply chains and improve urban access to fresh local foods; and 11) prioritize the intersecting goals of job creation, protection of natural resources, improved public health, social equity, technology innovation, and regional policy collaboration.

Recommendation to adopt the Commercial Tenant Protections Ordinance

February 3, 2022

Economic Development Policy Committee



Agenda

- Background
- Subject / Purpose of Request
- Deadline / Time Constraints
- Department / Program
- Protections Offered by the Ordinance
- Equity and Support Toward Board Priorities
- Outreach and Support for Small Businesses

Background

- At 1/25/2022 Board meeting, your Board approved updated Eviction Moratorium impacting commercial tenants with less than 10 employees
 - Lifted nonpayment of rent eviction protection which would end on 1/31/2022
 - Extended anti-harassment and retaliation and personal guarantee protections through 12/31/2022

Purposed of Request

- Adopt the Commercial Tenant Protections (CTP) Ordinance, amending LA County Code Title 8 to protect commercial tenants against harassment and retaliation in the unincorporated areas of Los Angeles County

Deadline / Time Constraints

- 2/15 Board Meeting: Introduce Ordinance
- 3/1 Board Meeting: Second reading. Ordinance goes into effect 30 days after 2nd reading
- 3/31: Ordinance goes into effect

Department / Program to Oversee Protections Set Forth by the Ordinance

- Workforce Development, Aging and Community Services (WDACS)
- Economic & Workforce Development Branch
- Office of Small Business (OSB)

Protections Offered by the Ordinance

- Deter landlords from harassing and / or retaliating against commercial tenants with less than 10 employees;
- Encourage landlords to uphold their responsibility to provide safe and suitable commercial rental properties; and
- Give the County legal recourse as well as institute a **private right of action** where small commercial tenants are subjected to harassing behavior by landlords.

- Exemptions: Will not apply to multi-national or publicly-traded commercial tenants, or commercial tenants of commercial property located at airports within the County

Equity and Support Toward Board Priorities

- **Equity:** Protects commercial tenants who employ less than 10 employees, regardless of immigration status, which means 90% of the small businesses in the unincorporated areas of Los Angeles County who hire locally and serve their local community will benefit
- **Board Priorities:** Supports the Board's ARDI priority by providing support to small and minority-owned businesses, which were disproportionately impacted by the COVID-19 pandemic.

Outreach and Support for Small Businesses

- Conduct education and outreach among qualified commercial tenants
- Receive complaints from commercial tenants directly or through a portal
- Inform tenants of the Ordinance and protections against harassment and retaliation by landlords, as private right to action and
- Ordinance provides reimbursement of attorneys' fees and costs for the qualified commercial tenant

Outreach and Support for Small Businesses Cont.

- Refer business to Los Angeles Bar Association's Referral Service, for legal representation, at
 - www.smartlaw.org
 - 213-243-1525
 - Attorneys are vetted and will work with clients to match their financial situation
- Small Business Services | Start Small Think Big
 - <https://www.startsmallthinkbig.org/small-business-services>
 - May provide some level of non-transactional legal aid
- Eviction Defense Network
 - <https://edn.la/>
 - Focus on preventing harassment and retaliation, work on a sliding scale, may be able to assist based on capacity at time of requesting services

QUESTIONS & DISCUSSION

Thank you!



February 15, 2022

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**ORDINANCE AMENDING LOS ANGELES COUNTY CODE TITLE 8 BY ADDING
CHAPTER 8.45 TO PROTECT COMMERCIAL TENANTS AGAINST HARASSMENT
AND RETALIATION IN THE UNINCORPORATED AREAS OF LOS ANGELES
COUNTY**

(ALL SUPERVISORIAL DISTRICTS) (3 VOTES)

SUBJECT

Pursuant to your Board's direction on June 22, 2021, the Department of Workforce Development, Aging and Community Services (WDACS) recommends your Board introduce and set for adoption the attached Commercial Tenant Protections Ordinance (Ordinance), which protects commercial tenants against harassment and retaliation within the unincorporated areas of Los Angeles County (County) and directs WDACS to take necessary steps to implement the Ordinance.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that these actions are exempt from the California Environmental Quality Act (CEQA), for the reasons stated in this letter and in the record.
2. Introduce, waive reading, and set for adoption the attached Commercial Tenant Protections Ordinance (Ordinance), that amends the Los Angeles County Code Title 8 – Consumer Protection, Business and Wage Regulations, Chapter 8.45 – Commercial Tenant Protections.
3. Authorize the Acting Director of WDACS, or his designee, to identify funding and resources necessary to implement the Ordinance and to execute agreements with consultants as necessary to implement the Ordinance.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

On June 22, 2021, your Board directed County Counsel, in consultation with the Director of the Department of Consumer and Business Affairs, to draft an ordinance to permanently extend the anti-harassment and anti-retaliation protections under the current

County's COVID-19 Tenant Protections Resolution with respect to commercial tenants with nine (9) employees or fewer.

After further discussions with County departments, WDACS will oversee the protections set forth in the Ordinance, which provides harassment and retaliation protections for commercial tenants, with nine (9) employees or fewer, in the unincorporated areas of the County so to:

- (1) Deter harassing behavior by landlords;
- (2) Encourage landlords to uphold their responsibility to provide safe and suitable commercial rental properties; and
- (3) Give the County legal recourse as well as institute a private right of action where small commercial tenants are subjected to harassing behavior by landlords.

The County's latest COVID-19 Tenant Protections Resolution, approved by your Board on January 25, 2022, provides countywide protections related to anti-harassment and retaliation for commercial tenants through December 31, 2022. This Ordinance would make these protections permanent for commercial tenants with nine employees or less in unincorporated areas of the County once the COVID-19 Tenant Protections Resolution is lifted.

it is therefore recommended that the Ordinance be adopted to protect commercial tenants in unincorporated County from harassment and retaliation.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The recommended actions support the County's Strategic Plan Goal II: Foster Vibrant and Resilient Communities, particularly Strategy II.1. Drive Economic and Workforce Development in the County by enhancing opportunities and equitable support for the business community, including small businesses and micro-businesses, who were disproportionately impacted by the COVID-19 pandemic.

FISCAL IMPACT/FINANCING

The proposed Ordinance has no fiscal impact on the County. WDACS will work with CEO to determine the level of staffing and resources needed to enforce the Ordinance and pursue potential funding through either the American Rescue Plan and/or other funding available.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

There are approximately 33,000 small businesses in the unincorporated area of the County, and 30,000 of those (90%) have nine employees or less. The proposed Ordinance protects commercial tenants who employ nine employees or less, which means most of the small businesses in the County who hire locally and serve in their local community will benefit.

Although the County and State have taken steps to support and provide relief to small businesses and their employees, it will take sustained support to enable many businesses to fully recover financially. This Ordinance aims to reduce small business harassment and retaliation from landlords.

Exemptions:

This Ordinance shall not apply to commercial tenants that are multi-national or publicly-traded as well as commercial tenants of commercial property located at airports within the County.

Harassment and Retaliation Protections

Retaliation against tenants for exercising their rights under the Ordinance is prohibited. The Ordinance specifically prohibits actions meant to harass tenants for failure to perform repairs and maintenance required by the rental agreement or by federal, State, or local laws, conduct elective renovation or construction on commercial property for the purpose of harassing tenants, or otherwise exercising their rights under the Ordinance or other applicable federal, state, and local laws. Harassment and retaliation claims may only be brought in court and may not be addressed administratively. A court may consider the protections afforded by the Ordinance in evaluating a claim of retaliation.

Enforcement

Any tenant, or any other person or entity acting on behalf of the commercial tenant who will fairly and adequately represent the tenant's interest, including the County, may choose to enforce provisions of this Ordinance. This Ordinance also imposes civil and criminal penalties for violations as well as an increased penalty if the aggrieved tenant is sixty-two (62) years or older or disabled. The County's decision to pursue or not pursue enforcement of any kind shall not affect an individual's right to pursue civil remedies.

Outreach

Once adopted and in effect, WDACS' Economic and Workforce Development Branch will design a robust and expansive outreach and education plan, focusing on immigrant-owned small businesses with nine employees or less in unincorporated areas, as well as develop a plan for enforcement of the protections provided by the Ordinance. Specifically, the following business services will be provided to commercial tenants to support legal enforcement of the Ordinance through private right of action:

- Conduct education and outreach among qualified commercial tenants through our Office of Small Business;
- Inform tenants about the Ordinance and its harassment and retaliation protections and offer a referral service to free legal providers and one-on-one counseling to support use of a private right of action, among other strategies, for self-directed ordinance enforcement;

- Receive complaints from commercial tenants, including through a portal on the WDACS website, and document business needs in its database;
- Refer commercial tenants to legal providers for one-on-one counseling on their complaints;
- Provide support in leveraging their private rights of action via referrals for additional support and enforcement of the Ordinance; and
- Provide ongoing, relevant business services to businesses engaged through this initiative.

County Counsel has reviewed and approved the proposed Ordinance.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Adoption of the Ordinance will protect commercial tenants, with nine employees or less, against harassment and retaliation by landlords and uphold their responsibility to provide safe and suitable commercial rental properties.

ENVIRONMENTAL DOCUMENTATION

By adoption of this Ordinance, the Board finds that the implementation of this Ordinance is exempt from the provisions of CEQA, pursuant to State CEQA Guidelines 15061(b)(3) in that the Board finds there is no possibility that the implementation of this Ordinance will have significant effects on the environment.

CONCLUSION

Upon Board approval, please return one adopted copy of this letter to WDACS. Should you have any questions, you may contact me directly, or your staff may contact Mr. Kevin Anderson, Special Assistant, at kanderson@wdacs.lacounty.gov.

Respectfully Submitted,

Otto Solorzano
Acting Director

OS: KL:AC:KA:EB:ML

Enclosure

c: Chief Executive Office
Executive Office, Board of Supervisors
County Counsel
Supervising Administrator

DRAFT

ANALYSIS

This ordinance amends Title 8 – Consumer Protection, Business and Wage Regulations, Division 2 – Business Regulations, of the Los Angeles County Code, relating to harassment and retaliation protections concerning the rental of commercial property located within the unincorporated areas of the County of Los Angeles by adding Chapter 8.45 to: (1) prohibit harassment and retaliation of commercial tenants; (2) establish penalties for violations; and (3) institute a private right of action.

RODRIGO A. CASTRO-SILVA
County Counsel

Behnaz Tashakorian

By

BEHNAZ TASHAKORIAN
Principal Deputy County Counsel
Government Services Division

BT:eb

Requested: 07/19/2021
Revised: 08/24/2021

ORDINANCE NO. _____

An ordinance amending Title 8 – Consumer Protection, Business and Wage Regulations, of the Los Angeles County Code, relating to harassment and retaliation protections concerning the rental of commercial property located within the unincorporated areas of the County of Los Angeles.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Chapter 8.45 is hereby added to read as follows:

Chapter 8.45 Commercial Tenant Protections.

8.45.010 Short Title.

This Chapter shall be known as "Commercial Tenant Protections."

8.45.020 Purpose and Findings.

A. The Board of Supervisors finds that the commercial rental debt owed by many businesses due to the impacts of the COVID-19 pandemic in Los Angeles County is a major source of tension between commercial tenants and landlords; in many cases, smaller commercial tenants face pressure and desperation similar to that of residential tenants. Many small businesses face the challenge of trying to negotiate with uncooperative landlords due to the months of accumulated back rent owed.

B. This unpaid rental debt owed by many small businesses, in light of the significant economic fallout from the COVID-19 pandemic, has exacerbated an already competitive commercial rental market in Los Angeles County. This creates an incentive for some landlords to engage in harassing behavior or to fail to make necessary repairs

in order to pressure existing tenants to move so that new tenants can move in and landlords can raise rents.

C. Accordingly, on March 4, 2020, the Board of Supervisors approved an Executive Order implementing a temporary Eviction Moratorium that offers protection against eviction to commercial tenants with fewer than one hundred (100) employees in unincorporated areas of Los Angeles County, with additional protections for small commercial tenants with less than ten (10) employees. On September 1, 2020, the protections under the Eviction Moratorium for commercial tenants became a baseline level of protection across the entire County that extended to all incorporated cities. Additionally, on February 23, 2021, the Board of Supervisors approved an amendment to the Eviction Moratorium that provided protections against harassment and retaliation to residential and commercial tenants who exercise their rights under the Eviction Moratorium. These protections have been critical in ensuring that thousands of small businesses did not have to close their doors for good due to the crippling financial impacts of the pandemic.

D. The combined impact of unpaid commercial rental debt and a competitive commercial rental market creates an imbalance of bargaining power between landlords and tenants, which has resulted in many small commercial tenants being unwilling or unable to assert their legal rights under the County's Eviction Moratorium. Furthermore, when the Eviction Moratorium is eventually lifted, commercial tenants will lose protections that have been paramount in maintaining the stability, security, and quality

of the small businesses that are the backbone of many communities across in the County of Los Angeles.

E. The purposes of this Chapter are to deter harassing behavior by landlords, to encourage landlords to uphold their responsibility to provide safe and suitable commercial rental properties, and to give the County of Los Angeles legal recourse where small commercial tenants are subjected to harassing behavior by landlords.

8.45.030 Definitions.

For purposes of this Chapter, the following definitions shall apply:

- A. "Board" means the County of Los Angeles Board of Supervisors.
- B. "Code" means the Los Angeles County Code.
- C. "Commercial Property" means a Commercial Unit and the land on which it and other buildings and common areas are located, including, parking facilities, streets, alleyways, stairwells, yard, roofs, and elevators, and that is not a dwelling unit, as defined in Chapter 8.52 of the County Code, provided for rent by the Landlord.
- D. "Commercial Unit" means any part, portion, or unit thereof, and any related facilities, space, or service, that is rented or offered for rent for commercial uses only, not residential use, on the Commercial Property.
- E. "County" means the County of Los Angeles.
- F. "Landlord" means an owner, lessor or sublessor (including any person, firm, corporation, partnership, or other entity) of Commercial Property provided for commercial rental purposes.

G. "Rent" means the consideration paid for the commercial use or occupancy of a Commercial Unit on Commercial Property.

H. "Rental Agreement" means a lease or other oral or written agreement between a Landlord and tenant establishing the terms and conditions of the Tenancy.

I. "State" means the State of California.

J. "Tenancy" means the legal right of a Tenant or any other original occupant who took possession of Commercial Property for the use or occupancy of a Commercial Unit, subject to the terms of a Rental Agreement. This includes a lease or a sublease.

K. "Tenant" means a renter of Commercial Property, as defined in subdivision (c) of section 1162 of the California Code of Civil Procedure, for commercial purposes, lessee, subtenant, and sublessee that has its principal offices in the County and meets all of the following criteria:

1. The Tenant rents a Commercial Unit in the County that is not a dwelling unit, as defined in California Civil Code section 1940, or a mobilehome, as defined in California Civil Code section 798.3.

2. The Tenant employs no more than nine (9) employees.

3. The Tenant operates an independently owned and operated business or nonprofit organization.

8.45.040 Exemptions.

The following Tenants are excluded from the protections of this Chapter:

A. Tenants that are multi-national or publicly-traded.

B. Tenants of Commercial Property located at airports within the County.

8.45.050 Anti-Harassment and Retaliation.

No Landlord, or any person, acting as a principal or agent, or any contractor, subcontractor or employee acting on the Landlord's behalf or direction, with respect to Commercial Property used as a Commercial Unit under any Rental Agreement or other Tenancy, however created, shall do any of the following:

A. Interrupt, terminate, or fail to provide all services required by the Rental Agreement or under federal, State, County, or local health or safety laws.

B. Take any of the following actions in bad faith:

1. Fail to perform repairs and maintenance required by the Rental Agreement or by federal, State, or local laws;

2. Fail to exercise due diligence in completing repairs and maintenance once undertaken;

3. Fail to follow appropriate industry repair, containment, or remediation protocols designed to minimize exposure to noise, dust, lead, paint, mold, asbestos, or other building materials with potentially harmful health impacts;

4. Conduct elective renovation or construction of Commercial Property for the purpose of harassing Tenant;

5. Refuse to acknowledge or accept receipt of a Tenant's lawful Rent payment as set forth in the Rental Agreement, by usual practice of the parties, or in a notice to pay Rent or quit;

6. Refuse to cash or process a Rent check or other form of acceptable Rent payment for over thirty (30) days after it is tendered;

7. Fail to maintain a current address for delivery of Rent payments;

8. Violate a Tenant's right to privacy, without limitation, by requesting information regarding residence or citizenship status, protected class status, or social security number, except as required by law or in the case of a social security number, for the purpose of obtaining information for the qualifications for a Tenancy;

9. Release information protected by the Tenant's right to privacy, except as required or authorized by law; or

10. Request or demand an unreasonable amount of information from Tenant in response to a request for reasonable accommodation.

C. Threaten the Tenant, by word or gesture, with physical harm, or abuse Tenant with words, either orally or in writing, which are offensive and inherently likely to provoke an immediate violent reaction. This includes words used during in-person conversations, through social media postings or messages, or other communications.

D. Influence or attempt to influence a Tenant to vacate Commercial Property through fraud, intimidation or coercion, which shall include threatening to report a Tenant or Tenant's employees to the United States Department of Homeland Security or any other governmental or law enforcement agency.

E. Violate any law which prohibits discrimination based on race, gender, sexual preference, sexual orientation, ethnic background, nationality, religion, age,

parenthood, marriage, pregnancy, disability, or Human Immunodeficiency Virus (HIV)/Acquired Immune Deficiency Syndrome (AIDS).

F. Take action to terminate any Tenancy including service of any notice to quit or notice to bring any action to recover possession of the Commercial Unit based upon facts which the Landlord has no reasonable cause to believe to be true or upon a legal theory which is untenable under the facts known to the Landlord. No Landlord shall be liable under this subsection for bringing an action to recover possession unless and until the Tenant has obtained a favorable termination of that action.

G. Remove from the Commercial Unit furnishings, personal property, or any other items without the prior written consent of a Tenant, except when done pursuant to enforcement of a legal termination of Tenancy or as otherwise authorized by federal, State, or local law.

H. Offer payments to:

1. A Tenant to vacate more than once in six (6) months, after the Tenant has notified the Landlord in writing that the Tenant does not desire to receive further offers of payments to vacate.

2. Attempt to coerce a Tenant to vacate accompanied with threats or intimidation. This shall not include settlement offers in pending eviction actions made in good faith and not accompanied by threats or intimidation.

I. Commit repeated acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace, or quiet of any person lawfully entitled to occupancy of such Commercial Unit and that cause, are likely to cause, or

are intended to cause any person lawfully entitled to occupancy of a Commercial Unit to vacate such Commercial Unit or to surrender or waive any rights in relation to such occupancy.

8.45.060 Lawful Evictions.

Nothing in this Chapter shall be construed as to prevent the lawful eviction of a Tenant by appropriate legal means.

8.45.070 Remedies.

A. Civil Remedies. Any Tenant, or any other person or entity acting on behalf of the Tenant who will fairly and adequately represent the Tenant's interests, including the County, is authorized to bring a civil action and/or proceeding in a court of competent jurisdiction for violation of this Chapter, for civil penalties, injunctive, declaratory and other equitable relief, restitution and reasonable attorneys' fees and costs and may take such other steps as necessary to enforce this Chapter. No administrative remedy need be exhausted prior to filing suit to enforce this Chapter. The court may award reasonable attorneys' fees and costs to a Landlord who prevails in any such action if the court determines that the Tenant's action was frivolous.

B. Civil Penalty. Any person violating any of the provisions, or failing to comply with any of the requirements of this Chapter, may be liable for a civil penalty of no less than Two Thousand Dollars (\$2,000), per violation, and no more than Five Thousand Dollars (\$5,000), per violation, at the discretion of the court. If the aggrieved Tenant is sixty-two (62) years or older or disabled, the court may award an

additional civil penalty of up to Five Thousand Dollars (\$5,000) per violation, at the discretion of the court.

C. Criminal Penalty. Any person violating any of the provisions or failing to comply with any of the requirements of this Chapter, shall be guilty of a misdemeanor and punished by a fine of not more than One Thousand Dollars (\$1,000), or by imprisonment in the County jail for a period of not more than six (6) months, or by both.

D. Each violation of any provision of this Chapter, and each day during which any such violation is committed, permitted or continued, shall constitute a separate offense.

E. The above remedies are not exclusive and do not preclude the County or any Tenant from seeking other remedies or penalties provided by applicable law.

8.45.080 Waiver Prohibited.

Any waiver of rights under this Chapter shall be void as contrary to public policy.

8.45.090 Severability.

If any provision of this Chapter or the application thereof to any person, property, or circumstance, is held invalid, such invalidity shall not affect other provisions or applications of this Chapter that can be given effect without the invalid provision(s) or application, and to this end, the provisions of this Chapter are declared to be severable.

[CH845BTCC]

ARPA Program Spotlight: Youth@Work – Elevate

Economic Development Policy Committee Meeting

February 3, 2022

Kelly LoBianco, Executive Director, Economic and Workforce Development

Jose Perez, Assistant Director, Workforce Development



Program Overview: Youth@Work Elevate

Program Goal:

Connect 500 LA County's Transitional-age Youth & Opportunity youth to employment in high-growth and emerging sectors

60% of participants to obtain unsubsidized employment post-exit

Program Model:

Provide 400 hours of paid work experience in high-growth and emerging sectors

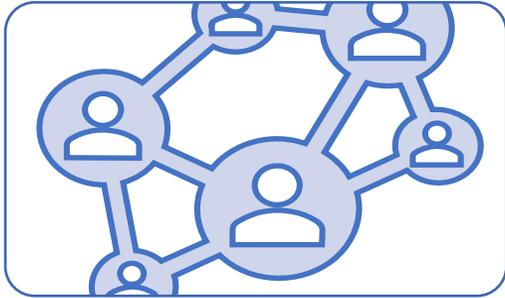
Cohort model with mentoring, Personal Enrichment Training, supportive services, and weekly 'Development Days'

Target Population:

LA County residents 17-24 years old

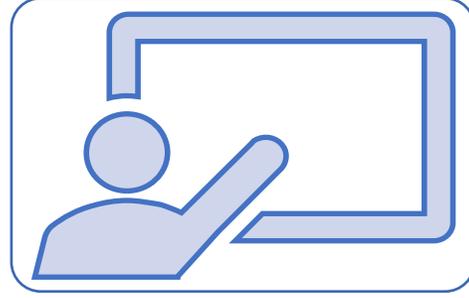
Former or current foster youth; individuals experiencing homelessness; justice-impacted youth; LGBTQ+

Program Elements



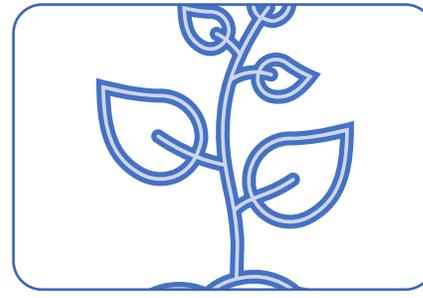
Outreach & Recruitment

- Network of partners across County Departments and Board Offices, CBOs, FBOs, & social media
- AJCCs will leverage community partners and previous Youth@Work participants meeting eligibility criteria
- English and Non-English language media outlets



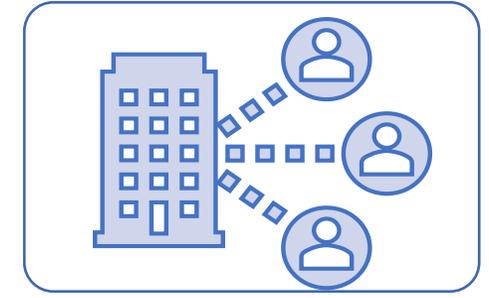
Personal Enrichment Training

- Utilizing the TAY World of Work (WOW) Curriculum
- Trauma informed and evidence-based curriculum developed Columbia University



Mentoring

- Weekly 'Development Days' led by mentors for continuous personal development
- Establish peer-to-peer support networks



Work Experience

- Partner with employers in the County's high-growth and emerging sectors
- Commitment to hire
- Employers and industries with career pathways

Program Timeline

February 2022

- Subrecipient agreement for training and placement
- Establish agreement with mentoring provider

Early April 2022

- Launch of 1st Cohort

June 30, 2023

- Conclude 5 cohorts

March 2022

- Recruitment and selection for 1st cohort
- Recruit qualified employers and host sites

May 2022-April 2023

- Recruitment and selection for remaining cohorts
- Recruit qualified employers and host sites

Question & Comments

