



Covenant:

EXHIBIT: _____ CONDOMINIUM CONVERSION
Tract Map Number: _____ OR Parcel Map Number: _____

I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the Advisory Agency of said City that pursuant to Sections 12.95.2 and 47.06 of the Los Angeles Municipal Code and applicable provisions of the Subdivision Map Act:

- A. Each of the tenants of the proposed condominium conversion has been or will be given a 180-day written notice of Termination of Tenancy prior to the proposed conversion. Anyone becoming a tenant after the Tract Map Application or after the Preliminary Tract Map Approval shall be notified in writing prior to entering into a rental agreement but shall not be entitled to 180 days notice of intent to convert. (Section 66427.1 of the Subdivision Map Act mandates 180 days notice of intention to convert rather than 120 days as is found in the Municipal Code.); and shall not be entitled to relocation benefits or services unless expressly agreed in writing with the landlord. Tenants in residence on the date of the Tract Map Application and on the date of the Tract Map's preliminary approval shall be entitled to receive relocation benefits and services as noted in Paragraphs (b) and (d) below. (Note: This is not a notice of termination - see Paragraph "E" below.)
- B. Each of the tenants of the proposed condominium conversion project must be given written notice of an exclusive right to contract for the purchase of the dwelling unit occupied by the tenant upon the same or more favorable terms and conditions than those on which such unit will be initially offered to the general public. In the event a tenant's existing unit is required to be combined with an adjacent unit, another unit of comparable size and amenities shall be offered to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the California Business and Professions Code unless the applicant receives prior written notice of the tenant's intention not to exercise the right.
- C. Each eligible tenant will be given assistance in finding a comparable replacement rental unit by a contractor hired by the Los Angeles Housing and Community Investment Department. Comparability shall be determined from the following factors: size; price; location; proximity to medical and recreational facilities, parks, community centers, shops, transportation, school, churches and synagogues; amenities. A unit is not comparable if it is located in a building for which an application for conversion purposes has been filed with any governmental agency. Such assistance shall be available to all eligible tenants within 10 days of the date on which the 180-day notice terminating the tenancy is sent to each tenant; or, if no notice terminating the tenancy has been given, within 15 days from the date the eligible tenant gives notice of the eligible tenant's intent to terminate the tenancy, or the date of preliminary parcel map or tentative map approval, whichever date is later. Such assistance shall include, at a minimum, the following services:
 - 1. Obtain at no cost to the tenant the services of persons who prepare rental availability reports;
 - 2. Make available to each tenant an updated report concerning the availability of comparable rental housing in the area of the tenants present unit;
 - 3. Drive tenants without cars and assist tenants with cars in order to inspect units;



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4. Hire an ambulance or similar vehicle (at no cost to the tenant) and assist any handicapped or disabled tenant with relocation-related activities;
 5. Provide other personal services related to relocation to each tenant.
- D. Relocation Fee: The applicant shall pay a relocation fee in the following amounts to each Eligible Tenant (Defined in the 'Definitions' Section Below) and to each tenant Entitled to Special Protection (Defined in 'Definitions' Section Below). If more than one fee applies to a rental unit, the applicant shall pay the highest of the applicable fees:
1. To Eligible Tenants:
 - (i) Eligible Tenants who have resided in their rental unit for fewer than three years **and** whose income is above 80% of the AMI (Area Median Income): \$7,600;
 - (ii) Eligible Tenants who have resided in their rental unit for more than three years **or** whose income is less than 80% AMI (Area Median Income) regardless of the length of tenancy: \$10,050;
 2. To Eligible Tenants Entitled to Special Protection:
 - (i) Eligible Tenants to Special Protection who have resided in their rental unit for fewer than three years **and** whose income is above 80% of the AMI (Area Median Income): \$16,100;
 - (ii) Eligible Tenants Entitled to Special Protection who have resided in their rental unit for more than three years **or** whose income is less than 80% of the AMI (Area Median Income) regardless of their length of tenancy: \$19,000;
 3. Tenants who claim eligibility for special protection under this subparagraph shall file a statement with the Los Angeles Housing and Community Investment Department (HCIDLA) verifying their income on a form prescribed by HCIDLA. If the applicant disputes the tenant's self-certification of the tenant's stated income eligibility, such dispute shall be resolved by the HCIDLA in an adjudicatory proceeding for which the applicant shall pay a fee of \$186. Each of the foregoing amounts shall be adjusted on an annual basis pursuant to the formula set forth in LAMC Section 151.06D, rounded to the nearest \$50.
 4. The applicant shall also pay to the Los Angeles Housing and Community Investment Department (HCIDLA) a fee in the amount of \$752 for each unit occupied by a tenant entitled to 'special protection' (senior - over 62, handicapped or disabled as defined below); and \$491 for all other eligible tenants, together with an administrative fee of \$59 per unit to pay for the administrative costs in providing the tenant relocation services by the City's Relocation Assistance Service Provider to each tenant as noted in Paragraph 'c' above. Each of these amounts may be increased in an amount based on the Consumer Price Index - All Consumers averaged for the first 12-Month period ending September 30, of each year, as determined and published by HCIDLA on or before May 30, of each year, pursuant to LAMC Section 151.07A6.



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- E. Continued Tenancy Pending Relocation. Until each eligible tenant is successfully relocated, the tenant shall be permitted to reside in the unit presently occupied in the conversion project. There shall be no time limit for such continued tenancy for each tenant qualified for "special protection". In all other cases, the applicant is not required to consent to continued tenancy beyond 12 months from the date of tentative map or preliminary parcel map approval or the date on which the 180-day notice of intent to convert is given to all tenants, whichever date is later. All eligible tenants wishing to terminate their lease after approval of the preliminary tract map are entitled to full relocation services and payments in accordance with Los Angeles Municipal Code Section 47.06-D regardless of whether a 180-day notice of intent to convert has been given to the tenant.
- F. Each of the eligible tenants of the proposed condominium conversion remaining in possession has been, or will be given written notification within ten days of approval of a final map for the proposed conversion and of their rights to relocation services and financial assistance pursuant to Section 47.06-D of the Los Angeles Municipal Code.
- G. That satisfactory evidence will be submitted to the Advisory Agency that the preceding has been accomplished in accordance with the Relocation Plan submitted with the Tract Map Application.
- H. Dispute Resolution: Pursuant to the Los Angeles Municipal Code Section 12.95.2-G9, in case of dispute between tenants, the applicant, or the City, the Advisory Agency will interpret the application, of this covenant and agreement following a hearing before a duly authorized representative of the Advisory Agency.
- I. The property owner shall provide written proof that each eligible and qualified tenant has received a copy of this covenant.

DEFINITIONS:

- 1. **Eligible Tenant:** The term "eligible tenant" means any tenant who (a) was a resident of the property both on the date of tentative or preliminary parcel map application and the date of preliminary approval of such map and (b) who does not intend to purchase a unit in the conversion project.
- 2. **Eligible Tenant Entitled to Special Protection:** An eligible tenant is entitled to "special protection" if the tenant satisfies any of the following criteria: has attained age 62; is handicapped as defined in Section 50072 of the California Health and Safety Code; is disabled as defined in Title 42 United States Code Section ~ 423; is residing with one or more minor dependent children; or is a resident of a low to moderate cost housing unit.

NOTE: For the year beginning July 1, 2014 and all subsequent years, the fee amounts shall be adjusted on an annual basis pursuant to the formula set forth in Section 151.06 D of the Los Angeles Municipal Code.