

ORDINANCE NO. 182358

An ordinance amending Section 49.95 of Article 14.1 of Chapter IV of the Los Angeles Municipal Code to extend the sunset date of the Foreclosure Eviction Ordinance from December 31, 2012, to December 31, 2013.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 49.95 of the Los Angeles Municipal Code is amended to read:

SEC. 49.95. SUNSET PROVISION.

The provisions of this Article shall be in effect through December 31, 2013, unless the City Council acts by ordinance to amend this Section to extend its effective period.

Sec. 2. Urgency Clause. The City Council finds and declares that this ordinance is required for the immediate preservation of the public peace, health and safety due to continuing numbers of foreclosures of rental properties not subject to the Rent Stabilization Ordinance (RSO), LAMC Chapter XV, in the City of Los Angeles.

According to the Los Angeles Housing Department (LAHD), census data indicates that 20-25% of single-family homes in the City are occupied by non-RSO renters. Foreclosures occur primarily in lower income neighborhoods where evicted tenants of foreclosed properties can least afford relocation costs. On December 17, 2008, the City Council adopted the Foreclosure Eviction Ordinance (No. 180441) to protect tenants in non-RSO rental properties from eviction on the grounds of foreclosure and to abate the blight and destabilization caused by vacant properties. (C.F. 07-2438-S9). This Section was amended on December 16, 2009, to extend the sunset date by one year from December 23, 2009, to December 31, 2010 (C.F. 07-2438-S9; No. 181032). The ordinance was further amended on December 14, 2010, to extend the sunset date by an additional year from December 31, 2010, to December 31, 2011, (C.F. 10-1706; No. 181496) and amended again on December 14, 2011, to extend the sunset date by an additional year from December 31, 2011, to December 31, 2012, (C.F. 10-1706-S1; No. 181964) due to continuing foreclosures. The amended Ordinance (C.F. 10-1706-S1; No. 181964) is scheduled to sunset on December 31, 2012.

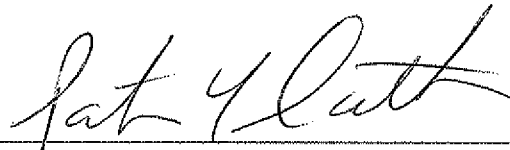
LAHD reports that since 2007 approximately 53,000 properties have been subject to foreclosure. Census data indicates that 25% of single-family homes in the City are occupied by renters. Data for 2012 suggests that the foreclosure crisis has not abated since Council first adopted the Foreclosure Eviction Ordinance. Approximately 4,700 properties, comprising 7,400 non-RSO rental units, have been subject to foreclosure during the first nine months of 2012. Foreclosures continue to occur in primarily lower income neighborhoods where evicted tenants of foreclosed properties

cannot afford relocation costs. Given the continued epidemic of rental property foreclosures and in order to ensure that tenants of foreclosed non-RSO rental properties continue to be protected, an extension in the Foreclosure Eviction Ordinance is necessary. Pursuant to City Charter Section 253, this ordinance shall take effect upon its publication.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, ~~by a vote of not less than three-fourths~~ of all of its members, at its meeting of DEC 14 2012.

JUNE LAGMAY, City Clerk

By 
Deputy

Approved DEC 20 2012


Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By 
DEBORAH BREITHAUPT
Deputy City Attorney

Date 12/17/12

File No. CF 10-1706-S2