

ORDINANCE NO. _____

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, 2015, to December 31, 2017.

**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, 2017, 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 unprecedented numbers of foreclosures of rental properties not subject to the Rent Stabilization Ordinance (RSO), LAMC Chapter XV, in the City of Los Angeles.

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. 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). Section 49.95 of the Ordinance was amended on December 16, 2009, to extend the sunset date by one year from December 23, 2009, to December 31, 2010, (CF 07-2438-S9; No. 181032), 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), amended on December 14, 2011 to extend the sunset date from December 31, 2011 to December 31, 2012 (CF 10-1706-S1; No. 181964), amended on December 14, 2012, from December 31, 2012 to December 31, 2013 (CF 10-1706-S2; No. 182358), and amended again on December 26, 2013 (CF 13-1534; No. 182829), from December 31, 2013 to December 31, 2015 and is due to expire on December 31, 2015.

Since 2007, approximately 59,000 properties have been subject to foreclosure. Census data indicates that 25% of single-family homes in the city are occupied by renters. The foreclosure crisis continues to have a significant negative impact on renters. HCIDLA Foreclosure Registry data for 2015 indicates that the foreclosure crisis continues to affect City residents and neighborhoods. A total of 10,381 properties were registered from January through November 8, 2015. First time property registrations totaled 4,273 and 6,108 properties re-registered (properties that remained under a notice of default or foreclosure from 2014). Foreclosures continue to occur in primarily lower income neighborhoods where evicted tenants of foreclosed properties cannot

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 _____.

HOLLY L. WOLCOTT, City Clerk

By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By _____
DEBORAH BREITHAUPT
Deputy City Attorney

Date _____

File No. CF 13-1534-S1

MOTION

On December 17, 2009, the Los Angeles City Council adopted the Foreclosure Eviction Ordinance (No. 180441) to protect tenants living in rental properties subject to the city's Rent Stabilization Ordinance (RSO) from eviction on the grounds of foreclosure (CF 07-2438-S9). This ordinance prohibits lenders from evicting any tenants in the City merely because of the foreclosure on their landlords. This ordinance as amended is scheduled to sunset on December 31, 2015.

Since 2007, approximately 59,000 City properties have been subject to foreclosure. Census data establishes that 25% of single-family homes in the City are occupied by renters. The foreclosure crisis continues to have a significant negative impact on renters. A total of 10,381 properties registered with the HCIDLA Foreclosure Registry from January 1 through November 9, 2015, a 10 percent increase from 2014. 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 foreclosure and in order to ensure that all tenants in foreclosure rental properties continue to be protected from eviction, the Council should request the City Attorney to prepare and present an ordinance to extend the sunset date of the Foreclosure Eviction.

I THEREFORE MOVE that the City Attorney, with the assistance of the Los Angeles Housing and Community Investment Department, prepare and present an ordinance amending Article 141.1 of the Los Angeles Municipal Code to extend the sunset date of the Foreclosure Eviction Ordinance 182829 from December 31, 2015 to December 31, 2017.

PRESENTED BY: _____

SECONDED BY: _____