

09-0002-5144

RULES & GOVERNMENT

RESOLUTION

JUL 08 2009

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed to or pending before a local, state or federal government body or agency must first have been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, the Los Angeles Housing Department reports that as of March 2009 there were 7,632 units in foreclosed multifamily properties in the City of Los Angeles; and

WHEREAS, many tenant protections in State law do not currently apply to foreclosed rental properties; and

WHEREAS, the City of Los Angeles has enacted an Ordinance to protect tenants in foreclosed rental properties from eviction; and

WHEREAS, SB 120 (Lowenthal) extends several tenant protections to apply after a foreclosure sale, which would complement the City's work to protect tenants of foreclosed rental properties; and

WHEREAS, SB 120 will amend current law that prohibits landlords from interrupting or terminating utility service and taking other drastic measures to evict tenants to apply to owners who have acquired a property through foreclosure; and

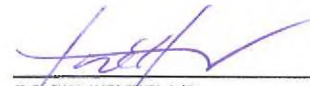
WHEREAS, this bill will also require landlords losing properties to foreclosure to transfer tenant security deposits to new property owners; and

WHEREAS, SB 120 will require utilities to notify tenants of all rental properties, in multiple languages, before discontinuing service;

WHEREAS, several other changes to State law are proposed in SB 120 to ensure that tenants of foreclosed rental properties are not adversely affected when their buildings are foreclosed upon;

NOW, THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2009-2010 State Legislative Program SUPPORT for SB 120 (Lowenthal), which would extend existing tenant protections to tenants of foreclosed rental properties.

PRESENTED BY:


JOSE HUIZAR
Councilmember, 14th District

SECONDED BY:



MB

ORIGINAL

JUL 8 2009

