



**Office of the Mayor  
City of Los Angeles**

## **ANTONIO R. VILLARAIGOSA**

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### **MAYOR VILLARAIGOSA SIGNS NEW LAW TO PROTECT TENANT RIGHTS AND KEEP LA'S RENTERS IN THEIR HOMES**

*Standing with the leaders of the City Council, the Mayor signs a measure that increases the protections of residents facing eviction due to foreclosures on multi-unit properties*

LOS ANGELES – Mayor Antonio Villaraigosa joined Council President Eric Garcetti and tenant rights advocates to sign a new ordinance preserving tenant rights, protecting renters from eviction and tackling the issue of foreclosures on multi-unit properties.

“Tenants who pay their rent on time and hold up their side of a lease should never be forced to face eviction due to the mistakes or late payments of their landlord,” Mayor Villaraigosa said. “With this ordinance, responsible renters will receive the help, assistance and protection they need to weather the housing crisis and stand on stable ground in the future.”

In 2008, the City of Los Angeles has seen a dramatic increase in the number of multi-family residences facing foreclosure, many of which are found in South LA and downtown. In the first nine months of the year, more than 1,300 apartment buildings, duplexes and other rental properties have received notices of default and foreclosure. As a result, nearly 3,700 individual units have confronted the prospect of eviction despite hosting renters and households that pay their rent on-time and fulfill their lease obligations.

In order to address this side of the housing crisis, Mayor Villaraigosa enacted a law ensuring that tenants are not forced to leave their homes when landlords and property owners fall behind on their mortgage payments.

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“Many renters are finding themselves out of a home because their landlords have fallen into foreclosure. We’ve helped people who have never missed a rent payment and are suddenly forced to move in the middle of this tough economy,” said Council President Garcetti, who authored the measure. “This new ordinance will protect tenants and help protect neighborhoods from the nuisances that can accompany empty, boarded-up homes,” said Council President Eric Garcetti.”

In addition, the Mayor outlined the City’s ongoing efforts to offer local residents the tools to stay in their homes. These include foreclosure clinics and counseling at six WorkSource Centers in and around LA’s hardest hit communities; programs to help Neighborhood Councils identify blight and clean up their streets; and the Neighborhood Stabilization Program, which uses federal funds to acquire, rehabilitate and resell vacated homes to first-time, middle-income buyers.

Beyond the challenges facing multi-family residences, Los Angeles has seen a dramatic increase in foreclosures over the past two years. In all of 2007, there were approximately 4,600 foreclosures in the City, but in the first two quarters of 2008 alone, LA has seen nearly 5,800 residences lost to foreclosure. Foreclosures of single-family homes have been heavily concentrated in the San Fernando Valley, with more than 60 percent occurring in Valley neighborhoods.

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