The Honorable Nancy Skinner  
California State Senate, 9th District  
State Capitol, Room 5094  
Sacramento, CA 95814

Re: Senate Bill 1079 (Skinner) – Residential property: foreclosure  
City of Beverly Hills – Support

Dear Senator Skinner,

On behalf of the City of Beverly Hills, I am pleased to write to you in SUPPORT of your SB 1079 which will create a 20 day window during which a foreclosing entity would only be able entertain offers from prospective owner-occupants and reduce the rate and volume at which large institutional investors could purchase residential properties in the event of a new foreclosure crisis.

The economic fallout from the COVID-19 pandemic has resulted in widespread job loss throughout the state. With the possibility of an extended recession due to the pandemic there is the potential for a wave of home foreclosures to follow as homeowners default on their mortgage payments. This bill would provide a twenty-day window during which a foreclosing entity would only be able to entertain offers from prospective owner-occupants. This will help prioritize individuals who are looking into homeownership during the foreclosure process rather than those looking for rental investments.

SB 1079 would also prohibit the bundling of foreclosed homes for sale as a single item which facilitates the acquisition of these homes by large investment entities rather than potential owner-occupants. Limiting the ability of these entities to purchase large numbers of foreclosed homes will help maintain the neighborhoods where these homes are located as they will be occupied by homeowners who have a financial stake in their community. This will help to preserve communities across the state in the event the state sees a dramatic uptick in foreclosures due to the COVID-19 pandemic.
For these reasons, the City of Beverly Hills is pleased to SUPPORT your SB 1079. Thank you for authoring this important measure.

Sincerely,

[Signature]

Lester J. Friedman
Mayor, City of Beverly Hills

cc: Members and Consultants, Assembly Judiciary Committee
The Honorable Ben Allen, 26th Senate District
The Honorable Richard Bloom, 50th Assembly District
Andrew K. Antwi, Shaw Yoder Antwih Schmelzer & Lange