



Tomiquia Moss
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5/20/2021

Honorable Jesse Gabriel
State Capitol Room 4117
Sacramento, CA 95814

RE: Support for AB 1487 (Gabriel)-- Eviction Prevention

Dear Assemblymember Gabriel,

The Housing Now! Coalition, a diverse coalition of low-income renters, tenant organizers, legal services providers, policy organizations and other groups seeking to advance solutions to California's housing crisis, is proud to sponsor Assembly Bill 1487. In addition the organizations, signed below are proud to endorse AB 1487.

This bill seeks to stop homelessness before it starts by establishing a state fund for the provision of evictions prevention services, building on the successes of local programs which have paired pre-eviction education and outreach activities with legal services for unlawful detainer cases. As we emerge from the COVID-19 pandemic, which has disproportionately impacted low-income renters and renters of color, it is critical the State use its unprecedented budget surplus to invest in the housing stability of low-income renters and in an equitable recovery that is shared by all stakeholders. This bill seeks to address a need which is greater now than ever – the provision of information and assistance to struggling renters so they can successfully assert the tenants' rights which the legislature has advanced in recent years, including during the pandemic.

In addition to an unprecedented number of tenants facing extreme rent burdens, California's eviction process is severely unbalanced, with most landlords represented by attorneys, but about 90% of tenants forced to defend their cases without access to legal assistance. When tenants are also represented by attorneys, they are more likely to have their rights protected, more likely to reach agreements that allow them to resolve their cases without being forced out of their homes, and as a result, less likely to experience homelessness following an eviction. In a context in which research has shown a direct link between rising evictions and increased COVID exposure and deaths, it is critical California level the playing field in the eviction context and ensure tenants are able to successfully use the protections the legislature has enacted. Where local jurisdictions have implemented a Right to Counsel, the outcomes for tenants are vastly improved; an analysis of San Francisco's pilot program, for example, found that in 98 percent of cases where tenants were represented, they were able to either remain in their homes or arrive at a favorable move-out agreement. In contrast, unrepresented tenants received a judgment for possession in 91 percent of cases.

Furthermore, analyses of local Right to Counsel programs which have provided the services contemplated in AB 1487 have demonstrated significant homelessness prevention and municipal savings benefits as well. These savings and benefits include decreased eviction filings in the courts, homelessness prevention and significantly decreased expenditures related to homelessness, preservation of affordable housing units, and numerous societal benefits related to the negative impacts of evictions such as disruption of children's educations. For example, an

analysis of a proposed Right to Counsel program in Los Angeles County in 2019 found that implementing that program could result in combined savings for the City and County of Los Angeles with respect to shelter and housing programs of approximately \$305 million. Additional benefits and savings were also identified in the areas of school funding, foster care, health care, and preservation of affordable housing, in addition to numerous unquantifiable social benefits.

AB 1487 is a critical measure to ensure the effectiveness of recent housing legislation and rental assistance measures advanced by the state, will aid in protecting the public health and the well-being of low-income renter households, and will help to ensure an equitable recovery which addresses the significant disproportionate impacts of both the COVID-19 pandemic and California's pre-existing housing crises on low-income communities and communities of color. We are proud to sponsor this critical measure and urge its immediate passage.

Sincerely,



Tomiquia Moss

Founder & CEO, All Home

Additional Organizational Signatories:

- EXAMPLE BELOW: ADD YOUR ORG, NAME, TITLE & EMAIL BELOW
- Housing Now! - Francisco Dueñas, Executive Director, fduenas@housingnowca.org
- Inland Equity Partnership, Executive Director, maribel@inlandequitypartnership.org
- Courage California, Irene Kao, Executive Director, irene@couragecampaign.org
- California Latinas for Reproductive Justice, Lorena Garcia Zermeno, Policy and Communications Coordinator, lorena@clrj.org
- LA Forward, David Levitus, Executive Director, david@laforward.org
- ACCE Action, Christina Livingston, Executive Director, clivingston@calorganize.org
- Organize Sacramento, Tamie Dramer, Executive Director
- Bend the Arc: Jewish Action, Southern California, Sarah Pinho, Co-Chair, Housing Committee, sarahpinho@gmail.com
- The Women's Building, Teresa Mejia, Executive Director
- Long Beach Residents Empowered, Norberto Lopez, Project Director,
- National Association of Social Workers, CA Chapter, Rebecca Gonzales, Director of Government Relations
- All Home CA, Tomiquia Moss CEO

- Women's Empowerment, Sacramento, Kaitlyn Monck, Housing Coordinator
- NextGen California, Arnold Sowell Jr., Executive Director, arnie.sowell@nextgenpolicy.org
- Best Friends Animal Society, Elizabeth Oreck, National Manager- Housing Initiatives
- Korean Resource Center, Jacklyn Jung, Housing Service Manager, jacklyn@krcla.org
- The National Council of Jewish Women Los Angeles, Nabila Sosa, Advocacy Program Manager, nabila@ncjwla.org
- Leadership Counsel for Justice and Accountability, Jovana Morales-Tilgren, Housing Policy Coordinator, jmtilgren@leadershipcounsel.org
- The People's Resource Center, Jorge Rivera, Executive Co-Director
- PICO California, Dr. Jennifer Martinez, Chief Strategy Office, jennifer@picocalifornia.org
- Faith in Action East Bay, Valeria Ochoa, Organizer, Valeria@fiaeastbay.org
- OCCCO, Miguel Hernandez, Executive Director, Miguel@occcopico.org
- Hunger Action LA, Frank Tamborello , Executive Director, frank@hungeractionla.org
- East Bay Housing Organizations, Alex Werth, Policy Associate, alex@ebho.org
- Faith in the Valley, Pastor Trena Turner, Executive Director, trena@faithinthevalley.org
- East Yard Communities for Environmental Justice, Jessica Prieto, Community Stability Policy Organizer, jprieto@eycej.org
- Monument Impact, Debra Ballinger, Executive Director, debra@monumentimpact.org
- Sonoma Valley Housing Group, Dave Ransom, Convener, dransom391@gmail.com
- Union Station Homeless Services, Teresa Eilers, Program Specialist, teilers@unionstationhs.org
- Affordable Housing Network of Santa Clara County, Milt Krantz, Board member, miltkra@yahoo.com
- South Bay Community Land Trust, Milt Krantz, Founding board member
- LA Voice, Rev. Zachary Hoover, Executive Director
- Ensuring Opportunity Campaign, Hector Malvido, Policy Manager
- California Democratic Party Renters Council, Igor Tregub, NorCal Vice Chair, itregub@gmail.com
- Berkeley Tenants Union, Igor Tregub, Steering Committee, itregub@gmail.com
- Alameda County Democratic Party, Igor Tregub, Vice Chair, itregub@gmail.com
- Public Advocates, Andrés Ramos, aramos@publicadvocates.org
- Faith in Action Bay Area, Adriana Guzman, Lead Organizer, adriana@faithinactionba.org
- Legal Aid of Sonoma County, Suzanne Dershowitz, Housing Policy Attorney, sdershowitz@legalaidsoc.com
- Congregations Organized for Prophetic Engagement, Samuel J. Casey, Executive Director, scasey@coposite.org