



April 5, 2022

The Honorable Buffy Wicks
Chair, Assembly Housing and Community Development Committee
1020 N Street, Room 156

RE: AB 2713 Tenant protections: just cause termination: rent caps - Support

Dear Assemblymember Wicks,

On behalf of All Home, I am writing in support of AB 2713. All Home is a Bay Area organization that advances regional solutions to disrupt the cycles of poverty and homelessness and create more economic mobility for people with extremely low incomes. All Home is proud to support AB 2713, your bill to close loopholes in existing law that leave tenants vulnerable to unlawful evictions.

Since the enactment of AB 1482, California's first statewide just cause eviction protection and anti-rent gouging law, a few loopholes have been exploited by landlords attempting to evict vulnerable tenants.

- This law will require owners attempting to evict tenants for **owner move-in** to move into the unit within 90 days and stay at the unit for a minimum of three years.
- For owners attempting to evict based on **substantial renovation**, it will require owners to obtain the necessary permits for the renovations and justify why the improvements cannot be completed with the tenants in place.
- For evictions based on **withdrawal from the rental market**, the owner will be required to clearly explain in the notice to the tenant what the alternative use of the property will be and the necessary permits to convert the unit to the intended use.
- If, post-termination, any of these conditions are not met, the tenants get the right to return to the unit under their previous terms.

Tenant protections are a vital tool to prevent further increases in homelessness. While not every eviction leads directly to homelessness, it does lead to disruption, housing instability and household stress, which puts many households on a path toward future housing insecurity and higher vulnerability to homelessness. Closing loopholes in the Just Cause protections brings the procedures in line with the spirit and intent of the legislation. Our 1-2-4 Framework for Homelessness Solutions calls for simultaneous investments in interim housing, permanent housing, and homelessness prevention at an approximate ratio of 1:2:4, respectively. There is an emphasis on prevention because we will never end homelessness if we do not stem the inflow that has been outpacing the rate at which communities can house those in need.

Reasonable adjustments to ensure that landlords are actually moving into units, undertaking substantial rehabilitation or removing their unit from the rental market will help to ensure fairness in the process and prevent evictions that attempt to circumvent the law. AB 2713 will help keep Californians housed and honor the intent of the law. Thank you for your leadership in authoring this important legislation.

Sincerely,

Tomiquia Moss

Tomiquia Moss, Founder and CEO of All Home