



April 8, 2025

The Honorable Thomas Umberg  
Chair, Senate Judiciary Committee  
1021 O Street, Suite 3240  
Sacramento, CA 95814

**Re: SB 436 (Wahab) Keeping Californians Housed Act – SUPPORT**

Dear Chair Umberg,

On behalf of All Home, I write to express our support of SB 436, which prevents the displacement and homelessness of a tenant during an eviction process if they are able to pay the rent due even after the eviction process has begun. This critical measure will help prevent unnecessary displacement and homelessness.

**All Home is a Bay Area organization that advances solutions to disrupt the cycles of homelessness and poverty, and to create more housing and economic security for Californians with the lowest incomes.** Over 300,000 households experiencing homelessness in 2024, according to data from the State's Homeless Data Integration System (HDIS) – and roughly half of them for the first time. Prevention is key to California making sustained progress on homelessness, and we need to utilize every tool to keep people stably housed.

California tenants receive only three days' notice to pay overdue rent before a landlord may initiate expedited eviction proceedings in court. Under current law, once the three-day notice expires, a renter can be evicted even if they are able to pay all of the rent due before the court process is complete. This short timeline disproportionately impacts low-income families, many of whom need additional time to obtain emergency rental assistance, family support, or wages.

For too many Californians, a single financial emergency can be the difference between staying housed and losing their home. All Home partners with local organizations to provide **emergency financial assistance to households at high risk of experiencing homelessness; additional time to address rental arrears will maximize the benefit of**

**the resources our partners provide, preventing homelessness and the follow-on traumatic impacts.**

**Importantly, SB 436 aligns California with twenty-one other states by allowing renters to pay back rent after the eviction lawsuit has started, preserving tenancies, and reducing homelessness.** The bill also reduces unnecessary evictions by requiring landlords to provide necessary information to rental assistance providers and requiring courts to dismiss nonpayment cases where rental assistance will cover the entire amount due.

This policy intervention is also crucial to maximizing the efficiency of emergency rental assistance. Expanding the window of time during which an infusion of rent can rescue a tenancy will mean fewer evictions are necessary and landlords will receive rent that would otherwise go uncollected.

For all of these reasons, All Home supports SB 436 and we respectfully request an "AYE" vote.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Andrews", written in a cursive style.

Brett Andrews  
Interim Chief Executive  
All Home