



SENATOR
MARIA ELENA DURAZO
LEGISLATIVE FACTSHEET

Nb v

Homelessness Prevention Act

SB 567 (Durazo)

Summary

SB 567 will enhance existing state law to better protect low-income California renters from unjust evictions and unreasonable rent increases. This is an effort to address the state's rising homelessness crisis.

Background

The rising homelessness crisis has become one of the most urgent and dire issues in California. It is present in virtually every community, as the number of people becoming homeless, deaths of peoples living in the streets; and encampments are growing.¹ According to the US Department of Housing and Urban Development, California's unhoused population has risen by 31% since 2010, which includes a 57% increase in people becoming unsheltered and living in the streets.² In a most recent count of the state's unhoused, there are more than 170,000 unsheltered Californians, accounting for half of the U.S. unsheltered population.³ This does not include families living in substandard motel rooms or sleeping on floors and couches.

Government responses have primarily focused on rehousing people, yet this has not led to a decrease in homelessness numbers due to the influx of newly homeless. While these efforts

are needed, they should be complemented by efforts to prevent people from becoming homeless. While existing law provides for basic protections from rent-gouging and unjust evictions, loopholes in the law allow too many tenants to remain unprotected from eviction.

Problem

There are too many California tenants that remain at risk of eviction and rents are increasing beyond what most Californians can afford. In 2020, the U.S. Government Accountability Office found a \$100 median rent increase led to a 9% increase in homelessness. Further, loopholes in existing law have led to widespread abuses that leave people vulnerable to displacement or eviction, even when tenants are in compliance with the terms of their lease. These evictions and rent hikes are directly contributing to homelessness. As inflation soars and both state and local eviction protections enacted during the pandemic come to an end, gaps in standing tenant protections are impacting more renters facing significant rent increases and "no-fault" evictions.

Solution

SB 567 provides greater housing stability of Californian's and reduces the number of people on the brink of homelessness by:

¹ <https://www.theguardian.com/us-news/2022/mar/22/california-homelessness-crisis-unhoused-and-unequal>

² Ibid.

³ [https://www.ppic.org/blog/homeless-populations-are-rising-around-california?utm_source=rss&utm_medium=rss&utm_campaign=homeless-populations-are-rising-around-california?utm_source=ppic&utm_medium=email&utm_campaign=blog_subscriber](https://www.ppic.org/blog/homeless-populations-are-rising-around-california/?utm_source=rss&utm_medium=rss&utm_campaign=homeless-populations-are-rising-around-california?utm_source=ppic&utm_medium=email&utm_campaign=blog_subscriber)

- Closing loopholes that allow for rampant abuse of the no-fault just causes for eviction.
- Limiting allowable rent increases to a more reasonable cap.
- Providing mechanisms for accountability and enforcement.

Sponsors

Alliance of Californians for Community Empowerment (ACCE)
 California Rural Legal Assistance Foundation
 Leadership Counsel for Justice and Accountability
 PICO California
 Public Advocates
 Western Center on Law and Poverty

Support

AAPIs for Civic Empowerment Education Fund
 Abriendo Puertas/Opening Doors
 ACLU California Action
 AHRI for Justice
 Alameda County Democratic Party
 Alliance San Diego
 American Federation of State, County, and Municipal Employees (AFSCME), AFL-CIO
 Bend the Arc Jewish Action
 Berkeley Tenants Union
 Black Women for Wellness Action Project
 CA Calls
 CADEM Renters Council
 California Alliance for Retired Americans
 California Catholic Conference
 California Central Valley Journey for Justice California Chapter
 California Community Living Network
 California Democratic Renters Council
 California Environmental Justice Alliance
 California Environmental Voters
 California Healthy Nail Salon Collaborative
 California Labor Federation
 California Nurses Association/National Nurses United (CNA)

California Pan-Ethnic Health Network
 California School Employees Association
 California State Council (SEIU)
 Canal Alliance
 Catholic Charities of Stockton- Environmental Justice Program
 Causa Justa :: Just Cause
 CEJA
 Center for Community Action and Environmental Justice (CCA EJ)
 Center on Race, Poverty, & the Environment
 Central Coast Alliance United for A Sustainable Economy (CAUSE)
 Centro Legal de la Raza
 ChangeLab Solutions
 CHIRLA
 Chispa
 City of Santa Monica
 City of West Hollywood
 CLUE: Clergy & Laity United for Economic Justice
 Coalition for Humane Immigrant Rights
 Communities for a New California
 Communities for a New California Action Fund
 Community Coalition
 Community Coalition
 Community Health Councils
 Community Legal Services in East Palo Alto
 Comunidades Aliadas Tomando Accion
 Consumer Attorneys of California
 COPE/New Life Christian Church of Fontana
 Council of Community Housing Organizations
 Courage California
 Culver City Democratic Club
 Disability Rights California
 Disability Rights Education and Defense Fund
 Dolores Huerta Foundation
 East Bay Alliance for a Sustainable Economy
 East Bay Housing Organizations
 End Poverty in California (EPIC)
 Equal Rights Advocates
 Esperanza Community Housing Corporation
 Eviction Defense Network
 Evolve California

Faith in Action Bay Area
Faith in Action East Bay
Faith in the Valley
Fannie Lou Hamer Institute
Filipino Advocates for Justice
Fresno Barrios Unidos
Fresno Homeless Union
Fresno Tenants Union
Friends Committee on Legislation of California
Golden State Opportunity
Greater Napa Valley Fair Housing Center
Greenfield Walking Group
Ground game LA
Healing & Justice Center
Healing and Justice Center
Housing and Economic Rights Advocates
Housing California
Housing is a Human Right Orange County
Housing Now!
Housing Rights Center
Housing Rights Committee of San Francisco
Housing Rights Initiative
Human Impact Partners
Inland Congregations United for Change (ICUC)
Inner City Law Center
InnerCity Struggle
John Burton Advocates for Youth
Justice in Aging Justice Program
Latino Health Access
Law Foundation of Silicon Valley
Legal Aid of Sonoma County
Long Beach Residents Empowered, LiBRE
Mental Health Advocacy Services
MHAction
Mi Familia Vota
Monterey County Renters United
Muslim Public Affairs Council
National Alliance to End Homelessness
National Association of Social Workers -
California Chapter
National Housing Law Project
Navigation Structures
Oakland Rising
Oakland Tenants Union

OC Action
OCCCCO
OCCORD
Orange County Asian and Pacific Islander
Community Alliance (OCAPICA)
Orange County Environmental Justice (OCEJ)
Orange County Equality Coalition
Orange County Mobile Home Residents
Coalition
Orange County Voter Information Project
Parable of the Sower Intentional Community
Cooperative
Pasadena Tenants Union
People Acting in Community Together
People's Budget Orange County
Peoples Collective for Environmental Justice
PolicyLink
Pomona Economic Opportunity Center
Pomona United for Stable Housing PUSH
Power California Action
PowerCA Action
Prevention Health Advocates
Public Counsel
Public Health Justice Collective
Public Law Center (PLC)
Regional Asthma Management and Prevention
Resilience OC
Sacramento Act
Sacramento Tenants Union
San Diego Organizing Project
San Diego Tenants United
San Francisco Anti-Displacement Coalition
San Francisco Muslim Community Center
San Francisco Rising
San Gabriel Valley Tenants Alliance
SEIU California
Service Employees International Union
Smart Justice CA
Sonoma Valley Housing Group
St. Luke's/ San Lucas Episcopal Church, Long
Beach
Strategic Actions for a Just Economy
Starting Over, Inc.
State Building and Construction Trades Council

of California
Strategic Concepts in Organizing and Policy
Education (SCOPE)
TechEquity Collaborative
The Children's Partnership
The Greenlining Institute
The Sacramento Environmental Justice
Coalition
True North
UC Student Association
United Way of Greater Los Angeles
Urban Habitat
Viet Rainbow of Orange County
Vision y Compromiso
Voices for Progress
We Are Not Invisible
Working Partnerships USA

Contact

Fernando.ramirez@sen.ca.gov
(916)651-4026