



AB 1487 THE TENANT PROTECTION AND HOMELESSNESS PREVENTION ACT

SUMMARY

AB 1487 would create a statewide eviction defense program that will target funds towards local legal representation efforts to at-risk tenants. The program will make sure to target those tenants who are most at-risk of falling into homelessness.

BACKGROUND

Evictions and displacement are a major factor contributing to California's homelessness crisis. Temporary moratoria on evictions and foreclosures during the COVID-19 pandemic can only delay this urgent and looming issue. Displacement is projected to dramatically rise in the coming months with far reaching consequences for public health, economic stability, and individuals' well-being.

Data has shown that evictions are not only caused by economic hardships, but are themselves a root cause of poverty and homelessness. In communities across the country and state, shelter trends indicate that the top reason for families to seek shelter was eviction.

After a tenant is evicted, securing housing is often much more difficult as unfavorable eviction court decisions impact their ability to secure public housing or subsidies and landlords may refuse to rent to potential tenants who have been evicted. In fact, nearly 50% of homeless adults list evictions or rent-related issues as a contributor to their homelessness.

THIS BILL

One way to prevent or limit the impacts of an eviction is by providing legal representation and other related services to tenants before and after an eviction case is filed. In California, the Sargent Shriver Civil Counsel Act funded legal

representation for low-income parties. Among eviction cases where Shriver counsel provided representation, about two-thirds of cases were resolved by settlement and 22% of clients were able to remain in their homes. In cases where tenants moved, 89% resulted in some positive outcomes supporting tenants' longer-term housing stability, including:

- 71 % had their move-out dates adjusted
- 79% had their rental debts reduced or waived
- 86% had their unlawful detainer case sealed
- 54% had their credit protected

Eviction defense programs not only help prevent displacement and homelessness for individual tenants but they are also a cost effective, prudent investment for local jurisdictions. A 2019 report on the Los Angeles Eviction Defense Program estimated that for every dollar spent on an eviction defense program, Los Angeles would receive approximately \$4.50 in value in avoided costs of emergency shelters, local rehousing programs, and of providing mental and healthcare services to homeless individuals.

AB 1487 will create the Homelessness Prevention Fund to administer funding to local eviction defense programs. These programs can include education, outreach, and legal services to prevent eviction or displacement for low-income tenants. In light of the COVID-19 global pandemic, this program is even more necessary to help stem a potentially catastrophic increase in displacement and homelessness.

SUPPORT

Housing Now (Co-Sponsor)
Legal Aid Association of California (Co-Sponsor)
Inner City Law Center (Co-Sponsor)

Abundant Housing LA
ACCE Action
Affordable Housing Network of Santa Clara County
Alameda County Homeless Action Center
Anti-Eviction Mapping Project
Asian Americans Advancing Justice
Basta, Inc.
Bay Area Regional Health Inequities Initiative
Bend the Arc: Jewish Action, Southern California
Berkeley Tenants Union
Best Friends Animal Society
Bet Tzedek
California Catholic Conference
California Democratic Party Renters Council
California Latinas for Reproductive Justice
California Low-Income Consumer Coalition
California Rural Legal Assistance Foundation
California Women's Law Center
Central California Legal Services
Child Care Law Center
Coalition for Economic Survival
Community Legal Aid SoCal
Community Legal Services in East Palo Alto
Courage California
Democratic Party for the San Fernando Valley
East Bay Housing Organizations
East Yard Communities for Environmental Justice
Ensuring Opportunity Campaign to End Poverty in
Contra Costa County
Eviction Defense Collaborative
Eviction Defense Network
Faith Action Bay Area
Faith in Action East Bay
Faith in the Valley
Family Violence Appellate Project
Homeless Action Center
Housing Equality & Advocacy Resource Team
Housing Now!
Housing Rights Center
Hunger Action LA
Inland Equity Partnership
Inner City Law Center
Inquilinos Unidos
Justice in Aging
Korean Resource Center
LA Forward
LA Voice
Leadership Counsel for Justice and Accountability
Legal Aid Association of California
Legal Aid Society of San Diego
Los Angeles Community Action Network
National Association of Social Workers

Neighborhood Services of Los Angeles County
NextGen California
PICO California
Public Advocates
Public Counsel
Public Law Center
SEIU California
Showing Up for Racial Justice Bay Area
South Bay Community Land Trust
SV@Home Action Fund
Western Center on Law and Poverty
Women's Empowerment

ADDITIONAL INFORMATION

Abram Diaz
Legislative Director
(916) 319-2045
Abram.Diaz@asm.ca.gov