



January 21, 2021

To: David Chiu, Assemblymember

Re: AB 15, Tenant Stabilization Act of 2021

We represent a diverse group of stakeholders working together to address California's housing supply and affordability crisis and write to express our strong support for AB 15.

Last year, the Legislature enacted and the Governor signed AB 3088 (Ch. 37, Stats. 2020) to extend protection to renters affected by COVID-19 who were at risk of eviction for failure to pay rent. The bill included a moratorium on evictions of such tenants until January 31, 2021, imposed penalties on landlords who interrupt or terminate utilities to induce the termination of a tenancy of an affected tenant until February 1, 2021, and established certain procedural requirements regarding foreclosures until January 1, 2023 on properties of four or fewer units if an affected tenant occupies the property, among other things.

As you know, AB 3088 was a response to the dramatic and often catastrophic economic and health consequences of the pandemic. The bill has helped forestall even worse economic and health impacts to renters and communities alike. Unfortunately, as we all recognize, the scourge of the pandemic remains far from eliminated. Tens of thousands of Californians continue to be out of work or suffering health-related effects of the novel coronavirus. Many of these Californians are renters who, due to loss of employment, illness, or increased costs to combat the pandemic, find themselves unable to meet their basic obligations, including payment of rent, and at risk of losing shelter.

If the provisions of AB 3088 expire even as COVID-19 continues to surge, a near-certain wave of evictions will follow, causing enormous harm to those evicted, to neighborhoods, and to local governments. Therefore, it is crucial to extend the provisions of AB 3088 as one measure to reduce the damage from the pandemic.

AB 15 reasonably extends the provisions of AB 3088 for just such a purpose. The moratorium on evictions would be extended to December 31, 2021. The bill would further extend the penalties against landlords provided in AB 3088 until January 1, 2022, and would include additional extensions to other provisions of AB 3088.

Thank you for authoring AB 15 in this critical time. For the foregoing reasons, we are pleased to support AB 15. If you have any questions, please contact Roger Dickinson at dickinson31@comcast.net or (916) 599-2456.

Sincerely,

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