



May 17, 2023

Honorable Maria Elena Durazo  
California Senate  
1021 O Street, Room 7530  
Sacramento, CA 95814

**Support: SB 567 (Durazo) - Homelessness Prevention Act**

Dear Senator Durazo:

On behalf of San Francisco Foundation, I am writing in support of Senate Bill (SB) 567, the Homelessness Prevention Act. SB 567 builds on AB 1482, the Tenant Protection Act of 2019, to better protect California's renters from unjust evictions and exorbitant rent increases. More than half of California's renters are cost-burdened, and already sky-high rents are continuing to rise.

With more than \$1.5 billion in assets, the San Francisco Foundation is one of the largest community foundations in the country. Together with its donors, the Foundation distributed \$154 million to nonprofit organizations last fiscal year. The San Francisco Foundation serves Alameda, Contra Costa, Marin, San Francisco, and San Mateo counties.

The Foundation is committed to expanding opportunity and ensuring a more equitable future for all in the Bay Area. We cannot make meaningful progress toward inclusive prosperity in the Bay Area without addressing the housing crisis and championing equitable approaches to tenant protection, affordable housing preservation, and production focused on serving low-income and people of color communities in the region. In line with these values, we write in support of SB 567.

SB 567 responds to the present-day reality millions of California renters are facing and provides greater protections by:

- Closing loopholes that allow for rampant abuse of the no-fault just causes for eviction; and
- Providing clear mechanisms for accountability and enforcement against violations of the Tenant Protection Act.

Between 2017 and 2022 alone, homelessness increased 30% across the state, faster than anywhere in the U.S. Now that eviction moratoriums and many of the pandemic protections that kept families in place are gone, homelessness will continue to rise at an even faster rate- unless we act quickly. It's critical to limit excessive rent increases, strengthen eviction protections to ensure families stay housed and our diverse California communities can continue to remain together.

Loopholes in just cause protections have allowed landlords to evict long term tenants, leaving many unprotected during the most vulnerable years since 1482's adoption, which have included the pandemic, an economic recession, and times of historically high inflation.

SB 567 offers permanent protections that seal off loopholes in AB1482 which have been routinely exploited by bad actor landlords, causing a rise in homelessness and a rental market most Californians are already struggling to keep up with. Thank you for authoring this important legislation to keep all Californians with a roof over their heads, not in the streets.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Fred Blackwell', written over a light blue horizontal line.

Fred Blackwell, CEO  
San Francisco Foundation