



## **AB 1481, Bonta, Statewide Requirement of Just Cause for Eviction**

### **What is AB 1481, and why do we need it?**

AB 1481 aims to prevent discriminatory, arbitrary, retaliatory, or profit-driven evictions. It enumerates a state-wide list of reasons property owners must provide to evict tenants: either For-Cause reasons (non-payment of rent, illegal activity, etc) or No-Fault Cause reasons (owner-move-in etc). Discriminatory, arbitrary, or retaliatory evictions outlawed. Tenant evicted with No-Fault Cause reasons must be compensated for relocation costs.

According to the 2017 Census data, 45% of California households were renters, accounting for nearly half the State's population.

54% of renters spend over 30% of their monthly income in rent, many spend over 50%.

Only 25% of families that qualifying for affordable housing programs receive any kind of assistance.

Household incomes have not kept pace with the rising rents, particularly in coastal urban centers.

Low-and middle- income families struggle with rent and utility costs; a growing number are one emergency away from eviction.

Evictions are not only an effect of unaffordable rents. Evictions are also a cause of unaffordable rents, because California's pro-landlord Costa-Hawkins law lets landlords escape rent control by evicting tenants, and then raise rent to market rates.

70% of San Francisco's homeless people once rented in San Francisco.

Evictions not only cause homelessness and wreck tenant finances. They wreck neighborhoods with instability and displacement of lower-income and minority tenants, they disrupt children's education and social development; they separate families, and cause many other social problems.

### **Where is AB 1481 in the legislative process?**

**AB 1481 is now a Two-Year bill, but some of its Just Cause provisions have been incorporated into AB 1482, which is now a CARA priority bill.**

## What Can You Do to Help Pass AB 1481?

Please contact the members of the Assembly, saying California needs a law protecting tenants against unfair evictions AND rent-gouging rent increases, tell them to support AB 1482 when it reaches them:

- Nearly half of California households are renters, over half of them pay too much rent.
- Unwarranted evictions help fuel the crisis of unaffordable rents.
- California renters live in constant anxiety of being evicted unfairly.
- Evictions have a huge economic and social cost.

California Assembly by District 5-02-2019

	Member		Phone (916)		Member		Phone (916)
01	Dahle	R	319-2001	41	Holden	D	319-2041
02	Wood	D	319-2002	42	Mayes	R	319-2042
03	Gallagher	R	319-2003	43	Friedman	D	319-2043
04	Aguiar-Curry	D	319-2004	44	Irwin	D	319-2044
05	Bigelow	R	319-2005	45	Gabriel	D	319-2045
06	Kiley	R	319-2006	46	Nazarian	D	319-2046
07	McCarty	D	319-2007	47	Reyes	D	319-2047
08	Cooley	D	319-2008	48	Rubio	D	319-2048
09	Cooper	D	319-2009	49	Chau	D	319-2049
10	Levine	D	319-2010	50	Bloom	D	319-2050
11	Frazier	D	319-2011	51	Carrillo	D	319-2051
12	Flora	R	319-2012	52	Rodriguez	D	319-2052
13	Eggman	D	319-2013	53	Santiago	D	319-2053
14	Grayson	D	319-2014	54	Kamlager-Dove	D	319-2054
15	Wicks	D	319-2015	55	Chen	R	319-2055
16	Bauer-Kahan	D	319-2016	56	Garcia, E	D	319-2056
17	Chiu, D	D	319-2017	57	Calderon	D	319-2057
18	Bonta	D	319-2018	58	Garcia, C	D	319-2058
19	Ting	D	319-2019	59	Jones-Sawyer	D	319-2059
20	Quirk	D	319-2020	60	Cervantes	D	319-2060
21	Gray	D	319-2021	61	Medina	D	319-2061
22	Mullin	D	319-2022	62	Burke	D	319-2062
23	Patterson	R	319-2023	63	Rendon	D	319-2063
24	Berman	D	319-2024	64	Gipson	D	319-2064
25	Chu, K	D	319-2025	65	Quirk-Silva	D	319-2065
26	Mathis	R	319-2026	66	Muratsuchi	D	319-2066
27	Kalra	D	319-2027	67	Melendez	R	319-2067
28	Low	D	319-2028	68	Choi	R	319-2068
29	Stone	D	319-2029	69	Daly	D	319-2069
30	Rivas, R	D	319-2030	70	O'Donnell	D	319-2070
31	Arambula	D	319-2031	71	Voepel	R	319-2071
32	Salas	D	319-2032	72	Diep	R	319-2072
33	Oberholte	R	319-2033	73	Brough	R	319-2073
34	Fong	R	319-2034	74	Petrie-Norris	D	319-2074
35	Cunningham	R	319-2035	75	Waldron	R	319-2075
36	Lacky	R	319-2036	76	Boerner Horvath	D	319-2076
37	Limon	D	319-2037	77	Maienschein	D	319-2077
38	Smith	D	319-2038	78	Gloria	D	319-2078
39	Rivas, L	D	319-2039	79	Weber	D	319-2079
40	Ramos	D	319-2040	80	Gonzalez	D	319-2080