

April 16, 2019

Assemblymember Rob Bonta  
Capitol Office, Room 2148  
Sacramento, CA 94249

**RE: AB 1481 (Bonta): Just cause evictions – SUPPORT IF AMENDED**

Dear Assemblymember Bonta:

**SPUR supports a package of bills that address protection, preservation and production of all levels of housing, and therefore supports Assembly Bill 1481.** AB 1481 proposes a statewide requirement that residential tenancies cannot be terminated without “just cause.” In AB 1481 “just cause” is defined as at-fault just cause (including failure to pay rent, substantial breach of the lease, nuisance, waste, refusal to sign a new identical lease, illegal conduct) or as no-fault just cause (including owner intent to occupy, withdrawal of the property from the rental market, unsafe conditions or intent to demolish or remodel).

SPUR (San Francisco Bay Area Planning and Urban Research Association) is a member-supported nonprofit organization that promotes good planning and good government. We bring people together from across the political spectrum to develop solutions to the big problems our cities face. With offices in San Francisco, San Jose and Oakland, we are recognized as a leading civic planning organization and are respected for our independent and holistic approach to urban issues.

Current law allows landlords to evict tenants without a reason, absent local controls, on 30- or 60-days’ notice, depending on the length of tenancy. Simply put, this is not enough time in today’s housing climate for a family to locate, successfully apply for and move into new housing that is appropriate for their circumstances. In the midst of growing homelessness across California, keeping people in their homes is not only good for individuals, it’s good for the whole state.

AB 1481 requires landlords to have a good reason for evicting their tenants and to list that reason on a notice that they are already required to provide. The bill does allow landlords to evict tenants for reasons such as nonpayment of rent, illegal activity, endangering other tenants, or violating their lease. It also allows landlords to evict to go out of business, if an owner moves in and for renovations

**CASA recommended making just cause evictions applicable to tenancies of 12 months or more. We urge you to make this amendment. We also urge you to set relocation payment**

**requirements for no-fault just cause evictions at a reasonable level and tiered appropriately to unit bedroom count.**

We also suggest clarification of the definitions of terms like “waste,” “unsafe habitation,” “substantially remodel,” etc. to avoid future conflicts.

Thank you for your work to make California a place where more people can afford a high quality of life.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alicia John-Baptiste', with a long horizontal line extending to the right.

Alicia John-Baptiste  
President & CEO

CC: The Honorable David Chiu, Chair, Assembly Housing Committee  
Members and Consultants, Assembly Housing Committee