



SENATOR  
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LEGISLATIVE FACTSHEET

## Homelessness Prevention Act

*SB 567 (Durazo)*

### **Summary**

SB 567 will enhance existing state law to better protect low-income California renters from unjust evictions and unreasonable rent increases. This is an effort to address the state's rising homelessness crisis.

### **Background**

The rising homelessness crisis has become one of the most urgent and dire issues in California. It is present in virtually every community, as the number of people becoming homeless, deaths of peoples living in the streets; and encampments are growing.<sup>1</sup> According to the US Department of Housing and Urban Development, California's unhoused population has risen by 31% since 2010, which includes a 57% increase in people becoming unsheltered and living in the streets.<sup>2</sup> In a most recent count of the state's unhoused, there are more than 170,000 unsheltered Californians, accounting for half of the U.S. unsheltered population.<sup>3</sup> This does not include families living in substandard motel rooms or sleeping on floors and couches.

Government responses have primarily focused on rehousing people, yet this has not led to a decrease in homelessness numbers due to the influx of newly homeless. While these efforts

are needed, they should be complemented by efforts to prevent people from becoming homeless. While existing law provides for basic protections from rent-gouging and unjust evictions, loopholes in the law allow too many tenants to remain unprotected from eviction.

### **Problem**

There are too many California tenants that remain at risk of eviction and rents are increasing beyond what most Californians can afford. In 2020, the U.S. Government Accountability Office found a \$100 median rent increase led to a 9% increase in homelessness. Further, loopholes in existing law have led to widespread abuses that leave people vulnerable to displacement or eviction, even when tenants are in compliance with the terms of their lease. These evictions and rent hikes are directly contributing to homelessness. As inflation soars and both state and local eviction protections enacted during the pandemic come to an end, gaps in standing tenant protections are impacting more renters facing significant rent increases and "no-fault" evictions.

### **Solution**

SB 567 provides greater housing stability of Californian's and reduces the number of people on the brink of homelessness by:

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<sup>1</sup> <https://www.theguardian.com/us-news/2022/mar/22/california-homelessness-crisis-unhoused-and-unequal>

<sup>2</sup> Ibid.

<sup>3</sup> <https://www.ppic.org/blog/homeless-populations-are-rising-around->

- Closing loopholes that allow for rampant abuse of the no-fault just causes for eviction.
- Limiting allowable rent increases to a more reasonable cap.
- Providing mechanisms for accountability and enforcement.

### **Sponsors**

Alliance of Californians for Community  
Empowerment (ACCE)  
California Rural Legal Assistance Foundation  
Leadership Counsel for Justice and  
Accountability  
PICO California  
Public Advocates  
Western Center on Law and Poverty

### **Contact**

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