

From: **Susan Russell** <susan.russell75@gmail.com>
Date: Fri, Aug 21, 2020 at 5:17 PM
Subject: AB 1436
To: senator.hill@senate.ca.gov <senator.hill@senate.ca.gov>

Dear Senator Hill:

As the Co-Chair of the Los Altos/Mountain View Area League of Women Voters, I am writing to urge your support of AB 1436. I am attaching the letter from the League of Women Voters of California, which is supporting this legislation. I know you are well aware of the serious issues we are having locally related to tenants not being able to pay their rent due to the pandemic, but also, homeowners and small landlords facing possible foreclosures.

I watched/listened to you speak at our LWV Annual Meeting and want to thank you for being such a strong supporter of affordable housing. You may have spoken about this bill, but I didn't make a note of it. We will miss your support as you finish your great service in the legislature.

Sue Russell
Co-Chair, Los Altos/Mountain View Area LWV
744 Los Altos Avenue, Los Altos 94022



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August 17, 2020

VIA Online Portal to Author and Senate Committees on Judiciary and Appropriations

The Honorable David Chiu
California State Assembly
State Capitol Building, Room 4112
Sacramento, CA 95814

Re: AB 1436 – Tenancy: rental payment default: mortgage forbearance: state of emergency: COVID-19 – SUPPORT

Dear Assemblymember Chiu:

The League of Women Voters of California (LWVC) writes in support of AB 1436, which would stop a looming wave of evictions likely to result from both the COVID-19 pandemic and the economic impact of the state's public health response. The bill would provide a path to address unpaid rent or mortgage while keeping tenants and homeowners housed.

AB 1463 recognizes the scale and economic impact of the COVID-19 emergency by removing the threat of evictions for renters and foreclosures for borrowers affected by the crisis while preserving the ability of landlords and mortgage servicers to recover unpaid rent or mortgage payments.

Even before the COVID-19 emergency, California was experiencing a housing affordability crisis impacting most of the states' residents. It is a better policy for households to stay housed than try to meet their needs after being evicted. The situation is particularly dire for lower-income Californians – disproportionately Black and Brown families. Before the pandemic, 80% of extremely low-income households and over 50% of very low-income households were paying over half of their income in rent. With job losses and reduced hours these renters are now even more precarious as not all may qualify for unemployment benefits.

AB 1436 allows California to transition out of the COVID-19 emergency in a way that balances the interests of renters, homeowners, small landlords, mortgage servicers, and the state.

The League of Women Voters of California strongly supports AB 1436 as a way to ameliorate forthcoming evictions and foreclosures, maintain community stability and provide a path toward equitable economic recovery.

Sincerely,

A handwritten signature in black ink that reads "Carol Moon Goldberg".

Carol Moon Goldberg
President