**[PRINT ON LETTERHEAD]**

**[SUBMIT VIA THE ADVOCATES PORTAL AT** [**https://calegislation.lc.ca.gov/Advocates**](https://calegislation.lc.ca.gov/Advocates) **AND EMAIL A COPY TO ALICIA HATFIELD AT Alicia.Hatfield@sen.ca.gov  AND LIDIA SALAZAR AT Lidia@cuav.org]**

**[DATE]**

The Honorable Thomas J. Umberg

Chair, Senate JudiciaryCommittee

State Capitol, Room 3240

Sacramento, CA 95814

**RE: SB 1017 (Eggman) - SUPPORT**

Dear Senator Umberg,

**[ORGANIZATION]** is pleased to support SB 1017, the Keeping Survivors Housed Act, which will support survivors of violence, including domestic violence, intimate partner violence, sexual assault, stalking, human trafficking, elder or dependent adult abuse, and other forms of crime by keeping them housed. Too often survivors face evictions and homelessness due to the actions of their abusers. In fact, an ACLU study shows that domestic violence is one of the leading causes of homelessness. This bill is a commonsense solution to housing issues that survivors face. By keeping survivors housed, the bill will increase safety and decrease the trauma and instability that arise from homelessness.

**[INFORMATION ABOUT YOUR ORGANIZATION AND WHY IT SUPPORTS SB 1017].**

SB 1017 will strengthen the current eviction protections survivors have under California law. California has already established eviction protections for survivors in CCP 1161.3. However, several gaps in the law leave survivors at risk and unable to access this protection. This bill will help ensure that no survivor can be evicted because of acts of abuse committed against them.

Specifically, the bill will provide an avenue for survivors who lived with the abusive person to remain in the unit under the same lease terms and ensure the survivor will not be a party in the eviction case, if the court finds the landlord ended the tenancy because of the abuse.

SB 1017 will also clarify that survivors are covered under the eviction protections regardless of whether the person who committed the abuse was also a tenant, if that person no longer lives at the property. This provision eliminates an unintended loophole in the current law.

In addition, the bill will expand coverage of the protections to include survivors with a broader range of violent victimization experiences, and survivors’ immediate family members– bringing California’s eviction protections for survivors in line with California’s early lease termination protections for survivors.

SB 1017 will also expand allowable documentation options to increase survivors’ access to the eviction protections. Because domestic violence, human trafficking, and elder abuse involve deep psychological abuse and manipulation, survivors often do not report their abuse, making them unable to access the protections under curent law. To address this, the bill will allow survivors to use any documentation that the court determines reasonably verifies the abuse to qualify for these eviction protections.

The bill will eliminate language in current law which invalidates these protections if the survivor “allows” the abusive person to visit the property. This language does not reflect the complexity of these familial crimes and the interpersonal dynamics of survivors and abusers. Namely, abusers are often family members – survivors share deep history, blood, and other relatives, including children with their abusers. Consequently, abusers sometimes return to these homes – to continue holding power and control over their victims, for required matters to collect their belongings, or for child visitation and custody exchanges. To more accurately reflect the practical realities of survivorship, SB 1017 invalidates the eviction protections if the tenant voluntarily permits or consents to the abusive person’s presence at the property and the abusive person poses a threat to the safety of another person at the property.

Lastly, SB 1017 provides survivors and survivors’ household members and immediate family members who terminate their lease early with a cause of action, should the landlord fail to obey the law.

The reality is that without legal protections like SB 1017, survivors of abuse and their children will continue to face the compounded trauma of instability, housing insecurity, and homelessness. For these reasons, **[ORGANIZATION]** is pleased to support SB 1017 and respectfully requests your “Aye” vote.

Sincerely,

**[SIGNATURE]**

**[NAME]**

**[TITLE]**

**[ORGANIZATION]**

CC:

Senator Andreas Borgeas, Vice Chair

Senator Anna Caballero

Senator María Elena Durazo

Senator Lena Gonzalez

Senator Robert Herzberg

Senator Brian Jones

Senator John Laird

Senator Henry Stern

Senator Bob Wieckowski

Senator Scott Wiener