



**Sunnyvale Community Services**

725 Kifer Road, Sunnyvale, CA 94086 408.738.4321

**Working to Prevent Homelessness and Hunger**

November 25, 2019

To: Mayor Larry Klein, City of Sunnyvale  
Councilmembers, City of Sunnyvale  
cc: Trudi Ryan, Director, Community Development Department, City of Sunnyvale  
From: Marie Bernard, Executive Director, Sunnyvale Community Services. **MB**  
Re: Evidence of significant increase in eviction notices

Dear Honorable Mayor Klein and Councilmembers

I am writing to follow up on the initial information our agency shared last week re: the impact on families receiving eviction notices since the September 26<sup>th</sup> passing of Assembly Bill 1482 (Tenant Protection Act of 2019: tenancy: rent caps). AB 1482 will go into effect on January 1, 2020.

***We have compiled data from our client database (see charts on page 2).*** We will continue to monitor this situation as we come closer to January 1<sup>st</sup> when AB 1482 will go into effect, and we will also track information after the New Year.

Sunnyvale Community Services has seen a measurable and significant increase in year-over-year eviction notices for our clients coming for emergency financial assistance. Our data clearly shows that, in the weeks leading up to the passage of AB 1482 and continuing through November, there has been an increase in both “60-day” notices and overall eviction notices, where landlords are exercising “zero-tolerance” for any violation.

We know that the vast majority of landlords in Sunnyvale are very supportive of their tenants and tenant rights. However, we are seeing that a few landlords are finding loopholes prior to January 1<sup>st</sup>, and it is impacting low-income renters the most. Our Case Managers, Caseworkers, and Housing Case Managers, including staff supported by funding from the City of Sunnyvale, are working tirelessly to communicate with landlords and tenants, in order to prevent homelessness or rapid re-house all of the impacted households.

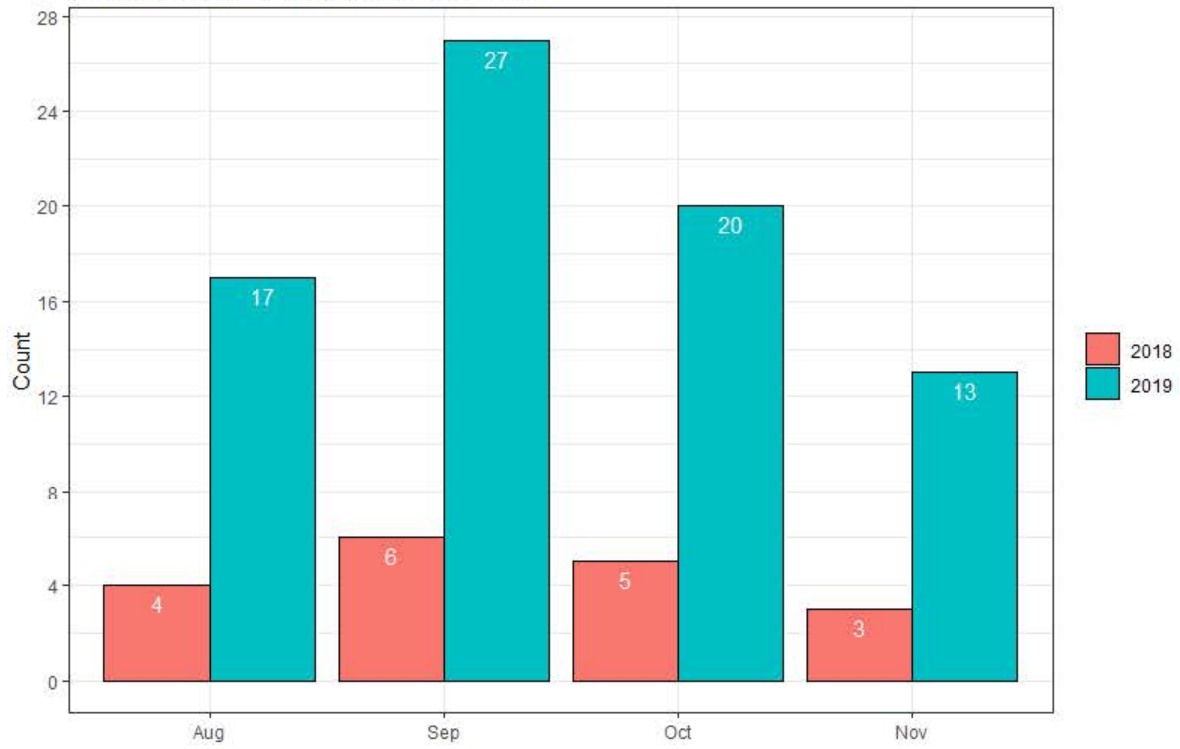
Our staff is seeing more families facing a higher level of risk of eviction year-over-year, including a higher-than-normal rate of landlords who are evicting long-time tenants over late payments.

We have a range of stories, including:

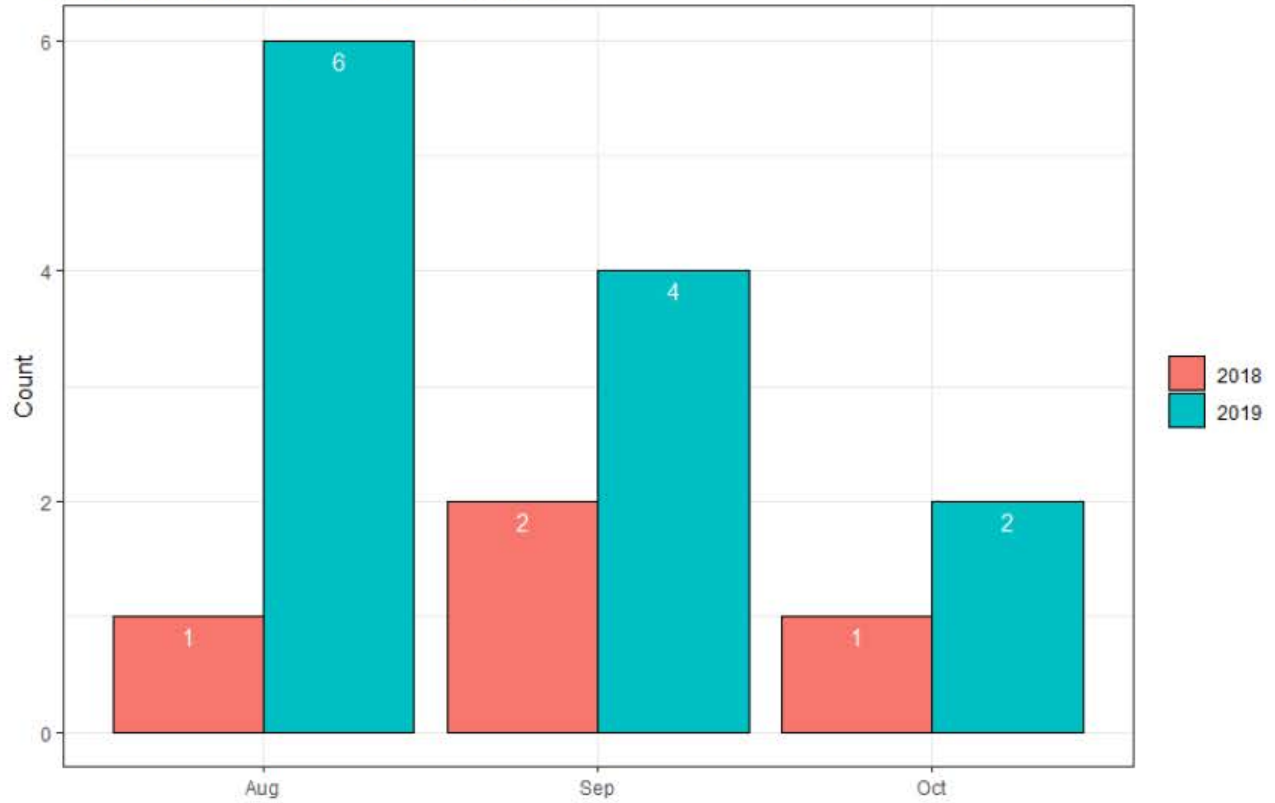
- Dramatic increases in rent for long-time tenants
- Three-Day notices for being two days late with rent
- Victims of domestic violence, disabled, and immigrants being evicted by landlords
- A family with a baby due on 12/19 received a 60-day notice to vacate by 12/1.

Please let me know if you have any questions about this data or the charts on the follow page.

Narratives with "\_\_day notice" mentions



Narratives with "60 day notice" mentions





November 25, 2019

City of Sunnyvale  
456 W Olive Avenue  
Sunnyvale, CA 94086

**RE: Urgency Ordinance for Just Cause Evictions to Protect Sunnyvale Families**

Dear Mayor Klein and Members of the City Council:

On behalf of Silicon Valley Community Foundation (SVCF), I write to urge members of the City Council to adopt an urgency ordinance to provide just cause eviction protections to tenants living in Sunnyvale until California State Assembly Bill 1482 takes effect on January 1, 2020.

SVCF has made increasing the supply of affordable housing and protecting vulnerable individuals and families from being displaced one of our highest institutional priorities. We believe having a place to call home is a human right and our goal is to invest in strategies that create communities in which everyone has a place to live.

We are now confronted with housing challenges that have reached epic proportions and once again our lowest-income and most vulnerable groups are being hit the hardest. According to the National Low Income Housing Coalition, there are only 31 affordable and available rental units for every 100 extremely low-income households in the San Francisco, Oakland, and Hayward metropolitan area. Close to 70 percent of these households are using more than half of their income to cover housing costs.

While we have been working with our partners and Governor Newsom to sign a suite of housing legislation to address some of these challenges—including AB 1482, which significantly reforms current policy for rental housing owners and tenants—I am extremely concerned about the recent surge in evictions as landlords impose rent increases (some as high as 70 percent) now before this new law takes effect. These rent increases create even more pressure for low-income and people of color and could eventually lead to their evictions from homes where some have been living for nearly two decades.

We can work together to change this damaging trend. Tenant protections, such as just-cause eviction ordinances have proven to be one of the most effective tools in stabilizing communities. That is why we ask for your leadership on this important issue and urge your support of this emergency ordinance. It would preclude landlords from serving tenants with baseless eviction notices keeping families and communities intact until the longer-term protections of AB 1482 are fully implemented.

I sincerely appreciate your consideration of SVCF's request. Please do not hesitate to contact me at any time at 650.450.5400 to discuss our support further.

Sincerely,

A handwritten signature in blue ink that reads "Nicole Taylor". The signature is fluid and cursive, with the first name "Nicole" being more prominent than the last name "Taylor".

Nicole Taylor  
President and CEO