



## Ensuring Post-COVID Housing Stability for Low-Income Renters

In addition to Governor Newsom's proposal to use federal funds to pay 100% of rental and utility arrears and 100% of prospective rent for eligible tenants, vulnerable low-income renters need additional assistance to maintain stable housing. Eviction protections should not abruptly end on June 30 when low-income tenants are still struggling to pay the rent, low-wage job sectors are far from recovery, and billions in available rental assistance have yet to be distributed. Renters also need permanent protections from the negative consequences of COVID-era debt that they incurred through no fault of their own. To support a just and equitable recovery, we must:

### **Protect Tenants from Debt and Negative Credit Impacts**

- Ensure tenants can access 100% of back and prospective rent regardless of landlord participation
- Protect tenants' credit
- Prohibit use of rental debt as a negative factor in assessing prospective tenants
- Make permanent the prohibition on sale or assignment of rental debt
- Prioritize access to rental assistance for tenants facing an eviction for failure to pay rent who were unable to timely access rental relief due to barriers
- Ensure no eligible tenant faces eviction or debt collection actions related to COVID rental debt

### **Maintain and Expand Critical SB 91 Protections**

- Extend eviction protections until unemployment among low-wage workers has dropped to pre-pandemic levels and the state has expended available federal rental assistance funds
- Make the 15-day notice permanent to ensure tenants have time to access legal assistance and rental assistance funds
- Prohibit landlords from evicting tenants for a period of time if tenants' COVID-19 rental debt has been addressed through rental assistance programs

### **Improve Emergency Rental Assistance Program (ERAP)**

- Simplify the application process for landlords and tenants
- Provide access to detailed program data
- Improve language accessibility
- Ensure equitable distribution of funds based on population of eligible tenants per region