

A black and white photograph of two hands shaking over a wooden gavel. The person on the left is wearing a t-shirt with the word 'HAPPY' visible. The background is a blurred office or courtroom setting.

CENTRO LEGAL DE LA RAZA

TENANTS: KNOW YOUR RIGHTS!

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KNOW YOUR RIGHTS ROADMAP

- **Emergency Eviction Protections**
 - Contra Costa County Moratorium
 - Statewide protections: AB 1482
 - What to do if:
 - You can't pay rent right now
 - You received an eviction notice
- **Existing & Upcoming Policy**
 - Just Cause
 - Rent Program
 - Evictions Moratorium
 - AB 15 & 16

EVICCTIONS & INABILITY TO PAY RENT

COVID-19: EMERGENCY PROTECTIONS FROM EVICTION

Sources of Protection

- Contra Costa County Eviction Moratorium
 - Most important!
- Statewide protection
 - AB 1482

COVID-19: EMERGENCY PROTECTIONS FROM EVICTION

Contra Costa County Eviction Moratorium

- What is a moratorium?
 - Temporary suspension of no-fault evictions
- Exceptions:
 - (1) Health & Safety
 - (2) Ellis Act - removal from rental market
 - (3) Owner Move-In
- How long does it last?
 - January 31, 2021
- Landlords cannot terminate tenancies during this period
- Special protections for evictions based on nonpayment

AB 1482: STATEWIDE PROTECTIONS FROM EVICTION & RENT INCREASES

Are there other eviction protections?

- New 2019 law that protects tenants after 1 year of tenancy & units after 15 years from when built
- Just Cause helps limit reasons why landlords can evict tenants
- Rent can't be increased more than 2x/year above 10% or 5% + CPI
- Provides first rent caps to single family homes
- Exemptions
 - Owner-occupied 2 unit properties
 - If not owned by large landlord or corporation

EXISTING & UPCOMING POLICY

POLICY: LOCAL PROTECTIONS FROM EVICTION & RENT INCREASES

What are some policies in Alameda to model?

- The largest cities in Alameda County benefit from Just Cause protections
 - Berkeley, Oakland, Hayward
- “Eviction Control”
- Limits evictions to only certain “just causes”
 - Non-payment of rent, illegal activities, Ellis Act
- In certain cases protects most tenancies
 - Newer buildings exempted
- Greatly reduces ability for landlords to evict tenants arbitrarily

POLICY: LOCAL PROTECTIONS FROM EVICTION & RENT INCREASES

Are there other protections?

- Rent Control Programs which set and enforce rent control throughout respective city
 - Oakland, Hayward // CoCo: Richmond
- Program protects all rent controlled properties
- Flexible and adaptable to changing situations
- Keeps families housed by restricting the ability for landlords to astronomically raise rents
- Also maintains an internal enforcement process through a hearings ran by the program itself
 - Illegal rent increases, loss of services

POLICY: LOCAL PROTECTIONS FROM EVICTION & RENT INCREASES

What about the two county moratoria?

- The Alameda County moratorium is still stronger than the Contra Costa moratorium
- Protection period of CoCo moratorium is shorter
- AC: protects from and pauses nearly all evictions
- CoCo: only stops no-fault evictions (non-payment)
- Alameda has the lowest number of evictions in a Bay Area county during the pandemic
- Not enough to have a moratorium, must be substantial and intentional
- Strong base protections help argue for exceptionally strong emergency policies

WHAT YOU CAN DO: ORGANIZE ACTIONS

AB 15 + AB 16

- Protects financially impacted tenants from being at-fault for rent debts
- Prohibits landlords from cutting services or charging late fees due to rent debts
- Still needs to be passed, so we need to put pressure on representatives!

Plan Actions on Representatives

- City Council
- Board of Supervisors
- State Representatives

How to Raise Awareness

- Contact your base with scripts
- Organize phone blasts / email blasts
- Car caravans instead of house actions

HOW TO CONTACT US:

STAY TUNED

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QUESTIONS?