

Dear **INSERT ASSEMBLY MEMBER NAME**,

Senate Bill 567 (D-Wahab) places strict limitations on owner move-ins, tenancy terminations for major remodel, and Ellis Act evictions that discourage quality rental housing.

I respectfully urge your NO vote on SB 567 for the following reasons:

*- California has the lowest eviction rates among the country's 10 largest states. We're in the housing business, not the eviction business. Evictions are costly and time consuming, and always are a last resort for housing providers.*

*- SB 567 poses major barriers for housing providers seeking to remodel and enhance their properties for residents. With rising labor and materials costs, SB 567's added mandates could force property owners to hold off or forgo improvements altogether. Further, property owners will have limited opportunities to make required upgrades and repairs of California's aging housing stock if SB 567 passes.*

*- SB 567's severe restrictions on property owners' rights to repossess and occupy their rental units or to put their properties up for sale are unreasonable heading into a period of economic recession. SB 567's impacts will only hurt independent, small "mom-and-pop" property owners who may need assistance making ends meet or who require housing themselves.*

Sincerely,

**INSERT YOUR NAME HERE**

**INSERT YOUR MAILING ADDRESS HERE**