



Affordable Housing Act

Because the rent is too damn high.

The **Affordable Housing Act** is a proposed ballot measure that will give our cities and counties the power to adopt rent control necessary to address the state's housing affordability crisis by repealing the **Costa-Hawkins Rental Housing Act**.

WHY THE AFFORDABLE HOUSING ACT MUST BE PASSED

- Passing the Affordable Housing Act will return the power to regulate rental housing units back to local governments.
- Passing the Affordable Housing Act will allow local governments to establish strong rent control that would address the nation's worst housing affordability and homelessness crisis.
- Passing the Affordable Housing Act will not require any city or county to adopt or expand rent control, but would give them the choice to do so — a choice they don't currently have.
- Rent control is needed because today one in three Californians pay more than half their income in rent!
- Without rent control, real estate developers and Wall Street landlords will continue the rent gouging that is pushing people out of their homes and communities.

WHAT IS THE COSTA-HAWKINS RENTAL HOUSING ACT?

Passed in 1995 by the state legislature, the Costa-Hawkins Rental Housing Act takes away the power to regulate rental housing units in three ways:

- 1** Prohibits rent control on any apartment built after 1995 or after the year rent control was passed in your city. That's why Los Angeles only has rent control on units built before '78. In San Francisco, it's 1979.
- 2** Prohibits rent control on any single family rental unit or condo.
- 3** Eliminates vacancy control, which means landlords can raise the price of a unit to any amount after a rent-controlled tenant moves out, even with no improvements, doubling or tripling the rent overnight for whoever moves in next. Because of this loophole, cities that have rent control like LA and San Francisco are still becoming increasingly unaffordable to most Californians.