



## 10/25/2023 NEWS ALERT

### CalRHA Issues Press Statement on Rent Control Demonstration at the State



CalRHA President  
Earle Vaughan

Responding to today's gathering of anti-housing advocates supporting a 2024 ballot initiative that would abolish Costa-Hawkins protections and expand rent control, CalRHA President Earle Vaughan issued the following press statement calling on Governor Newsom to stand with rental housing providers to protect Costa-Hawkins and keep rental housing affordable.



10/25/2023, California Capitol Demonstration, PBS.com

## Press Statement

### *Economists and Housing Experts Agree that Rent Control Reduces California's Housing Supply and Revenue*

SACRAMENTO, Calif. – The California Rental Housing Association (CalRHA) responds to the short-sighted request from Justice for Renters to Governor Newsom to support rent control. Each year California property owners see a steady increase in calls for more aggressive rent control. These proposed policies result in discouraging investors from constructing, rehabilitating and converting housing into rental residences and also encourages small rental property owners to take units off the market which ultimately negatively impacts California's rental housing market.

"California's budgets are declining, and a statewide rent control would further reduce funding for public services such as health care, education, public safety and transportation," said Earle Vaughan, President, California Rental Association. "And, rent control harms disadvantaged groups and often does not provide relief for the tenants it is meant to help."

Protecting the ability of rental housing providers to establish initial rental rates for a new tenant is critical for a viable rental housing industry in California. The current cohesive statewide housing policy provided by the Costa-Hawkins Rental Housing Act should be preserved

CalRHA encourages Governor Newsom to not be swayed by groups promoting shortsighted policies that will actually do more harm than good.

"What we see today, is another mischaracterization of rent control. Decades of research by renowned economists and housing experts consistently show that rent control does not work," added Vaughan, "And we need the Governor to look at the facts, not be swayed by gimmicks, and protect Costa-Hawkins."



CA Governor  
Gavin Newsom

# HELP STOP RENT CONTROL INITIATIVE



FACTSHEET



A new rent control initiative will be on the November 2024 ballot.

## 2024 BALLOT INITIATIVE WHAT IT DOES

Local jurisdictions will have free rein to **impose and expand rent control**.

Will prohibit rent increases upon vacancy (also known as vacancy de-control) by **eliminating the owner's ability to charge the market rate** when a tenant vacates the unit.

Imposes rent control on **all properties** including **single-family homes and condominiums** by eliminating AB 1482 protections.

To stop this so-called "Justice for Renters" initiative in 2024, CalRHA and its affiliates are asking for your support and contribution to fight this third attempt by the same anti-housing activists behind Propositions 10 and 21 from 2018 and 2020. CalRHA and its regional associations collectively need to raise a minimum \$5 million dollars, so we're all in this together.

All funds raised will go toward the initiative fight. To make a contribution, please click [here](#) or scan the QR code. Thank you for your generosity.



## PROPERTY OWNERS WHY IT MATTERS

Your rental income and property value will decline.

If you are renting your units below market, you may never catch up because the initiative allows local jurisdictions to "cap" how much you may increase rent following a vacancy.

Rent "caps" would apply to single-family homes and condominiums.



### \$5 MILLION TARGET

The last rent control fight cost the broader housing industry \$80 million dollars. This next fight will cost even more.



### DEDICATED FUNDS

Funds will be deposited into a dedicated account specifically for fighting the initiative.



### SUCCESS TOGETHER

We defeated both the 2018 and 2020 rent control initiatives. With your support, we can do it again.