Tenants face tough choices, fears after eight years of rising rents

Los Angeles County's rent reached a record of $2,113 a month, an average of four apartment indexes show. Average rents hit $2,059 a month in Orange County and $1,463 a month in the Inland Empire.

Rent control in the spotlight after tenants cite 50% increase

AB 1482 already passed the State Assembly, and it will need to be approved in the full Senate and signed into law by Governor Gavin Newsom.
# Housing Policy Politics in California

## State of California

<table>
<thead>
<tr>
<th>Total Owner-Occupied Housing</th>
<th>Total Renter-Occupied Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>6,943,428</td>
<td>6,000,750</td>
</tr>
<tr>
<td>(54 percent)</td>
<td>(46 percent)</td>
</tr>
</tbody>
</table>

## Total Renter Population Percentages by Major Cities

- Los Angeles: 61%
- Oakland: 59%
- Sacramento: 50%
- San Diego: 51%
- San Francisco: 65%

Costa Hawkins = Fire Wall Against Extreme Rent Control

1. Vacancy Decontrol required in local rent control measures
3. Exempts Single-Family homes, condominium and townhomes from rent control
## Housing Policy Politics in California

### Local Rent Control

<table>
<thead>
<tr>
<th>City of Alameda</th>
<th>Los Gatos</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkeley</td>
<td>Mountain View</td>
</tr>
<tr>
<td>Beverly Hills</td>
<td>Oakland</td>
</tr>
<tr>
<td>Culver City</td>
<td>Palm Springs</td>
</tr>
<tr>
<td>East Palo Alto</td>
<td>Richmond</td>
</tr>
<tr>
<td>Gardena</td>
<td>Sacramento</td>
</tr>
<tr>
<td>Hayward</td>
<td>San Francisco</td>
</tr>
<tr>
<td>Inglewood</td>
<td>San Jose</td>
</tr>
<tr>
<td>Los Angeles, City of</td>
<td>Santa Monica</td>
</tr>
<tr>
<td>Los Angeles, County (unincorporated)</td>
<td>West Hollywood</td>
</tr>
</tbody>
</table>
Housing Policy Politics in California: Rent Control

February 2018: Costa Hawkins Repeal Legislation Defeated in Legislature

March 2018: Proposition to repeal Costa Hawkins Qualifies For Statewide Ballot as Prop 10

November 2018: Proposition 10 defeated by industry at a cost of $65 Million

September 2019: AB 1482 Statewide “moderate” Rent Control Measure signed by Governor

Central to the foundation of rent control is the assertion that supply of housing has no effect on or relationship with its price. Many rent control advocates and voters reject the basic economic principle that price is a quantitative measure of supply and demand. Instead these advocates and voters view price arbitrarily set by people who develop and manage rental property.
Housing Policy Politics in California

Voter Registration in California

- Democrat: 44.4%
- Republican: 25.1%
- NPP: 25.5%
- OTH: 5%

2016 presidential election in CA set a record for voter turnout at 75.25% of eligible voters.

2018 CA gubernatorial election set a record with voter turnout of nearly 65% of eligible voters.

Pollsters predict another record voter turnout in November 2020 – some predict as high as 85% of eligible voters.

Orange County, a historically Republican stronghold for decades, now has more registered Democrats than Republicans.
In order to pass legislation, 21 votes are needed in the Senate and 41 votes in the Assembly.
AB 1482 – Rent Control

• All residential rental property in CA, except:
  – Property subject to stricter local rent control
  – Single family homes / condos not under corporate ownership (must provide notice)
  – Housing built w/in last 15 years – rolling exemption
  – “Affordable housing”
  – Owner-occupied duplexes
AB 1482 – Rent Control

• Cap = 5% + CPI, not to exceed 10%, every 12-months

• CPI calculator on [https://caanet.org/ab1482/](https://caanet.org/ab1482/)