September 17, 2019

VIA Email to the Office of the Governor and Author

The Honorable Gavin Newsom
Governor of California
State Capitol
Sacramento, CA 95814

Re: AB 1482 (Chiu) – Tenancy: Rent Caps – REQUEST FOR SIGNATURE

Dear Governor Newsom:

The League of Women Voters of California writes to request your signature on AB 1482 because the legislation:

Increases Equal Opportunity to Decent, Stable, and Affordable Housing. AB 1482 helps low-income tenants, many of whom are people of color, single moms, seniors, or people with a disability, to continue living in their neighborhoods. Whether the rental market is responding to a booming economy or the squeeze of a population that outpaces housing supply, this bill will have a stabilizing force for the time it will take for California to build its way out of this crisis.

Promotes Sustainable Communities. The League is committed to sustainable communities. AB 1482 supports sustainable communities by preventing displacement and encouraging people and families to stay in place longer, to stay connected to each other, their places of worship, their jobs, and their many other social ties.

Protects the Rights of Tenants and Landlords. In addition to protecting tenants' right to safe, stable, and affordable housing, AB 1482 protects landlords' rights to receive a fair return and all other rights and privileges that come with property ownership.

Removes Barriers to Development of Low- and Moderate-Income Housing. There is a myth that rent caps cause construction prices to increase. But the opposite is true: The LAO's report California High Housing Costs: Causes and Consequences suggests that the real barriers to construction are "[1] community resistance to housing, [2] environmental policies, [3] lack of fiscal incentives for local governments to approve housing, and [4] limited land that constrains new housing construction." Each barrier adds a hurdle to developers, making investment riskier. AB 1482 exempts new construction, which protects investors and provides developers with more predictability.

Sincerely,

Carol Moon Goldberg
President