



July 3, 2019

VIA E-Mail to Author and the Senate Judiciary Committee

The Honorable David Chiu
California State Assembly
State Capitol, Room 4112
Sacramento, CA 95814

RE: AB 1482 (Chiu) - Tenancy: Rent Caps - SUPPORT AS AMENDED 6-28-19

Dear Assembly Member Chiu:

The League of Women Voters of California writes to **SUPPORT AB 1482** for the following reasons.

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,

A handwritten signature in dark ink that reads "Carol Moon Goldberg". The signature is fluid and cursive, with the first name "Carol" being the most prominent.

Carol Moon Goldberg
President