



## **VOTE YES ON PROP 10**

### *Support the Affordable Housing Act in California*

Across California, people are struggling to stay in their homes, as developers, landlords and Wall Street speculators are given free reign over our cities, quickly transforming stable neighborhoods into high-priced markets. Teachers, nurses, long-term care workers and grocery clerks are being forced to commute far from their homes just to live in housing they can afford. Seniors, veterans, and people with disabilities live in fear of losing their home and their health, due to uncontrolled rent increases, harassment by their landlords, unattended maintenance problems and evictions.

This didn't just happen naturally. In 1995, the California Legislature passed the Costa-Hawkins Rental Act, which puts limits on how California cities can address the housing crisis and protect residents from displacement.

1. Costa-Hawkins prohibits cities from implementing rent control for any single family home or condominium, and any apartment built after February 1995.
2. Costa-Hawkins prohibits cities that established rent control laws prior to the Act's passage in 1995 from expanding rent control.
3. Costa-Hawkins prohibits cities from implementing "strict" rent control, known as "vacancy control." Landlords can raise the rental price to any amount following a tenant vacancy.

Because of Costa-Hawkins, landlords, especially corporate landlords, have an incentive to pressure long-term tenants who pay below market rate rents to move out in favor of tenants who can pay higher rents. Since seniors are often long term tenants with lower rents, the pressure is especially focused on this population. With new vacancies, rent often increases to levels unaffordable to lower income renters – contributing to displacement and the gentrification of our communities.

Yes on Prop 10 – the repeal of the Costa-Hawkins Act would remove the current restrictions, and give cities and counties the power and ability to implement rent control as they choose. It does not require counties to enact rent control, or expand existing rent control laws – it just gives municipalities the ability to enact laws that make sense for their communities.

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For information go to: [www.affordablehousingact.org](http://www.affordablehousingact.org)