



FROM HOUSING PROVIDERS TO DRIVERS OF HOMELESSNESS:

HOW THE CALIFORNIA APARTMENT ASSOCIATION'S WALL STREET LEADERSHIP SPENT AT LEAST \$233 MILLION DOLLARS TO BLOCK HOUSING SOLUTIONS

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Foreword: A Strong California Depends on Secure Housing for All

Whether you're from Anaheim or Zayante, for most Californians, stable, healthy and affordable housing is key to living a happy life where you are thriving and not simply surviving or getting by. Housing is especially important if you are taking care of others: children, elderly parents, an ill spouse.

Yet, today, working Californians and those on fixed incomes are being displaced from their homes because they lack access to fair wages and common sense consumer protections⁰¹ — and once they're gone, they may never come back. Some never regain a stable home, while others leave the state altogether.

Our organizations know that you can't separate the issues of racial and economic justice from the issue of access to housing. Generations of institutional racism and discriminatory policies have created an unjust housing system where corporations get to rig the rules in their favor.⁰² With decades of organizing experience led by communities of color, we see overcrowded homes, witness illegal evictions, and families forgoing needed medical care in order to pay rent. We need to have an honest conversation about who our system is excluding and the price we ALL pay for that exclusion. **Strengthening the resiliency and wellbeing of California's low income & working class communities of color is how we move the whole state forward.**

The practical steps towards a better future where all Californians, regardless of race or income, have secure housing and are free to pursue their dreams requires political will from policymakers that is not swayed by corporate landlords, their lobbying or political contributions.

This report aims to increase that political will by exposing the powerful few who consistently try to block California's path towards an inclusive, hopeful housing justice future. It is up to us, as Californians, to fight for that future that reflects who we are: diverse, welcoming, innovative. Californians consistently identify high housing costs and addressing homelessness as two of the top issues they want to see lawmakers tackle.



Executive Summary

Californians consistently identify high housing costs and addressing homelessness as two of the top issues they want to see lawmakers address.⁰³ Numerous reports and studies have documented the problems and outlined consensus strategies and solutions.^{04,05,06,07,08} However, to date, state and local governments have failed to pass policies or make investments commensurate with the scale of the state's housing needs.

Why are policymakers failing to act? One of the major reasons is the powerful and deep-pocketed corporate real estate lobby led by the California Apartment Association (CAA). While the CAA often claims to represent their 13,000 members, the CAA's agenda primarily serves their leadership who are some of the country's largest Wall Street corporate landlords. The business model of these mega corporate landlords is predicated on increasing profits at all costs by raising rents, neglecting maintenance, and evicting frequently.

Since 2017, the CAA has dramatically increased its spending to oppose or repeal critical housing justice solutions. Over the past three legislative sessions – 2017/2018; 2019/2020; and 2021/2022 (based on Secretary of State data accessed on 02/01/2023) – the CAA, with the help of its corporate real estate investor members and other toxic industries, has **spent at least \$233 million dollars** (\$233,827,386) in political contributions and lobbying. Through their spreading of cash, the CAA has furthered its Wall Street agenda, making it even harder for all of us to find stability and opportunity while calling California home.

Since 2017, the CAA has:

Spent nearly **\$7 million in lobbying** the Governor, his administration and state legislature, and made over **\$140 million in contributions** from its own political committees to impact state & local candidate races or ballot measures;

Strategically pooled and coordinated additional political contributions with other special interests like Big Oil, including **Chevron; Prison Guard Unions;** Private Utility Corporations like **PG&E;** and even **Phillip Morris**, collectively totaling **over \$86 million** from the top 25 of these blended of these blended committees;

Several of the largest Wall St. corporate landlords in the country on their board. Collectively, CAA board members control a minimum of **445,422 homes** in California, **slightly less than 10% of all renter-occupied housing units;**

6 mega corporate landlords (4 of them are board members) that **account for 50% (\$70 million)** of the political contributions of its committees;

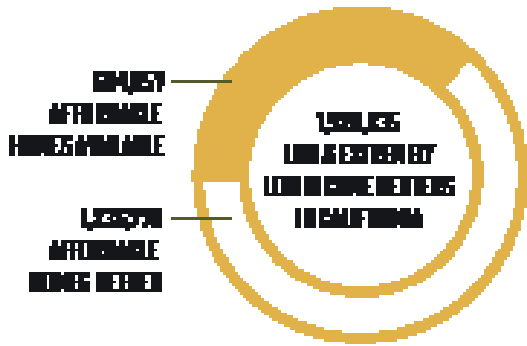
Donated, in 2022, to **84 of 120 state legislators** (70%) including **78%** of the state assembly (63);

Met with the governor's office **16 of the last 24 quarters** (67%). Eight of those meetings were with Governor Newsom himself.

Opposed consumer protections for renters including **at least 8 local efforts at rent stabilization**, and protections against unjust evictions related to COVID impact;

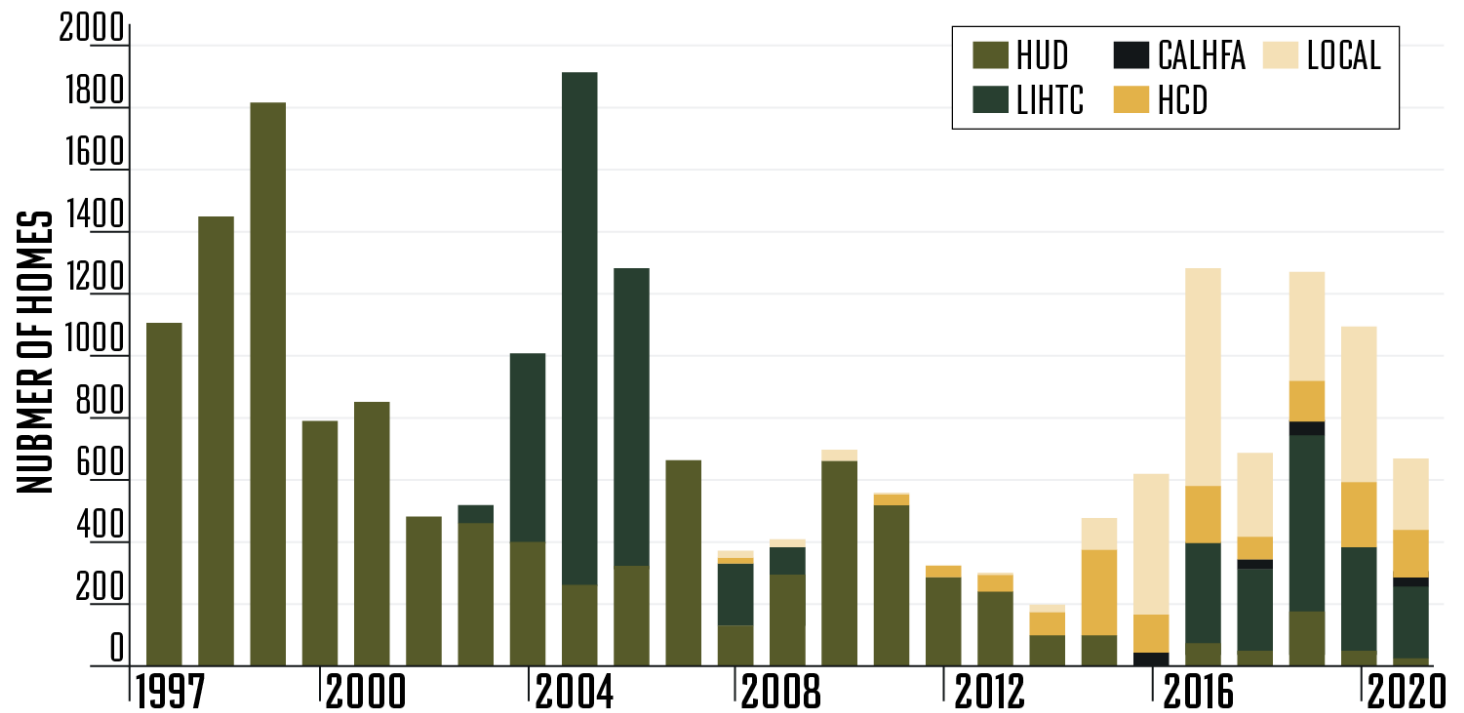
Spent the majority of **\$121 million** between 2018-2020 to defeat two statewide tenant protection ballot measures by spreading lies and gaslighting California voters; and,

Solidified support for their political agenda from California's Republican assembly members, but **depends on moderate Democrats** to maintain the unfair housing crisis status quo.



Whatever your color, income, or background, we all deserve secure housing: housing that is stable, affordable, healthy, accessible, and of ample supply to meet our current and future needs. And ensuring secure housing for all would transform our health, our communities, and our state's economy.^{09,10,11} We will all do better when everyone has good, secure housing options. Yet, in a state of vast wealth, tens of millions of our neighbors are without secure housing.^{12,13,14} California's cities occupy nearly half of the slots of the 100 US cities with the most expensive rents.¹⁵ These figures tell the many stories of our housing needs and how they have been neglected for so long. Behind every single data point are millions of stories from Californians.

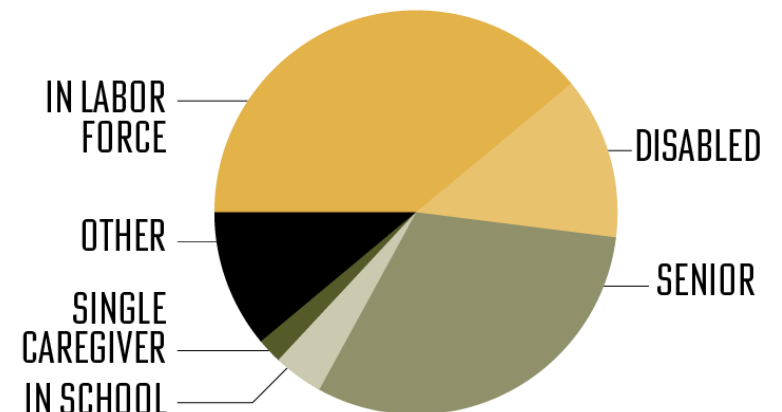
LOSS OF PERMANENTLY AFFORDABLE HOMES IN CALIFORNIA



\$39.01/HOUR
CALIFORNIA'S 2 BEDROOM HOUSING WAGE

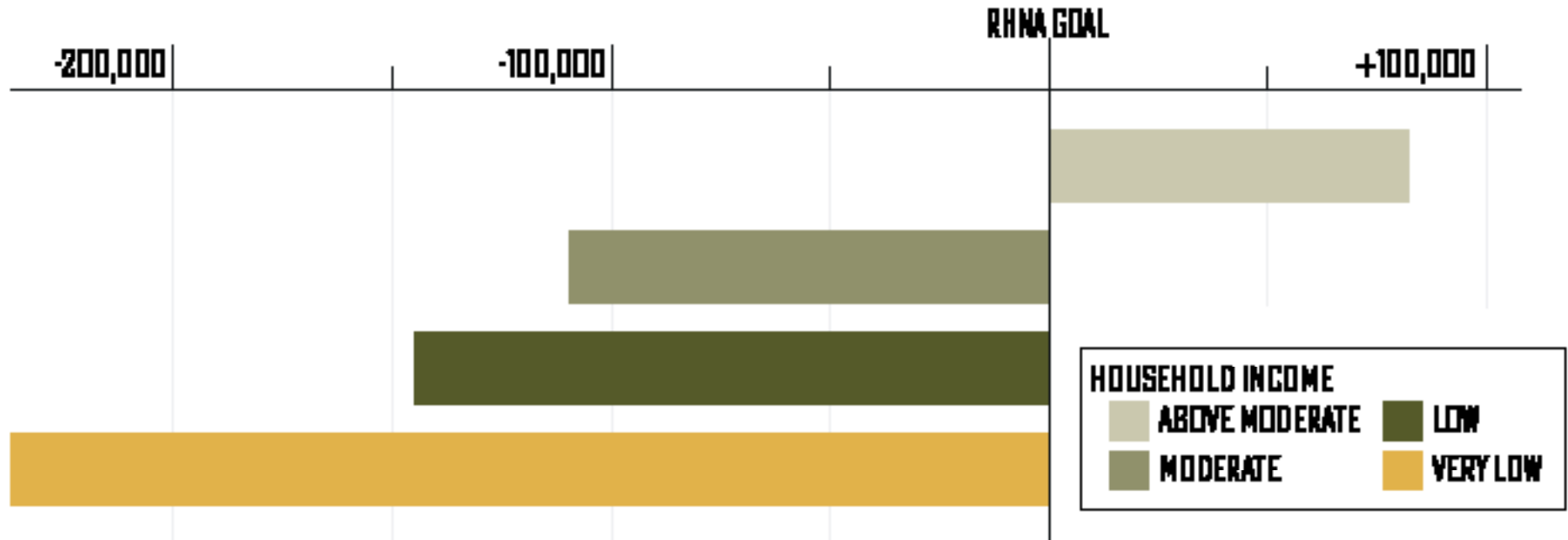
WORKING AT
MINIMUM WAGE (\$15.00/HOUR), YOU MUST WORK
83 HRS/WEEK
TO AFFORD A MODEST, ONE BEDROOM
APARTMENT IN CALIFORNIA

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



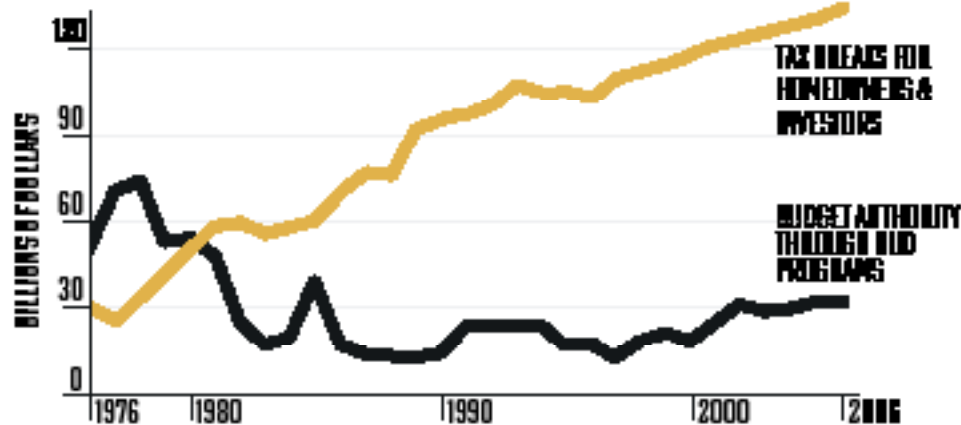
CA JURISDICTIONS FAIL TO BUILD HOUSING AFFORDABLE TO COMMUNITY NEEDS

400,000 AFFORDABLE HOMES (VERY LOW- TO LOW- INCOME) ARE STILL NEEDED TO MEET THE CURRENT CA REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) GOALS.

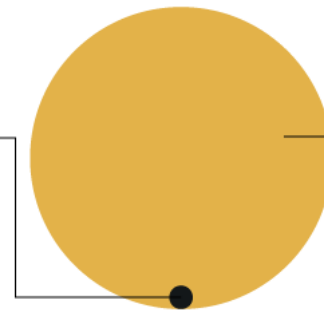


INCREASED FEDERAL SPENDING ON HOUSING FOR THE RICH:

MAJORITY OF FUNDING IN CA COMES FROM FEDERAL GOVT. DESPITE LIMITED INVESTMENT



\$71.00
ANNUAL STATE EXPENDITURE PER RENTER HOUSEHOLD



\$929.00
ANNUAL STATE EXPENDITURE PER HOMEOWNER HOUSEHOLD

Delilah Medina, her partner Theo, their daughter Zyion (9) & son Teddy (4) live in the city of Lynwood in Southeast Los Angeles County. The family was still mourning the loss of their seven-year-old daughter and sister, Sarai, when the pandemic hit.

With COVID, both Delilah and Theo lost their jobs. They applied for and received Emergency Rental Assistance Program funds, which they sent to their landlord, Barry Saywitz of The Saywitz Company LLC.^{16,17} The Medina's COVID rental assistance application and payment, received by Saywitz LLC, should have protected them but their corporate landlord fraudulently filed for eviction, triggering a prompt judgment. The LA County Sheriff's Department forcibly locked Delilah's family out of their home on Thursday, May 19, 2022.

Delilah, Theo, Zyion, and Teddy were forced into homelessness. Zyion & Teddy lost out on Honor Roll field trips and their final month of school. The Saywitz Company LLC, in contrast, profited from the state's financial assistance and circumvented the required tenant protections while simultaneously founding the CORE Network—landing \$35 billion in real estate transactions.¹⁸ With aid from Eviction Defense Network, a tenants rights legal aid organization, the Medinas were able to return to their unit. However, the lockout resulted in the destruction of their unit and the loss of a majority of their possessions, including the earthly remains of their late daughter Sarai. The family returned to their unit in unhealthy, inhabitable conditions, which included a non-working stove, fridge, ripped up carpets, and a variety of pests.

The Medinas are looking for a new home, but with the rise in rents in Los Angeles County they are not having much luck. Saywitz LLC continues to harass the Medina family, visiting unannounced, posting damaging notes about the family in the complex, and sending the Dept. of Children and Family Services and Dept. of Animal Services to their home.

With every eviction, added to the immense personal trauma that landlords inflict on families are the ripples of disruption and pain to schools, workplaces, and communities. The Medina family, like millions

of Californians, are not protected from landlord abuse, even when there are laws on the books, nor are they paid a wage that supports the rising costs of corporate-owned housing.

See Delilah Medina's harrowing and powerful testimony; click [here](#).



Wall Street Corporate Landlord Profiles:



Corporate landlord and CAA board member **Equity Residential**, aptly describes its strategy as investing in markets which “generally feature [certain] characteristics that allow us to increase rents.” These characteristics include “high home ownership costs” and barriers that make it “more difficult or costly to build new apartment properties, creating limits on new supply”.⁵²



Another CAA board member, a Starwood Capital Group subsidiary, **Colony Starwood**, moved to evict one third of its tenants in Northern California in 2015, even as Starwood reported a 90 percent increase in revenues. Colony Starwood maintained the highest rental renewal increases in the nation for the next 3 years, contributing to rapidly rising rents and significant eviction and homelessness spikes throughout Oakland and Sacramento.⁵³



Private equity firm **the Blackstone Group** was singled out by the United Nations for the “devastating consequences” of their business practices and their role in helping to fuel a global housing crisis. United Nations Human Rights Envoys & Rapporteurs said: “Blackstone is using its significant resources and political leverage to undermine domestic laws and policies that would in fact improve access to adequate housing consistent with international human rights law.”⁵⁴

Who's behind the CAA? Wall Street Corporate Landlords

Corporate landlords and other real estate investors are one of the largest lobbies in California. In Sacramento, and throughout the state, these corporate interests are represented by the California Apartment Association (CAA). The CAA proudly boasts more than 13,000 members as the “nation’s largest statewide organization representing the rental housing industry”¹⁹ but when we followed the money, the CAA is more akin to a Wall Street conglomerate led by the relatively few dozens of corporate mega-landlords, some of the largest residential property owners in the country.²⁰

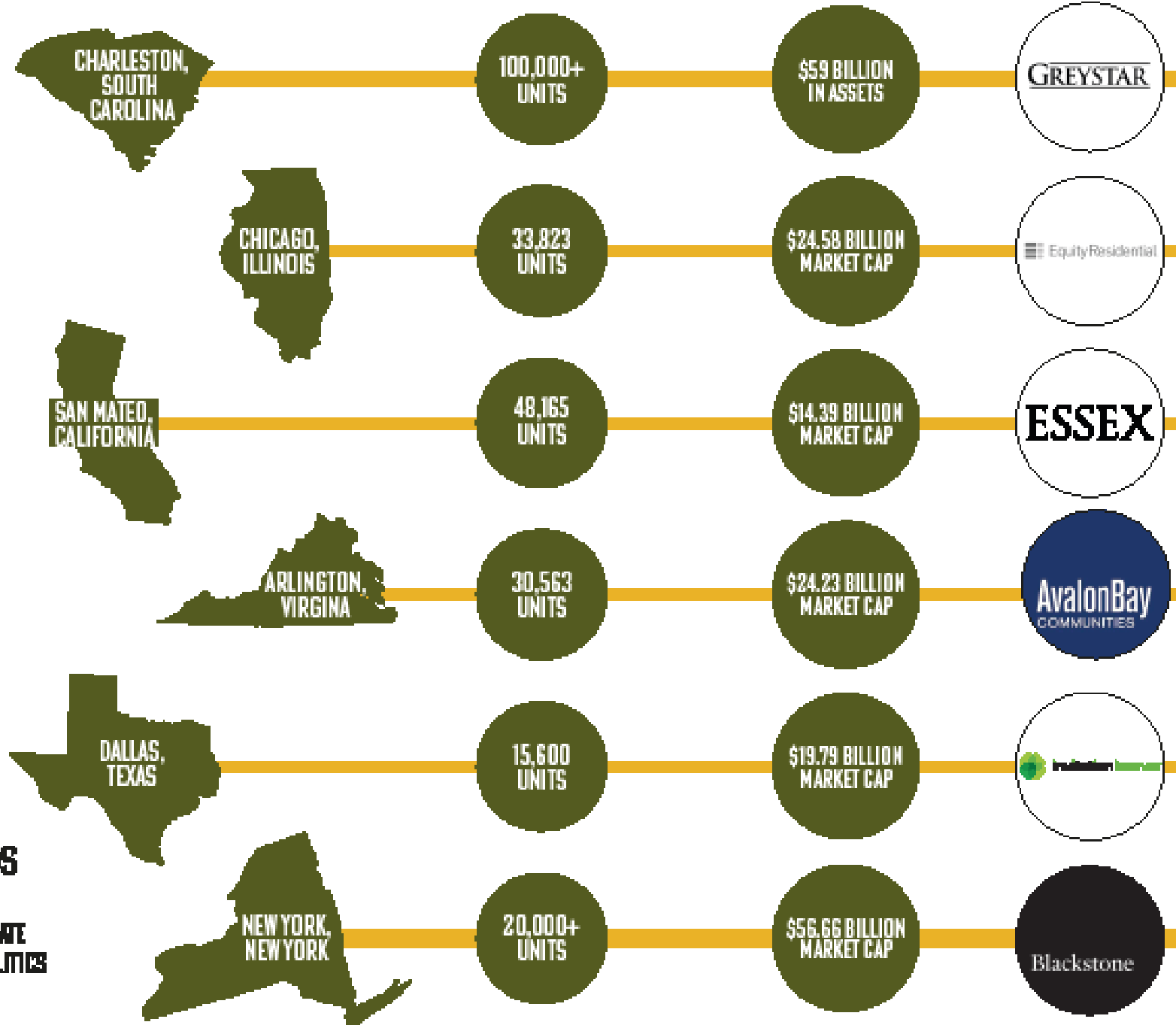
In the last 15 years, many of these corporations began to also buy single-family homes: outbidding would-be first time homeowners and further limiting housing supply.²¹ Multiple reports detail their business model of raising rents, neglecting maintenance, and evicting frequently and the impact these practices have on Black residents, particularly.^{22,23}

A who’s who of these Wall Street corporate landlords and real estate speculators lead the CAA. The CAA has thirty-three (33) sitting Board of Directors, five (5) of which are executive members and twenty-one (21) represent traceable corporations that collectively control a minimum of 445,422 California housing units (in 2,973 buildings), totaling slightly less than 10% of all renter-occupied housing units in California.^{24,25} In addition to many board members located in California, a third are headquartered across the US and Canada.

Wall Street’s housing policy agenda, championed by the CAA, seeks to protect and expand their extractive business model thus increasing corporate profits and their share of homes in California, all with very little to no regulation, thanks to their own lobbying and political donations. This is who is behind the CAA.

Exposing the money

When we followed the money we found that from 2017 until the end of 2022 the CAA had injected a whopping **\$233 million** into our state

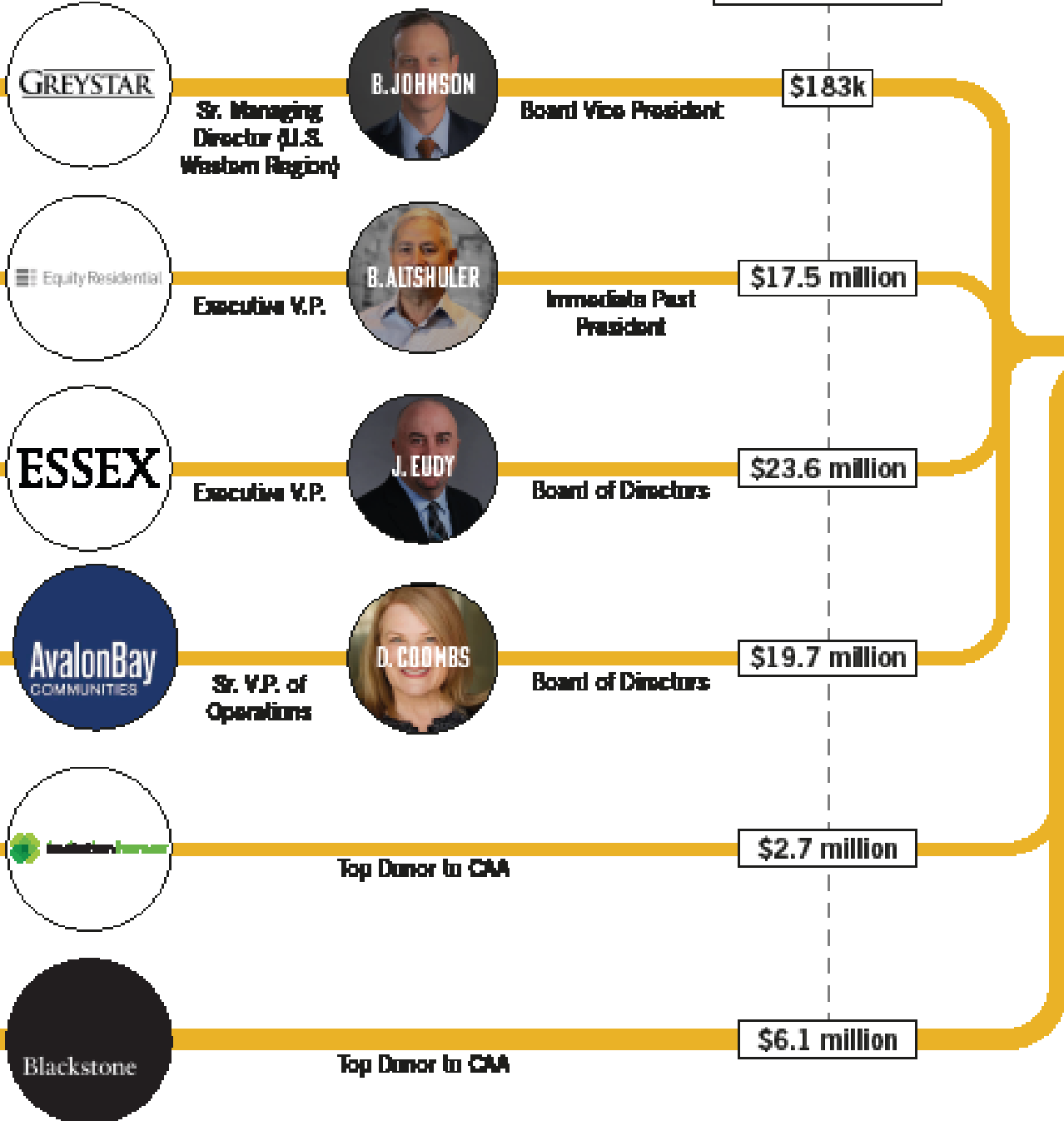


6 MEGA LANDLORDS TO RULE THEM ALL
 OUT-OF-STATE AND CORPORATE LANDLORDS INFLUENCE POLITICS THROUGH THE CAA

CORPORATE INFLUENCE WITHIN THE CAA

TOP DONORS AND BOARD MEMBERS REPRESENT CORPORATE LANDLORDS

Contributions to CAA Committees



\$70 million total to CAA and CAA controlled committees (2017-2022)



\$233 million

in Lobbying and Political Campaigns to influence CA Housing Policy

politics through direct lobbying and political contributions to candidate and ballot measure campaigns, solely and in alliances with other corporate special interests.^{26,27,28} Since 2017, the CAA has registered a total of **\$6,924,463.24 in direct lobbying expenses** to influence the policies and votes of elected officials, many of whom they helped get elected. That leaves over **\$226 million in political contributions** to candidate and ballot measure campaigns. Where does that money come from? Mostly Wall St. corporate landlords and real estate investors. Just from the 6 mega corporate landlords we highlight, the CAA raised nearly \$70 million (or 50%) of the total of \$140 million in political contributions from committees the CAA controls.

The CAA utilizes 3 different types of political committees. Tables 1-3 at right show the top committees in each category, listed by amount spent since 2017.

Exposing their reach

The CAA donates to candidates running for a wide range of offices as they start their political career and continues to support them as they run for higher offices. They also give to incumbent politicians

with key votes and veto power on policy committees. The CAA gives directly to both the Democratic and Republican parties, and to political committees for underrepresented groups like the **Women in Power PAC** (\$15,000) or the **Equality California PAC** (\$262,000) which advocates for LGBT rights.

CAA primarily donates directly to legislators up to the \$8,600 per year maximum through their political action committee (#745208) and in 2021/22, CAA supported 84 of 120 state legislators (over half of the current state senators, 21, and 63 assembly members). They donated to 6 of the 8 statewide office races. In 2022, they dramatically increased contributions to local races including mayoral, city council and county supervisorial candidates. During elections, CAA also uses their Independent Expenditure committee (#1294628) to set up IE campaigns to support allies or challenge opponents. Our tables cover contributions from 2017 - 2020.

In the 2021/22 Legislative Session, outgoing Republican Assembly Member Suzette Valladares (Santa Clarita) received the most in support from CAA of any Assembly Member with \$64,800 followed

Table 1. CAA Controlled Committees (CAA is sole contributor & manager)

Committee Name	Amount Spent since 2017
CAA Independent Expenditures (IE) Committee (ID# 1294698)	\$10,583,803.51
CAA Political Action Committee (PAC) (ID# 745208)	\$6,097,973.46
CAA Issues Committee (ID# 1388537)	\$1,167,350.86

Table 2. CAA Sponsored Committees (CAA manages, others contribute)

Committee Name	Amount Spent since 2017
Californians for Responsible Housing (ID# 1401516), (ID# 1421884)	\$122,158,707.76
California Apartment Association Housing Solutions Committee (ID# 1405775)	\$5,494,541.62
Ridenour for Senate 2020 (ID# 1425238)	\$92,295.00

Table 3. CAA Blended Committees (CAA contributes, coordination varies)

Committee Name	Amount Spent since 2017
California Works: Sen. Atkins Ballot Measure Committee (ID# 1357909)	\$15,136,612.00
California Alliance for Progress and Education (ID# 1283921)	\$7,089,304.02
Affordable Housing Now - Yes on Prop 1 & 2 (ID# 1401697)	\$6,640,238.58
Keep Californians Working (ID# 1365806)	\$5,993,486.51
Housing Providers for Responsible Solutions (ID# 1446977)	\$5,875,000.00
Future PAC (ID# 1436077)	\$5,148,795.00
California Labor And Business Alliance (CLAB) (ID# 1422022)	\$4,099,224.88

Note - not included in these totals is the sizeable California Business Roundtable Issues PAC (ID# 1264590) with \$57,231,927.48 in political expenditures. In this instance, corporate landlords like Blackstone, Geoffrey Palmer, Douglas Emmett and Kilroy Realty gave directly to the PAC that has led the opposition to the fair taxation effort Prop. 15 (2020) which would have increased funding for schools & communities by taxing commercial real estate more equitably.

by Asm. Mike Gipson (\$59,800) from Los Angeles and new Asm. Esmerelda Soria (\$34,800) from Fresno. In the state Senate, President Pro-Temp Toni Atkins received the highest support from CAA with \$116,200 in direct contributions to various committees like California Works that Atkins controls. Senator Melissa Hurtado was the second highest beneficiary with \$105,000 in CAA contributions.

Exposing their lies

The CAA uses its vast corporate wealth to spread disinformation and gaslight the electorate in its ballot measure campaigns, essentially co-opting progressive values and language, even in its committee names (eg. the CAA sponsored committee Californians for Responsible Housing, A Coalition of Veterans, Seniors, Housing

Providers, Social Justice Groups, Taxpayer Associations, and Labor). From 2017- 2020, two similarly titled committees **spent over \$121 million**. As detailed in an ACCE report,²⁹ these committees flooded ads on tv and radio that attacked two state propositions championed by tenant advocates: Prop. 10 (2018) and Prop. 21 (2020). **The CAA attacked the measures by falsely claiming that they did not sufficiently regulate rents or prevent evictions** — when in fact they did — and when in the legislature the CAA regularly opposes legislation to provide basic tenant protections.³⁰ Indeed, the CAA is highly motivated to maintain the status quo of our housing crises but knows that is not a winning message. Publicly they claim to be against large rent increases and evicting tenants without fault, while spending

millions to preserve the right of mega corporate landlords to do just that.

Exposing their alliances

The CAA regularly collaborates and pools their political donations with other toxic special interests corporate lobbies. Since 2017, the top 25 of these blended committees have **raised over \$86 million**. In addition to coordinating with other corporate real estate investors like the **Realtors PAC (CREPAC)**, and the **California Building Industry PAC (CBIA)**, they also join forces with the **prison guards union**, Big Oil interests like the **California Independent Petroleum Association** and **Chevron**, tobacco corporations like **Philip Morris**, private utilities like **PG&E** and **Edison**, and the **charter school lobby** to blend political monies,

leveraging their millions to block housing solutions. Some of the largest blended committees and their spending is detailed in Table 4.

Table 4. Detailed spending of CAA Blended Committees

Blended Committee Name:	Funding from:	Spent money on:	Amount:
Keep Californians Working Committee (ID# 1365806)	CAA, Chevron, Davita, Edison	Safe Healthy Neighborhoods PAC, state assembly and senate, the JOBS PAC, charter schools	\$5,993,486.00
California Alliance for Progress and Education, An Alliance of Professions, Employers, and Small Business (ID# 1283921)	CAA, California Correctional Peace Officers Association (CCPOA), Phillip Morris, Realtors, CBIA	state assembly and senate	\$7,089,304.00
California Labor And Business Alliance (Clab), Sponsored By Correctional Peace Officers, Housing Industry Organization, And Energy Providers (ID# 1422022)	CAA, California Correctional Peace Officers Association (CCPOA), PG&E, Chevron	local measures and state propositions	\$4,099,224.88

Table 5. Top recipients of money from the CAA in the California State Assembly

	District	Positions of Influence/Committees	CAA Total Spend (2017-2022)
Buffy Wicks (D)	AD 15	Housing and Community Development, Chair	\$107,400.00
Rebecca Bauer-Kahan (D)	AD 16	Water, Parks, and Wildlife, Chair	\$84,400.00
Janet Nguyen (R)	AD 72	Revenue and Taxation, Vice Chair	\$70,100.00
Jim Cooper (D)	AD 9	Mod Dem Caucus Exec Committee	\$33,100.00
Tom Daly (D)	AD 69	Mod Dem Caucus Exec Committee	\$29,900.00
Adam Gray (D)	AD 21	Revenue and Taxation	\$28,900.00
Jim Wood (D)	AD 2	Health Committee Chair	\$26,900.00
Blanca Rubio (D)	AD 48	Budget Subcommittee: Health and Human Services	\$26,500.00
Evan Low (D)	AD 28	Business & Professions, Chair	\$25,200.00
Isaac Bryan (D)	AD 54	Elections, Chair	\$25,100.00
Autumn Burke (D)	AD 62	Revenue and Taxation, Chair	\$24,700.00
Rudy Salas (D)	AD 32	Legislative Audit	\$24,650.00

Exposing the impact- What \$233 million+ gets the CAA

The CAA's money gets them access to policymakers, frequently. Since 2017, the CAA's lobbyists have met with the governor's office 16 out of the last 24 quarters (67%).³¹ Eight of those meetings were with Governor Newsom himself. In addition, they also lobby the CA Dept of Housing & Community Dev (HCD), CA Business, Consumer Services & Housing Agency, Dept of Justice, Judicial Council, Attorney General's or the Civil Rights Dept. And the legislators themselves, too.

Table 6. Top recipients of money from the CAA in the California State Senate

	District	Positions of Influence/Committees	CAA Total Spend (2017-2022)
Bob Archuleta (D)	SD 32	Military and Veterans' Affairs, Chair	\$46,450.00
Richard Roth (D)	SD 31	Business, Professions & Economic Development, Chair	\$19,950.00
Robert Hertzberg (D)	SD 18	Senate Majority Leader	\$19,200.00
Scott Weiner (D)	SD 11	Housing, Chair	\$18,800.00
Steven Glazer (D)	SD 7	Elections & Constitutional Amendments, Chair	\$18,800.00
Susan Rubio (D)	SD 22	Insurance, Chair	\$18,800.00
Anthony Portantino (D)	SD 25	Appropriations Committee, Chair	\$17,600.00
Anna Caballero (D)	SD 12	Mod Dem Caucus Exec Committee	\$15,750.00
Bill Dodd (D)	SD 3	Governmental Organization, Chair	\$15,400.00
Toni Atkins (D)	SD 39	Senate President Pro Temp	\$14,400.00
Thomas Umberg (D)	SD 34	Judiciary, Chair	\$14,100.00
Melissa Hurtado (D)	SD 14	Human Services, Chair	\$11,750.00

Not surprisingly, the CAA openly brags about their ability to influence, block and overturn the public's clamor for housing solutions in Sacramento and locally. Their efforts to influence policy turn a blind eye to, if not condone, unjust evictions (AB 2050, AB 854, Just Cause Eviction & Ellis Act)^{32,33,34} and speculation (AB 2386, AB 1771)^{35,36}. They have blocked at least 8 local rent stabilization efforts across the state³⁷, including in Concord,³⁸ San Mateo,³⁹ Santa Rosa,⁴⁰ Burlingame,⁴¹ Alameda,⁴² Anaheim,⁴³ Santa Cruz,⁴⁴ and Sacramento.⁴⁵ Even when they fail, they fund recalls or file lawsuits trying to overturn voter-passed or city hall measures like in Santa Ana and Pasadena in 2022. In Sacramento, they tried to overturn price gouging protections for housing that kick in when states of emergencies are declared (SB 1133).⁴⁶

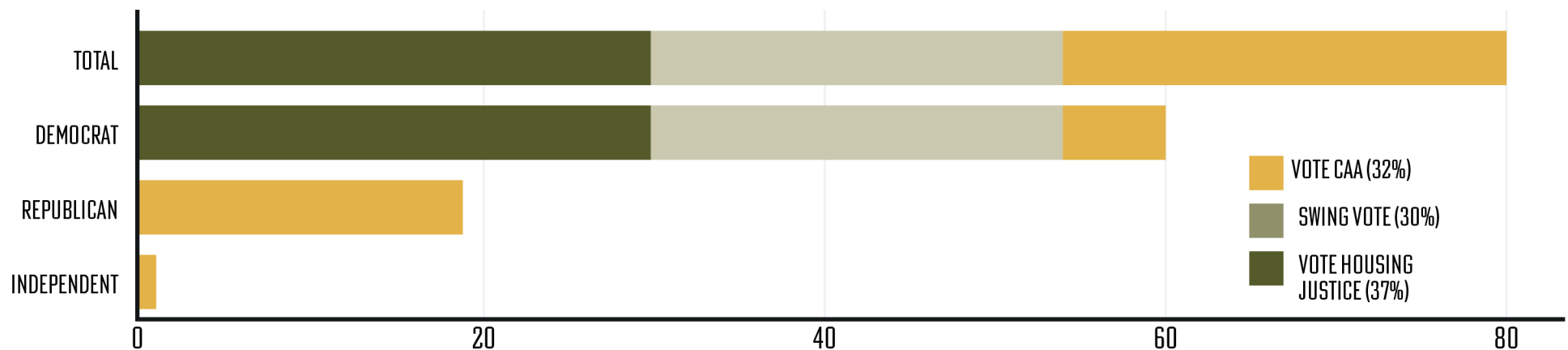
Many bills that limit corporate landlord power and profit don't make it far or get very watered down despite being very popular across California's electorate (e.g. AB 1199,⁴⁷ AB 2021). Recent polling indicates that 72% of Californians support renter protections.⁴⁸ Using 9 state assembly bills⁴⁹ from 2018-2021 (figure below) that did get a floor vote as a barometer for the support of housing solutions among California assembly members, we see that Republicans consistently voted with the CAA; they are 23% of the assembly. Among the Democratic assembly members, around 37% consistently voted for this suite of housing solutions. Another 7% joined Republicans and consistently voted with the CAA, many times against their own party's position, or withheld their vote to kill these housing justice bills. Finally, the remaining

30% were consistently swing votes when it came to this set of housing solutions. The state Republican assembly members' complete allegiance to the corporate landlord agenda means that housing justice solutions, like tenant protections, require support from moderate Democrats in order to advance. The CAA uses its money in an attempt to mainstream their corporate agenda among the Democratic Party elected officials.

The CAA's political donations don't just influence policy, they also undoubtedly impact who gets to be a policymaker. While renters account for 44% of Californians — almost 17 million — they are gravely underrepresented in the California legislature. Research shows that public officials are not only "substantially more likely to own single-family homes," but

those homes are "more valuable than other homes in their neighborhoods."⁵⁰ Recent California legislatures have included less than a handful of legislators who rent their homes. Whether renters are choosing not to run or are not being recruited (more research is needed), the CAA's political contributions and their toxic alliances further perpetuate this representational inequality, and the housing solutions California's low-income renters most need are continually deprioritized.⁵¹

CA ASSEMBLY HOUSING JUSTICE VOTE TRENDS



Housing justice advocates have produced various reports over the years proposing policy and budget solutions that are necessary to solve our state's housing crises. Affordable housing needs have outgrown the pace of what has been built for far too long.⁵⁵ The November 2019 California Housing Landscape Report by the Irvine Foundation calls for a more comprehensive approach based on the "3Ps" framework.⁵⁶

The Roadmap Home 2030⁵⁷ by Housing CA⁵⁸ and the California Housing Partnership,⁵⁹ in partnership with the California Budget & Policy Center,⁶⁰ highlights the budget investments and policies that are necessary to meet our housing needs. At right are some of the many policies that housing justice advocates are in agreement about, including a few examples of locations that have implemented them.

The 3Ps Framework:

Protection for current residents to avoid displacement and homelessness

Preservation of existing housing to make it permanently affordable for lower and middle-income earning residents

Production of affordable housing that can meet the needs of our current and future housing demands

Protecting People From Displacement & Homelessness

Rent stabilization that includes mobile homes ([Bell Gardens](#), [Pomona](#), [Antioch](#))

Protections against unfair evictions ([Oakland](#))

Repeal state laws that limit consumer protections for renters like [Costa Hawkins](#) & [Ellis Act](#)

Nondiscriminatory renter screening practices including [Fair Chance Housing Ordinances](#)

Proactive tenant education, outreach & a [right to legal counsel](#) (SF)

Enshrine Housing as a Human Right in state constitution

Preserving Existing Affordable Housing & Acquiring More

Purchase existing homes & land as affordable housing ([Los Angeles County](#), [Oakland](#))

[Rehab](#) or adapt [older developments](#) to keep affordable

Give current tenants & community the first refusal to purchase

Enforce the [State Preservation Notice Law](#)

Producing Permanently Affordable Housing

Greater public investment in producing permanently affordable housing
\$4.2 billion annually in flexible state funding for a range of homelessness solutions

Recapture state revenues lost through corporate tax loopholes and historical corporate tax rate reductions

Allow increases in building height and density for affordable housing and mixed-income developments with adequate levels of low-income units

Streamline the award of state funding for affordable housing developments into one decision-making process



All Californians deserve secure housing—affordable, healthy, accessible & of ample supply—to meet our current and future needs. Housing is a human need and the California Apartment Association should not be unduly influencing policy with the limitless purse strings of Wall Street corporate landlords and real estate speculators.

What would California look like if the CAA had not spent \$233 million from 2017-2022 in lobbying and political contributions to deny state and local consumer protections for renters? If Wall Street Landlord goliaths had not spent hundreds of millions of dollars obstructing our basic human needs, how many Californians could finally obtain housing security and the economic stability and opportunity that comes with it? If systemic barriers were removed, how would our communities be transformed with secure housing? How could millions of formerly rent-burdened Californians thrive? Could we lead the nation in community acquisition and ownership of permanently affordable housing units?

What if we compensated Californians appropriately and ensured redress for decades of wage stagnation, and in some cases, theft? How would workers benefit if they were paid a housing wage, and corporate executive compensation was tied to the economic security of all of their employees?

These practical questions and answers are the foundation of our movement. They can be translated into legislation to create realities in California when we elect candidates who truly support a fair and just housing system. We are owed a government and elected officials that work for and with us all. We need accountable elected officials who aren't bought by Wall Street mega landlords and who pass equitable housing policies for all Californians by committing our tax dollars to the common sense and practical resources we all need: secure and affordable housing, tenant protections, healthcare, education, quality food, clean water, wages that respect our labor and other crucial programs to ensure all of our communities can thrive. This is the path that CAA wants California to pass up.

ACCE

Housing is a human right! ACCE Institute works with tenants to develop meaningful housing policy solutions that protect tenants and homeowners from real estate special interest greed. Our mission is to improve the lives of California residents who have been traditionally underserved, and often shut-out, when it comes to benefiting from what this wealthy state has to offer. ACCE Institute empowers, and builds the power of, communities of color, low-income and working families and those who are undocumented, through deep leadership development and work with community leaders on policy creation and civic engagement.

Leadership Counsel for Justice & Accountability

Based in the San Joaquin and Eastern Coachella Valleys, Leadership Counsel fundamentally shifts the dynamics that have created the stark inequality that impacts California's low income, rural regions. Too often housing does not meet basic health and safety standards and is in neighborhoods that have long faced public and private neglect and disinvestment, limiting access to the most basic amenities and resources. We work alongside residents to hold local and state governments accountable to their fair housing and affordable housing responsibilities and have highlighted the interrelated nature of affordable housing and other components of healthy neighborhoods: land use, drinking water and wastewater access, transit, and basic infrastructure.

PICO California

We believe that we are radically interconnected despite our differences, and that together, we can build a Beloved Community—a just society where everyone belongs. We are committed to building a moral economy that works for everyone. Throughout the state, PICO California organizations are working to fight against gentrification, which disproportionately impacts Black, Latino, and immigrant communities. We advocate to increase local and state resources for affordable housing and organize communities to fight for local policy changes to create more affordable housing development.

Tenants Together

Tenants Together is a statewide coalition of local tenant organizations dedicated to defending and advancing the rights of California tenants to safe, decent, and affordable housing. As California's only statewide renters' rights organization, Tenants Together works to improve the lives of California's tenants through capacity-building, movement-building, and statewide advocacy. Tenants Together seeks to support and strengthen the statewide movement for renters' rights. Tenants Together is dedicated to defending and advancing the rights of California tenants to safe, decent and affordable housing. We believe that housing is a human right, not a commodity. We advance policy that is driven from tenant experience.

Housing NOW! California

Launched in the spring of 2017, Housing NOW! California is a broad and diverse movement building power to make housing affordable and to combat the displacement crisis that is disproportionately impacting working class communities of color. Our coalition has grown to over 150 organizations and has mobilized 1000 grassroots leaders from across the state. Led by tenants, Housing Now! includes dozens of community, faith and labor organizations. We believe that everyone should have the opportunity to live in a stable, healthy, affordable home.



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