

PROPOSITION 10

This initiative measure is submitted to the people in accordance with the provisions of Section 8 of Article II of the California Constitution.

This initiative measure repeals and adds sections to the Civil Code; therefore, existing provisions proposed to be deleted are printed in ~~strikeout type~~ and new provisions proposed to be added are printed in *italic type* to indicate that they are new.

PROPOSED LAW

The Affordable Housing Act

The people of the State of California do hereby ordain as follows:

SECTION 1. Title.

This act shall be known, and may be cited, as the "Affordable Housing Act."

SEC. 2. Findings and Declarations.

The people of the State of California hereby find and declare all of the following:

(a) Rents for housing have skyrocketed in recent years. Median rents are higher in California than any other state in the country, and among all 50 states, California has the fourth highest increase in rents.

(b) Research by Apartment List indicates that the median rent for a one-bedroom apartment in California is \$1,410, an increase of 4.5% in just one year. A one-bedroom apartment in Los Angeles costs \$1,350 per month. In San Francisco, it costs \$2,450. In San Diego, the cost is \$1,560.

(c) The federal government has concluded that rent is not affordable if renters spend more than 30% of their income on housing costs. The State of California has found that more than half of California renter households (3 million) pay more than 30% and one-third of renter households (over 1.5 million) pay more than 50% of their income toward rent.

(d) According to the National Low Income Housing Coalition, a Californian earning minimum wage would have to work 92 hours per week in order to afford to rent an average one-bedroom apartment.

(e) More Californians (5.8 million households) are renting than ever before, because overall home ownership rates in California have fallen to their lowest level since the 1940s, according to the state. One quarter of older millennials (25–34 years of age) still live with their parents. (U.S. Census Bureau)

(f) Statewide labor unions, such as California Nurses Association, Service Employees International Union, and the California Teachers Association, have made affordable housing a priority for their members. For example, teachers in California's urban centers are paying 40% to 70% of their salaries on housing and many are being forced to live an hour or more from their jobs in order to afford a home.

(g) Three times as many Californians are living in overcrowded apartments as compared to the U.S. as a whole. (U.S. Census Bureau)

(h) Even though the state represents only 12% of the total U.S. population, California is home to 22% of the nation's homeless population. (Department of Housing and Community Development)

(i) Homelessness is a major public health issue. People who are homeless are three to four times more likely to die prematurely and are more likely to have a communicable disease, according to the National Health Care for the Homeless Council.

(j) The federal Centers for Disease Control and Prevention warn that vulnerable populations face lower life expectancy, higher cancer rates, and more birth defects when their homes are displaced due to the gentrification of their neighborhoods.

(k) The increased cost of housing is worsening traffic congestion and harming the environment by forcing commuters to live farther away from their places of employment and increasing commute times. A report by the Pew Charitable Trusts noted that the number of Californians who commute more than 90 minutes each way increased by 40% between 2010 and 2015; the increase is a direct result of the dearth of affordable housing near jobs.

(l) A major factor in California's housing crisis is a 20-year-old law known as the Costa-Hawkins Rental Housing Act (Costa-Hawkins). Costa-Hawkins gives permission to landlords of residential apartments and houses to raise rents as much as they want in buildings built after 1995; despite local laws that would otherwise prohibit such increases, landlords in Los Angeles can raise rents as much as they want on buildings built after 1978, and in San Francisco, on buildings built after 1979.

(m) Costa-Hawkins also allows a landlord to raise the rent in any building built before 1995 to the market value when it becomes vacant, and lets the landlord decide what market value is

(n) Costa-Hawkins prevents cities from implementing laws that keep rents affordable for their residents.

SEC. 3. Purposes and Intent.

The people of the State of California hereby declare the following purposes and intent in enacting this act:

(a) To restore authority to California's cities and counties to develop and implement local policies that ensure renters are able to find and afford decent housing in their jurisdictions.

(b) To improve the quality of life for millions of California renters and reduce the number of Californians who face critical housing challenges and homelessness.

(c) To repeal the Costa-Hawkins Rental Housing Act.

SEC. 5. The Affordable Housing Act shall be further codified by adding Section 1954.54 to the Civil Code.

SEC. 5.1. Section 1954.54 is added to the Civil Code, to read:

1954.54. (a) A city, county, or city and county shall have the authority to adopt a local charter provision, ordinance, or regulation that governs a landlord's right to establish and increase rental rates on a dwelling or housing unit.

(b) In accordance with California law, a landlord's right to a fair rate of return on a property shall not be abridged by a city, county, or city and county.

SEC. 6. Liberal Construction.

This act shall be broadly construed to accomplish its purposes.

SEC. 7. Amendment and Repeal.

Pursuant to subdivision (c) of Section 10 of Article II of the California Constitution, the Legislature may amend this act to further its purposes by a statute passed in each house by rollcall vote entered in the Journal, two-thirds of the membership concurring, signed by the Governor. No statute restricting or eliminating the powers that have been restored by this act

to a city, county, or city and county to establish residential rental rates shall become effective unless approved by a majority of the electorate.

SEC. 8. Severability.

If any provision of this act or the application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of the act that can be given effect without the invalid provision or application, and to this end the provisions of this act are severable.

SEC. 9. Conflicting Measures.

In the event that this act and any other measure addressing the authority of local government agencies to establish residential rental rates shall appear on the same statewide election ballot, the provision of the other measure or measures shall be deemed to be in conflict with this act. In the event that this act receives a greater number of affirmative votes than another measure deemed to be in conflict with it, the provisions of this act shall prevail in their entirety, and the other measure or measures shall be null and void.

SEC. 10. Legal Defense.

Notwithstanding any other law, if the state, a government agency, or any of its officials fail to defend the constitutionality of this act, following its approval by the voters, the proponents shall have the authority to intervene in any court action challenging the constitutionality of this act for the purpose of defending its constitutionality, whether in state or federal court, and whether the action is in any trial court, on appeal, or on discretionary review by the Supreme Court of California or the Supreme Court of the United States. The reasonable fees and costs of defending the action shall be a charge on funds appropriated to the California Department of Justice, which shall be satisfied promptly.

SEC. 11. Effective Date.

Except as otherwise provided herein, this act shall become effective the day after its approval by the voters.