

growing
homes
together

California

Like many other parts of the country, California's rapid growth has resulted in significant housing affordability challenges. Combatting housing affordability issues in the state will require holistic solutions that address the needs of all California residents.



California has seen a sharp population increase, with 6.2% growth since 2010.



6.5 million Californians call an apartment home, with demand on the rise.



76% of extremely low-income renters spend more than half of their income on housing.



Between now and 2030, California will need to build 47,461 new apartment homes each year to keep up with demand.



Legal Landscape

The statewide Costa-Hawkins Rental Housing Act, enacted in 1995, prohibits the implementation of rent control on any dwelling constructed after 1995. Single-family homes and condominiums also are exempted from rent control laws. In 2018, California voters resoundingly rejected a ballot initiative that would have repealed the Costa-Hawkins Act and expanded rent control. Despite public opposition to price controls, in 2019, lawmakers adopted a new law imposing statewide rent control.

BALLOT MEASURE SOUNDLY DEFEATED

Voters in California realized that rent control is an outdated concept that benefits the very few—and not necessarily those in greatest need—and voted against expanding rent control.

REJECT PRICE CONTROLS

Lawmakers should reject price controls and, instead, pursue alternatives such as voucher-based rental assistance for those in greatest need to better address housing affordability.