

# Resolution to amend the EBFE Platform



WHEREAS California's housing shortage is affecting more and more people, especially in cities where strong rent-control and eviction protections have yet to be enacted, and

WHEREAS the long term solution to the housing shortage is building more housing, and

WHEREAS we nevertheless need short term solutions for existing residents, and

WHEREAS rent control is vital to the ability of many Californians to stay in their homes, and

WHEREAS the explosion of rent-control measures on multiple municipal ballots shows us that we must do something to address the effects of the housing shortage and stabilize housing and rents for all Californians, and

WHEREAS public housing removed of the profit motive has been effectively outlawed in California due to the introduction of Article XXXIV of the State Constitution, and

WHEREAS existing buildings, where the construction financing has been paid off, are a source of low-cost housing, and

WHEREAS rent control by itself will not be the only long-term solution to household affordability, and

WHEREAS in times of housing scarcity, rent control can increase average rents in the long-run by encouraging landlords to remove units from the market or convert to tenancy-in-commons, and

WHEREAS rent control has the potential to harmfully suppress the construction of new housing and thus subsidized below-market-rate affordable housing without careful consideration to the ability to pay off construction financing, and

WHEREAS new housing is built exclusively through development from private developers or public-private partnerships with both non-profit and for-profit developers, and

WHEREAS almost all new subsidized below-market-rate-housing affordable to those with the least means to outbid high-wealth individuals and families is produced through private development including non-profit developers, now therefore be it

RESOLVED, The East Bay for Everyone Platform is hereby amended:

The following text is added to the end of section V:

4. a. Rent control policies can be an effective means of keeping current tenants in their homes and should be adopted and strengthened where necessary. Those same protections can also be extended to tenants living in housing built relatively recently--including single-family homes operated as for-profit rental housing--without unduly impacting our ability to build new housing to accommodate population growth.

b. A particular building's affordability is a function of age; rent control should apply based on age of a building, not year of construction. Older buildings are an important source of low-cost housing, but we must be able to create new rent controlled housing over time. Rent control bestows a significant benefit on those most vulnerable to displacement and ensures that these buildings remain affordable during market and wage fluctuations.

c. To achieve these goals, we support the repeal of Costa-Hawkins and stand in solidarity with ongoing struggles to pass rent control on older buildings in cities throughout the East Bay.

5. Construction of new public housing in California is effectively outlawed due to Article XXXIV of the state constitution. To enable the production of social housing in the quantities we need while reducing our reliance on private investment capital for housing production, Article XXXIV should be repealed as soon as possible. Social housing cannot happen without public money and for that reason we also support policies that increase public money availability from equitable sources.