

Take Action: CALL GOVERNOR NEWSOM TODAY! ASK FOR VETOS ON S.B. 679 AND S.B. 1477—SAY **NO** TO MORE TAXES AND **NO** TO RESTRICTIONS ON RENT COLLECTIONS!

Voice Your Opposition *Immediately!* Request Governor Newsom's Veto on BOTH S.B.'s 679 and 1477. TELL THE GOVERNOR:

NO TO MORE TAXES AND TENANT PROTECTION REGULATIONS: Senate Bill 679 (S.B. 679) will create a new government bureaucracy that will impose new housing regulations and tenant protections, and assess more taxes to fund affordable and homeless housing development, and to prevent homelessness. **DON'T LET THE GOVERNOR SIGN S.B. 679! TELL HIM WE NEED A VETO.**

NO NEW RESTRICTIONS ON COLLECTING RENT: Senate Bill 1477 (S.B. 1477) will limit your ability to collect money judgements against your tenants that owe YOU past due rent. S.B. 1477 sets a maximum amount that YOU, as a judgment debtor, may levy as a wage garnishment, which 99.9% of the time is the only asset a tenant has! We were promised we could collect past due COVID rent through the civil and small claims courts, but if S.B. 1477 becomes law, collecting judgments for any money owed, rent or otherwise, will nearly become impossible. **DON'T LET THE GOVERNOR SIGN S.B. 1477! TELL HIM WE NEED A VETO.**

TELL GOVERNOR NEWSOM TO VETO S.B. 679 AND S.B. 1477 TODAY! PLEASE DO YOU PART, AND STOP THESE DESTRUCTIVE BILLS FROM BECOMING THE LAW!

Governor Newsom's Legislative Unit or email his Legislative Director today...don't delay:

- Phone: (916) 445-4341 and ask for Christy Bouma OR Ronda Paschal (if she's not available, just make your request to veto S.B.'s 679 and 1477)
- Email: Christy.bouma@gov.ca.gov and Ronda.paschal@gov.ca.gov

The Apartment Owners Association **OPPOSED** to Senate Bill 679 due to the higher tax burdens that would be imposed at a time we are still under moratoriums on rent increases and evictions. **WE HAVE ASKED THE GOVERNOR FOR HIS VETO.** But, let Governor Newsom's team hear from you!

ACT NOW! – STOP THE INSANITY – Request a Veto on S.B.'s 679 and 1477

Arguments Against S.B. 679. When calling or emailing, be sure to tell the Governor's Legislative Unit that you are opposed to Senate Bill 679. ASK THAT THE GOVERNOR VETO **S.B. 679**. Say that you are a housing provider and that you cannot afford to pay any more taxes.

- Senate Bill 679 would increase taxes and impose upon you additional housing regulations. After what we, as our state's housing providers, have gone through during the last two years of challenged rent collections and no rent increases, the last thing we need are more property taxes and more costly regulations to comply with.
- The duplicative, unnecessary agency created by S.B. 679 would be permitted to place financing measures (e.g., bonds) on the ballot in Los Angeles County, including all its incorporated cities, to support the agency's programs, such as Parcel Taxes, Gross Receipts Business License Taxes,

Documentary Transfer Taxes, Unspecified Bonds, Revenue Bonds, Mortgage Revenue Bonds, and Private Activity Bonds. Everyone's taxes will increase.

- Experience has shown it costs the government at least \$800,000 (this was verified by City of Los Angeles Controller, Ron Galperin) to construct an "affordable," one bedroom unit in the Greater Los Angeles Area, raising hundreds of billions of dollars would not even make a "dent" in housing the homeless. Workable solutions such as treatment for substance abuse, mental health services, job training, and other "wrap-around" services. S.B. 679 would just result in more government waste.
- A far better solution than S.B. 679 would be to provide incentives to private developers that know how to build efficiently and could afford to build affordable housing with the right tax incentives put in place. Government must learn to use "carrots" rather than hitting us with "sticks" to encourage private industry to create new affordable housing developments.
- S.B. 679 is nothing more than a "money grab" leading to more wasteful spending, more complicated regulations to follow, and more headaches and financial pain for those of us in the housing business.

Arguments Against S.B. 1477. When calling or emailing, be sure to tell the Governor's Legislative Unit that you are opposed to Senate Bill 1477. **ASK THAT THE GOVERNOR VETO S.B. 1477.** Say that you are a housing provider and that you were promised that you would be able to collect the rent owed to you, but that S.B. 1477 will prevent you from doing so.

- If S.B. 1477 is passed, all of the past due rent owed to you will virtually be uncollectible, as wages are often the only "asset" a residential tenant has. The passage of S.B. 1477 will essentially make the state's promise to landlords that we will be able to collect on owed COVID rent meaningless.
- Cities like Los Angeles are proposing new laws that have a "delinquent rent base" amount (e.g., \$10,000 has been proposed in Los Angeles) under which the landlord will be prohibited from utilizing an eviction process and will then be forced to seek monetary damages through small claims court. In other words, unless the tenant owes the landlord \$10,000 or more, the landlord may not evict them and will be forced to seek a monetary judgment through small claims court that will be worthless because of the limits that would be imposed on wage garnishments.
- Independent, "mom and pop" landlords will be left with a single remedy when a tenant fails to pay their rent - reporting the delinquent rent payments to credit bureaus. To make matters worse, the credit system is undergoing significant retooling and the same metrics used in the past will not be used in the future for determining credit worthiness. In other words, landlords will have no recourse when tenants do not pay their rent.
- The State's and local municipalities' promise of COVID protection laws and moratoriums such as, "nothing in this ordinance discharges the tenant's obligation to pay rent", and that landlords can collect in small claims court will mean nothing if the landlord cannot use wage garnishments.

CONTACT THE GOVERNOR'S LEGISLATIVE UNIT TODAY!

ASK FOR VETOES ON S.B. 679 AND S.B. 1477!

**Phone: (916) 445-4341 and ask for Christy Bouma OR Ronda Paschal
(if she's not available, just make your request to veto S.B. 679)**

Email: Christy.bouma@gov.ca.gov and Ronda.paschal@gov.ca.gov