April, 2020

The Honorable Gavin Newsom

Governor of California

1303 10th Street, Suite 1173

Sacramento, CA 95814

Dear Governor Newsom,

We hereby ask you to pray to God for wisdom and understanding; for help in reacting and asking others to react properly to the coronavirus and the housing crisis; for those who are first responders; for all the health care workers; for a good and accurate understanding of the needs of those who consume housing and those who provide housing, as well as those who provide services through their businesses. Pray, pray and pray!

**Please immediately issue RENTAL VOUCHERS to those renters who “qualify”
as losing their source of income caused by the coronavirus!**

**As a result of laws passed and being passed, many housing consumers are
unable to pay their rent. Since our government is responsible for these laws,
we ask that our government shoulder the responsibility for the burden it has
placed upon those whose rent goes unpaid. These vouchers could be issued
as a free grant or as a loan that the tenant pays back to the State.**

**Vouchers Solve Current Economic Problems**

When vouchers are issued, tenants will be able to put food on the table for their kids and not worry about paying rent now or twelve months from now. A homeless crisis can be averted. An eviction crisis can be averted. And the “housing crisis” will not be made even worse than it was before we all got hit with the virus.

When the rents are paid, the housing providers will be able to pay the mortgage, soft-story earthquake loans, utility bills, trash bills, the individuals providing the maintenance and repairs, insurance and all taxes which would be used to pay part of the voucher costs.

Vouchers could prevent a domino effect that would otherwise cause the whole system to collapse! These vouchers could prevent a deeper and more serious “housing crisis”. Hopefully our lawmakers will recognize this as a very short-term and temporary solution.

**“Housing Crisis” Being Exacerbated**

As you know, one of the major reasons we already have a “housing crisis” is that current building fees, regulations and landlord/tenant laws have drained hundreds of millions of dollars out of the housing industry.

Housing providers provide housing and then provide more housing. They have been unable to provide more housing because they have been forced through tenant welfare (i.e. rent control) to spend their capital supporting current tenants at below fair market prices. This has gone on for the past forty years and has finally caught up with us.

**Builders Fleeing**

These laws have frightened investment capital to flee California in order to avoid paying for the lopsided laws that govern property in our State. These “coronavirus laws” are another reason more builders will be pulling out of California as politicians demonstrate their lopsided attitude toward housing providers and property rights. **Please know that housing must be paid for by those who consume and use the housing OR no new housing will be provided!** While our government unfairly determines the price and term, housing providers and builders decide what State gets the new housing. At the current rate of new laws, it’s not going to be California! We better do something about it now because it has and is happening!

**Permanent Long-Term Solution**

Pray that when we get back to normal that all these tenant welfare laws will be cancelled and we can once again be under a capitalistic system, known as our old **American Economic System of Free Enterprise**, that worked so well for over 200 years. And will work again when politicians get off the backs of housing providers and stop draining off the capital resources needed to provide more housing.

Sincerely,

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P.S. Please know that you will be receiving over 250,000 signatures on petitions and letters over the next month from housing providers and tenants requesting these vouchers. AOA is one of the largest individually organized group of owners in the State with approximately 38,000 members, so we are conveying to you what a very large number of taxpayers are requesting of you as our representative.