



Quality Housing • Ethics • Professionalism



April 2, 2026

The Honorable Tina McKinnor  
California State Assembly  
1021 O Street, Suite 5520  
Sacramento, CA 95814

**RE: AB 2350 (McKinnor) – Consumer Loans: Residential Rental Property – Oppose Unless Amended**

Dear Assembly Member McKinnor:

On behalf of the members of the California Apartment Association (CAA), I am writing to inform you that CAA has taken an oppose unless amended position on AB 2350, your bill that would prohibit finance lenders, brokers, and program administrators from making a consumer loan if the purpose of the loan is to pay for any obligation under an agreement to rent residential real property, including, but not limited to, rent-split loan agreements. By expanding the scope of a crime under the California Financing Law (CFL), this bill would also impose a state-mandated local program.

CAA shares your concern that tenants who need to borrow money to meet their rental obligations should be protected from predatory lending practices, including high-interest loan products tied to rental payments. However, AB 2350, as currently drafted, would eliminate access to lawful credit options for tenants who may have no alternative means to meet their financial obligations. Restricting access to credit in this manner could have unintended consequences, including increased housing instability. Tenants who are unable to secure short-term financing may face late fees, damaged credit, or eviction due to nonpayment of rent.

CAA respectfully requests that you consider amendments to address predatory lending practices without eliminating responsible and regulated lending options. For example, the bill could be amended to establish reasonable interest rate caps, require clear consumer disclosures, or prohibit specific abusive loan structures rather than banning these products outright. We stand ready to work with you and your office to develop balanced solutions that protect tenants while preserving access to responsible financial tools.

The California Apartment Association is the largest statewide rental housing trade association in the country, representing over 60,000 single family and multi-family apartment owners and property managers who are responsible for over 2 million affordable and market rental units throughout the State of California. Thank you for hearing our concerns.

Sincerely,

**CALIFORNIA APARTMENT ASSOCIATION**

A handwritten signature in blue ink, appearing to read 'Debra Carlton', with a long horizontal flourish extending to the right.

By  
Debra Carlton, Executive Vice President  
State Public Affairs

cc: Assembly Banking & Finance Committee