



**Paying the fox to watch the chickens**  
**the war on private housing**

Despite the rise in homelessness, the federal government continues to raise the barrier to creating shelter for those without permanent housing. Infusing bad actors with HUD money is another layer.

**653,104**  
 number of homeless people in the U.S.  
 after years of decline, homelessness increased 12 percent y/y in 2023

**256,610**  
 number of the unsheltered homeless  
 i.e. people who live on the streets, in vacant buildings or cars

**181,000**  
 number of homeless in California  
 Calif. spent \$7.2 billion, or **\$42,000 per homeless person** (2021-22)

In September the Biden admin. awarded a **\$10M Tenant Education and Outreach (TEO)** grant to two activists groups.

Distributed by HUD, the money will go to the **AIDS Healthcare Foundation (AHF)** and the **Mass. Alliance of HUD Tenants.**

**"Empower tenants"** is the stated purpose of the HUD grant.

In the next two years funds will go to 30 tenant advocacy groups to **"preserve affordability."** Antiphrosis at its best.





**Poking the bear: Prop 33**  
On the ballot this November, Prop 33 is Weinstein's third attempt to **overturn California's Costa- Hawkins Rental Housing Act**, which has restricted rent control since 1995. At present, over 30 states have legislation prohibiting/restricting rent control.



**Loophole mastery: Taxpayers fund Weinstein**

Using a federal program (340B), AHF buys AIDS drugs at a deep discount and charges insurance companies full price when dispensing them to patients. Financial statements show AHF's 62 pharmacies earned **\$1.9B** of the charity's \$2.2B in total revenue last year.

**Stone cold activism**

Michael Weinstein, founder of AHF regularly uses the non-profit's coffers to **advance his political agenda through the ballot.**



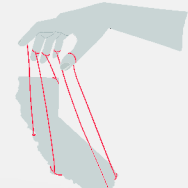
**Poking the activist: Prop 34**

Also on the ballot is Prop 34, which would restrict healthcare entities licensed in Calif. that participate in 340B, that have spent over \$100 million on activities other than patient care over the past ten years and who own and operate multifamily units with a minimum of 500 serious safety violations. **In other words—AHF.** Prop 34 mandates that AHF revert at least 98 percent of its revenue back to direct patient healthcare.



The Prop 34 campaign is deemed a "revenge initiative" brought by the California Apartment Association, also a major donor to the **No on Prop 33** campaign. However, CAA is not Prop 34's only proponent. Others include a variety of patient advocacy groups like the ALS Association and the California Chronic Care Coalition.

SOURCE: NO PLACE TO GO, CHRISTIAN BRITSCHIG; STATE OF HOMELESSNESS, 2024 EDITION, DANIEL SOUCY, MAKENNA JAVES, ANDREW HALL; U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, CALIFORNIA 2022-23 BUDGET, THE GOVERNOR'S HOMELESSNESS PLAN; INSIDE THE WORLD'S LARGEST AIDS CHARITY'S TROUBLED MOVE INTO HOMELESS HOUSING, LIAM DILLON, DOUG SMITH, BENJAMIN ORESKES; PROP 33, PROP 34 AND THE CONTROVERSY OVER AIDS HEALTHCARE FOUNDATION, ANGELA MCGREGOR



**\$300,000 million**

Weinstein's spend on multiple rent control campaigns. He has vowed to push rent control until it is Calif. state law.



Weinstein's tenant advocacy group, **Housing is a Human Right**, stands to receive a sizable portion of the HUD grant money. If housing is a right, conferred by whom? Weinstein has vowed to fund rent control initiatives until it is California state law.



**\$178M**  
**AHF spend on 15 LA properties/1,500 units, 467 in development**

with an additional \$66 million spent on buildings in Georgia, Florida, New York and Texas.