



No on Proposition 21

We need real housing solutions, not the same flawed initiative year after year

If Prop 21 seems familiar, it's because nearly 60 percent of California voters rejected the same deeply-flawed scheme in 2018. Prop 21 has no plan to build affordable or middle-class housing or address homelessness on our streets. Instead, it undermines the strongest statewide rent control law in the nation while taking away protections for single family homeowners.

California needs real housing solutions, not the same poorly-written ballot initiative year after year. That's why veterans, seniors and affordable housing experts agree: Vote No on Prop 21.

Proposition 21:

- Was Already Rejected by Voters.** In 2018, nearly 60 percent of California voters rejected an initiative just like Prop 21. Proponents need to go back to the drawing board for real solutions and not continue to pursue this flawed policy year after year.
- Repeals Housing Law with No Solution.** Prop 21 does nothing to address California's housing shortage. Instead, it undermines the nation's strongest statewide rent control law, signed just last year by Gov. Newsom, with no plan to build affordable and middle-class housing or deal with the increasing problem of homelessness.
- Offers No Protections for Renters, Seniors, or Veterans.** Prop 21 has no protections for renters, seniors, veterans or the disabled, and it has no provision to reduce rents. It contains no funding for affordable housing or requirements that it be built.
- Allows Permanent and Extreme Regulations on Nearly All Housing.** Prop 21 allows local governments to establish extreme and permanent regulations on nearly all types of housing. Even after a tenant moves out, property owners won't be able to establish rents at market rates or have the funds to pay for repairs or upgrades to their properties. It simply goes too far.
- Eliminates Homeowner Protections & Decreases Home Values.** Prop 21 takes away basic protections for homeowners and allows regulators to tell single-family homeowners how much they can charge to rent out a single room. Millions of homeowners will be treated just like corporate landlords and subject to regulations and price controls enacted by unelected boards. And experts at MIT estimate extreme rent control measures like Prop 21 could result in an average reduction in home values up to 20%.
- Makes the Housing Crisis Worse.** Californians are experiencing a severe housing affordability crisis in the most devastating economic and public health emergency of our lifetimes. The last thing we should do is pass an initiative that will stop new housing from being built, cost jobs, and hurt the economic recovery.
- Opposed by Broad, Bipartisan Coalition.** Opponents include: California Council for Affordable Housing, Disabled American Veterans, Dept. of California, State Building and Construction Trades Council of California, California Housing Consortium, Vietnam Veterans of America, California State Council, and the California Chamber of Commerce.

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