



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 flawed scheme in 2018. Prop 21 is not a real solution. It allows landlords to raise rents by 15% and gives unlimited power to rent boards to add fees on housing – costs which are passed on to renters. Prop 21 contains no protections for seniors, veterans or the disabled, and has no plan to

build affordable housing, stop evictions or deal with homelessness. Instead Prop 21 repeals homeowner protections and treats struggling small mom and pop landlords just like corporate landlords. 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.
- ❌ **Gives Rent Boards Unlimited Power to Add Fees to Housing – Increasing Rents.** Prop 21 would put as many as 539 rent boards in charge of housing, allowing bureaucrats to decide what people can or cannot do with their properties. Rent boards would be given unlimited power to add fees onto housing, which will ultimately drive up rents.
- ❌ **Allows Landlords to Raise Rents up to 15 Percent.** Prop 21 doesn't protect low-income Californians. It allows landlords to raise rents on the lowest income Californians up to 15 percent.
- ❌ **Doesn't Address The Real Problem and Provides No Protections for Seniors, Veterans or the Disabled.** Prop 21 contains no protections for seniors, veterans or the disabled, and has no plan to build affordable housing, stop evictions or deal with homelessness.
- ❌ **Opposed by Broad, Bipartisan Coalition.** Opponents include: California Council for Affordable Housing, Disabled American Veterans, Dept. of California, California Housing Consortium, Vietnam Veterans of America, California State Council, and the California Small Business Association.
- ❌ **Repeals Homeowner Protections and Treats Mom and Pop Landlords Just Like Corporate Landlords.** 2/3 of California landlords are small, mom and pop operations. These small owners charge less rent and value their tenants. Because of COVID, many are now struggling to pay their mortgages and worry about losing their homes. Prop 21 would treat these small owners just like corporate landlords, and make it impossible for them to ever recover from the current economic crisis.
- ❌ **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.

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