

Fact Sheet

California just passed the toughest-in-the-nation statewide tenant protection law that provides certainty on rent increases while ensuring critical affordable housing is still built in our state. But Michael Weinstein and his multi-million dollar special interest group recently qualified a proposition ([Initiative 19-0001](#)) for the November 3, 2020 statewide ballot that will undermine this new critically important law. These are the same special interests who spent more than \$25 million on the flawed rental housing measure, Proposition 10 in 2018, which voters rejected overwhelmingly with a 59% NO vote. Don't be misled. This new proposition is even more flawed than their last measure. It's bad for homeowners and renters – and will make California's housing crisis even worse.

Undermines California's New Statewide Rent Control Law

- Governor Newsom just signed new statewide rent controls into law and this flawed proposition will go into effect before we even have a chance to see the benefits of the new law's statewide renter protections.

Allows Regulation of Single-Family Homes

- This deeply flawed proposition allows local governments to impose rent control on apartments and privately-owned single-family homes without a vote of the people.
- The proposition could even lead to unelected bureaucrats charging homeowners a fee for taking their home off the rental market.

Reduces Housing Supply and Drives Up the Cost of Existing Housing

- This proposition will encourage landlords to take rental properties off the market and convert them into condos and townhomes, further reducing the rental housing supply and making the housing crisis even worse.
- By creating an inconsistent and unpredictable patchwork of local ordinances, this proposition will prevent critical affordable housing development and drive rents and housing costs up even higher.

Places Bureaucrats in Charge of Housing with the Power to Add Additional Fees

- The proposition will put as many as 539 rental boards in charge of housing, with bureaucrats deciding what people can or cannot do with their properties, and will give the rent boards unlimited power to add fees on housing, which will ultimately be passed on to tenants in the form of higher rents.

Adds Tens of Millions in New Costs to Local Governments

- The state's non-partisan Legislative Analyst says the proposition will increase costs for local governments by tens of millions of dollars per year and cost the state millions more in lost revenue, which will mean diverting funds from other vital state services.

THE BOTTOM LINE:

The flawed rental housing proposition will make the housing crisis even worse.

Vote NO on November 3!