



No on Proposition 10

California families are facing a severe housing affordability crisis. Unfortunately, Prop 10 is a deeply flawed measure that will make our housing crisis worse. Seniors, veterans and affordable housing experts all oppose Prop 10 because it will make housing less available and less affordable. Better solutions exist such as the affordable housing bond on the same ballot that helps working and middle-class families – but Prop 10 should be defeated.

Proposition 10 Provides:

- ✗ **NO Protections for Renters, Seniors, or Veterans.** Prop 10 has no protections for renters, seniors, veterans or the disabled.
- ✗ **NO New Affordable Housing.** Prop 10 contains zero funding for affordable housing and contains no requirements that housing be built.
- ✗ **NO Rent Rollbacks.** Prop 10 has no specific provisions to reduce rents.

Proposition 10 Will:

- **Repeal Housing Law with No Solution.** Prop 10 is the wrong approach. It repeals an important California rental housing law with no replacement and no plan to address affordable and middle-class housing or deal with the problem of increasing homelessness on our streets.
- **Reduce Affordable and Middle-Class Housing.** Independent academic experts from Stanford, U.C. Berkeley and the University of Southern California all agree these policies will discourage new construction and reduce availability of affordable and middle-class housing, and drive up rents for many Californians.
- **Drive Up Rental Prices.** Prop 10 will cause property owners to take rental units off the market in favor of vacation listing services like Airbnb, which means more Airbnbs in our communities and less affordable housing for renters – further driving up housing costs.
- **Eliminate Homeowner Protections.** Prop 10 eliminates protections for homeowners and allows regulators to tell single-family homeowners how much they can charge to rent out a single room in their homes. Homeowners will be subject to regulations and price controls enacted by unelected boards.
- **Stick Taxpayers with the Legal Bills.** Prop 10 contains a hidden loophole requiring taxpayers to pay the initiative supporters' legal bills for participating in certain lawsuits, even if they lose and even if their position is frivolous. This blank check benefits lawyers and puts taxpayers on the hook for limitless legal bills.
- **Reduce Home Values.** The policies authorized by this initiative have been shown to reduce property values by more than 10%, according to MIT researchers, and significantly restricts what single-family homeowners can do with their homes. The average California homeowner could lose \$39,000 in the value of his or her home if this initiative passes.
- **Opposed by a Broad, Bipartisan Coalition.** Prop 10 is opposed by Veterans of Foreign Wars, Dept. of CA, CA Council for Affordable Housing, Leading Age California, CA NAACP, and both gubernatorial candidates, Democrat Gavin Newsom and Republican John Cox, and dozens of other organizations who agree this initiative will make our housing crisis worse.

Paid for by No on Prop 10; Californians for Responsible Housing, a coalition of veterans, seniors, affordable housing providers, social justice groups, taxpayer associations, and labor.

Committee Major Funding from
Essex Property Trust, Inc., and Affiliated Entities
Equity Residential
and Prometheus Real Estate Group, Inc.
Funding details at: <http://www.fppc.ca.gov>