

## **What Do You Say When Asked About Proposition 33?**

### ***Here's Your "Say NO on Proposition 33" Talking Points***

#### **For All Voters**

- Proposition 33 is nearly identical to Propositions 10 (2018) and 21 (2020), both of which were rejected by California voters by nearly a 60% margin. Like those failed initiatives, Proposition 33 will make California's housing crisis worse and lead to an even higher cost of living for all Californians.
- Californians know rent control is a failed policy and not the answer to the affordable housing crisis. Prominent housing advocates like California YIMBY (Yes In My Backyard) and former Democratic Senate Pro Tem, Toni Atkins, all oppose Proposition 33.
- The groups opposing Proposition 33 includes elected leaders, business groups, affordable housing advocates, seniors' groups, veterans' organizations, and more from across the political spectrum.
- Proposition 33 does not even require one unit of affordable (or any) housing to be built in California.
- Specifically, Proposition 33 will make California's housing crisis worse by:
  - Reducing housing supply by disincentivizing investor in and developers of new housing
  - Encouraging property owners to take rental properties off of the market, and thus further reducing the existing rental housing supply
  - Giving bureaucrats unlimited power to add fees on housing, and driving up even further the cost of existing housing
  - Adding tens of millions of dollars in new costs to local governments
  - Allowing regulation of single-family homes, condominiums, new construction or any other type of housing
  - Hurting seniors and others who may be living on fixed incomes by reducing the existing housing supply.

#### **Property Owners**

- Proposition 33 is proposed by the same special interests behind the failed 2018 and 2020 rent control measures, Propositions 10 and 21, respectively.
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- The groups opposing Proposition 33 include elected leaders, business groups, affordable housing advocates, seniors' groups, veterans' organizations, and more from across the political spectrum.
- Proposition 33 would repeal California's state law, the Costa Hawkins Rental Housing Act, which prevents local rent control policies from being imposed on rental units built after February 1, 1995.

Proposition 33 would allow every city and county in California to implement their own, unlimited version of rent control laws.

- Proposition 33 would allow rent control on all housing types, including new construction, condominiums and single-family homes, and undermine California's statewide 2019 rent stabilization law.
- Proposition 33 would even allow limits on how much a rental housing provider may increase rents when a new renter moves in by allowing cities to circumvent state laws requiring vacancy decontrol.
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  - Encouraging property owners to take rental properties off of the market, and thus further reducing the existing rental housing supply
  - Giving bureaucrats unlimited power to add fees on housing, and driving up even further the cost of existing housing
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