

City of Oceanside

Argument in favor of Proposition E

Vacancy Decontrol is a necessary policy that provides fairness for both park residents and owners while benefitting the entire City of Oceanside. Vote Yes on Proposition E.

The Howard Jarvis Taxpayers Association has endorsed Vacancy Decontrol as a policy that protects taxpayers: “Vacancy Decontrol is a good balance. Existing mobile home park residents keep rent control for as long as they live in their homes. Vacancy Decontrol adds stability and prevents park closures by allowing park owners a fair return over time.”

Vacancy Decontrol has absolutely no impact on current residents for as long as they continue living in their homes.

Vacancy Decontrol will maintain and protect rent control for all existing tenants. Rents will only increase to market levels when current residents move.

Oceanside’s current rent control ordinance is one of the most restrictive in the entire state. Vacancy Decontrol gently and gradually reforms Oceanside’s rent control ordinance to bring balance between land owners and residents.

With Vacancy Decontrol in place, park owners will have incentive to maintain and improve existing parks, which will provide long-term stability for mobilehome living.

Vacancy Decontrol will provide security for mobilehome residents, and protect the Oceanside taxpayers from additional frivolous lawsuits. The cost of rent control related litigation and administration are estimated to be between \$3M and \$5M.

Finally, if Oceanside continues with the status quo policy, the supply of affordable housing for families, seniors, and veterans will continue to deteriorate.

Do not be misled by opponents—Vacancy Decontrol is a policy that has worked well in more than 90% of California’s jurisdictions.

Please vote YES on vacancy decontrol. It’s good for the entire City of Oceanside.

ATTACHMENT 2

BALLOT ARGUMENT STATEMENT

The undersigned proponent(s) or author(s) of the PRIMARY
(primary/rebuttal) argument in favor (in favor of/against) ballot
proposition Vacancy Decentral (Prop E) (name or number),
at the Special Municipal Election of the City of Oceanside to be held on Tuesday,
June 5, 2012 hereby state that this argument is true and correct to the best of
(his/her/their) knowledge and belief.

	NAME	DATE
SIGNER #1	<u>MARGARET "Mickey" MCKENNA</u> PRINT NAME	<u>3/6/12</u>
	<u>Margaret McKenna</u> SIGNATURE	<u>PRESIDENT OCEANSIDE TAXPAYERS</u> <u>Association.</u>
SIGNER #2	<u>Tom Garcia</u> PRINT NAME	<u>3/6/12</u>
	<u>Tom Garcia</u> SIGNATURE	<u>2011 OCEANSIDE VETERAN OF</u> <u>the year</u>
SIGNER #3	<u>Rhonda Deniston</u> PRINT NAME	<u>3-7-12</u>
	<u>Rhonda Deniston</u> SIGNATURE	<u>NORTH COUNTY REGIONAL DIRECTOR</u> <u>STOP TAXING US</u> <u>PAST CHAIRMAN</u>
SIGNER #4	<u>CHIP DYKES</u> PRINT NAME	<u>OCEANSIDE CHAMBER OF</u> <u>COMMERCE</u>
	<u>Chip Dykes</u> SIGNATURE	<u>3.9.12</u>
SIGNER #5	<u>Jerome M. Kern</u> PRINT NAME	<u>3.9.12</u>
	<u>JEROME M. KERN</u> SIGNATURE	<u>COUNCIL MEMBER</u> <u>City of Oceanside</u>