

**City of Oceanside**  
**Argument in opposition to Proposition E**

Save the homes of thousands of Oceanside Seniors and Veterans! Vote "no" on Prop E, Vacancy Decontrol!

Prop E will unfairly wipe out the property rights of over 4,000 Oceanside manufactured homeowners - Seniors and Veterans - who own their own homes without any government subsidies, pay property taxes and support Oceanside businesses, contributing to the local economy with their disposable income.

Manufactured homes are not mobile. Once purchased, they must be installed in a mobile home park, owned primarily by out-of-town, multi-million dollar corporations who rent empty space to homeowners.

Corporations decide who can live in the parks and are free to sell their land or business whenever they wish.

When a homeowner wants to sell, with Prop E the corporations can raise the rent without limit – so high that no one will buy their home. A windfall to corporations, Prop E transfers homeowners' hard-earned investments to out-of-town corporations.

There are no limitations under Decontrol.

Oceanside's Manufactured Home Fair Practices stabilizes space rents for thousands of Oceanside Seniors and Veterans, guaranteeing the corporations a fair return on investments of 75% of the CPI - at least 13% return on investment every year, up to 40%!

From 1985-2005, MHFP was a zero cost to Oceanside taxpayers. In 2005, greedy corporations sued the city to squeeze even more money from Seniors and Veterans. The corporations lost, but there were expenses. Manufactured homeowners now pay a higher fee, avoiding costs to Oceanside taxpayers.

Collectively, manufactured homeowners have a greater investment than the corporations.

Over 15,000 Oceanside voters signed the referendum against decontrol. Instead of repealing this bad law, the council is spending over \$120,000 to support out-of-town corporations.

MHFP provides decent, affordable housing to Oceanside Seniors and Veterans and doesn't cost Oceanside Taxpayers a dime. Vote "no" on Prop E.

[www.ACTION4Oceanside.com](http://www.ACTION4Oceanside.com)

## ATTACHMENT 2

### BALLOT ARGUMENT STATEMENT

The undersigned proponent(s) or author(s) of the PRIMARY  
(primary/rebuttal) argument AGAINST (in favor of/against) ballot  
proposition 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>Mayor Jim Wood</u> PRINT NAME	<u>3/19/12</u>
	<u>Mayor Jim Wood</u> SIGNATURE	
SIGNER #2	<u>MIKE MERVASH</u> PRINT NAME	<u>3/19/12</u>
	<u>Sgt Major Mike Mervash</u> SIGNATURE CEMC Rep.	
SIGNER #3	<u>GEORGE MCNEIL</u> PRINT NAME	<u>3/19/12</u>
	<u>George McNeil</u> SIGNATURE	CHAIRMAN MANUFACTURED HOMES FAIR PRACTICES COMMISSION
SIGNER #4	<u>COUNCIL MEMBER ESTHER SANDEZ</u> PRINT NAME	<u>3/19/2012</u>
	<u>Esther C. Andez</u> SIGNATURE	
SIGNER #5	<u>William Rider</u> PRINT NAME	<u>3/19/12</u>
	<u>WILLIAM RIDER</u> SIGNATURE	