

City of Oceanside

Rebuttal to Argument in Favor of Prop E

Join the League of Women Voters - vote NO on Prop E – to protect thousands of Oceanside Seniors and Veterans!

Oceanside established rate stabilization to address unfair monopolies of out-of-town corporate park owners:

“This council finds and declares it necessary to facilitate and encourage fair bargaining between manufactured homeowners and park owners ... Absent such agreements, this council further finds and declares it necessary to protect the owners and residents of manufactured homes from unreasonable space rental increases while simultaneously recognizing and providing for the need of park owners to receive a just and reasonable return on their property.” City of Oceanside Manufactured Home Fair Practices Ordinance, 1985-present.

With Prop E, over 4,000 homeowners will be left unprotected – unable to sell their homes because space rents will be raised WITHOUT LIMIT; unable to leave their homes to their heirs because corporations decide who can be a “legal tenant.”

Corporate owners admit rents increase as much as 5 times with decontrol.

With over 100 cities providing similar protections, Oceanside’s law has served as a model. Cities that adopt decontrol suffer great economic losses, loss of affordable housing, creation of significant vacancies, and increased demands on services.

City staff CONFIRMED the high rate of return to corporations; costs of rate stabilization was ZERO from 1985-2005; frivolous lawsuits by the same corporate owners totaled only \$167,926.05 (NOT \$3 million); homeowners pay for park improvements. With homeowners paying higher fees, the costs are again ZERO.

For fairness and balance, vote NO on Prop E.

www.ACTION4Oceanside.com

ATTACHMENT 2

BALLOT ARGUMENT STATEMENT

The undersigned proponent(s) or author(s) of the REBUTTAL
(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

Dana Corso

3-26-2012

PRINT NAME

Dana Corso, President of ACTION

SIGNATURE

ALLIANCE OF CITIZENS TO IMPROVE OSIDE
NEIGHBORHOODS

SIGNER #2

FRANK MERRIFIELD

3-27-12

PRINT NAME

Frank Merrifield FORMER PRESIDENT of OMHA

SIGNATURE

OCEANSIDE MANUFACTURED
HOMEOWNERS ALLIANCE, INC

SIGNER #3

VIRSSA FERRELL

3-27-12

PRINT NAME

Virssa Ferrell Sr of the year for oceanside

SIGNATURE

SIGNER #4

NADINE L. SCOTT

3-27-12

PRINT NAME

CITIZENS AGAINST E&F

Nadine L. Scott

SIGNATURE

SIGNER #5

LAWRENCE D. CLEM

3/27/12

PRINT NAME

Lawrence D. Clem

SIGNATURE

Director
Mira Mar HOA