

**City of Oceanside**  
**Rebuttal to Argument in Opposition of Proposition E**

Do not let opponents of vacancy decontrol mislead you with half-truths! Proposition E will benefit the entire City of Oceanside and its taxpayers.

FACT: Rent control has been a costly burden for Oceanside taxpayers. Independent studies show that from 1999 through 2011, rent control has cost Oceanside taxpayers \$7.5 million in expenditures and lost revenue through reduced property tax assessments on parks. Furthermore, it is clear that taxpayers have paid hundreds of thousands of dollars in additional administrative and legal expenses. If rent control is maintained in its current form, Oceanside will spend and lose another \$8 million over the next decade.

FACT: Proposition E will adjust Oceanside's restrictive rent control policy to the standard that works in 91% of California jurisdictions. In other cities, Vacancy Decontrol has not resulted in the negative consequences that opponents falsely predict.

FACT: Proposition E WILL NOT increase the rent of any current resident. Rents will increase to market value only when residents move.

FACT: Vacancy Decontrol WILL protect mobilehome living for Oceanside seniors and veterans by giving park owners greater incentive to stabilize the supply of affordable housing,

Proposition E is a Fair and Balanced Policy that will maintain and protect rent control for current residents as long as they remain in their homes, allow park owners to retain their property rights, and save Oceanside taxpayers millions of dollars.

Vote YES for Fairness.

Vote YES for Taxpayer Savings.

Vote YES on Proposition E.

It's good for the entire City of Oceanside.

## 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 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>"Mickey"</u> <u>MARGARET MCKENNA</u> PRINT NAME <u>Margaret McKenna</u> SIGNATURE	<u>3/24/12</u> <u>President Oceanside Taxpayers Assoc.</u>
SIGNER #2	<u>GARY GOVER</u> PRINT NAME <u>[Signature]</u> SIGNATURE	<u>3.24.12</u> <u>TRES. Citizen for Fiscal Responsibility</u>
SIGNER #3	<u>Chip Dykes</u> PRINT NAME <u>Chip Dykes</u> SIGNATURE	<u>3.24.12</u> <u>Past chairman</u> <u>Oceanside Chamber of Commerce</u>
SIGNER #4	<u>TOM GARCIA</u> PRINT NAME <u>Tom Garcia</u> SIGNATURE	<u>3.24.12</u> <u>2011 Oceanside Veterans</u> <u>of the year</u>
SIGNER #5	<u>Rhonda Deniston</u> PRINT NAME <u>Rhonda Deniston</u> SIGNATURE	<u>3.24.12</u> <u>North County Regional Director</u> <u>STOP TAXING US</u>