

# Why Renters Should OPPOSE The Landlords' Scheme

## Measure Would Abolish Rent Control and Gut Renter-Protections

Wealthy apartment and mobile home park owners are collecting signatures to put a measure on the June 2008 ballot for their own financial gain. These landlords want you to believe that the so-called California Property Owners and Farmland Protection Act (CPOFPA) is about eminent domain, but the measure is really a deceptive attempt to abolish rent control and other laws that protect renters.

Unless defeated, **the landlords' scheme would:**

- **Eliminate rent control and other renter protection laws.** The landlords' scheme would phase out rent control in California. It would prohibit future rent control laws and abolish rent control on units once existing tenants move. As a result, the landlords' scheme would jeopardize affordable housing for thousands of seniors and widows on fixed incomes, single mothers and working families.
- **Attack protections for mobile homeowners.** The landlord's scheme would eliminate rent control on every mobilehome space California upon the next sale of every mobilehome - **permanent vacancy decontrol!** This will result in mobilehome owners losing their investments in their homes. Under the landlord's scheme, park owners could also not be prevented by state or local governments from pursuing "condo conversions." Under condo conversions, park owners can force mobilehome owners to buy the space that their homes sit on at a cost of hundreds of thousands of dollars per unit. Many mobilehome owners could be stuck in a lose/lose situation - forced to pay hundreds of thousands for the land underneath their units or face unaffordable rent increases. Unable to afford either, many seniors and low-income mobilehome owners could be forced out of their homes altogether.
- **Gut laws that protect renters.** The landlords' scheme would also jeopardize dozens of laws that protect renters. It would:
  - ✗ Jeopardize laws requiring the fair return of rental deposits
  - ✗ Jeopardize laws requiring 30-day notice before forcing renters out of their housing
  - ✗ Outlaw local affordable housing and "inclusionary zoning" requirements
  - ✗ Jeopardize laws that protect seniors and the disabled from drastic rent increases and that require landlords to give them ample notice before forcing them out of rental housing

## **YES on Real Eminent Domain Reform – The Homeowners Protection Act.**

At the same time, another eminent domain measure exists that will truly protect homeowners, **and invalidate the anti-rent control and other anti-tenant provisions** of the CPOFPA.

- ✓ **The Homeowners Protection Act will prohibit the government from using eminent domain to take a home to transfer to a private developer.**

The measure is also aimed for the June 2008 ballot and is supported by a broad coalition of homeowners, business, labor, cities, counties and environmentalists. The measure also includes a security provision: if the Homeowners Protect Act passes and receives one more vote than the CPOFPA, it would make the CPOFPA invalid - saving rent control and other tenant protections.