

WHAT WILL YOUR CHOICES BE WHEN IT'S TOO LATE TO SAVE RENT CONTROL?

The wolf pack at the door of rent control has added an alpha male. His name is Mark Alpert and he is an attorney who, countrywide, attacks Rent Control...and wins. As of September 2014, Mr. Alpert joined the Guzman Law Firm which represents the owners of Rancho Calevero MHP.

Mr. Alpert gave a speech for the Property Rights (for land owners) Foundation of America at their Eighth Annual New York Conference. These are quotes from his speech.

- “Residents, who may have been there for many years and have enjoyed the benefit of these really depressed rents, turn around and sell basically what is a glorified tin can for (large profits)”. “They just want the right to rent space at this below-market rent in a really valuable area.”
- “These rent boards are really entertaining, because you have all the mobile home residents there. It is like an episode on Jerry Springer. I (Mr. Alpert) am getting booed as I make my arguments. It is hilarious.”
- “Make it expensive. Litigation is a strategy that works especially when cities are strapped for money. That often brings them to the table. It has worked for us.” “What happens is that the cities just get tired of fighting litigation. They can’t afford to protect the small group’s interest and bust the budget.”

Mr. Alpert has relocated to our backyard. Do any of you believe that is just coincidence? If so just shrug your shoulders and hope someone else will fight your battles. If not, prepare, and be willing, to do something about it. Future security is at risk for every homeowner in every park in Oceanside. Take a look below to see examples of those risks.

A FEW RESULTS OF LOSING RENT CONTROL

Capitola news article where the 85-year-old man wearing a "do not resuscitate" tag had his rent raised from \$285/mo. to \$2,500/mo. AFTER signing a long-term lease. That park's gone now.

In San Rafael, park owner Sam Zell (Equity Lifestyle Partners) raised rents to \$5,000/mo.

An Oceanside couple who's Dad died in Orange Co. needed to sell the home to bring their Mom here to care for her, except that the Vacancy Decontrol that passed in their town allows her space rent to be raised to \$6,000/mo if they list the home for sale! The park doesn't intend for anyone to pay \$6,000; they intend to buy it for pennies when it can't be sold.

There are many, many other news articles, including Santa Monica where 2 homeowners committed suicide. Tim Sheahan, from GSMOL, brought homeowners from a park here in SD County that lost their rent control to speak at the Council. They told how one of their homeowners burned his home to the ground and drove across the street to a vacant lot and shot himself.

Do you believe that things like this can't happen here? Chances are pretty good that the people above never thought about it happening to them either. We don't want to sound like alarmists, but the fact is that not one mobile home owner in Oceanside can afford to take their rent control for granted.