

The facts about mobilehome rent control

Rent control has dramatically reduced the supply of mobilehome housing in California, crippling one of the most affordable sectors of California's housing stock. The number of mobilehomes shipped in California has declined 84% since 1977,¹ when rent controls first emerged. Since 1981, over 600 mobilehome parks have closed in California while only a handful of new parks have opened.²

Sources: (1) Mobilehome Park Vacancy Decontrol and Its Impact on Accessibility to Mobilehome Housing, Werner Z. Hirsch, Ph.D. and Joel G. Hirsch, Esq.
(2) California Department of Housing.

Rent control increases the re-sale price of a mobilehome by as much as \$40,000 because buyers must pay upfront for anticipated savings in space rental.³ For young families, first-time home buyers, and others under the age of 45 – who now make up a majority of mobilehome residents in California – this increase eliminates mobilehomes as an affordable housing alternative.⁴

Sources: (3) Study of the Economic Impacts of Rent Control, Real Estate Consulting Group, 1990.
(4) U.S. Census Bureau.

Rent control costs California taxpayers millions of dollars each year to support a whole new level of bureaucracy needed to enforce its provisions. In addition, taxpayers in numerous cities have been forced to pay multi-million dollar damage awards when park owners successfully challenged rent control provisions.⁵

Sources: (5) Summary Analysis of Local Government Budgetary Impacts of Mobile Home Rent Control Ordinances in California, San Diego Taxpayers' Association, 1996

**Proposition 199 is supported by
Spirit of 13/Paul Gann Citizens Committee,
California Chamber of Commerce, National Tax Limitation Committee,
California Republican Party, Alliance of California Taxpayers,
United Seniors Association, and
California Mobilehome Tenants Association**

Rent control doesn't work. Private enterprise does.

Proposition 199 is a better solution.

YES on 199

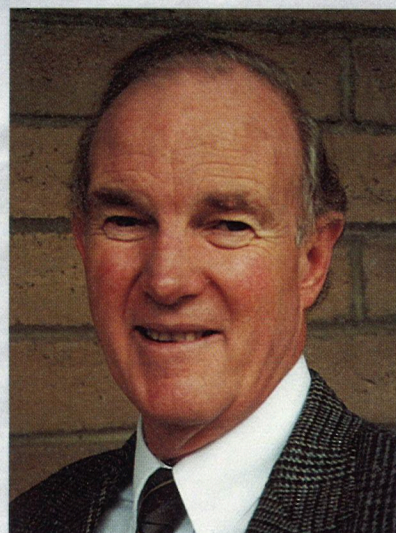
"Rent control has cost taxpayers millions for unnecessary government bureaucracy and made it harder for families like ours to find affordable housing."

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Rent control doesn't work.



Rent control has created a whole new level of government bureaucracy in California. The bureaucrats and attorneys needed to enforce mobilehome rent control cost local taxpayers tens of millions of dollars each year—money that could be better spent on public safety and other needed services.

-Lewis Uhler, President
National Tax Limitation Committee

Rent control is destroying mobilehomes as an affordable housing alternative in California. Young families make up the fastest-growing segment of the mobilehome population, and they don't have the extra \$10,000 or more which rent control adds to the purchase price of a mobilehome."

-Vickie Talley, Executive Director
Manufactured Housing Educational Trust



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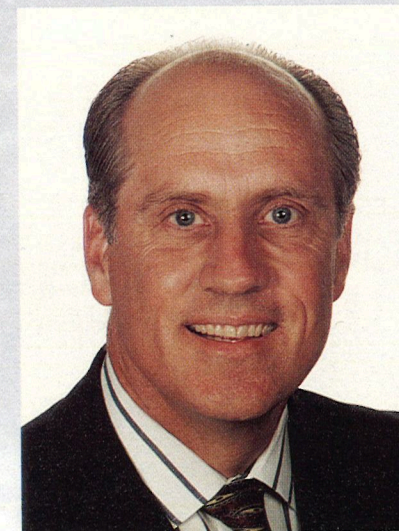


The important thing is, no one gets hurt by Proposition 199. Even the opponents admit that rent control would continue for current tenants. The controls are phased-out only as people move. Then controls are replaced by privately-funded rent assistance for those truly in need.

-Binnie Lanahan, President
California Mobilehome Tenants Association

Government shouldn't be involved in private business transactions. California is one of only four states that still have rent control. Even voters in Massachusetts, the birthplace of rent control, voted to eliminate it because they found it doesn't work.

-Keith Casenhiser, Businessman
Bessire & Casenhiser, Inc.



*Proposition 199 is a better solution. **YES on 199***