

How to Stop Rent Control and Eminent Domain From Taking Your Property!

The following article is a repeat of last month's due to the importance of what's at stake for you as an apartment owner whether or not you currently own in a rent controlled area. The information is from "Californians for Property Rights Protection" (CPRP), a Committee formed to qualify and pass "The California Property Owners and Farmland Protection Act" (CPOFPA) on the June 2008 California ballot.

The CPOFPA, a new proposed Constitutional Initiative measure, has already gone through the administrative process (reviewed by the Attorney General and Issuance of Title and Summary) and has "hit the streets" for signature gathering purposes. Over a million signatures are required to ensure that the measure has obtained the required 763,789 valid signatures necessary to qualify it for the June 2008 ballot. AOA estimates that it will take approximately two million dollars in donations in order to collect these valid signatures.

After it's on the ballot, between five and ten million dollars should be spent to sell a majority of California voters on the idea of voting for our American economic system of free enterprise without rent control. Folks, it can be done and if not now, please tell me when!

AOA's Political Action Committee has pledged \$100,000.00 to fight for your rights! Won't you join AOA in this major battle, no, I mean WAR, to win back our economic freedom?

When passed by the voters, the CPOFPA will have a dramatic impact on rent control laws in the State of California. The CPOFPA wipes out "taking" of private property for the purpose of conferring an economic benefit on another private individual. The only "takings" allowed are for stated public purposes, i.e. building of roads, hospitals, levees, etc., and on payment of just compensation in an amount set by a Court or jury. (This was the original meaning of "eminent domain".)

As you know, the most egregious example of private property "taking" for the purpose of conferring an economic benefit on another private individual is rent control...and the taking is not only without "just compensation," it is without any compensation whatsoever. Fact is – the politicians are a bunch of thieves who need to be stopped now, and you can help do it. We must all be united and join together to win this one! You are either for us or against us in this WAR for your freedom. Please choose now and start taking action!

Folks, it cost money to win and your help is needed more now than ever. Please donate at least \$50 for every unit you own. If you'd really like to play a significant part in supporting our American Economic System of Free Enterprise, send a check now to the "AOA Political Action Committee" for at least \$1,000. Others have given their lives to protect our freedom while we have a chance now to do it with money and a lot of hard work, which is nothing in comparison to your life.

Make your check payable to and send your donation to "AOA Political Action Committee", 1128 Lincoln Avenue, Alameda, CA 94501.

How can limiting the price for which you can rent your property be legal? Good question. And if it is legal to limit the price for which you can rent your property, how

can you stop government from limiting the price for which you can sell your home or other property? (Reportedly, one such sale price-limiting law was passed in Denver, Colorado, but repealed. In another state, a City Council passed a law, also repealed, which prohibited owners from occupying their own rental units.) Can you believe the audacity of the politicians and uninformed people behind such thievery? We better believe it, AND we better come up with an answer.

The answer is simple: Except in the case of a limited number of stated public purposes, you can prevent the “taking” of the economic benefit of your private property by enacting a state constitutional amendment known as the California Property Owners and Farmland Protection Act (CPOFPA).

This Act prevents the taking of private property except for “stated public purposes,” and then only on payment of “just compensation.” It also prohibits any action by government that “limits the price a private owner may charge another person to purchase, occupy or use his or her property.” In other words, it eliminates our government’s rights to take and bestow the benefit of your property on another private individual, tenant, developer or anybody else.

Single family owners, apartment owners, farmers and other property owning groups have united to stop government private property-taking ventures. But qualification of CPOFPA for the ballot is expensive: 1.7 million dollars expensive. How do we raise the money? We raise it by obtaining checks and pledges from those concerned about the power of government to steal the economic benefits of private property for its own money-making purposes. The big question is: are you a concerned housing provider? We hope so! (Since the KELO decision, money-making, say from future increased taxation receipts, is the only justification government needs to condemn your private property and sell it to a private developer.) And, the cost of qualification and passage of CPOFPA is but a drop in the bucket as far as the money lost by apartment owners from rent control restrictions.

If you do not yet have rent control, what do you think will stop it from happening in the future? Believe me, they will eventually get to you! This initiative will help guarantee your financial future! I know of no other way to do it.

AOA is looking for six-figure-pledges from those who want to be on the Executive Committee. I’m sure that you will agree that our property rights are worth much more than \$100,000. However, your donation in any amount to qualify and pass CPOFPA will be appreciated. The CPOFPA is our best chance to get rent control on the path to elimination. It phases in permanent decontrol for all units voluntarily vacated after the effective date of the Act. It is an extension of the Costa-Hawkins Act which gave us temporary decontrol after a voluntary vacancy followed by re-control once the unit was re-rented. No more re-control after CPOFPA passes!! If you can see a better way to get rid of rent control permanently, please let us know. Otherwise, please contribute and obtain contributions and pledges of as much qualification-money as possible from friends who want to protect their property rights. This is your chance to change the law so that government cannot pick and choose those who will benefit from your private property. They will no longer be able to “pick your pocket”!

Please join AOA today in this major War for your economic freedom by contributing at least \$50 per unit. Send your Freedom Contributions today by filling out the attached form and THANK YOU!