

DOWDALL LAW OFFICES  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

TERRY R. DOWDALL  
trd@dowdalllaw.net  
ROBIN G. EIFLER  
robin@dowdalllaw.net  
MAUREEN A. HATCHELL LEVINE  
maureen.levine@dowdalllaw.net

284 NORTH GLASSELL STREET  
ORANGE, CALIFORNIA 92866-1409  
AREA CODE 714  
TELEPHONE 532.2222  
FACSIMILE: 532-3238  
DOWDALLLAW.NET

SACRAMENTO OFFICE:  
770 L STREET, SUITE 950  
SACRAMENTO, CA 95814  
AREA CODE 916  
TELEPHONE 444.3959  
FACSIMILE 444.3969

**Park Watch. March, 2017**  
Request Form.

Of Counsel  
JAN D. BRESLAUER  
M.A., M.F.A., J.D.  
jdb@dowdallw.net

Greetings!

Due to the nature of information contained therein, ParkWatch™ from Dowdall Law Offices, A.P.C. is now available on a limited and request-only basis. *In this issue:* IN REPLY REFER TO:

**Full Rent Increase Without Hearings or Court Orders; City Stuck with Illegal Law.**

A Northern California city still enforces a rent control law that *requires* arbitration. Previously, this office succeeded in *striking down mandatory arbitration rent control laws*, in the published decision of *Bayscene Res. Neg's v. Bayscene MHP*, 15 Cal.App.4th 119. The city, on the eve of court hearing offered near the full increase. We settled.

Dowdall Law Offices, A.P.C. has volunteered to assist the city in a collaborative effort to reach solutions. However, it appears the city has declined the offer of assistance. It has not responded to the overtures. While every owner is able to seek a rent increase free of arbitration requirements, we hope that we can beneficially assist all sides to a reasoned and fair solution aiding resident- relations in the city. The ostensible contempt is truly unfathomable, but literally, I could never get anyone to answer the phones at the city (aside from very professional and positive relations with the special counsel retained to defend the city against the lawsuit now settled).

**Why Vacancy Controls Should be Criminalized.** California cities and counties continue to reduce affordable housing opportunity.

Profiteers are killing affordable housing by charging inflated prices for rent control entitlements. It is extortion. *De facto* black markets have sprung up to sell tenancies and rent control entitlements at exploitive price levels. *For what?* Unsafe, tired, old product. An old single trailer in Oxnard is on the market for \$700,000. It speaks for itself. Such housing is not affordable by any measure. But *that* is vacancy control, by design. This is not "equity protection," it is a license to steal. It makes a mockery of local politicians who were told they needed to protect tenants.

*Such controls on peddling tenancies for profit is outlawed everywhere but California.* Even Santa Cruz regulated home prices to prevent consumer gouging. Such practices (also known as "key money") are illegal, criminal, even felonious elsewhere. Everyone sees this reality except the courts. If profiting on resale is a felony, vacancy control is not possibly related to a legitimate public purpose. Exploiting buyers is not just unwise legislation, it is *malum in se*. Government lawyers are doing a great job keeping this dream-killing, insidious legislation on the books.

Even New York politicians see the evil of selling tenancies. They criminalized it. In sum, vacancy controls should be criminalized as predatory, exploitive and destructive of rent control benefits and affordable housing. If you are interested in this month's publication, please fax or email this form to [admin@dowdalllaw.net](mailto:admin@dowdalllaw.net) or: 714.532.3238 attn: Park Watch

Name: \_\_\_\_\_

Organization: \_\_\_\_\_

Address / Email: \_\_\_\_\_

We reserve the right to decline any request.  
Thank you.

Administrator  
For  
DOWDALL LAW OFFICES, A.P.C.