

## ARGUMENT AGAINST MEASURE Z

**Vote NO to Eminent Domain Abuse and Downzoning**  
**Vote NO to Increased Utility Taxes**  
**Vote NO to Reverse-Growth, Special Interest Politics**  
**Vote NO to Reduced Value of Seal Beach Property**  
**Vote NO to Decreased Revenues for Schools**

A REVERSE-GROWTH, SPECIAL INTEREST minority has the City Council pushing to downzone Seal Beach, devaluing and restricting residential building. They invoke the mid-1970's downzoning that targeted rentals and apartments; utility taxes and rental rates skyrocketed. New restrictions will mean fewer families and economic decline for Seal Beach. Why?

The U.S. Census shows that from 1970 to 2000, Seal Beach LOST 284 residents. Economists estimate that each resident generates over \$2000.00 annually to City revenues. In just the year 2000 alone, Seal Beach lost \$568,000.00.

Property rights matter. But taxes and community vitality are also why residents have organized to reject downzoning and eminent domain abuse—new downzoning restrictions mean the Council will raise taxes on every Seal Beach resident.

Property Taxes, Utility User Taxes, and Sales Taxes are how Seal Beach pays for essential services and infrastructure, accounting for approximately 28%, 19% and 15% of City revenues, respectively. The Sales Tax is limited by state-set rates; if Property Taxes are decreased by restrictions on property, the City will inevitably raise Utility Taxes on all residents in every district.

When government over-regulates property, homeowners lose because property values diminish. Cities and schools lose because their tax base contracts. And taxpayers lose because they pay more taxes to make up the loss from the new restrictions.

ATTENTION renters and homeowners in Old Town, Leisure World, the Hill, College Park East and West—downzoning hurts YOU. When the property tax base shrinks because restrictions destroy property value, economic and community vitality declines. We all pay more for bad government. **VOTE NO.**

s/ Mary Parker Lewis  
Chairman, Save Our Seal Beach

s/ Eldon Alexander  
Director, Save Our Seal Beach