

From: [Dianne Monroe](#)
To: [CityCouncilListPublic](#)
Subject: [EXTERNAL] Please limit mobile home rent increase (Tues 11-29 meeting)
Date: Wednesday, November 23, 2022 10:43:58 AM

Dear Santa Rosa City Council

I'm writing to implore you to act (at your meeting on Tuesday 11-29), to protect mobile home residents, especially the elderly, by limiting the scope of annual rent increases as recommended by the Santa Rosa Manufactured Home Owners Association.

I write as a senior citizen and resident of Sequoia Gardens Mobile Home Park. We cannot afford the scheduled 5.7% increase that the mobile home park owners insist upon. Many of my neighbors are walking a tightrope between paying rent, and buying medicine or food – with little to no margin before falling into homelessness. Personally, I am not yet at that homeless abyss – but likely will be if rent increases continue at the rate they have been increasing.

We senior citizen mobile home residents are people who have worked all or lives (many of us in service professions such as teachers, nurses, social workers, counselors, in state and local government). We have paid taxes and been good citizens. Some of us continue to give back by volunteering with local non-profits.

We do not deserve to fear hunger or homelessness in our latter years.

Sadly, we are not alone. A 2020 article (<https://calmatters.org/commentary/my-turn/2020/03/california-senior-homelessness-p/>) says that “people over 50 now account for half of unhoused adults – a four-fold increase since 1990” and that “with older adults the fastest- growing segment of California's homeless, expanding programs to help them must be a key part of the state's homelessness strategy”.

Meanwhile, a simple google search yields multiple articles on how profitable it is to invest in mobile home parks, and how much money corporations are making by doing so.

You are in a position to help senior citizens and prevent further homelessness, by limiting the extent of rent increases. I implore you to do so.

Thank you for your consideration.

Warmly,
Dianne Monroe
Sequoia Gardens Mobile Home Park Resident

From: [Jeff Rooney](#)
To: [CityCouncilListPublic](#); [Rogers, Natalie](#)
Subject: [EXTERNAL] Please do what you can to limit mobile home rent increases (Tue 11-29-22 meeting)
Date: Monday, November 28, 2022 4:02:04 PM

Dear Santa Rosa City Council,

"An ounce of prevention is worth a pound of cure". Benjamin Franklin

It is now understood that the fastest growing segment of unhoused people in California are our older citizens. Does it not make good sense to prevent this harm and higher societal costs than allowing prohibitive rent increases in places like where I live at the senior mobile park Sequoia Gardens in Santa Rosa?

The current rent increase is set at 5.7% this go around. Can you imagine the toll if this happens to be the norm for a decade or so as some believe could be our fate. We have had low inflation and interest rates since the aftermath of the 2008 Great Recession and things are turning in the opposite direction now.

My wife and I have done our best to prepare for these years we are now in. However, neither of us have pensions beyond what we will get from SS (my wife gets hers now and I will start next year). A trend of yearly increases like this could force us to move...where? You tell me, in the current environment of house and rent costs and too few affordable places for senior. We love where we live and the community connections here. These are hard to replace!

Please step forward to do the right thing with the meeting tomorrow. You will hear many people articulate how we can use an ounce of prevention to prevent one disaster at a time from taking place. I keep hearing and reading how investment firms love these mobile parks because the profit rate can be as high 14-15% per year. That means above all cost of operations. When do we start putting caring for people above profits?

Thank you all for considering this matter and deliberating the best course. I have faith you will do the right thing and choose the ounce of prevention option I and others who live in these places are presenting.

Warm regards,

Jeff Rooney

--

"Roots tell us

through the flowers,

what the Earth is like on the inside....."

Humberto Ak'abal

Jeff Rooney

Posture Alignment Specialist

Certified Massage Therapist

[REDACTED]

[REDACTED]

From: [Ken Kravenas](#)
To: [City Council Public Comments](#)
Cc: [Housing Trust](#)
Subject: [EXTERNAL] Santa Rosa Mobilehome Park Owners' Response to Agenda Item 15.1
Date: Monday, November 28, 2022 4:08:09 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Santa Rosa Mobilehome Park Owners' Response to Agenda Item 15.1 - November 28 2022 - Finalpdf.pdf](#)

Attached is sent on behalf of the Santa Rosa Mobilehome Park Owners in response to Agenda 15.1 (Amendment to Chapter 6-66 of the Santa Rosa City Code – Introducing a Mobilehome Rent Control Ordinance) for the November 29th Council meeting.

HOMETOWN AMERICA
C O M M U N I T I E S

Ken Kravenas
Chief Operations Officer
110 N. Wacker Drive, Suite 4500, Chicago, IL 60606
P: 312.604.7595 | F: 312.205.1294 | W: www.HometownAmerica.com
[f](#) [in](#)

To: Mayor, Vice Mayor, and Honorable Council
From: Owners of Manufactured Housing Communities in Santa Rosa
Date: November 28, 2022
Re: **Santa Rosa Mobilehome Par Owners’ Response to Agenda Item 15.1**

=====

The owners of the mobilehome parks in Santa Rosa have been actively engaged in the recent discussions concerning the proposed changes to the Santa Rosa Mobile Home Rent Control Ordinance (Chapter 6-66 of the City Code, the “Ordinance”). The following memo outlines the position of the park owners.

The mobilehome park owners respectfully request that City Council:

1. Accept the owners’ amendments to the Ordinance of limiting rent increases to 75% of CPI with a 6% cap and allowing for 15% on in-place transfers, and
2. Direct City staff to work with park owners to document the terms of the \$100,000 park owner funded, rental assistance fund to be used at the City’s discretion to protect the most economically vulnerable residents.

The park owners’ proposal should be accepted because:

1. It is consistent with the original intent of the Ordinance,
2. Provides greater benefit to the most economically vulnerable residents who are often those that have lived in the communities the longest,
3. Ensures park owners can continue to reinvest in a critical source of unsubsidized affordable housing, and
4. Potentially avoids costly and time-consuming fair return hearings that may produce rent increases well in excess of CPI.

The Park Owners’ proposal is consistent with the original intent of the Ordinance to protect mobilehome owners from arbitrary, capricious or unreasonable site rent adjustments.

Section 6-66.010 (K) of the City Code states:

“(K) It is the purpose of this chapter to establish a speedy and efficient method of reviewing certain requested Mobilehome space rent increases in mobilehome parks to protect mobilehome owners from arbitrary, capricious or unreasonable site rent adjustments while ensuring owners and/or operators and investors a fair and reasonable rate of return.”

Per the City Staff’s *Presentation and Attachment 2 - Mobilehome Park Average Rents*, the average rent in 2022 for the 16 mobilehome parks in Santa Rosa is \$748.70. From 2001-2022, the average maximum CPI increase allowed under the Ordinance was 2.7% which translates into an average annual increase of \$16.11 per month. If the park owner’s proposal were accepted and annual rental increases were limited to 75% of CPI with a 6% cap, the average rent increase from 2001-2022 would have been \$12.80 per month (2.1%).

The following chart compares the average percentage changes and average maximum rent increase amounts for various time periods under the current terms of the Ordinance and under the park owners' proposed terms. The social security cost of living adjustment ("COLA") is also included in the chart which shows that the park owner's proposal generates annual rent increases that are consistently lower than COLA. See Exhibits A – C for additional detail.

	100% of CPI	Average Rent Increase with 100% of CPI	75% of CPI	Average Rent Increase with 75% of CPI	Social Security COLA
Average 2001-2022	2.7%	\$ 16.11	2.1%	\$ 12.80	2.5%
5 Year Average (2018-2022)	3.6%	\$ 25.59	2.7%	\$ 19.44	4.1%
10 year Average (2013-2022)	3.2%	\$ 21.18	2.4%	\$ 16.33	2.6%

According to Zillow's market summary for Santa Rosa, the median rent for all property types in \$2,775 and rents have increased 6.7% (\$175) over the last year¹. Under the park owners' proposal, the rent increase for the average resident in a Santa Rosa mobilehome park would have been less than \$20 per month in 17 of the last 22 years. Although the August 2022 CPI was the highest over the last 22 years, rent increase under the park owners' proposal would be \$32.01 per month which is an 82% discount to \$175 per month average rental increase for all other rental property types.

The Park Owners' proposal provides greater benefit to the most economically vulnerable residents who are often those that have lived in the communities the longest.

Mobilehome parks are a critical source of unsubsidized, affordable housing. It is important to note that mobilehome parks are not low-income housing. Residents are a diverse group and represent many different social and economic backgrounds. There are current and retired business professionals, union workers, civil servants, and many more. Residents are attracted to mobilehome parks because they provide an affordable path to homeownership in an extremely high cost housing market.

Exhibit D shows the average home sales prices in Santa Rosa for homes sold between October 2020 and October 2022². Over this two-year period, 243 mobilehomes changed owners for an average sales price of \$190,130. Residents that are moving into mobilehome parks are doing so with full knowledge of the existing rent structure and are paying on average almost \$200,000 for a home. The maximum sales price over the last two years reached \$470,000. Many of these homes are purchased all cash.

Park owners hear and appreciate the concern that there are residents that are financially insecure. Park owners want to help these residents and believe that best way to do this is to provide greater benefit directly to those residents that are most economically vulnerable. The park owners are willing to fund a \$100,000 rental assistance fund, to be managed by City, to provide rental assistance. This

¹ Zillow Inc. (2022, November 26). *Santa Rosa, CA Rental Market*. <https://www.zillow.com/rental-manager/market-trends/santa-rosa-ca/>

² Santiago Financial, Inc. (2022, October 20). *Comparable Sales Reports*. <https://www.santiagofinancial.com/comparable-sales-reports/>

fund could cover the entire 2022 rent increase for 260 residents which is over 12% of the total home sites in Santa Rosa³.

The park owners' proposal ensures park owners can continue to reinvest in a critical source of unsubsidized affordable housing.

Slide 4 of the City Staff report correctly states that mobilehome parks are unique and are fundamentally different than rented apartments or single family home rentals. Mobilehome parks are like small towns because the community owner is responsible for the repair and maintenance of miles of private roads as well as utility infrastructure and common area amenities.

Community owners do not have the benefit of a cap on operating costs for things like payroll for professional onsite staff, utilities for common area amenities, property insurance, real estate taxes and routine maintenance. It becomes the park owners responsibility to cover cost increases that exceed the rent increase amount allowed under the Ordinance. Two examples of this are:

- All park owners are subject to Santa Rosa Minimum Wage Ordinance No. ORD-2019-014 which requires the minimum wage to increase 7.6% in 2023 and increase 100% of CPI-W each year thereafter. The Official Notice issued by the City is attached as Exhibit E.
- At one mobilehome park in Santa Rosa, total costs to operate and maintain their community increased 50% in total over the last 5 years, which equates to an annual cost increase of 8.4% per year.

Many of the communities in Santa Rosa were built in the 1970s and 1980s by local families, many of whom still own and operate them. Consistent rental income that keeps pace with rising costs is critical for park owners to be able to reinvest and maintain these communities. In the long run, as operating costs grow faster than rental income, park owners are unable to generate a fair and reasonable return which puts the long term stability of the mobilehome park business at risk. Park owners are left with two options (1) request a fair return rent increase, or (2) close the community and convert the land to an alternative use.

The park owners' proposal potentially avoids costly and time-consuming fair return hearings that may produce rent increases well in excess of CPI.

Fair return rent increases are time consuming, costly, and can produce rent increases that would far exceed the CPI increases that residents have enjoyed in the past. The hearing process requires attorneys, accountants, and other experts. It is well known that the total cost for these hearings can easily exceed \$100,000 and because park owners have a constitutional right to generate a fair and reasonable return, the outcome is not subject to the caps in the Ordinance and the monthly rent increases can be in the hundreds of dollars. As noted in the Staff presentation,

³ Annual average rent increase would be \$32.01 based on average 2022 space of \$748.70 x August 2022 CPI of 5.7% x 75%. \$100,000 divided by (\$32.01 x 12) equals 260.

there has not been a fair return hearing in Santa Rosa since 1999 which is a sign that the market is in balance; however, that will not continue to be the case if the Ordinance is made more restrictive.

Conclusion

In summary, we believe the park owners' proposal is fair, based on facts and provides the most benefit to all parties involved. Limiting rent increases to 75% of CPI will further protect residents from unreasonable annual rent increase. A \$100,000 rental assistance fund will allow the City to provide direct rental assistance to those residents that need it the most. In exchange for these additional protections, park owners will be allowed a reasonable 15% increase to rent upon an in-place transfer which will allow for continued investment into this critical source of unsubsidized, affordable housing, and will potentially avoid costly fair return rent increase hearings.

Exhibit A
Average Maximum Rent Increase at 100% of CPI

Year	August CPI	Max CPI Increase	Ending Year Average Rent
2001	5.1%	\$ 22.28	\$ 459.21
2002	1.3%	\$ 5.97	\$ 465.18
2003	1.4%	\$ 6.51	\$ 471.69
2004	1.2%	\$ 5.66	\$ 477.35
2005	2.2%	\$ 10.50	\$ 487.85
2006	3.8%	\$ 18.54	\$ 506.39
2007	2.6%	\$ 13.17	\$ 519.56
2008	4.2%	\$ 21.82	\$ 541.38
2009	0.2%	\$ 1.08	\$ 542.46
2010	1.0%	\$ 5.42	\$ 547.89
2011	2.9%	\$ 15.89	\$ 563.78
2012	2.8%	\$ 15.79	\$ 579.56
2013	2.0%	\$ 11.59	\$ 591.15
2014	3.0%	\$ 17.73	\$ 608.89
2015	2.6%	\$ 15.83	\$ 624.72
2016	3.1%	\$ 19.37	\$ 644.09
2017	3.0%	\$ 19.32	\$ 663.41
2018	4.3%	\$ 28.53	\$ 691.93
2019	2.7%	\$ 18.68	\$ 710.62
2020	1.6%	\$ 11.37	\$ 721.99
2021	3.7%	\$ 26.71	\$ 748.70
2022	5.7%	\$ 42.68	\$ 791.38

	100% of CPI	Average Rent Increase
Average 2001-2022	2.7%	\$ 16.11
5 Year Average (2018-2022)	3.6%	\$ 25.59
10 year Average (2013-2022)	3.2%	\$ 21.18

Exhibit B
Average Maximum Rent Increase at 75% of CPI

Year	75% of August CPI	Max CPI Increase	Ending Year Average Rent
2001	3.8%	\$ 19.09	\$ 518.22
2002	1.0%	\$ 5.05	\$ 523.27
2003	1.1%	\$ 5.49	\$ 528.76
2004	0.9%	\$ 4.76	\$ 533.52
2005	1.7%	\$ 8.80	\$ 542.32
2006	2.9%	\$ 15.46	\$ 557.78
2007	2.0%	\$ 10.88	\$ 568.66
2008	3.2%	\$ 17.91	\$ 586.57
2009	0.2%	\$ 0.88	\$ 587.45
2010	0.8%	\$ 4.41	\$ 591.86
2011	2.2%	\$ 12.87	\$ 604.73
2012	2.1%	\$ 12.70	\$ 617.43
2013	1.5%	\$ 9.26	\$ 626.69
2014	2.3%	\$ 14.10	\$ 640.79
2015	2.0%	\$ 12.50	\$ 653.29
2016	2.3%	\$ 15.19	\$ 668.47
2017	2.3%	\$ 15.04	\$ 683.52
2018	3.2%	\$ 22.04	\$ 705.56
2019	2.0%	\$ 14.29	\$ 719.85
2020	1.2%	\$ 8.64	\$ 728.48
2021	2.8%	\$ 20.22	\$ 748.70
2022	4.3%	\$ 32.01	\$ 780.71

	75% of CPI	Average Increase
Average 2001-2022	2.1%	\$ 12.80
5 Year Average (2018-2022)	2.7%	\$ 19.44
10 year Average (2013-2022)	2.4%	\$ 16.33

Exhibit C
Social Security Cost of Living Adjustment (COLA)

Year	COLA
2001	2.6%
2002	1.4%
2003	2.1%
2004	2.7%
2005	4.1%
2006	3.3%
2007	2.3%
2008	5.8%
2009	0.0%
2010	0.0%
2011	3.6%
2012	1.7%
2013	1.5%
2014	1.7%
2015	0.0%
2016	0.3%
2017	2.0%
2018	2.8%
2019	1.6%
2020	1.3%
2021	5.9%
2022	8.7%

	COLA
Average 2001-2022	2.5%
5 Year Average (2018-2022)	4.1%
10 year Average (2013-2022)	2.6%

Exhibit D
Santa Rosa Sale of Mobile Homes at 14 Communities with Data

Community	No. of Spaces	No. of Sales	Average Original Sales Prices	Average Resale Sales Price	Average Appreciation	Max Sales Price
Brookwood	201	19	\$28,879	\$138,842	381%	\$236,100
Carriage CT	75	8	\$27,587	\$101,313	267%	\$180,000
Coddington	117	9	\$37,910	\$162,833	330%	\$230,000
Country Mobile Estates	178	22	\$86,358	\$192,761	123%	\$285,250
Leisure	182	18	\$63,618	\$183,143	188%	\$330,000
Rancho Cabeza	150	20	\$28,801	\$117,000	306%	\$225,000
Rancho San Miguel	141	12	\$61,279	\$170,293	178%	\$315,000
Rincon Valley	230	31	\$106,490	\$186,462	75%	\$295,000
Roseland	68	3	\$138,136	\$128,503	-7%	\$224,508
Santa Rosa Village	170	26	\$65,736	\$158,832	142%	\$297,511
Sequoia Gardens	191	20	\$28,615	\$161,380	464%	\$275,000
The Orchard	233	43	\$231,305	\$329,696	43%	\$470,000
Wayside	49	2	\$28,353	\$140,000	394%	\$140,000
<u>Woodcrest</u>	<u>84</u>	<u>10</u>	<u>\$34,844</u>	<u>\$138,670</u>	<u>298%</u>	\$180,000
Total	2,069	243	\$89,775	\$190,130	112%	

Average Resale Sales Price represents the average home sales price for homes sold over the last two years. The sales price data is reported to the California Housing and Community Development (HCD). The Average Original Sales Price represents the original sales price for that same home as reported to HCD. The Average Appreciation is the amount that the resale price changed from the original price. The appreciation is a lifetime change in value and should not be confused for an annual price change.

Exhibit E
City of Santa Rosa Minimum Wage Notice
<https://www.srcity.org/3164/Minimum-Wage>



OFFICIAL NOTICE

	Santa Rosa		California	
	Large (26 or more)	Small (25 or fewer)	Large (26 or more)	Small (25 or fewer)
January 1, 2022	\$15.85		\$15	\$14
January 1, 2023	\$17.06		\$15.50	
2024 and beyond	+ CPI-W			

SANTA ROSA MINIMUM WAGE ORDINANCE NO. ORD-2019-014

Section 10-45.010 – Defines, among other terms, Employee as a person who, in a particular week, performs at least two hours of work within the geographic boundaries of the City of Santa Rosa. Employer is defined to include all entities with employees, unless exempt by law.

Section 10-45.030 – Minimum Wages – provides that effective July 1, 2020, Employers with 26 or more Employees shall pay them a wage of no less than \$15 per hour, and Employers with 25 or fewer Employees shall pay them \$14 per hour. Effective January 1, 2021, Employers with 25 or fewer Employees shall pay them \$15 per hour. On January 1, 2021, and annually thereafter, the minimum wage all Employers must pay will be adjusted by a CPI index.

Section 10-45.070 – Enforcement – provides for a three-year statute of limitations for aggrieved persons to seek remedies, a private right of action, administrative enforcement, and remedies for violations.

Employee Resource

California Department of Industrial Relations – Labor Commissioner’s Office
(707) 576-2362 | dir.ca.gov/dlse | 50 D Street, Suite 360, Santa Rosa, CA

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to or treatment of or employment in its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities are available by contacting Economic Development at (707) 543-3080. This information can also be accessed via the Internet at srcity.org/minimumwage.

v08.01.22

From: [Margaret DeMatteo](#)
To: [City Council Public Comments](#); [CityCouncilListPublic](#); [Smith, Maraskeshia](#)
Subject: [EXTERNAL] Legal Aid's Comment Regarding 11/29 Agenda Item 15
Date: Monday, November 28, 2022 4:58:11 PM
Attachments: [image001.png](#)
[11.28.22 Letter to SR Regarding MHRSO Amendments.pdf](#)

Hello,

Please see attached comment letter on behalf of Legal Aid regarding our recommendations for amendments to the Mobilehome Rent Stabilization Ordinance. Thank you for your consideration.

Margaret DeMatteo (she/her/hers)
Housing Policy Attorney


LegalAid
OF SONOMA COUNTY
144 South E Street Suite 100
Santa Rosa, CA 95404
mdematteo@legalaidsc.com
Cell: 415-952-6519
Fax: 707-542-0177
<https://legalaidsc.org/>

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*Legal Aid's mission is to promote social justice and
advance basic human rights for vulnerable people in our community.*

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City Manager Maraskeshia Smith

Sent via email to cc-comment@srcity.org, citycouncil@srcity.org; msmith@srcity.org

RE: November 29th City Council Meeting, Agenda Item 15
Amendment to Mobile Home Rent Stabilization Ordinance

Dear Honorable Santa Rosa City Council,

As you know, Legal Aid of Sonoma County (LASC) assists vulnerable residents and unhoused folks with numerous legal issues including eviction, rent increases and access to housing/benefits. We are concerned that mobile home park residents in Santa Rosa will be unable to pay this year's allowable space rent increase of 5.7%. In advance of the Council's consideration of Agenda Item 15 on November 29th, we are writing to advocate for protective amendments to Santa Rosa's Mobile Home Rent Stabilization Ordinance ("MHRSO"). The amendments detailed below will further protect residents from being priced out of some of the last naturally occurring affordable housing in Santa Rosa and the County at large.

A majority of residents of Santa Rosa's 16 privately owned mobile home parks are seniors, in fact all but two parks are designated senior communities. Seniors are identified by the State as a "special needs" population. Santa Rosa is required to assess the housing needs of seniors and provide programs that will support and protect them as part of their housing element plan.

Under current rules, the rent charged for mobile home spaces subject to rent stabilization may increase annually by the amount of the annual percentage change of the Consumer Price Index ("CPI") for all urban consumers in the San Francisco/Oakland/Hayward CPI for the year ending August 31st, provided it does not exceed 6%. This year the increase of 5.7% threatens the well-being of mobile home park residents whose space rent is subject to rent stabilization.

The Staff Report recommends that City Council amend Santa Rosa City Code to:

- (1) reduce the allowable annual rent cap to 75% of CPI with a 5% cap;
- (2) allow for a 10% increase in space rent following in-place transfers; and
- (3) make other minor amendments to conform to changes in State law.

In order to prevent displacement of seniors and other vulnerable residents and ensure they can afford utilities, groceries and medications,¹ Legal Aid recommends the following:

- (1) An allowable increase tied to the annual Cost of Living (“COLA”) increase by Social Security rather than a percentage of the San Francisco/Oakland/Hayward CPI;
- (2) The annual allowable space rent increase be capped at 3%; and
- (3) To prevent erosion of the affordability of mobilehome parks, limit in-place transfer rent increases using the same formula as that of the annual allowable space rent increase (the % change in the Social Security COLA with 3% cap).

Using the San Francisco/Oakland/Hayward CPI does not make sense for Sonoma County. Notably, even San Francisco uses only 60% of its own CPI in calculating rent increase limits. A more equitable way to address this would be to tie the allowable rent increase to the increase in Social Security income. As noted by the staff in their presentation, CPI increases outpaced Social Security COLA by about 10% over the past 10 years. Ventura² and Tuolumne County³ both tie their rent stabilization to the Social Security COLA.

There is an inherent power imbalance between park owners and residents renting the space under their mobile home, which is the reason the MHRSO was necessary in the first place. The general industry rule of thumb is that for every \$10 per month space rent increase, the resident loses \$1,000 in mobile home equity while the land underneath the home increases in equity.⁴ If rents are allowed to increase too much, homeowners could be in the impossible situation of simultaneously (1) being unable to afford the rent; (2) being unable to move their home; and (3) being unable to sell their home. On the other hand, the park owners land value equity only goes up with each increase. Further, if the allowable increase does not provide a fair return to the park owner(s), they have a remedy. They can request a fair return hearing, which has not happened since 1999, even though the allowable rent increase has been at or below 3% for 7 of the last 10 years.

It is commendable that City Council has acknowledged the need for amendments. We ask that Council go further than the Staff Report recommends and cap the allowable rent increase to no more than 3% as discussed above. If the amendments are unable to be adopted in a timely manner, we ask that a temporary moratorium on rent increases be adopted as an urgency ordinance until the permanent amendments can be made.

Thank you in advance for your consideration.

Best Regards,

Ronit Rubinoff, Executive Director

Margaret DeMatteo, Housing Policy Attorney

¹ [Santa Rosa seniors fight for stricter rent control at mobile home parks, the city’s last affordable housing \(pressdemocrat.com\)](#); [Windsor considering tighter rent control for mobile home park residents \(pressdemocrat.com\)](#)

² [Chapter 10. - Mobile Home Park Rent Control | Code of Ordinances | Ventura County, CA | Municode Library](#)

³ [Chapter 5 \(ca.gov\)](#)

⁴ See [California Mobile Home Park Space Rent Stabilization Ordinances \(RSO, SRSO\) \(mhphoa.com\)](#)