

From: [Tom LaPenna](#)
To: [_CityCouncilListPublic](#)
Cc: [Basinger, Megan](#); [Smith, Maraskeshia](#)
Subject: [EXTERNAL] Thank You For Doing The Right Thing
Date: Wednesday, July 12, 2023 9:38:44 AM

Thank you all for doing the right thing to help the 5 parks that were “left out” of the Rent control revision last year. As Jo Ann Jones, my Vice President and I said at Tuesday’s meeting, you all got it right this time and we are very grateful to you.

By now I hope you all were able to read the email I sent yesterday morning, “Petaluma Council Meeting Last Night.”

Their Council met Monday night and you can find it on YouTube and watch the appropriate part online. They voted unanimously ask their staff to do Zoning Overlay protections for their Senior Parks and bring that revision before them for a vote.

I would suggest that you ask staff to follow Petaluma’s actions and start the process for the removal of the 10% In Place Transfer (additional rent increase) from our ordinance and follow Petaluma’s actions by applying Zoning Overlay protection for our Senior Parks.

Previously, I thought we would be able to wait for these actions to be taken until next year’s Goal Setting Meeting.

However, after the actions of Harmony Communities in Carriage Court, the demonstration of retaliation against Hispanic residents in Sunset Park and the Park Owners of Youngstown in Petaluma to change that Senior Park designation, I must ask that you direct staff to start working on these issues now!.

Megan Basinger, who as I said last night has been listening to us since before COVID with our rent control revision efforts has meet with me already and understands our concerns.

I feel it would be easier to accomplish this now being proactive, than to wait until after next year’s Goal Setting Meeting when more harm may have been done to our Senior and Hispanic residents.

Please contact me at any time if I may be of any assistance to Council or staff in these efforts.

Best Regards,
Tom LaPenna
President, SRMOA

From: [Tom LaPenna](#)
To: [Basinger, Megan](#); [Endicott, Marisa](#); [Joann Jones](#); [Margaret DeMatteo](#); [Smith, Maraskeshia](#); [_CityCouncilListPublic](#); [roger mcconnell](#)
Subject: [EXTERNAL] Petaluma Council Meeting Last Night
Date: Tuesday, July 11, 2023 10:31:10 AM

Megan,

I just heard from Jodi Johnston, the leader of the Rent control efforts in Petaluma.

Jodi is the leader of the group I met with and helped organize to start their rent control revision.

Petaluma copied our Ordinance 70% of CPI with a 4% Cap. AND they have No PLACE TRANSFER provision.

ALSO, the Council will be coming back other protections such as a ZONING OVERLAY for each park and will fast track that since the owners of Youngstown have stated they would convert the park to all age after the ordinance change.

The Council she said, was upset at the owners actions to retaliate against the residents by changing the Senior designations. This is just what we are facing in Carriage Court and probably ALL our Senior Parks in Santa Rosa!

Jodi said last night's Petaluma meeting video would be good to watch, it is on their website.

I will be attending the second reading of our Ordinance revision tonight and will be speaking in Public Comment.

Thanks for your help and support and let's work together to remove the In Place Transfer from our Ordinance and create a Senior Overlay as Petaluma is doing to keep our Mobile Home Parks affordable in Santa Rosa.

Best,
Tom