

From: [Liao, Thomas](#)
To: [Kay, Jeff](#); [Warmerdam, Liz](#); [Richard Pio Roda](#); [Sargent, Maryann](#); [Miguel, Leticia](#); [Hernandez, Caroline](#)
Subject: Fwd: Mobile Home Space Rent Stabilization Ordinance - comments
Date: Sunday, March 03, 2019 8:15:33 PM

Fyi

Begin forwarded message:

From: [REDACTED]
Date: March 3, 2019 at 3:56:03 PM PST
To: pcutter@sanleandro.org, CityCouncil@sanleandro.org, tliao@sanleandro.org
Subject: **Mobile Home Space Rent Stabilization Ordinance - comments**

Dear Mayor Cutter, Councilmembers Ballew, Lopez, Aguilar, Hernandez, Cox and Lee, and Mr. Liao -

Thank you for posting the proposed Mobile Home Space Rent Stabilization Ordinance last Thursday. It is very impressive and requires careful reading which I have been doing. I am so grateful for this effort.

I really want you to consider a 2% annual cap which is more in line with the historical range of the change in CPI and most employee raises and supports long time tenants as residents of San Leandro. Think of how you would feel if this happened to your mortgage payment.

A 5% annual increase will double the rent in 15 years.

A 4% annual increase will double the rent in 18 years.

A 3% annual increase will double the rent in 24 years.

A 2% annual increase will double the rent in 36 years.

I did a very simple Excel spreadsheet with a starting rent of \$1000 to satisfy my personal interest which I am happy to share if you are interested.

I now believe that making Base Rent retroactive to July 2018 is better for tenants than a moratorium because it disallows retaliatory rent increases. But park owners have other ways to retaliate. In the past two weeks, there have been notices posted at Harmony Bayshore giving tenants 7 days to remove patio furniture and plants or face eviction. Elderly and disabled people who have been paying rent increases (last one in January 2019) are extremely upset and trying to comply in the rain - most of what they are required to do has been fine and not even mentioned for the past year. Harmony Bayshore takes much longer to comply with anything.

If you don't already know, the California Housing and Community Development Department has posted at the park a notice threatening to suspend Harmony Bayshore's Permit to Operate based on the violations of CA Health and Safety 18510 and 18511 because Harmony Bayshore has not responded to notices from October and November of 2018. The infractions have to do with the manufactured houses having been placed in such a way as to encroach on

existing, occupied spaces. Let me know if you want to see jpgs of this two page notice.

Thank you, thank you, thank you, for excluding mortgage principal and interest payments or other debt service costs from park Operating Costs. This will do MUCH to prevent the rent increases and evictions arising when a park is sold

(Ex: Estudillo Trailer Park was assessed at less than \$65,000 for the previous five years and then sold for \$4.7 Million.)

I have to say that paragraph F about Legal Expenses in [4-39-222] Settlement Proposals still has me trying to understand how this will actually work.

I will be praying that MaryAnn and Tom (and the rest of the Department) are up to challenges of being Rent Review Officer and that the City can find good hearing officers and experts. Do you remember attorney Marc Janowitz who introduced himself at Council back in November? I do.

Thank you for hearing me here instead of speaking tomorrow night.

Virginia Madsen

(still hanging on at [REDACTED])