

## **Exhibit B: Mobilehome Rent Stabilization Public Comments Received as of February 25, 2019**

10/6/18

Anonymous caller with comments re: 10/22/18 Rules Committee Meeting regulating Mobile Home Parks.

They said that when the City discusses rent control of mobile home parks, the City Council should consider including in the legislation language about any existing agreements put in place that nullifies any legislation that gets passed. The caller lives in a mobile home park and said that their experience since she has heard about this meeting on 10/22/18, is that mobile home park owners are trying to get people to sign long-term (25-year) leases for their spaces. The caller believes that these leases are being pushed by owners and management to be signed before residents know about this meeting/possible legislation and are to the mobile home park resident's disadvantage. The resident believes that the ordinance should give the option of voiding any agreements made with an effective date prior to 10/1/18.

10/10/18

Phone call from [REDACTED], Sandev Mobile Home Park

On 10/1/17 his rent increased by \$50 from \$800 (6% increase).

On 10/1/18 his rent increased by \$75 from \$850 (9% increase).

He says that prior to the 2017 rent increases his rent only went up by around \$20-25 annually. He says that the larger new rent increases were a result of new management. He is a fixed income senior citizen who is extremely rent burdened. He says that his only income is \$1700 from social security and that \$1100 of that check goes to his rent and utilities paid to the park (65% of income goes to his housing expenses).

He says that he doesn't see any investment resulting from these higher rents in his MH Park. He is particularly concerned of his safety when walking on the street outside his MH. He needs a walker to safely walk and he says that the pavement is rough and rocky making it very difficult for him to walk.

He also said that he has not yet received the notice that was sent to the onsite manager for distribution on 10/3/18. Kim Anderson spoke with him on 10/9/18 and sent additional flyers for distribution to his neighbors.

## Sargent, Maryann

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**From:** Liao, Thomas  
**Sent:** Sunday, October 14, 2018 3:11 PM  
**To:** Sargent, Maryann; Anderson, Kimberly  
**Subject:** Fwd: Mobile Home Park Ordinance  
**Attachments:** John's MHPO.pdf; ATT00001.htm

FYI

Begin forwarded message:

**From:** GINA MARQUEZ <[glmarquez@zonemail.clpccd.edu](mailto:glmarquez@zonemail.clpccd.edu)>  
**Date:** October 14, 2018 at 8:18:58 AM PDT  
**To:** [tliao@ci.san-leandro.ca.us](mailto:tliao@ci.san-leandro.ca.us)  
**Cc:** "Kay, Jeff" <[JKay@sanleandro.org](mailto:JKay@sanleandro.org)>, "Ballew, Pete" <[pballew@sanleandro.org](mailto:pballew@sanleandro.org)>, "Cutter, Pauline" <[pcutter@sanleandro.org](mailto:pcutter@sanleandro.org)>, "Cox, Deborah" <[dcox@sanleandro.org](mailto:dcox@sanleandro.org)>, "Lopez, Corina" <[clopez@sanleandro.org](mailto:clopez@sanleandro.org)>, "Lee, Benny" <[blee@sanleandro.org](mailto:blee@sanleandro.org)>, "Thomas, Lee" <[lthomas@sanleandro.org](mailto:lthomas@sanleandro.org)>, "Hernandez, Ed" <[ehernandez@sanleandro.org](mailto:ehernandez@sanleandro.org)>, Helena Straughter <[delegat41@gmail.com](mailto:delegat41@gmail.com)>, "Love, Tonya" <[Tonya.Love@asm.ca.gov](mailto:Tonya.Love@asm.ca.gov)>, [info@robbonta.com](mailto:info@robbonta.com), john Busch <[johnbusch36@gmail.com](mailto:johnbusch36@gmail.com)>, Ginny Madsen <[madsenv@gmail.com](mailto:madsenv@gmail.com)>, Jeromey Shafer <[jeromeys@yahoo.com](mailto:jeromeys@yahoo.com)>, Carol Habercoss <[chabercoss@att.net](mailto:chabercoss@att.net)>, Lorri Foster <[lorrifoster@gmail.com](mailto:lorrifoster@gmail.com)>, Lawrence Abbott <[lraoak@gmail.com](mailto:lraoak@gmail.com)>, Sonya Howes <[sonya.howes@comcast.net](mailto:sonya.howes@comcast.net)>, Don Vieira <[dontheman56@gmail.com](mailto:dontheman56@gmail.com)>, Rob Rich <[robrico@sbcglobal.net](mailto:robrico@sbcglobal.net)>, Silvia Brandon-Pérez <[precisetranslations2008@gmail.com](mailto:precisetranslations2008@gmail.com)>  
**Subject:** Mobile Home Park Ordinance

October 14, 2018

**Via Email:** [tliao@ci.san-leandro.ca.us](mailto:tliao@ci.san-leandro.ca.us)

Thomas Liao, Acting Community Development Director  
The City of San Leandro Community Development Department  
835 E. 14<sup>th</sup> Street  
San Leandro, Ca. 94577

**Re: Mobile Home Park Ordinance**

Dear Thomas Liao,

On October 13, 2018, I emailed The San Leandro City Council Members a Mobile Home Park Ordinance because advocates and tenants have been patiently waiting for the implementation of one.

Most recently, Matt Davies has provided, yet again, all tenants harsh rent increases. The San Leandro Times published an article about the apartment tenants at Bayshore Commons effected by rent increases and eviction.

Attached is my proposed ordinance and look forward to the long overdue adoption.

Very Truly Yours,

Gina Marquez  
2494 Grove Way, Apt. 34  
Castro Valley, Ca. 94546  
Email: [glmarquez@zonemail.clpccd.edu](mailto:glmarquez@zonemail.clpccd.edu)

***“I don't think you can address poverty unless you address the lack of affordable housing in the cities.” Matthew Desmond***

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**From:** [REDACTED]  
**Sent:** Wednesday, October 10, 2018 5:16 PM  
**To:** Sargent, Maryann <MSargent@sanleandro.org>  
**Subject:** From Mobil homeowner

Hi Maryann,

This is a message to approve rent control for my mother living in a senior community at mission bay mobile home park. Her social security that she receives every month is not much so all the family members have to contribute for her to have a roof over her head. What do we need to do to vote for rent control for senior community mobile home parks?

Thanks in advance,

[REDACTED]

# Sandev Mobile Park

2100 Lewelling Blvd. San Leandro, Ca. 94579 | 510-352-1334 | sandevmobilepark@comcast.net

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January 9, 2019

Dear Mayor Cutter and Council Members,

Our family has owned and managed our Sandev Mobile Park since 1962. We have tried to keep a well maintained Mobile Home Park.

We raise the rent once a year, but in the 1980s we did not raise the rent for 3 years because of a bad economy and our residents were having a hard time. We also have a rental assistance program for those who qualify.

We as property owners are against Rent Control.

Rent Control will cost the City of San Leandro a large amount of money for a few people. Other park owners help some of their residents in a hardship program. We make sure that new residents can afford to pay our rent, and older residents have a lower rent. We think that it would be better to have a rental assistance program for residents who really need help. It would be money better spent than the high cost of rent control.

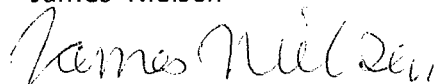
Some of the expenses that go up are maintaining the asphalt roads, increase in insurance, maintaining utility lines like gas, water, electric and sewer lines. We have a recreation hall, swimming pool and landscape areas. Also raises for the managers and higher workers comp insurance and park insurance.

Our father built this Mobile Home Park in 1962. We have gone by the City of San Leandro guidelines when it comes to raising rents. We also feel that we have been fair to offer a hardship program.

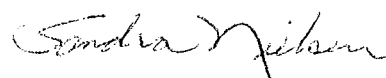
Please feel free to come by and see our Sandev Mobile Park if you are in the area. Thank you for reading our letter against Rent Control in the City of San Leandro.

Sincerely,

James Nielsen



Sandra Nielsen



BAL TRAILER COURT  
14831 Bancroft Avenue  
San Leandro, CA 94578  
Mailing Address:  
PO Box 671  
La Canada, CA 91012

January 11, 2019

City Council  
City of San Leandro

Re: Mobile Home Park Space Rent Regulations


Dear Council Members,

I am the owner of a small mobile home park (Bal Trailer Court) in San Leandro. The park has been in my family for over seven (7) decades, having been founded by my late grandfather after World War II. It is one of the earliest parks in the State of California. My family has always kept the park well maintained and has always charged reasonable and affordable rents. There were many years that my family did not increase rents, and when they did it, it was very minimal, often less than \$10.00 a month.

I have tried to follow in my family's tradition of good maintenance and reasonable rents. I have made several improvements to the park including a new road, electrical upgrades, landscaping, and am now in the process of upgrading space pads as they become vacant. The upgrades and improvements have cost thousands of dollars, of which none of the costs have been passed through to the tenants. I have always been thoughtful of my tenants when increasing their rents, keeping them affordable, but at the same time being able to cover the park's costs. The most I have ever increased the rent was \$35.00. There have been years when I have not increased the rents at all. The last year that there was a rent increase was in June 2017.

I intend to remain a responsible and reasonable landlord. However, with maintenance costs, insurance, taxes, employee wages, and other every day costs increasing, adopting rent control limiting my ability to cover these ever increasing costs, could be very detrimental to the future existence of the park. Rent control would have the potential of reducing what little income I earn from the park. Being retired and a senior citizen with serious health issues, I depend on the park income. If any form of mobile home park rent control were to be adopted by the City of San Leandro, it would be harmful to me and my family. I urge you to consider the ramifications to all parties when discussing mobile home park rent control in the City of San Leandro.

I thank you for taking my thoughts into consideration.

Yours truly,  
  
Sharon Nichols

## Sargent, Maryann

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**From:** Anderson, Kimberly  
**Sent:** Monday, January 14, 2019 8:19 AM  
**To:** Liao, Thomas; Sargent, Maryann  
**Subject:** FW: mobile home space

Hi Tom and Maryann,

Kim asked that I forward this to you both.  
Kathy

Kimberly Anderson, Housing Specialist  
Housing Services, Community Development Department  
(510) 577-6004  
[kimberlyanderson@sanleandro.org](mailto:kimberlyanderson@sanleandro.org)

**From:** Karen Difrummolo <kdiffy@gmail.com>  
**Sent:** Thursday, January 10, 2019 7:37 PM  
**To:** Anderson, Kimberly <KAnderson@sanleandro.org>  
**Subject:** mobile home space

Hi Kimberly,

After reading the request for input in the SLtimes about rentals of mobile homes, I'd love to put my 2 cents in.... I am retired and now consider myself a "professional volunteer" As I drive around the various communities, I am disturbed by the growing numbers of homeless folks, some with small children. Just today I heard a segment on KQED about homeless children in Salinas is now 40%. this is unbelievable! Horrible.

-- I fee that we; as human beings have to help our fellow man to get the basics for survival. By giving them a cheaper space to rent ,hopefully will take some of the edge of this crisis. There are many empty lots around the city that should be appropriated for homeless shelters/ low income housing. Affordable; below market value is key. I was appalled when I went to a rent board meeting last year, when a new landlord was raising the rent on a woman in her 80's who had lived in her apartment for 27 years, never once late with the rent. he raised it from \$1,200 month to Market Value \$1950, against the advice from the rent advisory board. This city needs rent control like our neighbors to protect the insecure folks.

Karen Difrummolo



-- Forwarded Message -----

**From:** cindy walker <[walcio1@yahoo.com](mailto:walcio1@yahoo.com)>

**To:** cindy walker <[walcio1@yahoo.com](mailto:walcio1@yahoo.com)>

**Sent:** Monday, January 14, 2019, 11:18:27 AM PST

**Subject:** Re: A Mobile Home Park FAIR RENT Ordinance

Dear City Council and Lorri Foster,

Please consider this letter and all attachments my personal concerns with Trailer Haven and the New Owner Corporation. They pretty much forced us to sign 25 year leases and the lease is a 5.5% rent raise Every Single Year! If that continues, I will be homeless in 5 years.

#1) On Two different days, different situations, there was Police activities in the park. I tried both times to EXIT the park, they were NOT ALLOWING ANYONE TO EXIT. THE EMERGENCY EXITS WERE LOCKED AND WERE NEVER UNLOCKED. There was ZERO management around, there was No body from Trailer Haven present to help us during these situations.

#2) The trash situation. Trailer Haven raised our Trash (Before it was always included in the Rent cost). It went from appx 25.00 to +\$42.00 PER HOUSE HOLD. I am single, I only have one bag per week and my boss and company owner said I can bring my trash to work, FOR FREE!!! I tried to stop my trash cost and THEY SAID NO. I ALSO REQUESTED AN EVALUATION ON EACH AND EVERY HOUSE HOLD and charged according to how many persons on in the house, they said NO. Please LOOK AT THE PICS, this OVERFLOWING TRASH ISSUE IS NOT A SINGLE PERSONS ISSUE. This company has allowed these big families with a lot of children to move in, THEY ARE CAUSING FINES AND LEAVING TRASH EVERYWHERE. It was NEVER like this when Bob and Lisa owned the park!!!

#3) The UNATTENDED CHILDREN. EVERYWHERE, ALL THE TIME, very very noisy and VERY rude. I have to continue to honk to get through the streets, they play at my car and leave trash, they set off my alarm with the balls and skooters, THEY ARE PLAYING WITHOUT A PARENT IN SITE, Everytime I try to talk to them or ask them to not play around my car, they say they don't speak English, or they flip me off. I have them almost hit my car, the older kids in the pics are DOING BIKE WHEELIES AND DOING 'TRICKS', THEY CAN'T KEEP UP AND FALL ALMOST HITTING MY CAR. I have talked to them and they don't speak English. Maybe I should call Authorities, I'm worried about their safety(?)..... Child Custody and Safety? These pic are showing Several Children, on different days, all by themselves.

#4) Double Parked cars, EVERYWHERE, they took away our Visitor's parking, THERE IS NOWHERE TO PARK AND THE STREETS LIGHTS ARE OUT UP AND DOWN, so walking through the park GOING OUT TO OUR 'PARKED ON THE STREET' CARS, is very very dangerous and scary.

I have the pics from my dashCam and my home security. The park employee's say they are 'MAKING THIS A FAMILY PARK, A COMMUNITY', it is so far from that, it's HORRIBLE.

They keep raising the rent, to the extreme WITH ZERO IMPROVEMENTS AND ZERO Available Management.

There should be 24/7 Management, the Oakland 'Warehouse' fire comes to mind. The double parking is so bad and the way folks park, along with 'trash' on the streets, makes this park Very Dangerous. All these issues, SHOULD NOT BE AN ISSUE. How did these families and folks move in Trailer Haven the Past 3 years if they can't speak English? and NO, the parents don't speak English, I tried talking to a Father about his son riding his skateboard next to my gas tanks. He Couldn't Understand me!!

I have lived here almost 20 years, and I can say that this is the worse the park have ever been. It's to crowded and to congested in here, they TOOK AWAY OUR VISITOR'S PARKING, TOOK AWAY THE LITTLE PLAY AREA, they allow so many outsiders to dump their crap, that sometimes WE CANNOT PULL INTO THE PARK, MY HOME, OFF THE STREET BECAUSE OF THE CONGESTION AND

DOUBLE PARKING AT THE ENTRANCE!!!!!! Very dangerous. Why should I have to honk to get to my home???

Trailer Haven is responsible for our safety and ALL THESE ISSUES, AND MORE, SHOULD NOT EVEN BE AN ISSUE. We should have harmony and quiet and a clean Park for the Price we pay.

Thank You, City Council, for all your involvement and your help in any or all of these matters.

These pics were all taken in the Past 6 months, they Are Current Pics!

Cindy Walker

On Mon, Jan 14, 2019 at 7:35 AM cindy walker <[walcio1@yahoo.com](mailto:walcio1@yahoo.com)> wrote:  
Hi Lorri,

I saw your flier and Thank You dear Angel, for helping us Mobile Home owners. I didn't make your first meeting due to work and now I am working 2 jobs and school!! I can't make it tonight either.

I did though, print about 50 pictures of the horrible condition our park is in, Trailer Haven raised our rent again of course. In 5 years at this rate, my space rent will have Doubled in 9 years time. My income has not and will not double.

I would love to stay and live and retire in San Leandro, but I can no longer afford this area. I am almost 61 and afraid I will become homeless living in this park. And it's dangerous!!! Zero improvements in the 3 years the new Corporation took over. I have never seen anything like this in my life and I was Raised in Mobile Home parks across California.

Would you be interested in my pictures and issues, or do I just keep taking it up with the Park owners/Management? And fyi, I have emailed the Corporation several times and the Manager that works and lives in Sacramento, I never get a return call.

This whole thing with the Park is very upsetting, I didn't think I would be living like this in my golden years!!!

Thank you for your concern,

Cindy Walker  
[2399 E. 14th Street #80](#)  
[San Leandro, CA](#)  
[94577](#)

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## Sargent, Maryann

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**From:** Liao, Thomas  
**Sent:** Monday, January 14, 2019 12:44 AM  
**To:** Smith, Thomas Lloyd; Richard Pio Roda; Sargent, Maryann; Anderson, Kimberly; Miguel, Leticia; Hernandez, Caroline  
**Cc:** Kay, Jeff  
**Subject:** Fwd: City Council Work Session on January 14 - Comments

FYI.

Begin forwarded message:

**From:** "[madsenv@netzero.net](mailto:madsenv@netzero.net)" <[madsenv@netzero.net](mailto:madsenv@netzero.net)>  
**Date:** January 13, 2019 at 9:29:24 PM PST  
**To:** [PBallew@sanleandro.org](mailto:PBallew@sanleandro.org), [tliao@sanleandro.org](mailto:tliao@sanleandro.org), [CityCouncil@sanleandro.org](mailto:CityCouncil@sanleandro.org)  
**Subject:** **Re: City Council Work Session on January 14 - Comments**

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

Your clarification of the date of Monday's Trailer Park Ordinance work session made the last week a busy one for me. Believe it or not, my goal has been to encourage people who live in the San Leandro parks to speak up. I know you don't want to hear from me and am doing what I can to give people the courage to speak to you, so I am doing outreach for the City again.

So glad that letters were sent out to park residents via the Post Office because so many people do not have internet access at home. Surely you know that texting and emailing from one's phone does not lend itself to this kind of communication with the City. Do MaryAnn and her staff have the bandwidth to accept phone calls?

Having seen Tom's presentation when it became available online on Friday, I am grateful that you have put as much time as I have into reading ordinances enacted by Hayward, other California cities and Alameda County as well as the daunting California Mobilehome Residency Law.

I continue to be concerned that you will write an ordinance that protects the people at Mission Bay, but NOT the other 500 families who live in the 8 other smaller parks in town.

Speaking with park tenants has been very educational - just going through the parks is a learning experience - so I am going to make some comments here based on that experience.

- Abandonment is becoming much more common-place; this creates problems for both mobilehome owners, park owners and the City.

The cost of moving a single- or double-wide that has depreciated in value, as well as there not being any place to move it to, means that when tenants can no longer afford space rent, they often just abandon the mobilehome no matter how long, or how much, they paid for it. When an older mobile home is abandoned, there is no in-place transfer - the park owner simply takes it. Sometimes they dismantle or haul it away; but it is cheaper to 'rent' it to someone in 'exchange' for cleaning it up, or to 'sell' it to someone for a few hundred dollars. Rarely are these abandoned homes ever sold according to CA law and registration or ownership is simply ... obscured or 'lost' (as was the case with John Busch).

- RV's MUST be included. I have seen RVs in every park except Mission Bay. More and more spaces are being filled with RVs because (generally younger) people know that the home they invest in HAS to be mobile in order to make their investment worthwhile and this means an RV. All RV residents that I met have good jobs and need to live locally; while they feel that they really are just paying for a place to park, the RV is their PRIMARY and ONLY residence. I talked to people who were paying \$1200 a month for the space where they park their RV and their car.

- Park owners control (bill, allow and withhold) access to basic services, e.g., utilities and sanitation, that make it possible to live in a mobile home. This is what park owners use to push people out. I talked to tenants who have been told that they are no longer allowed to have more than 110 volt service in their mobilehome (meaning that many of their appliances will no longer work).

- Vacancy de-control encourages owners to use whatever means they can to get a tenant out. People will put up with so much to keep a roof over their (and their children's) heads, but retaliation appears alive and well in San Leandro.

People who have been in their mobile homes for 10, 20 and 30 years are afraid. Housing insecurity creates health and emotional issues, it destabilizes lives. The mental health issues so many associate with homelessness are more a result of the lack of home stability than the cause of it.

It is in the community's best interest for City staff to monitor and have a hand in what happens in these parks because of public health and safety issues. Ethical values should carry as much weight as property values.

- A 5% annual rent increase will double the rent in 15 years.
- A 3% cap is still more than the change in cost of living.
- Percentages are more easily understood than CPI.
- Space rents will jump before this ordinance can take effect. The City knows how to do a moratorium, why can't one be done here?
- Debt service pass-through is why recent purchases of parks have created so much homelessness.
- Enforcement of protections for this relatively small subset of San Leandro residents should be achievable by the methods outlined in the presentation and will give the City experience in doing something that needs to be done in San Leandro.

Thank you for reading.  
Virginia Madsen

----- Original Message -----

From: "Ballew, Pete" <[PBallew@sanleandro.org](mailto:PBallew@sanleandro.org)>

To: "[madsenv@netzero.net](mailto:madsenv@netzero.net)" <[madsenv@netzero.net](mailto:madsenv@netzero.net)>

Subject: Fwd: City Council Work Session to review proposed policy ideas and options for rental regulations related to mobile home park space leases and solicit public comments.

Date: Thu, 3 Jan 2019 22:30:50 +0000

Hot off the presses. There's the answer to your question.

Please let me know if there's anything you would like me to pay particular attention to doing this work session or anything you would like me to ask staff to address.

Happy New Year!

Pete Ballew, MPA  
City Council Member  
San Leandro  
510-680-0981

Begin forwarded message:

**From:** "Anderson, Kimberly" <[KAnderson@sanleandro.org](mailto:KAnderson@sanleandro.org)>

**Date:** January 3, 2019 at 13:40:26 PST

**Subject: City Council Work Session to review proposed policy ideas and options for rental regulations related to mobile home park space leases and solicit public comments.**

Dear Interested Parties,

You are receiving this email because you've expressed interest in regulations related to mobile home park space leases. Please see the attached notice, which will also be available below. Please feel free to share this information with friends, neighbors and other interested parties.

Thank you!

Maryann Sargent, Senior Housing Specialist  
City of San Leandro Community Development Dept.  
835 East 14th St.  
San Leandro, CA 94577



January 15, 2019

RE: the proposed Mobile Home Rent Regulation Ordinance

Ms. Sargent,

I am a resident of the Sandev Mobile Home & RV Park located at 2100 Lewelling Blvd in San Leandro, California. Recently I have been made aware that the whole park property is listed for sale at a price of \$ 15 million (see attached listing).

The listing touts the investment features of the property as shown below:

## San Leandro Land Parcel

Price	\$15,000,000	Total Lot Size	6.82 AC
Property Type	Land	No. Lots	1
Property Sub-type	Commercial	Zoning Description	RM-1800
Proposed Use	Multifamily	APN / Parcel ID	080G-1098-001-02
Sale Type	Investment		

Listing ID: 13756027

Date Created: 9/11/2018

Last Updated:

### 1 Lot Available

#### Lot

Price \$15,000,000 Lot Size 6.82 AC

VMA, Inc. is proud to present this 6.82 AC parcel that is located in San Leandro, Ca with a redevelopment opportunity. The zoning for this parcel is RM-1800 which is designated as Residential Multi-Family District- 24 dwellings per gross acres.

#### Highlights

- Desirable East Bay Location
- High Density Zoning
- 5 miles from Oakland International Airport

#### Public Transportation

Oakland International Airport 14 min 5.9 mi

Currently this RV park consists of 72 rental spaces which house 22 manufactured homes and 50 recreational vehicle (trailers, 5<sup>th</sup> wheels, and motor homes) which serve as the primary residence of mostly low to moderate income residents. The residents rent the land space and most own their own housing units. A handful of the manufactured units are owned by the park and rented out to tenants. Average base rents range from \$ 925 – 1025 per month for each rental space. Utilities of electric, water, garbage and sewer are not included in the base rent but are tacked upon the rents at cost and paid to the owner of the RV park. Estimated monthly gross income of the park is thus \$ 975 \* 72 units = \$ 70,200. Yearly gross income is estimated at \$ 70,200 \* 12 month = \$ 842, 400. Net income of course must take into account the expense of the current 2 full time managers and park maintenance.

Currently the land use at the park is 10.55 dwelling units per acre (72 units / 6.82 ac). This parcel is zoned for RM-1800 which allows multi-family – 24 dwellings per acre. This would allow 24units \* 6.82 ac = 163.7 housing units. It is obvious that if the RV park is sold for \$ 15 million that the new owner will proceed to convert the existing RV use to condos or duplexes or townhouses which could be sold for \$ 500K – 1 million each. At an average of \$750K per unit that would yield \$ 122.78 million gross income less development costs. Even if the current RV rents were doubled then the yearly gross income would only be \$1.68 Million which would hardly enough to justify the \$15 million initial investment cost. **THUS THE ONLY CONCLUSION TO BE DRAWN IS THAT IF THE PARK IS SOLD IT'S USE WILL BE FORTHWITH CONVERTED TO CONDOS, TOWNHOUSES, DUPLEXES, ETC.**

**The City of San Leandro Zoning Code for Mobile Home Park Conversions provides some conversion protection for only the 22 manufactured home residents but not for the 50 trailer, 5<sup>th</sup> wheel and motor home residents.** (See Zoning Code>Part 5 -Administration>Article 23-Mobile Home Park Conversions>5-2302 Definitions.) *A. Mobile Home* " is a structure designed for human habitation and for being moved on a street or highway under permit pursuant to Vehicle Code Section 35790. (this pertains only to manufactured homes). *Mobile home does not include a recreational vehicle...* (recreational vehicles are trailers, 5<sup>th</sup> wheels, and motor homes of which there are 50 in the Sandev park.) Thus, it is recommended that the city zoning code for Mobile Home Park Conversions to be amended to add **Recreational Vehicles used as as a primary residence** in the definition of Mobile Homes (5-2302 Definitions). This will help protect the 50 recreational vehicle residents of Sandev Park who make trailers, 5<sup>th</sup> wheels and motor homes their primary residence. As there is a vast shortage of recreational vehicle space used as a primary residence at other RV parks in the East Bay this change is of primary importance for these 50 residents at Sandev Park.

Rents at Sandev Mobile Home and RV Park have risen about 5-6% per year over the last few years. If the Sandev park is sold then park rents here will likely increase 40-100% or more pending the conversion of the property to multi-family use without any rent control ordinance in effect as the owners will have the financial incentive to force the residents to move voluntarily.

**Given the above, I strongly recommend the following:**

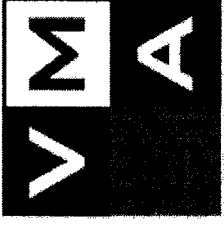
- That the city zoning code for Mobile Home Park Conversions be amended to add **Recreational Vehicles used as as a primary residence** in the definition of Mobile Homes (5-2302 Definitions). **THIS SHOULD BE DONE IMMEDIATELY.**
- Rent increases be limited to the rate of inflation (CPI) or less
- Just cause for eviction
- Simple local enforcement
- A moritorium on rent increases until the above is passed.
- Most of the residents of Sandev Mobile Home and RV Park have no idea that the park is for sale and the resultant danger they are in from that pending sale. The city should send letters to all 72 unit residents explaining the situation and asking for anonymous input to protect the residents from retaliation. The letters should explain the proposals that the City is making to protect the residents and ask for their input. They could mail back city inquiry forms in self addressed envelopes. Addressing can be as simple as Resident, 2100 Lewelling Blvd Spc 1-72, San Leandro, CA 94579

Sincerely,

An anonymous resident of Sandev Mobile Home and RV Park

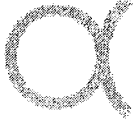
As I fear retaliation from the owners/management I am writing this letter anonymously.





**Victor Martinez**  
— (909) 945-8989

**Victor Martinez And Associates**



**John Tundis**  
— (909) 945-8888

**2100 Lewelling Blvd**

**San Leandro, CA 94579 · 6.82 AC · Land For Sale**

**\$15,000,000**



# San Leandro Land Parcel

Price	\$15,000,000	Total Lot Size	6.82 AC
Property Type	Land	No. Lots	1
Property Sub-type	Commercial	Zoning Description	RM-1800
Proposed Use	Multifamily	APN / Parcel ID	080G-1098-001-02
Sale Type	Investment		

Listing ID: 1556607

Date Created: 9/11/2018

Listed On:

## 1 Lot Available

Lot

Price \$15,000,000 Lot Size 6.82 AC  
VMA, Inc. is proud to present this 6.82 AC parcel that is located in San Leandro, Ca with a redevelopment opportunity. The zoning for this parcel is RM-1800 which is designated as Residential Multi-Family District-24 dwellings per gross acres.

## Highlights

- Desirable East Bay Location
- High Density Zoning
- 5 miles from Oakland International Airport

## Public Transportation

Airport

Drive

Distance

Oakland International Airport

14 min

5.9 mi

Airport

Drive

Distance

San Francisco International Airport

26 min

26.0 mi

San José International Airport

31 min

29.2 mi

Map of 2100 Lewelling Blvd San Leandro, CA 94579



Hide Ma

## Sargent, Maryann

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**From:** Karl Hodges <hodges.karl@gmail.com>  
**Sent:** Thursday, January 17, 2019 1:54 PM  
**To:** Sargent, Maryann  
**Subject:** Feed back Proposed mobilehome policies/reg

Greetings Mr. Sargent

I attended the Council meeting of Jan 14 and wanted to make a few observations. I feel that your direction is well considered and fair. I would only add that your municipality saves more than heartaches in this action.

- 1) LA County notes that a 5% hike in apartment unit rental fees puts 2,000 people on the street.
- 2) Causing people to slip in society can have the same measured effect as suddenly reducing their IQ by 12 points (probably through the trauma).
- 3) Perceived inequality within neighborhoods radically increases violent crime

If you stick to your guns on this issue for no other reason than cost, it ought pay off in abundance for San Leandro.

Thank You

Karl Hodges

Sandev Mobile Home Park  
2100 Lewelling Blvd.  
San Leandro, CA 94579

February 19, 2019

Dear Mayor Cutter and City Council Members,

Sandev Mobile Home Park was built by our father, Harold Nielsen, in 1963. We have been running it since 1977. For the past fifty six years we have been proud small business owners and members of the San Leandro community. These experiences in the community have led us to conclude that the proposed rent control ordinance would negatively impact the City of San Leandro, its residents and Mobile Home Park owners, such as ourselves.

Introducing a rent control ordinance would unnecessarily increase expenses borne by the City of San Leandro and detract attention from other challenges facing our community. Such an ordinance would require the city to assess the current market price of rent in affected residences as a baseline for future rent increases. In addition, we foresee the ordinance would result in additional litigation initiated by Mobile Home Park owners and other affected parties. This seems unfortunate given more pressing issues facing the San Leandro such as rising rates of violent crime and rapidly deteriorating public roads. It's particularly concerning that the city's budget should be allocated to a proposed rent ordinance rather than addressing these other concerns when the existing Rent Review Board Ordinance developed for multi-family apartments would easily be amended to apply to Mobile Home Parks. This amendment would address concerns over rising rents while minimizing city expenses. We have spoken with a number of other Mobile Home Park owners, all of whom would be amenable to submitting to the authority of the existing Rent Review Board.

As long standing members of the San Leandro community we are sensitive to rising rents and a short supply of low income housing, but we believe that this ordinance would in fact make those issues worse. Most Mobile Home Parks in the area generate a modest amount of revenue for their owners. Putting this ordinance in place would disincentivize the use of land in San Leandro for low income housing and lead owners to redevelop the land for more lucrative purposes, such as commercial developments. We were recently in-contract to sell our family business. However, rumors of the rent control ordinance led the deal to fall through. We must now consider redevelopment options for the property and anticipate that other owners looking to sell their properties will explore similar options. The end result of the adoption of this ordinance would be a net reduction in the availability of low income housing in San Leandro.

Owners of Mobile Home Parks in this community are dedicated to providing safe and clean communities but will struggle to do so when this ordinance limits owners' ability to reinvest in capital improvements to their properties. A Mobile Home Park is more than a space for an RV or mobile home, it's a community supported by privately maintained infrastructure. As our park is

aging, we are particularly sensitive to increasing maintenance costs. Our ongoing maintenance of the property supports roads used by our residences, Sandev maintained private utilities as well as a swimming pool, recreational hall and outdoor landscaped areas. All of these services contribute to the happy enjoyment of Sandev by its residents but require continued investment in the property.

We would also like to point out that we believe when introduced the ordinance would not fulfill its legislative intent. We understand that the city council is introducing this ordinance in order to ensure the availability of low income housing to citizens of San Leandro. At any given time, around 40% of our spaces are filled by RVs staying at our park for over nine months on a month to month basis. These tenants are often residents of other states and cities, in San Leandro on a short term basis, working in industries such as construction and the military. Under the current civil code, these residents staying with us over nine months would have the same status as mobile home tenants and would be subject to the proposed rent control ordinance. The proposed ordinance would make short term housing more affordable for transient tenants without increasing the overall supply of affordable housing to residents of the City of San Leandro.

We hope you all have the opportunity to visit all the Mobile Home Parks in San Leandro to get an idea of the diversity of amenities offered by the city's parks and the communities they support. We are happy to facilitate visits with any members of the council at your convenience.

Thank you for your consideration.

Best wishes,  
James Nielsen & Sandra Nielsen

February 25, 2019

Dear City Councilmembers:

Brandenburg, Staedler and Moore developed, owns and operates 14 upscale mobilehome communities throughout the Bay Area. We have a blend of four all age communities and ten communities for older persons consisting of approximately 3,500 spaces. We have been in the mobilehome park business since 1968 beginning with the development of our first mobile home community, Adobe Wells, in Sunnyvale, CA. Since that time, our philosophy has always been to provide high quality neighborhood communities that are well maintained and inviting for all Residents who decide to make our communities a place to call home.

We are proud to be a long-term business owner of the Mission Bay Mobilehome Community, which consists of 366 spaces, located in the beautiful City of San Leandro since 1971. Since the opening of our Older Person Community, Mission Bay, we have taken great pride in maintaining and improving our community for all Residents and upholding our standards as a business and a housing provider; as well as maintaining positive relations with our Residents.

Mission Bay is by all means its own mini city within San Leandro. We provide a whole array of amenities such as a large clubhouse with a full kitchen, a main hall for Resident events, a billiard room, swimming pool, spa, laundry facilities, etc. It has always been our focus to provide and maintain these high quality amenities and services for our Residents so they can congregate and meet their neighbors, while having a place to enjoy themselves.

It is also important to recognize that these amenities and the maintenance of such a large community comes at an expense. Brandenburg, Staedler and Moore is not only responsible for the amenities mentioned above, but we are also accountable for maintaining the infrastructure on our grounds such as but not limited to: landscaping, tree maintenance, street repairs/repaving, gas and electrical systems, water supply lines, sewer, etc. As I stated above, we are a mini city. We consistently operate and maintain our community to very high standards and our intention is always to represent ourselves, the City of San Leandro and our Residents in the same way.

We always strive to create a strong relationship with our Residents and the Homeowners Association. We have worked to provide a predictable and stable environment through the implementation of a series of Rent Stabilization Agreements beginning in 1992. In some iterations, the City has collaborated and signed these RSAs. We have viewed Mission Bay and our other communities as a joint venture between BS&M and our Residents as we all have a part in ensuring the viability of these communities. BS&M cares for the infrastructure, the amenities and our the overall aesthetics of the community and the Residents take pride in ensuring their homes are well maintained and have beautiful curb appeal. These common goals allow us to be a bright living option in San Leandro and make us all proud to call Mission Bay a high quality locale for people to call home.



With all of us working in tandem, we have continued to see housing prices in Mission Bay increase throughout the years and sell faster than ever. In addition, we are seeing more new homes being installed and sold to new individuals, who want to be a part of our Mission Bay family.

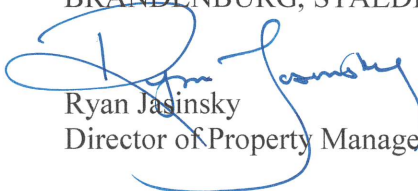
We bring the above items to your attention because Brandenburg, Staedler and Moore believes that rent control is not a viable option for the City of San Leandro. Rent control does not resolve the housing crisis currently facing the city and in fact creates additional financial burdens on the City, the Residents and the park owners. Due to the restrictive limitations of rent control in other cities, we have personally seen the quality of some of the communities decline, as park owners are not able to properly reinvest back into their communities or budget for unforeseeable expenses. Once again, we want to emphasize that these communities are mini cities and the park owners are responsible for all of the infrastructure and amenities. Mobilehome and RV community park owners continue to take great pride in their communities, which is evident through increased reinvestment in the communities when deficiencies arise. These reinvestments provide a cleaner, safer community that all parties benefit from.

We also want to highlight that since the City Council advised the staff to conduct a study on rent control, the Mobilehome and RV Parks owners have been actively working with the city staff to educate them on the industry and have continually opened dialog with the City Council. We have and continue to make ourselves available when there are any questions pertaining to our communities and have extended an open invitation for anyone to come tour our communities with us. This is a true indication that stakeholders are acting in good faith to work directly with the City to find a fair solution to keeping an affordable housing stock in the City.

With all of this information, we believe there is a fair, economical and viable solution currently being utilized by the City of San Leandro and that is the Rent Review Program. This has been successful for the multifamily housing stock in the City and can be successful for the mobilehome and RV communities as well. This will not cost the City, the Residents or the park owners any additional funds and it still gives the protections to the Residents that the City believed was fair when they implemented this program initially. We would also like to propose another alternative option: long-term and short-term leases. Brandenburg, Staedler and Moore has been successful with our Rent Stabilization Agreements with our Residents who continue to believe that this is an optimal approach. We once again request the City Council to not implement a mobilehome rent control ordinance and instead allow the park owners to work with their Residents to find feasible alternatives for all parties.

We thank you for your time and attention and sincerely hope that we can continue to work together to find a fair solution for all.

Sincerely,  
BRANDENBURG, STAEDLER & MOORE



Ryan Jasinsky  
Director of Property Management

## BAYSHORE COMMONS IS A GOOD STEWARD OF AFFORDABLE HOUSING AND GOOD FOR SAN LEANDRO

Dear Council,

As Jeremy Bentham once said, "The sad truth is that it is the greatest happiness of the greatest number that is the measure of right and wrong."

As you are aware, Bayshore Commons is one of your largest providers of non-government subsidized affordable housing in the community. We appreciate your efforts to include us in discussions about a possible rent control ordinance and alternatives.

Rent control is nothing more than a price control. While price controls have a well-deserved place over very short periods during times of emergency in the long run they never work out as intended and create nothing more than market distorting effects and a scarcity of supply. While the currently proposed price controls are not overly draconian, they do in turn lead to a scarcity of supply in the long haul. It simply becomes unprofitable and too onerous to run this type of business, and families, like those at SanDev get out, and there are only developers to purchase.

Over the last 40 years, communities that have targeted mobile home parks for price controls have seen their affordable housing stocks decline markedly. If your goal is to ultimately get rid of this affordable housing source, instead of nurture it, then price controls are the right path. If, however, you want to nurture this valuable resource and help it continue to thrive, other policies must be looked at that balance the needs of all stakeholders. If you are unsure about these conversions, look simply at your immediately surrounding communities. There have been numerous park closures across the county and in turn affordable housing continues to be gobbled up by market rate housing projects. You see this happen at a much faster clip in communities where rent control is adopted. You also see multiple communities in the Bay Area where parks are operated in a transient manner. This means that owners only rent to rv's and only allow them to stay for less than 9 months so that they are not subject to the state law definition of residency and cannot be regulated with rent control.

The bottom line is that rent control is a broad sword that creates winners and losers with multiple unintended consequences. The group of people you are targeting for help today is the exact group who will be harmed by this policy 10 years from now. To further examine these market distortions one must understand the landscape and long term harm of price controls in housing. Case in point, look no further than Malibu and Santa Cruz and their rent control. In Malibu you can rent a space in a park for \$500 but you will have to purchase the mobile home for \$1,000,000. This would be a 1970's home that has a "Blue Book" equivalent value of \$30,000. You see, price controls create scarcity and price distortions. Mobile homes are not financeable like houses. Generally people have to purchase the homes for cash. What is more affordable for the lower income residents of Malibu? Market rate space rents of \$2,000 per month and a \$50,000 mobile home purchase or \$500 rents and a \$1,000,000 cash purchase? Your target market for affordable housing has been priced out and now the rent control becomes an entrenched entitlement for those who do not even need it. The dirty secret is that rent control kills off your overall affordability calculation even more in the long haul. You already have this going on inside San Leandro today. Mission Bay is a perfect example. Their long term lease arrangement has kept their space rent below the economic market rents for the area. As such, those

same 1970's homes are selling for upwards of \$200,000. Is Mission Bay affordable for those you are targeting with this ordinance or are you merely providing price controls for the middle class who do not need them at the expense of those you want to help? I would posit that it would be better policy to have Mission Bay raise their rents from an average of \$1,000 to a probable market of \$1,400 so that more lower income people could afford the housing in this community, instead of the white collar retirees with 401K's and pensions.

John Busch has been a topic and advocate related to this possible legislation and makes our community worthy of a discussion. Bayshore's old owners kept rents severely below market and allowed the place to be run like a modern day ghetto. You, as a council, can see the history of service calls and complaints from the surrounding community. You are also able to see the difference over the last 15 months. As such, displacement has become a major theme, however this trope is overplayed and not factually accurate. Bayshore's RV population has turned over less than market rate apartment housing does. That is a fact that cannot be disputed. While even one displacement is sad, the goals must be weighed across the greater good of the immediate community and surrounding community. For the 30+ RV residents who remain, all are better off with the changes. They are safer and healthier. The residents were owed this fundamental necessity. If you had price controls in place two years ago, this rehabilitation could not have happened and you would most likely be looking at razed land today with apartments rising in short order. What is best for the collective of those in need of affordable housing?

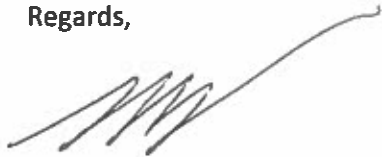
As business owners, we are guided by both a profit and loss statement and an obligation to run our communities responsibly. These goals must happen in tandem in order to stay in business as a manufactured housing community, not only today but 20 years from now. Many of our responses may seem more measured and not tug at your heart strings, however they hold validity and have a long term impact on this precious housing stock you hope to protect. You hear buzzwords like stabilization and fair rates of return. It doesn't exist and when you try to make it exist through even more legislation, the ordinance becomes even more of an albatross for the city to administer. Rent Control laws are costly to administer and always end up eating into the general fund. This is unfair to city taxpayers, especially in light of the major unfunded pension liability.

As drafted today, there are not enough spaces that would be subject to the ordinance to allow the program to be self-funded unless you created a large tax on the mobile home residents which would further impact affordability. My analysis shows the cost to residents of between \$15 and \$40 a month depending on the final count of long term leases in effect. There are immediate problems with rent control and how it relates to affordability and state law. The first item to be looked at is the "Vega Adjustment". The law allows all parks to start out on an even keel and at market rate rents. This Vega adjustment is that mechanism. It is a hearing process that is costly for the city to administer, and generally gets passed along to the residents by the city. Vega adjustments would have a perverse effect of forcing the property owner to go this route and protecting their property value and livelihood. Fair return hearings are also very costly to administer. Further, rent control ordinances continue to be challenged in the courts. Look no farther than the city of El Monte which has spent almost \$1,000,000 administering and defending its ordinance over the past 3 years. The more intensive the rent control the more difficult it is to administer and to do so in a cost effective manner. This ordinance would be an entirely new program within the city and force it to dedicate resources only for its use.

It is a bit worrisome that Mayor Cutter was quoted as saying "It's not a one size fits all issue. I want to make sure we are looking at all the possibilities". Unfortunately, it feels as if staff are only looking at one possibility, rent control. In our discussions with staff we heard that staff needs to be directed to look at other avenues if the council has interest in exploring less financially costly avenues. We would propose a very logical alternative. The existing Rent Review Ordinance is already in place for a majority of the San Leandro housing stock. The most recent staff report paints the program as a smashing success. It has worked and continues to work. The group of mobile home community owners is small and as you have seen, we are very responsive. Adding us to this program would be an incredibly cost effective way for the city to address the concerns it has while looking out for the residents. It makes no sense to us that this program is good enough for everyone else except mobile home park owners and residents. Why not try it for two years and if it's not successful look at other options? Why foreclose the option of a successful cost effective program without trying it?

We would emphatically encourage you to vote against the bad public policy of rent control and instead adopt an ordinance based on a program you already know works. Give it a try and lets work together to solve this problem.

Regards,

A handwritten signature in black ink, appearing to be 'Matthew Davies', written in a cursive style.

Matthew Davies

Bayshore Commons