

From: [Liao Thomas](#)
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
Date: Monday, January 14, 2019 12:44:30 AM

FYI.

Begin forwarded message:

From: [REDACTED]
Date: January 13, 2019 at 9:29:24 PM PST
To: PBallew@sanleandro.org, tliao@sanleandro.org, 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>

To: [REDACTED]

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>

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!