

From: [Liao, Thomas](#)
To: [Miguel, Leticia](#); [Warmerdam, Liz](#); [Hernandez, Caroline](#)
Subject: FW: Proposed Mobile Home Rent Stabilization Ordinance
Date: Friday, March 01, 2019 5:09:43 PM

fyi

From: GINA MARQUEZ <[REDACTED]>
Sent: Friday, March 01, 2019 4:28 PM
To: Anderson, Kimberly <KAnderson@sanleandro.org>
Cc: Cutter, Pauline <PCutter@sanleandro.org>; Cox, Deborah <DCox@sanleandro.org>; Lee, Benny <BLee@sanleandro.org>; Ballew, Pete <PBallew@sanleandro.org>; Hernandez, Ed <EHernandez@sanleandro.org>; Lopez, Corina <CLopez@sanleandro.org>; Aguilar Jr, Victor <Vaguilar@sanleandro.org>; Miguel, Leticia <LMiguel@sanleandro.org>; Kay, Jeff <JKay@sanleandro.org>; Richard Pio Roda <rpioroda@meyersnave.com>; Liao, Thomas <TLiao@sanleandro.org>; Sargent, Maryann <MSargent@sanleandro.org>
Subject: Proposed Mobile Home Rent Stabilization Ordinance

March 1, 2019

Via Email: kimberlyanderson@sanleandro.org

Kimberly Anderson, Housing Specialist
The City of San Leandro Community Development Department
835 E. 14th Street
San Leandro, Ca. 94577

Re: *Proposed Mobile Home Rent Stabilization Ordinance*

Dear Kimberly Anderson,

Thank you for emailing the City Council Member's Proposed Mobile Home Rent Stabilization Ordinance. As you know, Mr. John Busch, myself and a team of supporters, anxiously waited for the implementation, because of the proven need for such protection beginning February 2018. Evictions, homelessness and retaliation have resulted for Mobile Home Park Tenants, therefore the advocacy was meritorious. In addition, I am most grateful that Mr. Jim Oddie, was able to assist the Council Members after I sought Assembly member Rob Bonta's help.

After careful review of the proposed ordinance, I had a few questions that I anticipate Mr. Liao and City Council Members will address on Monday, March 4, 2019. Concerns as follows:

1. **Just Cause** verbiage is missing from the ordinance. This addition is pertinent because of the harassment and retaliatory evictions many Mobile Home Park Tenants have endured. Most importantly, because of John Bush's apprehension for exercising his rights.

2. **The CPI** is still too high at 4%. Council Member Benny Lee, publicly stated that even 2% is a hardship. Much gratitude for including the CPI based on my suggestion and evidence.
3. **Section 4-30-207 Part B**, John Busch supporters are concerned because a Mobile Home Park Tenant appears to be exempt from the ordinance due to government assistance. This may inspire retaliatory acts from a ravenous property owner, as an excuse for capital improvement.
4. **Temporary Rent Increases**, is a large problem and must be elaborated so we can fathom the understating of how this inclusion supports a Mobile Home Park Tenant.
5. **Zoning and Code Enforcement?** The Mobile Home Park Tenants were re-directed to The City of San Leandro from the State of California regarding safety inquiries.
6. **Rent Review Officer**, should be reconsidered based on the lack of support from The Community Development Department during advocacy. How can the department re-establish trust and that Mr. Liao will enforce the new Mobile Home Rent Stabilization Ordinance?
7. **Retroactive Inclusion**, for the retaliatory notices after the City Council Public Meetings. Property Owners produced such ill notices to all Mobile Home Park Tenants for exercising their rights.
8. **Moratorium**, to protect all Mobile Home Park Tenants from further retaliation and harassment, until the new Mobile Home Rent Stabilization Ordinance is finalized.

Much gratitude for acknowledging the listed concerns.

Very Truly Yours,

Gina Marquez

[REDACTED]
Castro Valley, Ca. 94546

Email: [REDACTED]