



Santa Rosa Mobilehome Park Ordinance
Meeting of Owners and Management
August 18, 2022

OWNER/MANAGEMENT FEEDBACK

Attendance:

In person - 11

On Zoom – 7

- Presentation by City Staff:
 - Residents' Requests:
 - Allowable rent increase changed to 50% of CPI;
 - Maximum increase cap changed from 6% to 3%
 - Temporary freeze on annual Administrative Fee imposed by City on residents and park owners
 - Review of Ordinance

Speaker Comments:

- If there's a problem, they can help.
- Would like everyone to meet together.
- Proposal doesn't work, not financially viable, but believes they can find something that will work.
- Would like to better understand which residents are really suffering. They have a rent subsidy program; they notify residents of this with each annual rent increase notice. Few people ask about it.
- In favor of rent control that works for both sides and wants meaningful conversation
- Each park has its own history, is unique. Need a flexible approach that works for all.
- All the parks are market driven.
- Need communication between both parties.
- Insurance cost increases from fires, didn't pass through.
- Want to continue to improve parks but need resources.
- They receive and offer accommodations on rent.
- Owned Park for over 10 years
- Want to communicate with residents.
- Focus is on sustainability of the park.
- If change rate of rent increases, will impact other parts of the ordinance.
- Would like to better understand the goals of the residents making this request.
- Want City to encourage residents to talk with owners.
- Had rental assistance program for residents during COVID

- Work with residents if there are financial needs.
- Believe there is a way to work something out.
- Reinforced that owners want to communicate with residents.
- Request not to go below 100% of CPI.
- The role of Western Management Association is to assist and support park owners
- There should be conversation about rents, maintenance, and facilities
- Operating costs keep increasing/vendors have raised rates.
- Offer a rent preservation program, can freeze rent, and then get repaid when home sold.
- No one using the program, not eligible.
- Eligibility is based on a 30% debt to income ratio.
- City should foster a dialogue between both parties.
- It is good to know that there has only been one fair return hearing, it would be a problem if there were too many.
- Making this change could open up the City to a lawsuit.
- Rents should increase with CPI
- Owners want certainty/predictability about allowable rent increases.
- If make this change, will result in more hearings.
- Park owners don't know what expenses they'll incur
- Doesn't think that \$6,000 would cover even one hearing.
- Best for both parties to meet.
- Wants dialogue with residents – not just one-way comments.
- Current rate allows owners to keep up with increasing costs.
- After the fire, they were able to rebuild at no cost to residents, with a change in rate may not be able to do that.
- Buyers are still entering into leases under the current ordinance.
- Mobilehome are the most affordable housing option in the area
- Never evicted anyone for nonpayment of rent.
- Wants to help residents.
- Current ordinance creates equilibrium.
- Need to pay for upgrades and maintenance to keep residents happy.
- Have a rent preservation program.
- Have never evicted a resident.
- Just remodeled clubhouse for \$500k at no cost to residents.
- Why did the City hire a consultant?
 - Staff Response: To secure time to help staff; consultant is a solo practitioner.
- Owners mentioned the willingness to meet and mentioned in their rent increases there is a section mentioning a program that assists with rent subsidy. Only a few people inquire about it.
- Has correspondence had been received and read?
 - Staff Response: City staff and Council members have received



- When can they expect to hear back after the resident's meeting?
 - Staff Response: Possibly within a week after the resident's meeting.
- Has City Council has been involved?
 - Staff Response: Some members have received comments and letters. There has been some public comment at Council meetings to lower the permitted annual increase.
- Staff asked about the Rent Preservation Program at Rincon Valley
 - Rincon Valley answered: in 15 years only one resident due to qualifications, they will send the City the application and qualifications of the program

Meeting adjourned.