

From: [Gloria Mungo](#)
To: [City Council](#); [City Clerk](#); [Ramos, Emily Ann](#); [Matichak, Lisa](#); [Abe-Koga, Margaret](#); [Kamei, Ellen](#); [Showalter, Pat](#); [Hicks, Alison](#); [Lieber, Sally](#); [Ramirez, Lucas](#); [Neighborhoods](#); [Hellman-Tincher, Micaela](#)
Cc: contact@mvmha.com
Subject: Mobile Home Space Rent Increase
Date: Monday, April 10, 2023 12:30:26 PM

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As a low income Senior Citizen, 5% increase causes cut backs, on essential needs.
TY

From: [runner_dude](#)
To: [Matichak, Lisa](#); [Showalter, Pat](#); [Ramirez, Lucas](#); [Abe-Koga, Margaret](#); [Kamei, Ellen](#); [City Council](#); [Hicks, Alison](#); [Ramos, Emily Ann](#)
Cc: [Chen, Wayne](#); [epc@mountainview.gov](#); [Yau, Ellen](#); [Hellman-Tincher, Micaela](#); [van Deursen, Anky](#); [Anderson, Eric B.](#); [reid.miller@hcd.ca.gov](#); [HousingElements@hcd.ca.gov](#)
Subject: Housing Element Input; Mountain View Mobile Home Rent Stabilization Ordinance; Please Accelerate The Timeframe For Lowering The AGA
Date: Monday, April 10, 2023 3:13:48 PM

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this is a resend due to formatting and color errors in my prior email ... sorry about that ... so please use this one ... thanks !

Please Accelerate The Timeframe For Lowering The AGA (Annual General Adjustment) Under the Mountain View Mobile Home Rent Stabilization Ordinance (MHRSO) In Your Housing Element:

Current Allowed AGA CAP Of 5% Is Not Sustainable For Residents:

Landlord Has Eliminated All Long-Term Lease Incentives Historically Given To Mobile Home Renters, And Is Pushing Through The Maximum Annual Rent Increase Allowed By Law, Irrespective Of Market Conditions:

Folks Will Likely See 15.76% Cumulative Increases Over A 25 Month Period Due To Compounding (September 1, 2022, 2023, and 2024) If Council Doesn't Address This Issue Until 2025, On Top Of Monthly Rents That Are Already The Highest In The Country:

As A Result, Folks Will Be Displaced:

Dear City Council & City Staff:

Thank you for revisiting the current MHRSO AGA as part of Mountain View's upcoming Housing Element review.

In it, you write:

Study updates to MHRSO regarding allowed rent increases and adopt (if directed by Council) by March 31, 2025

As I wrote you in March, I'm a senior citizen of Mountain View currently renting a mobile home in one of Mountain View's largest mobile home parks. I've been renting from my current landlord for almost 25 years and have been renting my current rental for the last 16 years.

I've been involuntarily displaced from my home twice in that timeframe so I feel like I speak from experience when talking about issues like rent increases, displacement, housing elements, and the like.

If you wait until March of 2025 to address this critical issue, it is likely that folks will have experienced a 15.76% cumulative, compounded increase in their rental expenses by that time, which will clearly displace many folks. Folks received a 5% increase starting 09/01/22, and we will likely see another 5% increase starting 09/01/23 and continuing to 09/01/24 given inflationary trends in our area.

This is on top of rents that are already the highest in the country.

As a result, folks will be involuntarily displaced.

Antioch and Richmond, **recognizing this problem**, recently passed a rent control ordinance with an annual CAP of 3% or 60% of CPI, whichever is less, **with no floor**. And there are numerous rental communities throughout the State (Santa Ana, Inglewood, Beverly Hills) with similar AGA's. **So Mountain View would not be blazing a new trail here.**

So I'm asking the City Council to try and address this urgent issue before March of 2025 which is 2 more rent increase cycles away and reflect this commitment in the Housing Element.

Folks can not absorb two more rent increase cycles of 5%.

All residents in mobile home parks feel that this request is very reasonable given the advantages already provided to landlords, who receive:

- the benefits of Prop 13, which CAPs the assessed value of their properties at 2% annually,
- tax deductions on their tax returns which are not available to renters,
- preferential treatment on mortgages which are not available to folks who don't own land,
- a current 2% AGA floor, which they can pass on to renters **even in a deflationary environment**, and
- **a built-in-mechanism in the current rent control law allowing landlords to request additional increases**

if they feel they are making insufficient profit ... such a guarantee and windfall is not available to any other industry.

So the deck remains stacked against renters in favor of property owners and our community is asking the Council, via the Housing Element, to restack this deck by addressing our urgent need for a lower AGA sooner rather than later.

Thank you so much !

Sincerely,

christopher m. saleh (he/him/his)
senior citizen renting in mountain view