

From: Anna Marie Morales < >

Sent: Wednesday, March 15, 2023 4:49 PM

To: epc@mountainview.gov; chrisclarkmv@gmail.com; wcranstonmv@gmail.com; hankdempseymv@gmail.com; mv.epc.jose@gmail.com; preeti.hehmeyer@gmail.com; alex.nunez@pm.me; jyin.mvepc@gmail.com

Cc: City Council <City.Council@mountainview.gov>; Chen, Wayne <Wayne.Chen@mountainview.gov>; van Deursen, Anky <Anky.vanDeursen@mountainview.gov>; Hellman-Tincher, Micaela <Micaela.Hellman-Tincher@mountainview.gov>; tgonzalez@coronorcal.org; Yau, Ellen <Ellen.Yau@mountainview.gov>; Anderson, Eric B. <Eric.Anderson2@mountainview.gov>; MVMHA <social@mvmha.com>

Subject: Public Comment for Agenda Item #5 - 3/15/23

Dear EPC members,

I hope this email finds you all well. I have been a resident of Mountain View for over 40 years now, and I am writing with a critical ask to help the vulnerable Mobile Home community in our beautiful city. As many of you know, the mobile home community has been trying to get protections as far back as 2001 (and even earlier). While it has been a long and perilous battle, we finally got the MHRSO back in 2021, but this is unfortunately not enough to keep people housed. In particular, those that are on a fixed income, such as seniors, low-income families, veterans, and the disabled. Many are still struggling to deal with the repercussions of the pandemic, and now with inflation so high, many are at risk of being displaced. Action needs to be taken NOW. Even without all of this, 5% yearly increases are unsustainable.

While we appreciate being included in the Housing Element, it is not nearly enough to have a study by 2027. HUD has told city council that they need to do more to be in compliance and to include feedback from residents. I am asking that the EPC make a clear and strong recommendation to city council to do the following:

Under **Section 3.2, Displacement Prevention and Mitigation** of Mountain View's Housing Element draft, there are two additions that just studying an amendment or update to MHRSO would meet our needs.

The staff members who added these items probably aren't yet aware that every tenet of MHRSO has already been studied in depth over the last seven years by committee members, city attorneys, and city staff. We hope the authors of the revised draft will catch up by adding the following specific content.

Suggested revisions

Under the 3.2 subsection **Objectives and Metrics**, we see this addition:

- [Study amendments to the Mobile Home Rent Stabilization Ordinance \(MHRSO\) that reduce annual allowable rent increases.](#)

We'd like to see that addition replaced with the following **Objective**:

- **Amend the MHRSO to lower the allowable rent increases to 3% or 60% of CPI, whichever is lower.**

This would put Mountain View in alignment with regional cities like Antioch and Richmond, as well as many other mobile home ordinances throughout the state, which have lower defensible and sustainable AGAs. There is also Santa Ana, Inglewood, Beverly Hills, and more.

The currently-allowed AGAs for Mountain View's mobile home parks (2% floor, 5% ceiling) are higher than any in our city's history, except for 2016, when one park owner jacked up space rents for the oldest residents by 7 to 10%.

Under the 3.2 subsection ***Milestones and Timelines*** we also see this addition:

- [Study updates to MHRSO by December 31, 2027](#)

Everyone who has lived past the age of 70 in Mountain View is keenly aware of the vanishingly small amount of time we have to live, as well as the diminishing options and health challenges we face as we get older.

Given the urgency of this issue, we'd like to see the ***Timeline*** addition replaced with the following:

- **Complete MHRSO amendment by December 31, 2023**

Since Mountain View's City Attorneys drafted our MHRSO in 2021, they are already familiar with its provisions. Since Antioch's and Richmond's rent control ordinances are exactly what is needed for Mountain View, it would probably not be difficult for attorneys to adapt the legal text of those existing ordinances to Mountain View's ordinance. We hope that these two revisions could be placed easily in the Housing Element draft that is to be released to HCD early next month.

There may be some members of the EPC that do not believe in rent control. I ask that these members dig deep and think about what it means to serve and protect a community of people. In this case, the vulnerable mobile home population. Rent control has passed, and we are telling you that there needs to be more done as soon as possible to keep people housed. We have poured our hearts out and laid our pains, fears, and vulnerabilities bare. Please help us to live with dignity. Housing for ALL should be a basic human right. I look forward to your help.

Thank you so much,

Anna Marie Morales