
From: Jim Schwartz
Sent: Tuesday, January 28, 2025 4:55 PM
To: City Council; , City Clerk; Ramos, Emily Ann; McAlister, John; Clark, Chris; Kamei, Ellen; Showalter, Pat; Hicks, Alison; Lieber, Sally; Ramirez, Lucas; , Neighborhoods;
Cc: contact@mvmha.com
Subject: Please amend the MHRSO to limit rent increases in mobile homes

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As a long time renter of both the home and space at Sahara Mobile Village, I'd like to encourage you to amend the MHRSO to:

- Remove the floor for AGA adjustment. If the economy tanks as a result of federal policy or anything else, landlords would still be guaranteed the right to raise our rents. Should they have a guarantee that their revenues and profits are maintained when we as renters have no such benefits?
- Lower the allowed annual rent increase from 5% to 3% or 60% of CPI. That's in line with a lot of California municipalities. Compounding over the years, 5% turns into massive increases over time. In 10 years, today's \$3500 becomes \$5700. That's pretty extreme for residents of mobile home parks. Our rents get raised every year by the maximum allowable amount. This, even though the park is offering incentives to new residents that we as long term tenants don't get.
- Owners can file for hardship benefits that we as tenants can't. But the overwhelming reality is that tenants are far likelier to face economic hardship than owners are. If owners can get those benefits, tenants facing income shortages, health issues, age related limitations on the ability to earn a living, and other things should, too, especially with the rash moves the federal government is making and threatening to make.

Thank you for considering this matter at tonight's meeting. Mountain View residents have twice voted for rent stabilization measures. It's widely supported in our city. I hope you choose to consider our situations in the parks and accordingly enact changes to the MHRSO that work to our continuing viability as renters.

Jim Schwartz
Sahara Mobile Village