



**Public Comments**  
**City Council Meeting**  
**May 6, 2020**

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 68.4.27.180

**Email** [bart.thomsen@cox.net](mailto:bart.thomsen@cox.net)

**Council Meeting Date** 5/6/2020

**Agenda #** 11

**Subject** READ ALOUD Opposed to amendments to mobile home rent control

**Position** In Opposition

**First and Last Name** Bart Thomsen

**Escondido Resident** False

**Street Address** 301 E. 17th Street #208

**City** Costa Mesa

**State** CA

**Zip** 92627

**Comments** Please allow me to share why limiting turnover rents is bad for both the mobilehome residents and the park owners in Escondido. The current short form limits increases to 75% of CPI. With CPI averaging under 2% for the past 10 years, mobilehome residents have had rent increases average about 1.5% per year for the past decade. While single family home prices and apartment rents have skyrocketed, most Escondido mobilehome residents are experiencing rent increases of less than \$10 per year. And with the coronavirus pandemic, it is very likely that CPI will be at or near zero for the next year or more. As our parks age, our costs to operate are most certainly exceeding CPI. Any rent increase below CPI is unsustainable in the long run. There has to be a relief valve that allows some way to catch up. The two different relief valves are periodically giving larger increases to all of the residents all at once, or raising them only to new buyers who have demonstrated that they can afford the home and the new space rent. By using the later, the existing residents avoid the anxiety and uncertainty of the long form increase and are left alone to enjoy their homes and their modest annual increases. Furthermore, by limiting the rent to a new buyer, the selling price of the home is artificially increased. The ironic part of this is that the new resident does not get the benefit of the low rent, because the new buyer is forced to pay an inflated price for the home. The only person who benefits is the person who is moving out. The new buyer pays more for the home and the park owner is now forced into a long form rent increase application and must ask the existing residents to pay more so that the park owner does not continue to go backwards economically. Vacancy decontrol has brought much peace to Escondido. Existing residents have had their low rents stay low by the 75% of CPI limitation. New residents have been able to purchase homes at agreed upon rental rates, and then have had the security of knowing that because of the rent control, their rents will only increase slowly in the future. If there are real issues that need to be worked out, let's form a task force and have park owners, residents, and city officials sit down together and work them out. Our company would welcome the opportunity to meet with

residents to help solve any problems that may be in Escondido. If there are legitimate issues that need to be addressed, a task force is a much better solution than rewinding the clock to an unpleasant time in Escondido history. If you have any questions or comments, feel free to contact me at any time.  
Sincerely, Bart Thomsen

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=8a177267-0759-417a-ac4a-8e7d5d07faed>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 47.144.158.240

Email [clint@lfgmt.com](mailto:clint@lfgmt.com)

**Council Meeting Date** 5/6/2020

**Agenda #** 11

**Subject** READ OUT LOUD- opposed to amendments to Escondido's Mobile Home Rent Control Ordinance

**Position** In Opposition

**First and Last Name** Clint Lau

**Escondido Resident** False

**Street Address** 1635 Aviation Blvd.

**City** Redondo Beach

**State** California

**Zip** 90278

**Comments** Thank you for the opportunity to provide input on the proposal to remove or amend Vacancy Decontrol from Escondido's Mobile Home Park Rent Control ordinance. I have managed Valley Parkway Mobilehome Park for a number of years. We take great pride providing attainable housing for Escondido. This is a horrible time to bring forward this change. Our state and local jurisdictions, including Escondido through temporary eviction moratoriums, have asked a tremendous amount from rental housing providers during the COVID 19 crisis. Over 10% of our residents are without jobs; unable to pay rent right now. We are working with each of them to find solutions while our expenses remain as high as ever. I appreciate the opportunity to participate with the council's thoughtful consideration of this important topic.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=c21edae0-1f69-4444-81e1-d55ad0ba13a5>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 108.184.77.51

**Email** [dcornell@ipgmhc.com](mailto:dcornell@ipgmhc.com)

**Council Meeting Date** 5/6/2020

**Agenda #** 11

**Subject** READ OUT LOUD- opposed to amendments to Escondido's Mobile Home Rent Control Ordinance

**Position** In Opposition

**First and Last Name** David Cornell

**Escondido Resident** False

**Street Address** 18006 Sky Park Circle Suite #200

**City** Irvine

**State** Ca

**Zip** 92614

**Comments** Thank you for the opportunity to provide input on this item. Sundance MHP is a locally owned and operated community where we take great pride providing attainable housing for Escondido. We are opposed to any change to the ordinance that would remove vacancy decontrol from the current ordinance. As you may well know, Vacancy Decontrol stopped the infighting and litigation that went on for years here. It allows park owners the ability to bring their lot rent to market after enduring, sometimes decades, sub-inflationary rent increases for existing residents. The ordinance protects existing residents with low, predictable rents while at the same time provides a "catch-up" opportunity for park owners. New, prospective buyers make a buying decision with their eyes wide open. Taxpayers win because this balance reduces, or in the case of Escondido, eliminates litigation. We respectfully request that you reject the proposal to place this issue on the ballot. We are happy to meet with any member of the council to discuss perceived issues with the ordinance. Like all stakeholders, we want to sustain Escondido's affordable mobile home parks. Thank you. Sundance MHP

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=cc21bbfe-5f31-4410-92d8-95f4efa8d6b6>

To be read out loud

Dear Mr. Beck,

I am writing this letter in support of the Proposition regulating the amount by which space rents for a mobile home may be increased upon sale of the home to new buyers.

I have owned my mobile home for many years and I am alarmed at what, I hope, will not be the future of mobile home parks. I have friends who live in Sundance and Friendly Hills. The values of mobile homes in those parks have decreased dramatically because of the high rents offered to the new buyers by park owners. Often homes stay on the market for many months if they can be sold at all.

Most parks charge between five hundred to twelve hundred dollars less than these two parks. After all, why not get as much rent money as you can. Nothing is stopping you. And if the mobile home stays empty for a long time, who cares. The park owner will get his rent, or perhaps the seller has to move and give up the home for pennies on the dollar.

Please, Council, vote to place this Proposition on the ballot. Let the voters decide. Help save our mobile home parks.

Very truly yours,

Delores McQuiston

Imperial Escondido Mobile Estates, Space no: 229

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 70.95.37.146

Email [caf@lfap.com](mailto:caf@lfap.com)

**Council Meeting Date** 5/6/2020

**Agenda #** 11

**Subject** READ OUT LOUD- opposed to amendments to Escondido's Mobile Home Rent Control Ordinance

**Position** In Opposition

**First and Last Name** Jeffery H Johnston

**Escondido Resident** True

**Street Address** 960 Canterbury Pl, Ste 300

**City** Escondido

**State** CA

**Zip** 92025

**Comments** Thank you for the opportunity to provide input on this item. Casa De Amigos is a mobile home park located in South West Escondido and is home to approximately 138 homes. We are opposed to any change to the ordinance that would remove vacancy decontrol from the current ordinance. The current ordinance is effective at protecting existing residents with low, predictable rents while providing park owners the opportunity to catch up with market rates. This balance allows mobile homes in Escondido to remain affordable to those who need them most. In my letter to the Mayor and council, I outlined how Vacancy Control actually erodes your affordable housing stock. When the lot rent is artificially reduced, the price of the home increases sharply, making it unattainable for those priced out of traditional homeownership. Additionally, Taxpayers win because the balance achieved with the current ordinance reduces or eliminates costly litigation. I respectfully request that you reject the proposal to place this issue once again on the ballot. It has already been voted on twice and the current ordinance is an effective means of protecting affordable housing stock in Escondido. Thank you. Jeffery H Johnston

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<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=97a87b37-433b-4ff0-b9f2-1b9f707ffb3>

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 99.33.179.68

**Email** [pborchmann9@gmail.com](mailto:pborchmann9@gmail.com)

**Council Meeting Date** 5/6/2020

**Agenda #** 11

**Subject** Amendment to Prop K

**Position** In Favor

**First and Last Name** patricia borchmann

**Escondido Resident** True

**Street Address** 1141 carrotwood glen

**City** escondido

**State** CA

**Zip** 92026

**Comments** I urge Escondido City Council to support the proposed Amendment to Proposition K, and place a ballot measure on November 2020 for all voters to decide. The proposed Amendment will protect mobile home park owners so they won't lose earned equity whenever a coach is sold, or be forced to suffer economic hardship. The Amendment will level the playing field to make conditions more fair when mobile homes in Escondido are sold. I hope City Council takes action to represent owners of mobile homes in Escondido who deserve support from elected officials. It's the right time to do the right thing, and many voters ask you to Vote Yes on Agenda item #11. Thank you for consideration.

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From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 47.144.158.240

**Email** [peter@lfgmt.com](mailto:peter@lfgmt.com)

**Council Meeting Date** 5/6/2020

**Agenda #** 11

**Subject** READ OUT LOUD- opposed to amendments to Escondido's Mobile Home Rent Control Ordinance

**Position** In Opposition

**First and Last Name** Peter Lau

**Escondido Resident** False

**Street Address** 1635 Aviation Blvd.

**City** Redondo Beach

**State** California

**Zip** 90278

**Comments** Thank you for the opportunity to provide input on the proposal to remove or amend Vacancy Decontrol from Escondido's Mobile Home Park Rent Control ordinance. I manage Lake Bernardo Mobile Estates. We take great pride providing attainable housing for Escondido. I believe that the policy of "Vacancy Control" is ineffective keeping housing affordable for prospective buyers—in fact it erodes it. Home buyers have a certain budget for what they can afford to pay monthly for housing. They look for the best possible option to fit their budget. When the price of the lot rent is artificial suppressed by rent control, the price of the home skyrockets thus making the housing stock unaffordable. I appreciate the opportunity to participate with the council's thoughtful consideration of this important topic.

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=b52b580c-cd84-4db3-84ad-2852425cc9ec>

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For the City Council meeting on 05/06/2020, for Agenda Item #11, patricia borchmann <[pborchmann9@gmail.com](mailto:pborchmann9@gmail.com)>, a resident of escondido, wishes this comment to be read into the public record:

Council Members,

I write today to ask you support placing the Vacancy Control amendment to Proposition K on the November ballot. Mobile homeowners deserve to hold onto the equity they have earned in their homes just like the majority of homeowners in Escondido do. Many senior homeowners rely on the equity in their homes to pay for expenses - such as medical care or assisted living facilities - with the equity store in their house; vacancy decontrol often steals that money unfairly. Please vote yes to put Vacancy Control on the November ballot.

Thank you.

[Please read aloud:]

My name is Rob Wise. At Sundance MH Park for April 2020 , we have 4 Homes vacant & 7 more Homes For Sale, **for more than 6 months . That is 11 out of 88 Homes.** The extremely high rents of \$400 per month higher than Escondido MH Park averages , are being demanded now by our Community Management Owner(s) .

That has reduced the sales-value of our Homes, and reduced the number of available buyers for our Homes for the last TWO years or more . Our MH Park Managers seem to be reacting to the "Green Light" that they received from the previous Escondido City Administration since 2013 to allegedly ignore their RESPONSIBILITY for 5-Star Quality maintenance as they stated to the Rent Review Board & allegedly ignore some of our MRL CA Civil Code 798 RIGHTS

We see that the Escondido CITY HOUSING Department is not recommending this proposed Referendum be put out for a vote . **Now : "Times have changed"** in Escondido since our PROP K Ordinance was upheld by the US Supreme Court 9 to 0 in 1992 , & we realize that older folks are on their own:

***without the CITY to protect the Senior Citizen's hard fought rights anymore.***

***Thank-you for your quick consideration of our situation in all of Escondido !***

From Url: <https://www.escondido.org/public-comment.aspx>

From IP Address: 99.43.5.160

**Email** [tbowman552@gmail.com](mailto:tbowman552@gmail.com)

**Council Meeting Date** 5/5/2020

**Agenda #** 11

**Subject** Mobile Home Vacancy

**Position** In Opposition

**First and Last Name** Tania Bowman

**Escondido Resident** False

**Street Address** 158 W. 8th Ave.

**City** Escondido

**State** CA

**Zip** 92025

**Comments** Mobile Home Parks - Item 11 - Please read the following into the record at the City Council meeting of May 6, 2020. There is an enormous inequity between residents who live in and own mobile homes, and the owners of mobile home parks that own the land. The internet is replete with sites boasting about the business acumen of those investing in mobile home park ownership. Real estate experts like Frank Rolfe and Dave Reynolds are the 6th largest investors of mobile home parks in the US, with \$500 million in assets. They cite the relatively uncomplicated business world of a park owner, because the upkeep of the park is significantly less than for those who own regular housing rentals. Park owners do not have to worry about maintenance, repairs, and updates to the mobile homes themselves, as the mobile home owners have sole responsibility for those costs. Another benefit to the mobile park owners is that they have a low turn-over rate, because moving a mobile home can cost between five and seven thousand dollars. The residents who own their mobile homes are primarily retirees on fixed incomes. They receive an average income of \$1294 in Social Security retirement benefits. Fifty percent of those residents in mobile parks have zero measurable savings. When a mobile home owner is selling or transferring her/his coach, a current loophole in the law does not recognize that rent control exists, and allows park owners to increase the rental of the space upon the sale or transfer of ownership. This substantially cuts into the equity and value of the mobile home and the mobile home owner must then either reduce the selling price of her/his coach to facilitate a sale or walk away from the home altogether. It's time that this loophole be eradicated, and the spirit of the law be honored and enforced. A ballot measure closing this loophole and prohibiting mobile park owners from imposing exorbitant increases should be prepared and placed on the November ballot. I ask that the Escondido City Council vote today, to ignore the confusing and mostly irrelevant staff recommendation, and direct staff to prepare a ballot measure for the November election.