

Sunnyvale City Council Members,

I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. An MOU will only delay this obviously needed legislation to “some day”. We need rent stabilization and vacancy control desperately NOW.

If rent is not stabilized in the mobile home community many people, like myself who are senior citizen’s and would like to sell my house and move where my children and grandchildren are in other states can not leave.

Mobile homes are a growing area of home purchase for many in the mid-income bracket as home purchase is part of the American dream and an investment for families.

The impact of new buyer space rents has devastated the equity of homes, like mine.

My home would be ideal for a family to move into, but with the cost of the space rent here at Plaza Del Rey, no one can afford to buy. We have 40 homes for sale here and not selling due to the outrageous space rent. Like stated above I want to live close to family. I have no one here to take care of me as I get older and I need to sell.

Kathy Ingols

CHRISTINE RYCZKOWSKI

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[REDACTED] Casa de Amigos Mobile Home Park, Sunnyvale, CA 94089  
[REDACTED] [REDACTED]

September 27, 2020

Sunnyvale City Council  
c/o Jenny Carloni  
Housing Officer  
456 W. Olive Ave.  
Sunnyvale, CA 94086

Re: Support for Rent Stabilization

Dear Sunnyvale City Council Members:

One of the policies within the City of Sunnyvale's General Plan is to "preserve Sunnyvale's Mobile Home Parks as an affordable housing option" and to maintain at least 400 acres of Mobile Home Park zoning (Policy HE-2.6). The California Housing Consortium states that "Most affordable housing developments are built for families and individuals with incomes of 60% or less than the area median income (AMI)." According to the U.S. Census Bureau, the median income in Sunnyvale is \$131,791. Therefore, most affordable housing in Sunnyvale should accommodate individuals and families who earn no more than \$79,075, and total housing costs would amount to no more than 30% of monthly income, which equates to \$1,976.86 when also factoring utilities, insurance, mortgage, and property tax. But at the Plaza del Rey Mobile Home Park, space rent alone has as soared to \$2,380.

Many mobile home parks in Sunnyvale are increasing new buyer space rents exorbitantly which is decimating home equity because there is no vacancy control. Without Rent Stabilization, rent at mobile home parks is exceeding an affordable rate, and mobile home parks are no longer providing affordable housing as the General Plan envisioned. Would not Rent Stabilization support Policy HE-2.6 of the General Plan and preserve affordable housing for Sunnyvale residents?

You have received minimal response from the mobile home park community regarding the issue of Rent Stabilization, but this silence is rooted in the myriad of our daily concerns and the very need for rent control. We have been silent not because we are apathetic, but because we are coping with life in a pandemic, adjusting to working from home, balancing work with caring for elderly family members and raising children, and caring for ourselves. We have been silent because we are also concerned about polluted air from raging fires, the increasing frequency of power outages, threatening encounters with mentally ill individuals who roam our streets, neighborhood robberies, and drug use in our parking lots. But we will no longer stay silent because the proposed Memorandum of Understanding would lead to continual rent increases that would burden many of us and force us to move.

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As a resident of Casa de Amigos Mobile Home Park, I share a home with my friend and her 85-year-old father, who sustained two strokes in the past five years and requires nearly 24-hour monitoring. Both my friend and I work and share the responsibility of looking after her father. We are fortunate that Veteran's benefits pay for a Comfort Keeper program that offers assistance with transportation to medical appointments and grocery shopping. But we have had to be proactive in researching affordable options for care because we cannot do it alone. We are fortunate to have affordable housing that enables my friend's elderly father to live with us; otherwise, he would have no safe, dignified place to live. We are fortunate that the City of Sunnyvale has secured 400 acres of mobile home park land for affordable housing that allows two single women who earn an income barely within a middle-income bracket to live independently.

Policy HE-2.6 allows us to live in the Bay Area, to care for our families, and to be a part of the region's strong workforce, which in turn boosts the economy. The Bay Area is already in the midst of a housing crisis with neighboring San Jose aiming to develop 10,000 affordable housing units by 2022. The City of Sunnyvale has more than 3,500 mobile home units that are a vital component of affordable housing and alleviate the housing shortage. Therefore, Rent Stabilization is crucial to combating the housing crisis and protecting Sunnyvale residents. Please consider the needs of Sunnyvale's mobile home park community as we contribute to the economic and cultural vitality of this city and the Bay Area.

Respectfully,

A handwritten signature in black ink that reads "Christine Ryczkowski". The script is cursive and fluid, with the first name "Christine" written in a larger, more prominent style than the last name "Ryczkowski".

Christine Ryczkowski  
Casa de Amigos Mobile Home Community Resident



**From:** [Lynn Sanders](#)  
**To:** [Larry Klein](#); [Nancy Smith](#); [LarrisonCouncil@sunnyvale.ca.gov](mailto:LarrisonCouncil@sunnyvale.ca.gov); [Glenn Hendricks](#); [Russ Melton](#); [Michael S. Goldman](#); [Mason Fong](#)  
**Cc:** [Jenny Carloni](#)  
**Subject:** FW: Please vote for Mobile Home Rent and Vacancy Stabilization Ordinance on October 13, 2020  
**Date:** Tuesday, September 29, 2020 1:42:31 PM

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Dear Councilmember:

My mother, Edythe, and I only recently became aware of this Ordinance and we are very much in favor of Mobile Home Rent Stabilization Ordinance under discussion. We do not support an MOU over a Rent and Vacancy Stabilization ordinance.

An MOU is not a legal agreement and does not protect the interests of Mobile Home owners. If the owner breaks the MOU, we would need to go to court and pay legal fees to defend our situation with no reason to believe that we could win against a wealthy land owner with deep pockets and the ability to draw out the proceedings until we are forced to give up.

Though mobile home owners are not yet acknowledged as a significant segment of affordable housing in Sunnyvale and the Bay Area, we should be. The ordinance would give a legal foundation to prevent the land owners from taking advantage of the situation mobile home owners are in regarding excessive rent increases. So many of the residents in mobile home parks are seniors, as we are, and many are living on fixed incomes and cannot afford unlimited rent increases. Owners may even be unable to sell due to prospective buyers facing unlimited "new owner" rent increases that discourage them from buying.

Please approve a Mobile Home Rent and Vacancy Stabilization Ordinance on October 13, 2020

Sincerely, Edythe (91 years old) and Lynn Sanders (69 years old)  
El Dorado Mobilehome Park residents since 1990

**From:** [fred kameda](#)  
**To:** [Jenny Carloni](#)  
**Cc:** [Anne Teng](#); [Bonnie Boucher](#); [Ebben Beth](#); [Cor Van de Water](#); [Christine Ryczkowski](#); [Daniela Mahler](#); [Denise Casey](#); [enid fox](#); [F Stanley](#); [Gail Rubino](#); [Henry Yin](#); [Judy Pavlick](#); [Julianne702](#); [Julie Marquart](#); [Kathy I](#); [Leia Mehlman](#); [MJ Laroche](#); [Mary Ann Stanfield](#); [Noelle Grotegut](#); [sandra fagundes](#)  
**Subject:** Fwd: Protections for Owners of Manufactured Homes Are Uncertain, Especially During Pandemic | The Pew Charitable Trusts  
**Date:** Monday, September 28, 2020 12:58:22 PM

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----- Forwarded message -----

**From:** Fred Kameda <[kamedafm@gmail.com](mailto:kamedafm@gmail.com)>  
**Date:** Mon, Sep 28, 2020 at 12:32 PM  
**Subject:** Protections for Owners of Manufactured Homes Are Uncertain, Especially During Pandemic | The Pew Charitable Trusts  
**To:** fred kameda <[kamedafm@gmail.com](mailto:kamedafm@gmail.com)>

More information about our difficulties and why so many are facing foreclosure.

<https://www.pewtrusts.org/en/research-and-analysis/articles/2020/09/11/protections-for-owners-of-manufactured-homes-are-uncertain-especially-during-pandemic>

Sent from my iPhone

**From:** [fred kameda](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Fwd: Your upcoming meeting regarding mobile home rent stabilization  
**Date:** Wednesday, September 23, 2020 4:37:28 PM  
**Attachments:** [Vacancy Control.pdf](#)  
[new buyer rents.pdf](#)

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Hello ,

Please find attached the information I sent to your commission email and (at his request) congressman Ro Khanna.

----- Forwarded message -----

**From:** fred kameda <[kamedafm@gmail.com](mailto:kamedafm@gmail.com)>  
**Date:** Wed, Sep 23, 2020 at 4:04 PM  
**Subject:** Your upcoming meeting regarding mobile home rent stabilization  
**To:** <[housing@sunnyvale.ca.gov](mailto:housing@sunnyvale.ca.gov)>

Hello I am responding to the summary that you plan to recommend an MOU rather than the needed rent stabilization / vacancy control legislation. I sent a response previously but heard that it was not presented to your members.

Now you are planning a final meeting on this subject prior to your final recommendation to the city council. My attachments here exhibits information and data that clearly exhibits the negative impact an MOU instead of Rent Stabilization and Vacancy Control .

The current impact at Plaza Del Rey alone totals a loss of \$80,000,000.00 to residents. Now without vacancy control most of the other parks in Sunnyvale are following suit by increasing their new buyer space rents.

You need to present the attached information to your commission members before presenting your summary to the city council!. Please confirm you received this email

Regards, Fred Kameda

PARK	ADDRESS	TYPE/SPC	AVE SPACE RENT TO NEW BUYERS	# OF HOMES ON MKT 9/15/2020	AMENITIES
Adobe Wells 408-734-8424	1220 Tasman DR Sunnyvale, CA 94089	Family Spaces: 613	1200	8	Activities Available, Car Wash Area, Clubhouse/Rec Room, Game Room, Laundry Facilities, Pool/Spa, RV/Boat Storage, BBQ Area, Billiards, Lake, Greenbelt, Children's Play Area
Cape Cod 408-734-8700	1050 Borregas AV Sunnyvale, CA 94089	Senior Spaces: 188	1340	6	Activities Available, Clubhouse/Recreation Room, Pool/Spa, Sauna, Billiards, RV access
Casa de Amigos 408-734-3379	1085 Tasman DR Sunnyvale, CA 94089	Family Spaces: 923	1200	13	Activities Available, Car Wash Area, Clubhouse/Recreation Room, Game Room, Laundry Facilities, Pool/Spa, RV/Boat Storage, Barbecue Area, Billiards
El Dorado 408-734-7929	600 E Weddell DR Sunnyvale, CA 94089	Family Spaces: 284	1600	6	Activities Available, Clubhouse/Recreation Room, Pool, Billiards
Fairoaks Mobile 408-736-1929	580 Ahwanee AV Sunnyvale, CA 94089	Family Spaces: 102	1495	1	Clubhouse/Recreation Room, Pool, Billiards
Fox Hollow 408-734-8800	690 Persian DR Sunnyvale, CA 94089	Senior Spaces: 99	1400	3	Activities Available, Clubhouse/Recreation Room, Pool/Spa, RV/Boat Storage access
Mary Manor 408-245-4700	125 N Mary AV Sunnyvale, CA 94085	Family Spaces: 116	1500	3	Activities Available, Car Wash Area, Clubhouse/Recreation Room, Pool/Spa, Laundry Facilities, RV/Boat Storage
Plaza Del Rey 408-734-2746	1220/1225 Vienna DR Sunnyvale, CA 94089	Family Spaces: 800	2380 and 2540	38	Activities Available, Car Wash Area, Library Clubhouse/Recreation Room, Game Room, Gym, Pool, Spa, Billiards, Playground
Rancho La Mesa 408-243-6633	1201 Sycamore TE Sunnyvale, CA 94089	Family Spaces: 215	1450	2	Car Wash Area, Clubhouse/Recreation Room, Exercise Room, Laundry Facilities, Park Pool/Spa, RV/Boat Storage
Willow Ranch 408-734-8900	1111 Morse AV Sunnyvale, CA 94089	Senior Spaces: 236	1300	4	Activities Available, Clubhouse/Recreation Room, Pool/Spa, RV/Boat Storage access

## **Rent Stabilization / Vacancy Control**

### **For Mobile Home residents In Sunnyvale, CA**

Our coalition of mobile home residents has long pressed the city council to pass legislation for mobile home rent stabilization.

The council put the request under a “study” status.

Last year the city housing commission performed a survey to determine the residents household income vs affordability. The results showed that 82% of the residents did not meet the affordability criteria of 30% of household income vs housing costs.

This year the housing commission determined rent stabilization is needed but they plan to recommend putting forth an MOU (Memorandum of Understanding) which suggests that park owners should comply with fair housing costs or rent stabilization might be considered.

I am resubmitting this data to you to exhibit that our residents can not wait and see but that rent stabilization and vacancy control is desperately needed NOW. An MOU will only delay this obviously needed legislation to “some day”. We have families that are facing loss of their homes today.

The 82% of residents has increased due to covid / loss of income. To make matters even worse park owners have continued to exorbitantly increase “new buyer” space rents.

The impact of new buyer space rents has devastated the equity of those who are in such financial distress that they are trying to sell their homes. Over 50% of these are senior citizens on fixed income or disabilities. These residents have no means of recuperating this loss.

At Plaza Del Rey the new buyer space rent is \$2,380.00 per month. This is \$1,020.00 higher than the average for other parks. The equity impact is a loss of up to \$100,000.00 per home. Even if a seller wants to sell at a lower price they have struggled to find a buyer. Many residents are facing the prospect of selling at a loss (negative equity). Since the city has not taken any steps to curb this unfair practice most of the other mobile home parks have begun to follow suit with increased new buyer space rents. Only two of the eight parks have kept this to a reasonable level of \$1,200.00.

Housing commission members, we have worked very hard to gain legislation for rent stabilization / vacancy control similar to that which San Jose has passed. Any assistance and or recommendations you can provide would help over 10,000 residents in desperate financial need to keep from being forced out of our homes.

Fred M. Kameda,  
Plaza Del Rey association board member  
Past president of Sunnyvale GSMOL chapter  
Leader of mobile home coalition for rent stabilization

**From:** [sandra fagundes](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Fwd: Sunnyvale, CA - Housing Strategy  
**Date:** Saturday, September 26, 2020 4:36:32 PM

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----- Forwarded message -----

From: **Carol Valenti** <[carolvalenti597@gmail.com](mailto:carolvalenti597@gmail.com)>  
Date: Fri, Sep 25, 2020 at 9:00 PM  
Subject: Sunnyvale, CA - Housing Strategy  
To: sandra fagundes <[fauxmein@gmail.com](mailto:fauxmein@gmail.com)>

Jenny Carloni is the Housing Officer with the city. Her email is [jcarloni@sunnyvale.ca.gov](mailto:jcarloni@sunnyvale.ca.gov)

State the following:

“I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.”

<https://sunnyvale.ca.gov/property/housing/strategy.htm>

**From:** [Jeff Shannon](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Housing Commission regarding Mobile Home space rents  
**Date:** Monday, September 28, 2020 1:58:06 PM

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Sunnyvale City Council and Housing Commission

I have lived here in the Plaza Del Rey mobile home park for over 3 years now. We moved here for an affordable option until the kids all graduated high school (last one in 3 years). This was our best option at the time with rents across the city going out of control. Now we have money hungry landlords in "Hometown America" that only want to try to bleed the residents of this park dry. There is a reason we all live here, all 800 homes, is that we are not in the highest tier of pay rates in the county and this is our affordable option. We never planned on making huge equity on our home and thought we could live here and at least have something when we tried to sell. Now, with space rents going higher and higher, my home is now worth at least \$100,000 less due to space rents that are double what some of the other parks in the area are charging. The price gauging must stop, and the city council needs to put something in place that allows those of us who are not wealthy with endless amounts of money to be able to have a future.

New buyer space rent for those coming in right now is about \$2400 (just for the space) not including mortgage and everything else on top of that. No one can sell their home in this park. It is stagnant and homes have been sitting for sale for over a year with no one willing to take that steep plunge. At last count there is 38 homes for sale and no buyers. This is a total loss of equity for all of us here at Plaza del Rey.

It seems the city is only concerned with doing things to satisfy big corporations and could care less to those residents who are less fortunate. We all must do our part to make sure the city is doing all it can to try to level the playing field in areas such as this. We must have rent stabilization and vacancy control to be legislated. Don't tell us about the MOU because you know as well as I do that does nothing.

Sunnyvale needs to start thinking of the people who live and work here as I do. It's about time to put Rent Stabilization in place.

Jeff Shannon  
Plaza Del Rey Resident

**From:** [Dan Balco](#)  
**To:** [Jenny Carloni](#); [Dan Balco](#)  
**Subject:** I do not support an MOU over Rent Stabilization  
**Date:** Thursday, September 24, 2020 6:23:08 PM

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I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.

Thanks,  
Dan Balco  
1225 Vienna Drive [REDACTED]  
Sunnyvale, CA 94089

**From:** [Adam Stern](#)  
**To:** [Jenny Carloni](#)  
**Subject:** I do not support the MOU over Rent Stabilization  
**Date:** Friday, September 25, 2020 3:09:26 PM

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Hi Jenny,

I own a home in Plaza del Rey on Space 152. The home has been on the market since April 2020. I have reduced the price from \$249k to \$159k. Still there are no offers on the home. I have used two different realtors: Pams Homes and Todd Su Realty. Both have told me houses are not selling because of the \$2380 space rent imposed by Hometown America. What they are doing is simply criminal. They stealing our equity and hurting all of these good people in Plaza del Rey.

I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.

When will the law be for the people rather than large Corporations. These are good people in Plaza Del Rey and Hometown America is just stealing from them! I just cant believe a property I bought in 2017 at \$262k is worth \$152k in 2020. The reason is because of Hometown America and the lack of moral fiber in our politicians.

PLEASE HELP! NO MOU!

Kind regards,  
Adam Stern  
Tel: [REDACTED]

**From:** [Margaret](#)  
**To:** [Jenny Carloni](#)  
**Subject:** I Support Rent Stabilization Over MOU  
**Date:** Friday, September 25, 2020 4:59:09 PM

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I have lived in Plaza del Rey Mobile Home Park for 17 years. This was an affordable place I could buy (where else can a single woman buy a home in Silicon Valley?) and I hoped to end up with some equity in my home should I need to sell it.

Now this plan is in shambles. I have lost all of my equity. The space rent was manageable but I'm now forced to use some of my savings.

Our park owner has raised the new buyer space rent to \$2,380 per month. This is \$1,160 more than my current space rent.

Realtors have said my home now has a sellable price of \$100,000 less than it would be if the space rent to a new buyer was the same as other mobile home parks. This loss in equity has devastated my finances. Now I can't afford to move because my planned equity leaves me with no equity for the future.

I have to sell my home so I spoke to 4 different real estate companies. Two out of 4 declined to list my home in Plaza del Rey because they are unable to sell here!

Hometown America is no longer buying houses, and has 5 homes on the market that are just sitting there.

When speaking to one agent about how Hometown America should get a clue, she said that the residents should organize a protest, with protest signs, etc., and call in ABC News.

Another agent said that because HTA paid so much to Carlyle, they cannot afford to lower the rent. And it will go up again next year.

We have 800 homes here impacted by this loss. Rent stabilization with Vacancy Control must be legislated. Please do your job and help me. Do not say rent stabilization is too expensive when I am facing financial disaster and my life is in turmoil because you are not protecting me.

Thank you and take care,  
Margaret Hanson  
1220 Vienna Drive, [REDACTED]  
Sunnyvale, CA 94089

**From:** [Frank David](#)  
**To:** [Jenny Carloni](#)  
**Subject:** MHP Resident, Sunnyvale  
**Date:** Monday, September 28, 2020 12:01:14 PM

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Hello Jenny,

I recently purchased a MH in 2017, the only way I can afford to live in the City. I was made aware that the City is considering Rent Control and Vacancy Control. MHP residents are overwhelmingly underrepresented in Sunnyvale, with politicians supporting developers and their money. Manufactured Homes are a valuable community asset to be protected. In fact, zoning should be created to expand the use of MHs. It is the last affordable option. No resident is getting rich living in a MH, but some park owners are and at the expense of poor hard working citizens. Please help to preserve the quality of life for current and future MHP residents. It is the right thing to do. Thank you.

Frank

**From:** [Rich Tardiff](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Mobile Home Park--Rent Control  
**Date:** Sunday, September 27, 2020 5:08:03 PM  
**Importance:** High

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Hello Jenny,

Please 'count me' as one who supports 'Rent Control' over 'MOU'. The increases for Casa De Amigos residents has been reasonable up to this time; I would 'Not Want' to see the laws change to allow owners to do as they please for future increases.

**"I do not support an MOU over Rent Stabilization.** The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally."

Sincerely,  
Richard Tardiff  
Casa De Amigos

**From:** [Luckie Leiva](#)  
**To:** [Jenny Carloni](#)  
**Cc:** [Larry Klein](#); [Nancy Smith](#); [LarrisonCouncil@sunnyvale.ca.gov](mailto:LarrisonCouncil@sunnyvale.ca.gov); [Glenn Hendricks](#); [Russ Melton](#); [Michael S. Goldman](#); [Mason Fong](#)  
**Subject:** Mobile Home Rent Stabilization Vote  
**Date:** Monday, September 28, 2020 5:38:18 PM

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Jenny Carloni  
City of Sunnyvale

Dear Councilmember:

I am emailing you in support of a Mobile Home Rent Stabilization Ordinance to protect mobile home residents from excessive rent and vacancy rate increases. The Ordinance is a law and the city is responsible for enforcing the Ordinance. The other option, a Memorandum of Understanding just an understanding with no legal teeth. If the owner breaks the MOU - I will need to go to court and spend my money to defend myself with no reason to believe that I will win.

Please approve a Mobile Home Rent Stabilization Ordinance on October 13, 2020

We appreciate your help and support on this vote.

Luckie and Armando Leiva  
El Dorado Mobile Home Park



Director  
Way To Go Programs



[www.waytogoprograms.com](http://www.waytogoprograms.com)



**From:** [Jennifer.p1210](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Mobile home  
**Date:** Thursday, September 24, 2020 8:00:19 PM

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I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.

Sincerely,  
Jennifer Godinez

**From:** [Dwight Fox](#)  
**To:** [Jenny Carloni](#)  
**Cc:** [Enid Fox](#)  
**Subject:** Mou vs rent stabilization  
**Date:** Thursday, September 24, 2020 12:30:41 PM

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I do not support an mou because it is not legally binding. I support RENT STABILIZATION because it is legally binding.

Dwight Fox

Plaza del Rey mobile home park

Sent from my iPhone

**From:** [Sunnyvale Alliance](#)  
**To:** [Jenny Carloni](#)  
**Cc:** [Larry Klein](#); [Nancy Smith](#); [Gustav Larsson](#); [Michael S. Goldman](#); [Mason Fong](#)  
**Subject:** Need to confirm information on MOU  
**Date:** Thursday, September 24, 2020 4:20:01 PM

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I just wanted to confirm what I thought I heard at the Sunnyvale Housing Commission Meeting On August 26, 2020, and also read on page 28 of the Housing Study.

If the city chooses to go with an MOU, the park owners will create the MOU terms. There will be no Mobile Home Park residents included in the negotiations.

Page 28 Housing Study

**28Memorandum of Understanding/Accord** In the context of potential mobile home park housing strategies, a memorandum of understanding (MOU) or an accord would be an agreement **between the local jurisdiction and the owners of the mobile home parks in the jurisdiction** that sets rent increase limits, conditions for allowing rent increases, and a mediation process if one becomes needed. The MOU or accord could also establish provisions related to “vacancy control” and remedies should a park owner fail to follow the MOU. To support the implementation of an MOU or accord, the City and legal consultant would lead a negotiations process that would establish the provisions of the agreement, incorporating the interests of both residents and mobile home park owners into the process. This process would result in a single MOU or accord, which all mobile home parks in the City would be required to agree to. While adhering to the MOU can be seen more as **voluntary on the part of park owners**, park owners are incentivized to participate in the interest of avoiding more onerous requirements such as a rent control ordinance. The City would also be responsible for holding **participating park owners** responsible for complying with the MOU or accord

**Judy Pavlick**  
**smHpa (Sunnyvale Mobile Home Park Alliance) Founder**

 (Leave a message)

**From:** [Enid Fox](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Re: Mobile home rent stabilization needed  
**Date:** Thursday, September 24, 2020 2:40:41 PM

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Thank you!

Sent from my iPhone

On Sep 24, 2020, at 2:39 PM, Jenny Carloni <[JCarloni@sunnyvale.ca.gov](mailto:JCarloni@sunnyvale.ca.gov)> wrote:

Hi Enid,

Thank you for your email. Your comments will be forwarded to the City Council for their October 13th meeting.

<image001.png> **JENNY CARLONI**  
**Housing Officer**  
Community Development Department

Follow us on:  
<image002.png> Direct Line: 408-730-7465  
Fax: 408-737-4906

\_\_\_\_\_  
[Sunnyvale.ca.gov](http://Sunnyvale.ca.gov)

**Please note: Sunnyvale's Housing Division is currently working remotely. We appreciate your patience during this time!**

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**From:** Enid Fox <[enid.fox1@gmail.com](mailto:enid.fox1@gmail.com)>  
**Sent:** Thursday, September 24, 2020 1:17 PM  
**To:** Jenny Carloni <[JCarloni@sunnyvale.ca.gov](mailto:JCarloni@sunnyvale.ca.gov)>  
**Subject:** Mobile home rent stabilization needed

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Hello Jenny,

I am a concerned mobile home owner in Plaza Del Rey. I have joined with dozens of others at past City Council meetings regarding the need to stabilize mobile home rents. I would have been to the recent meeting with many others but the pandemic makes that impossible. Do not think we are acquiescing

because people weren't there! The proposal to use an MOU is outrageous. MOUs are not legally binding, they are worded vaguely and residents of the MHP are not included in the MOU negotiations which is a blatant show of favoritism to park owners.

The study also did not cover the idea of a "fair market value." Mobile home costs and apartment costs are completely different. They cannot be lumped together under, "fair market value for rent." Realtors are concerned that homes in other parks are not selling because potential buyers see what is happening in Plaza Del Rey. We have 25 homes for sale, one has been on the market for over 16 months.

Thank you,  
Enid Fox

**From:** [Dwight Fox](#)  
**To:** [Jenny Carloni](#)  
**Cc:** [Enid Fox](#)  
**Subject:** Re: Mou vs rent stabilization  
**Date:** Thursday, September 24, 2020 5:53:54 PM

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Thanks for the reply. One serious problem for many plaza del Rey residents were the inflated prices for space rents brought about by Carlyl 's ownership of our Park. The space rents our above market value making affordable housing not so affordable

Sent from my iPhone

> On Sep 24, 2020, at 12:56 PM, Jenny Carloni <JCarloni@sunnyvale.ca.gov> wrote:

>

> Thank you for your email. Your comments will be forwarded to the City Council for their October 13th meeting.

>

> JENNY CARLONI

> Housing Officer

> City of Sunnyvale

> (408) 730-7465

>

>

>

> -----Original Message-----

> From: Dwight Fox <dwright.fox23@gmail.com>

> Sent: Thursday, September 24, 2020 12:31 PM

> To: Jenny Carloni <JCarloni@sunnyvale.ca.gov>

> Cc: Enid Fox <enid.fox1@gmail.com>

> Subject: Mou vs rent stabilization

>

> ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

>

> I do not support an mou because it is not legally binding. I support RENT STABILIZATION because it is legally binding.

> Dwight Fox

> Plaza del Rey mobile home park

>

> Sent from my iPhone

**From:** [Esra Vural](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Re: rent stabilization  
**Date:** Sunday, September 27, 2020 12:40:47 PM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Sunnyvale City Council Members, I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally. If rent is not stabilized in the mobile home community many people, like myself who are supporting parents as a single woman would not be able to stay in this area. I bought this home to support my parents with a long list of health problems. We are already hit with COVID and as a single wage earner and with parents who are below the poverty line I don't know where to turn. My dad had cancer a year ago and my mom has high blood pressure and I am trying to shield them from this stress. I bought this mobile home but unfortunately the rent has doubled and now I can't even pay the rent without cutting groceries and moreover my asset evaporated as I can't sell the home at half the price. This is very unjust and I would like Sunnyvale city council to put a hold on the greedy Mobile Home park owners such as "HomeTown America". This company is now building homes over social club and amenity locations which I believe we also have a share in . We bought these homes by looking at the exemplary community space and now they don't even sweep the floors and roads. We are trapped in this situation with a greedy and unlawful company. Please help us to resolve this situation. We promise in return to support you with all our power and bring all the good in this community.

Respectfully,  
Esra Vural

|

**From:** [angela.vielman](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent stabilization  
**Date:** Thursday, September 24, 2020 7:13:32 AM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hello,

My name is Angela Vielman, I live at plaza Del Rey park space number 343.

“I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.”

Regards,  
Angela

**From:** [Dena Martinez](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent control  
**Date:** Thursday, September 24, 2020 9:45:35 PM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

1. I have lived in Casa De Amigos mobile home park for 20 years
2. When I bought my home I planned to have an affordable place to live thus the reason I moved from San Francisco and my only opportunity to own a home
3. This was an affordable place I could buy and I hoped to end up with some equity in my home should I want / need to sell it.
4. Our space rent plus our mortgage payment is manageable but knowing I should have some equity seemed to be a good decision.
5. Now this plan is in shambles. I have lost (part of or all of) my equity Due to rising space rents in sunnyvale or fear of selling the only affordable housing option for many ie mobile home parks
6. Our neighboring park owner( Plaza Del Ray) has raised the new buyer space rent to \$2,380. This is more than double my current space rent.
7. Realtors have said my home now has a sellable price of \$100,000.00 less than it would be if the NFLq space rent to a new buyer was the same as other mobile home parks.
8. This loss in equity has devastated many neighbors finances and I live in fear that this may happen in my park (Casa De Amigos)

An MOU does not and can not do anything for us. Rent stabilization with Vacancy Control must be legislated. Please do your job and help me. Do not say rent stabilization is too expensive when I am facing financial disaster and my life is in turmoil because you are not protecting me.

- Dena Edwards  
Casa de amigos. [REDACTED]

**From:** [Denise Kast Souza](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent control V. MOU for Mobile homes in Sunnyvale  
**Date:** Thursday, September 24, 2020 3:55:04 PM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

I have lived in Adobe Wells mobile home park for 27 years. We've paid off our home, but the rental space climbs each year, even in this, The Year of Satan 2020, when all our "amenities" are closed to us.

We're lucky in AW in that we have signed leases, but I fear for my friends in nearby parks---and for us, too, when our leases expire. We've been happy here and AW has been "ok" with most concerns over the years. No efforts, though to help us out during the pandemic. No pool open, no gym. No clubhouse. We're still paying as though we're enjoying our park. To me, this does not bode well for what might be heading our way.

Thank you for please considering rent control over MOU. I know the park management around us cannot be trusted to do the right thing, and if the response during covid 19 is any indication, it may be the same for us, soon.

Denise Kast Souza  
Adobe Wells [REDACTED]

[REDACTED]

**From:** [luis duran](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent for mobile parks  
**Date:** Thursday, September 24, 2020 9:20:36 AM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hello my name is Melinda Duran and I do not support the MOU over rent stabilization. We pay a lot of money every month for rent and a mortgage payment. Mobile home parks need rent stability. I pay \$2260 a month in just rent and my rent increases every year. Please we need rent stability! We love Sunnyvale and it s a great place to raise kids but the rent is so high we might not be able to afford to live here soon. I want my kids to grow up in Sunnyvale because there is better opportunities for them here. So please make mobile homes rent stable thank you for your time.

Sent from my iPhone

**From:** [fred kameda](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent stabilization and vacancy control  
**Date:** Thursday, September 24, 2020 6:17:57 PM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hello Jenny,

We are most appreciative for your responsiveness.

I have been notified that we have at least 5 residents that are now facing foreclosure on their homes in Plaza Del Rey alone. This is a NOW problem that an MOU can not resolve.

We have been advised that we can gain media coverage on this with TV and Mercury News. While we do not want to get help by using negative actions the lack of Sunnyvale city legislature getting us an ordinance like San Jose > has backed us into a corner. Please advise the city council this is going to happen.

Regards, Fred Kameda

**From:** [Brent M](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent Stabilization for the City of Sunnyvale  
**Date:** Thursday, October 1, 2020 10:05:07 PM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Sunnyvale City Council Members, I understand that not many people in our community are already not speaking out about the need for rent control-especially in mobile homes, and it is greatly needed. Are people not interested in rent control? No this is not the case. There is a lot of discussion in social platforms such as Nextdoor. Does this mean that community members are already not invested in the future of Sunnyvale? Perhaps. I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally. If rent is not stabilized in the mobile home community many people, like myself who is an elementary school teacher and single parent would not be able to stay in this area. Our community and people who have been established in an area for many years-even generations, deserve to live and work in the same community. Living, working, and raising kids in the same area creates a greater connection between these. This connection in turn creates a greater responsibility to the future and safety of Sunnyvale. Research has proven countless times that a feeling of belonging to a community provides for lower crime rates and a positive affect in its members. If teachers and single parents are forced out the home to school connection will also be lost which in turn creates another divide of our community's values. The California Housing Consortium states that "Most affordable housing developments are built for families and individuals with incomes of 60% or less than the area median income (AMI)." As listed in the City's 2020 Income Limits for Below Market Rate (BMR) Programs, the AMI for our area ranges from \$99,100 for an individual to \$141,600 for a four-person household. Therefore, if affordable housing in Sunnyvale followed the trend observed by the California Housing Consortium, affordable housing in Sunnyvale would accommodate residents with incomes ranging no more than \$59,460 for an individual to \$84,960 for a four-person household, and total housing costs would amount to no more than 30% of monthly income, which equates to an estimated range of \$1,486.5 to \$2,124. But at the Plaza del Rey Mobile Home Park, space rent alone has as soared to \$2,380. Mobile homes are a growing area of home purchase for many in the mid-income bracket (whereas two incomes are prevalent) as home purchase is part of the American dream and an investment for families. Rent control is necessary for the cost of living to remain lower than or at least equivalent to the cost of increase raises people get at work. Teachers, at most, generally get a 1% increase, whereas rent is able to raise a minimum of 3.5% yearly. This divide of yearly increase is also forcing qualified teachers out of the area. When rent control is 7% or higher annually and teachers NOT receiving compensation for higher degrees and ongoing trainings to meet the needs of our community. Sunnyvale is not investing in the future of our community. This puts the future of Sunnyvale at risk of becoming unstable and families not invested in the long-term effects of the community. I am asking for myself and those whom I call my neighbors for Sunnyvale to support rent stabilization and keep Sunnyvale a community of families and friends, not a community of transient neighbors. Respectfully,  
Brent Matyas Sunnyvale Mobile Home Community Resident

**From:** [Laura Thompson](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent Stabilization in Sunnyvale  
**Date:** Thursday, September 24, 2020 8:17:57 PM

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I request that the Sunnyvale push for Rent Stabilization in Sunnyvale NOW!

Sent from [Mail](#) for Windows 10

**From:** [Ron](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent Stabilization or BUST!  
**Date:** Thursday, September 24, 2020 8:23:37 PM

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I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.

I am an owner of mobile home in Plaza Del Rey and have been for rent stabilization ever since Carlyle came in and jacked up or space rent while the city of Sunnyvale took a blind eye and did nothing even after pleading with them and inviting the mayor. It's time for Sunnyvale City Council to act in the interest of the people. Do the right thing and enact rent stabilization or you will have more companies come in and jack up rents, displace people or force people to loose equity.

If I put my house on the market today I will loose \$50k immediately. That's if I can even sell it. We have 25 homes for sale and one that is for sale by the park owners has been on the market for 16 months. We are all stuck here!! We need your help ASAP!!

Ron

**From:** [Liz Schwartz](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent Stabilization vs MOU  
**Date:** Thursday, September 24, 2020 9:03:37 AM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally. Rent Stabilization should protect those who are vulnerable, which now is just about everyone! In Plaza Del Rey and the other Mobile Home Parks, the residents are seniors, veterans, disabled adults who would otherwise not be able to afford home ownership. However, with the outrageous rates being charged for space rent, home ownership is out of the question for many and will become out of the question for those of us who simply cannot afford the double or triple amounts the owner of Plaza Del Rey is charging. When I bought my house as a single mom with 2 children, one of whom is disable, I was thrilled to be a home owner. Now I am terrified of losing my home because of rising space rents. We are at the mercy of the park owner - a cold and uncaring corporation that greedily eyes the income without a care for the residents.

An MOU is little more than a handshake. We NEED Rent Stabilization or we will all have to sell our homes at a loss and move out of the area.

Thank you for your time and attention.

Best,  
Liz Schwartz

**From:** [Esra Vural](#)  
**To:** [Jenny Carloni](#)  
**Subject:** rent stabilization  
**Date:** Thursday, September 24, 2020 12:53:45 PM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.

Our Mobile Home Park Plaza Del Rey increased rent prices almost 50 percent in a day. I bought this home for my elderly mother and now I can't even sell it due to this. Please help!! We are in a very bad situation because of our new Park owners. Thank you!

**From:** [Ericka Moreno](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent Stabilization  
**Date:** Thursday, September 24, 2020 3:16:08 PM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.

I ask you to help us pass a law towards Rent Stabilization so our families ensure their future here in the City of Sunnyvale.

I am a resident of Plaza Del Rey and would very much appreciate rent stabilization to become a reality for myself and my neighbors.

Kindly,

Ericka Moreno

Get [Outlook for Android](#)

**From:** [grmagnuson@aol.com](mailto:grmagnuson@aol.com)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent Stabilization  
**Date:** Thursday, October 1, 2020 1:31:56 PM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

I am Gerald Magnuson I live in Casa De Amigos trailer park we want rent stabilization we don't want MOU we cannot trust the owners of the parks to follow them and there not legally binding. Most people in these Parks cannot afford large increases in rent most can't afford what we are paying now. please think of Us not the owners that have lots of money and don't do any improvements that would be a reason to to raise our rent higher.

Gerald Magnuson  
1085 Tasman Dr. [REDACTED]  
Sunnyvale Ca 94089

**From:** [Deno Naicker](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent Stabilization  
**Date:** Thursday, September 24, 2020 4:42:59 PM

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Hi Jenni

I am a resident of Plaza Del Ray (1225 Vienna Drive, [REDACTED], Sunnyvale, CA, 94089) since 2009.

I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.

Deno Naicker, sent from my iPhone

**From:** [Grace Wisler](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent Stabilization  
**Date:** Friday, September 25, 2020 7:49:12 AM

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I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.

Please support fixed income long time Sunnyvale residents.

Thank you,

Graciela Wisler

County employee and mobile home resident

Sent from my iPhone

**From:** [Carol Valenti](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent Stabilization  
**Date:** Saturday, September 26, 2020 4:42:02 PM

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Hello Jenny,

I am a three-year resident of Casa de Amigos in Sunnyvale expressing my concern of losing equity of my home due to a possible purchase of the property by a private equity firm. There are no laws protecting homeowners in the Sunnyvale mobile home parks.

Please relay the following statement to the City Council:

I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs do not hold up legally.

Thank you,

Carol Valenti

**From:** [Tapati Das](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent stabilization  
**Date:** Saturday, September 26, 2020 10:16:51 AM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear Mr. J Carloni,

I am a resident of Casa De Mobile home park since 2007.

"I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally."

I am, therefore, requesting you to consider our opinion and work for our interest.

Thank you,

Tapati Das  
1085 Tasman Dr., [REDACTED]  
Sunnyvale  
CA 94089

**From:** [Setember Holubiczko](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent stabilization  
**Date:** Friday, September 25, 2020 3:11:37 AM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

I have lived in Plaza del Rey mobile home park for 23 years. When I bought my home I planned to live my have an affordable place to live. This was an affordable place I could buy and I hoped to end up with some equity in my home should I want to sell. As circumstances would have it, I ended up a single mom and this has been an affordable option in the Bay Area.

Our space rent plus our mortgage payment was manageable but knowing I should have some equity seemed to be a good decision. Now this plan is in shambles. I have lost a major portion, if not all, of my equity. Our park owner has raised the new buyer space rent to \$2,380.00 per month. This is more than \$1,0000 a month over my current space rent.

Realtors have said my home now has a sellable price of \$100,000.00 less than it would be if the space rent to a new buyer was the same as present or at least comparable to other mobile home parks. This loss in equity has devastated my finances. Now if try to sell, my planned equity leaves me with minimal, if any, equity for the future.

We have 800 homes here impacted by this loss. This is \$80,000,000.00 in total. An MOU does not and can not do anything for us. Rent stabilization with Vacancy Control must be legislated. Please do your job and help me. Do not say rent stabilization is too expensive when I am facing financial disaster and my life is in turmoil because you are not protecting me.

Sincerely,

Setember Holubiczko

**From:** [kronet76@gmail.com](mailto:kronet76@gmail.com)  
**To:** [Jenny Carloni](#)  
**Subject:** Rent Stabilization-Keep Sunnyvale a community!  
**Date:** Saturday, September 26, 2020 9:36:48 AM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

J. Carloni and Sunnyvale City Council-

I understand that not many people in our community are already not speaking out about the need for rent control- especially in mobile homes, and it is greatly needed. Are people not interested in rent control? No this is not the case. There is a lot of discussion in social platforms such as Nextdoor. Does this mean that community members are already not invested in the future of Sunnyvale? Perhaps.

I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.

> If rent is not stabilized in the mobile home community many people, like myself who is an elementary school teacher and single parent would not be able to stay in this area. Our community and people who have been established in an area for many years-even generations, deserve to live and work in the same community. Living, working, and raising kids in the same area creates a greater connection between these. This connection in turn creates a greater responsibility to the future and safety of Sunnyvale. Research has proven countless times that a feeling of belonging to a community provides for lower crime rates and a positive affect in its members. If teachers and single parents are forced out the home to school connection will also be lost which in turn creates another divide of our community's values.

Due to the pandemic, many teachers plan to retire this year and the need for qualified teachers will increase. The big holdback for these new, younger teachers staying in the area is being able to rent a place to live. Without rent control in place, Sunnyvale is likely to experience a shortage of well-qualified teachers.

Mobile homes are a growing area of home purchase for many in the mid-income bracket (whereas two incomes are prevalent) as home purchase is part of the American dream and an investment for families. Rent control is necessary for the cost of living to remain lower than or at least equivalent to the cost of increase raises people get at work. Teachers, at most, generally get a 1% increase, whereas rent is able to raise a minimum of 3.5% yearly. This divide of yearly increase is also forcing qualified teachers out of the area. When rent control is 7% or higher annually and teachers NOT receiving compensation for higher degrees and ongoing trainings to meet the needs of our community.

Sunnyvale is not investing in the future of our community. This puts the future of Sunnyvale at risk of becoming unstable and families not invested in the long-term effects of the community.

I am asking for myself and those whom I call my neighbors for Sunnyvale to support rent stabilization and keep Sunnyvale a community of families and friends, not a community of transient neighbors.

Respectfully,  
Stefani Rasmussen-Vafaei  
Sunnyvale Mobile Home Community Resident

**From:** [Bonnie Boucher](#)  
**To:** [Larry Klein](#); [Nancy Smith](#); [Gustav Larsson](#); [Glenn Hendricks](#); [Russ Melton](#); [Michael S. Goldman](#); [Mason Fong](#); [Jenny Carloni](#)  
**Subject:** Request for RSO instead of MOU  
**Date:** Wednesday, September 30, 2020 7:11:22 AM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear Mayor, Vice Mayor, and Council Members,

I am a resident at space [REDACTED] Plaza Del Rey in Sunnyvale. Ever since The Carlyle Group bought the park in October 2015, our pleas for rent stabilization have fallen on deaf ears. Hometown America has continued Carlyle's policy of imposing high space rent for new home buyers, now charging \$2380./\$2540. (Non-garage/garage), which is double what the surrounding parks are paying.. Consequently, each resident has lost \$120,000 overnight in home equity. To add insult to injury, even with discounted sale prices, houses are not selling in our park. People's livelihoods are at stake. Many face possible eviction, foreclosure or homelessness, especially those seniors on fixed income with limited life's savings.

We urge you to vote for a **Rent Stabilization Ordinance with Vacancy Control** on October 13, 2020. It is the only good solution to our predicament. An MOU is not legally binding and residents have no representation in the negotiations.

Thank you for your attention.

Respectfully yours,

Lavonne Boucher  
September 30, 2020

**From:** [Tony Ramsey](#)  
**To:** [Jenny Carloni](#)  
**Subject:** Sunnyvale Rent Stabilization  
**Date:** Thursday, September 24, 2020 6:20:55 PM

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

To whom it my concern,  
My name is Tony Ramsey. I live at Plaza Del Ray Mobil home park. 1220 Vienna Dr Space [REDACTED]. Sunnyvale, Ca 94089

“I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.”

Tony Ramsey  
[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

**From:** [Diana Davis](#)  
**To:** [Gustav Larsson](#); [Jenny Carloni](#); [Nancy Smith](#)  
**Cc:** [anneteng@comcast.net](mailto:anneteng@comcast.net); ["Janet Wooldridge"](#)  
**Subject:** YES vote on October 13th  
**Date:** Thursday, September 24, 2020 4:51:18 PM  
**Attachments:** [image003.png](#)

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ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Mr Larsson, Ms Smith & Ms Carloni

**I am writing to you to ask for your YES vote for Rent Stabilization on October 13, 2020.**

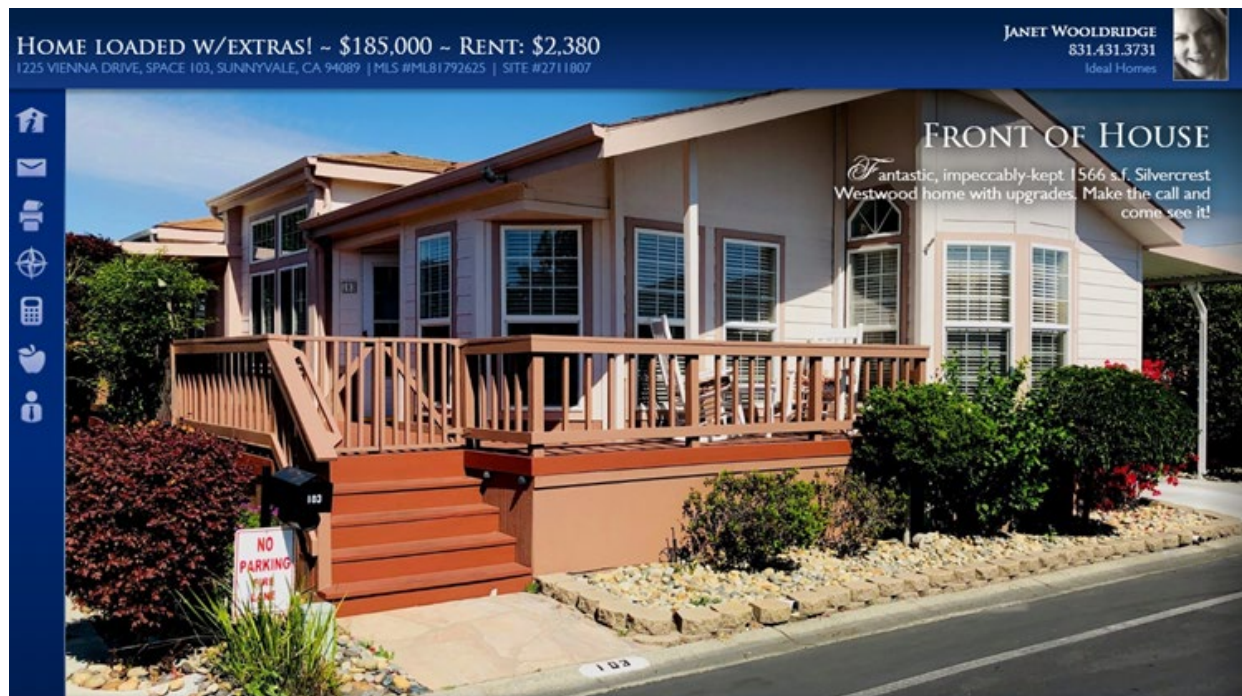
One month ago, the City Staff members and Housing Commission agreed to push for an MOU (Memorandum of Understanding) and NOT RENT STABILIZATION. Why? Staff stated that it is too costly and time consuming for the City to initiate Rent Stabilization at this time. The Council recommended that its members encourage Mobile Park Owners to agree to an MOU (Memorandum of Understanding). **I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.**

I have lived in Sunnyvale at Plaza del Rey since 1996. I have paid a rent increase every year and it was always a small percentage. Over the years the park has changed ownership and we now find ourselves in a difficult position and we are asking you and the Council to help us.

Equity firms have come in and purchased Plaza del Rey for way over "market value", raised the rents 2 times higher than other parks across the street in 2 different directions (Casa de Amigo and Adobe Wells), sold for a 20% profit and caused home owners to lose equity in their homes and go under water on their loans. I am one of those people.

My husband and I have decided to move out of the Bay Area to our home in Arnold, CA since we both work from home and are approaching retirement age. I wanted to put my house on the market in mid March for \$285K but COVID-19 struck and I delayed until May 15, listing at \$249K. I have now reduced my price to \$185K after 4 months of no offers or viewings. I have about 700 views online each week, have had 3 people make appointments to view my home and all 3 have backed out when they realized they would have to pay \$2380/month in space rent on top of a mortgage! That is a loss of equity of \$100K!! it is costing me \$4K/month to keep the house and I'm not even living there since August 1<sup>st</sup>! That is my mortgage, space rent, utilities, insurance, earthquake & flood insurance and property tax! **I cannot sell because no one will pay \$2380/month in space rent. And Hometown America will not allow me to rent out my home, it must be owner occupied.**

There are 27 others listed in Plaza del Rey, some have been on the market well past 120 days! My realtor, Janet Wooldridge is on copy. She and I are doing everything we can think of to get viewings and we can't get past the rent price. My home is beautiful and I know it would sell at \$285K if the space rent wasn't so exorbitant. I currently pay \$1300/month rent and it is reasonable – keep in mind that when I moved here, my rent was \$600/month, 25 years ago. I am being held hostage! Here is the link to my home sale sight: <http://www.1225vienna103.com/>



Please vote YES for Rent Stabilization on October 13 and help the 900 homeowners/renters at Plaza del Rey. Help us to not be held hostage by Hometown America.

Regards  
Diana Davis



**From:** [Lauri Ellzey](#)  
**To:** [Gustav Larsson](#); [Jenny Carloni](#); [Nancy Smith](#)  
**Cc:** ["anneteng@comcast.net"](#) <[anneteng@comcast.net](mailto:anneteng@comcast.net)>  
**Subject:** YES vote on October 13th  
**Date:** Thursday, September 24, 2020 9:35:33 PM

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**ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

Mr. Larsson, Ms. Smith & Ms. Carloni -

**I am writing to you to ask for your YES vote for Rent Stabilization on October 13, 2020.**

One month ago, the City Staff members and Housing Commission agreed to push for an MOU (Memorandum of Understanding) and NOT RENT STABILIZATION. Why? Staff stated that it is too costly and time consuming for the City to initiate Rent Stabilization at this time. The Council recommended that its members encourage Mobile Park Owners to agree to an MOU (Memorandum of Understanding). **I do not support an MOU over Rent Stabilization. The reasons for this include and are not limited to the fact that MOUs are not followed. They do not hold up legally.**

I have lived in Sunnyvale all my life & I love this city!! But remaining in Sunnyvale may not be an option for me because of the steady increase in space rent over the years due to the many ownership changes in this park. Equity firms have come in and purchased Plaza del Rey for way over "market value", raised the rents two times higher than other parks across the street in 2 different directions (Casa de Amigo and Adobe Wells), sold for a 20% profit and caused home owners to lose equity. Sadly, we have many homes in Plaza del Rey that have been on the market for a very long time. No one wants to purchase a new home here due to the high space rent that awaits them. We now find ourselves in a difficult position and I am asking you and the Council to help us.

**Please help the 900 homeowners/renters at Plaza del Rey and vote YES for Rent Stabilization on October 13.**

Regards,  
Lauri Ellzey

