

# Park Owner Correspondence as of 4/14/21

ANTHONY C. RODRIGUEZ  
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OAKLAND, CALIFORNIA 94602-1808  
— —  
TELEPHONE (510) 336-1536  
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April 13, 2021

VIA EMAIL AND U.S. MAIL

Jenny Carloni, Housing Officer  
City of Sunnyvale  
456 West Olive Avenue  
Sunnyvale, California 94086

**Re: Parkowner Support for Continuing Negotiation of MOU**

Dear Ms. Carloni:

As you know, this office represents the owner of Rancho la Mesa Mobilehome Park in Sunnyvale. First, my client would like to thank you and City Staff for the outstanding job you have done in attempting to bring the parties together with respect to the MOU. Second, my client is especially appreciative of the compromise positions City Staff has offered to resolve the disputes between some of the tenants and some of the parkowners.

Very few business owners want to become involved in lawsuits with their customers, especially long term customers. From my client's perspective, one of the most important advantages of an MOU is avoiding stressful, costly and time-consuming lawsuits with its tenants and/or the City. Based on my more than thirty-five years of rent control litigation throughout California, one of the primary reasons for such lawsuits is the difficulty of attempting to "eliminate excessive rents," while at the same time not interfering with the property owner's constitutional right to a fair return on its investment. *Birkenfeld v. City of Berkeley* (1976) 17 Cal. 3d. 129, 165.

One of the proposals City Staff has raised in an attempt to achieve that balance is capping both the annual rent increase, and increases on turnover, so that rents do not exceed the "market rate." My client agrees with City Staff that rents should ***not*** be allowed to exceed the then existing market rate. The question City Staff has posed is how should the market rate be determined.

In the absence of rent controls, the market rate is usually determined by the rent a

Jenny Carloni, Housing Officer  
April 13, 2021  
Page 2

willing prospective tenant has agreed to pay a willing landlord. As the MOU contemplates controls with respect to most rent increases over a period of at least ten years, it would become increasingly difficult and expensive for an appraiser to determine the market rate for the annual rent increase, let alone each time a tenant sells a mobilehome.

On the other hand, the parkowners have been free to set rents for new tenants at the market rate for many years, with their offered rates resulting in few if any vacancies. Accordingly, my client believes City Staff should develop the market rate for each park in town, based on the level the individual parkowners are currently able to rent their spaces to new tenants, with that rate to be increased by the change in the CPI once each year, beginning on January 1, 2022.

By way of example, my client is currently renting spaces at \$1,450 per month when new tenants move into the park. Accordingly, the evidence indicates the market rent for spaces at Rancho la Mesa is at least \$1,450.

My client is willing to accept the 100% increase in the CPI proposed by Staff for annual increases. My client is also willing to limit increases on tenant-to-tenant sales to the 20% suggested by City Staff. However, my client is willing to go a step further, with neither the annual CPI adjustment nor the increases on tenant-to-tenant sales to exceed the \$1,450 market rate at its park, adjusted by the CPI, beginning on January 1, 2022.

Although my client has been renting spaces to new tenants at \$1,450 per month, most long time tenants are paying rents far below market, with approximately 110 of them paying between \$945 and \$1,100. Using the above proposal, a space currently rented by a long time tenant at \$950 per month would be increased on turnover by 20%, to \$1,140, which would still be **\$310 below market**. By contrast, a space currently rented at \$1,300 would have the turnover rent capped at \$1,450, plus the increase in the CPI for sales occurring after January 1, 2022, or 20%, whichever is less.<sup>1</sup>

At this point, it must be stressed that the rent on turnover will **not** be paid by the current tenant, but by the new tenant, who has the opportunity to accept it or reject it. Moreover, that new tenant must qualify financially to pay the new rent, as is the case in

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<sup>1</sup> Because rent increases following tenant-to-tenant sales would be determined by a pre-determined formula under this proposal, there would be no need for litigation to determine the market rate.



Jenny Carloni, Housing Officer  
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virtually every mobilehome park in California. See *Civil Code Section 798.74*.

As demonstrated by the table at the end of this letter, it is important to note that there have been 321 mobilehome sales at the Sunnyvale parks in the 22-month period between March of 2019 and December of 2020. It is also important to note that although mobilehomes are “depreciating assets,” on average the tenants at the Sunnyvale parks have been able to sell their mobilehomes for more than their original purchase price. Accordingly, the evidence strongly suggests the rents currently being requested are not above market.

Finally, I must stress that unlike most of the parkowners, my client does ***not*** have any spaces subject to long term leases that are “exempt” from rent control under Civil Code Section 798.17. As a result, my client is not being asked to “forfeit” rent increases that are otherwise *guaranteed*, at least through January 1, 2025, as most of the other parkowners are. Although I have not examined the long term leases at those other parks, it is my understanding that some of them provide “floors” for annual increases of 3.5% or more, while others provide for increases in excess of 20% on tenant-to-tenant sales.

Although my client does not have a dog in that fight, it is hard to understand why the tenants have rejected the compromises offered by those parkowners and/or City Staff. In short, should these negotiations fail, those tenants are likely to be subject to far greater rent increases under those long term leases, at least through January 1, 2025, and potentially many years after that, if the recent amendments to Civil Code Section 798.17 are declared unconstitutional.

Again, although my client does not have any long term leases, it is hard to imagine the parkowners who do have them would be likely to give up significantly higher rent increases, in exchange for significantly lower rent increases, unless they are provided something meaningful in return. That being said, my client is willing to give up the following if a mutually beneficial MOU is approved and/or offered by the City:

**1. Rent Credits for Low Income Tenants:** Rancho la Mesa will establish a rent credit program for qualifying households with a total income at or below \$34,480, which is the minimum income currently required to qualify for PG&E’s CARE program. Under Rancho la Mesa’s rent credit program, qualifying households will receive a rent credit each month, up to the full amount of their annual rent increase, to the extent their annual rent increase causes their new rent to be more than one third of their household income. As a result, *most tenants who are truly living solely on Social Security would not have to pay a single rent increase, for up to ten years.*



Jenny Carloni, Housing Officer  
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In order to participate in my client's program, the household must submit an application verifying income and assets at or below qualifying levels. As is the case at my client's two mobilehome parks in Mountain View, qualifying tenants cannot have assets in excess of \$150,000 (not including their mobilehomes, their furnishings, or their automobiles). To be clear, qualifying tenants do *not* have to repay that amount, and can receive the rent credit for as long as they reside at the park.

**2. Waiver of Right to Vega Adjustment:** Under California law, parkowners have a right to increase below market rents at the time rent control is adopted, to the market rate. See *Vega v. City of West Hollywood* (1990) 223 Cal. App. 3d 1342, 1349. ["When base date rents can be adjusted to reflect prevailing rents for comparable units, everyone within the ambit of the rent control scheme participates on an equal footing."]. If rent control was adopted, Rancho La Mesa would have the right to apply to increase its approximately 110 spaces with rents between \$945 and \$1,100 to the market rate of \$1,450. Rancho la Mesa is willing to waive its right to apply for and implement such a "*Vega Adjustment*" while the MOU is in place.

**3. Waiver of the Constitutional Right to a Fair Return:** Parkowners have a constitutional right to a fair return on investment, plus a fair return on capital improvements subsequent to the investment. See *Sierra Lake Reserve v. City of Rocklin* (1991) 938 F. 2d. 951, 958. Depending on the facts and circumstances, "fair return" applications can result in significant rent increases, plus additional rent increases to compensate for the time the rent control ordinance prevented the parkowner from receiving a fair return. Litigation over fair return issues can drag on for years, and sometimes a decade or more, resulting in significant expense for the tenants, the parkowner and the City of Sunnyvale. Rancho la Mesa is willing to waive its right to apply for and implement "fair return" increases while the MOU is in place.

**4. Waiver of the Right to Close the Park:** Under California law, parkowners have the right to close the park and go out of business, if certain conditions are met. Most parkowners believe they also have the right to go out of business under the United States Constitution. *Kaiser Aetna v. United States* (1979) 444 U.S. 164, 179-180.<sup>2</sup> Rancho la Mesa

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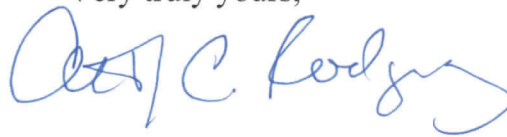
<sup>2</sup> See also *Yee v. City of Escondido* (1992) 503 U.S. 519, 528 ["A different case would be presented were the statute, on its face or as applied, to compel a landowner over objection to rent his property or to refrain in perpetuity from terminating a tenancy."]; See also *Textile Workers v. Darlington Co.*, (1965) 380 U.S. 263, 272.

Jenny Carloni, Housing Officer  
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Page 5

is willing to waive its right to close the park while the MOU is in place, unless required to do so by an earthquake, fire, or other unanticipated occurrence that results in a substantial loss of income and/or destruction of the infrastructure.

In conclusion, thank you again for all you and City Staff have done so far in attempting to bring the parties together on these difficult issues. If you have any questions or comments regarding the issues raised in this letter, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Anthony C. Rodriguez", with a stylized, cursive script.

Anthony C. Rodriguez

cc: Bruce Stanton, Esq.  
Sunnyvale Parkowners

Jenny Carloni, Housing Officer  
April 13, 2021  
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**CITY OF SUNNYVALE  
SALE OF MOBILEHOMES  
AT TEN PARKS WITH DATA  
(March 19, 2019 through December 31, 2020)**

<b>Name of Park</b>	<b>No. of Spaces</b>	<b>No. of Sales</b>	<b>Average Original Price</b>	<b>Average Resale Price</b>	<b>Highest Sales Price</b>
Adobe Wells	613	55	\$158,294.69	\$255,820.18	\$427,594
Cape Cod	188	18	\$180,351.83	\$255,842.50	\$399,000
Casa de Amigos	909	86	\$216,960.55	\$323,283.50	\$445,000
El Dorado	285	30	\$128,107.83	\$225,859.67	\$349,000
Fair Oaks	102	3	\$64,995.67	\$104,962.33	\$185,000
Fox Hollow	99	13	\$97,584.62	\$206,761.54	\$379,000
Mary Manor	116	15	\$187,394.80	\$313,317.00	\$429,000
Plaza del Rey	800	54	\$146,962.94	\$174,896.87	\$540,000
Rancho la Mesa	215	21	\$93,081.71	\$131,186.10	\$269,000
Willow Ranch	236	26	\$134,834.42	\$233,834.23	\$411,555
<b>Total</b>	<b>3,563</b>	<b>321</b>			



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS



### Title Search

Date Printed: Apr 13, 2021

Decal #: LBO0368 Use Code: SFD  
Manufacturer: CHAMPION HOME BUILDERS INC Original Price Code:  
Tradename: CREEKSIDE MANOR Rating Year:  
Model: Tax Type: LPT  
Manufactured Date: 05/21/2019 Last ILT Amount:  
Registration Exp: Date ILT Fees Paid:  
First Sold On: 11/27/2019 ILT Exemption: NONE

Serial Number	HUD Label / Insignia	Length	Width
009AC0HA004023A	NTA1886741	61'	13' 4"
009AC0HA004023B	NTA1886740	60' 6"	13' 4"
009AC0HA004023C	NTA1886739	60' 6"	13' 4"

Registered Owner:

1225 VIENNA DR  
SUNNYVALE, CA 94089

Last Title Date: 02/04/2020

Last Reg Card: 02/04/2020

Sale/Transfer Info: Price \$540,000.00 Transferred on 11/27/2019

Situs Address:

1225 VIENNA DR  
SUNNYVALE, CA 94089  
Situs County: SANTA CLARA

Legal Owner:

TRIAD FINANCIAL SERVICES INC  
13901 SUTTON PARK DR SOUTH SUITE 300  
JACKSONVILLE, FL 32224

Lien Perfected On: 12/06/19 12:09:00

Title Searches:

ANTHONY RODRIGUEZ  
1425 LEIMERT BOULEVARD, SUITE 101 SUITE 101  
OAKLAND, CA 94602

Title File No: LBO0368

\*\*\*END OF TITLE SEARCH\*\*\*

Ms. Jenny Carloni  
Housing Officer  
Community Development Department  
City of Sunnyvale  
April 14, 2021

Dear Ms. Carloni,

Thank you for the opportunity to comment on the Memorandum of Understanding (MOU) process for the City of Sunnyvale. Also, thank you for the continued professionalism of the city staff in coordinating the effort.

I am writing on behalf of the owners of Mary Manor Estates mobile home park. Mary Manor, which has been in existence for 47 years, is a second generation, family-owned park consisting of 117 spaces. First generation owners were Augustine Garcia, a Sunnyvale home builder and developer, and Donald Koreski, real estate broker, councilman, and mayor of Sunnyvale. Just as our parents did, the current generation of Garcias and Koreskis take our stewardship of the property seriously. We are hopeful that a third generation will follow in our footsteps.

In the interest of brevity, I would like to make only three points.

First, the owners of Mary Manor are committed to seeing the MOU process through to its successful conclusion. We are hopeful that the remaining differences among stakeholders will be resolved to the satisfaction of all parties, and we reiterate our willingness to make that happen.

Second, as the Council and staff are aware, long term leases are exempt from rent stabilization until 2025. This fact makes an MOU much more attractive as a potential immediate option for providing stability, accountability, and at least a decade of security to those renting spaces in the Sunnyvale mobile home market. If the remaining issues in the MOU negotiation process are resolved in terms satisfactory to Mary Manor owners, we will offer the MOU to current leaseholders immediately upon its approval, rather than waiting for existing long term leases to expire.

Third, we will offer a safety net program for residents.

We look forward to continuing our work with all stakeholders in pursuit of a successful outcome.

Sincerely,

Robert Koreski  
Managing Partner, Mary Manor Estates, LLC

Cc: David Carnahan, City Clerk

April 14, 2021

Ms. Jenny Carloni  
Housing Officer, Community Development Department  
City of Sunnyvale  
456 West Olive Avenue  
Sunnyvale, California 94086

RE: Hometown America Support for Continuing Negotiation of MOU

On behalf of Hometown America and Plaza Del Rey, we sincerely appreciate the opportunity to work constructively with the City, the resident stakeholders, and our fellow park owners to preserve affordability for residents, while also maintaining the economic viability of our communities. We are grateful for the hard work and professionalism of yourself and the rest of the City staff to establish a thoughtful and fair process.

We have come a long way over the past few months and are encouraged by the conversations thus far. There are several areas of agreement between the parties, and park owners have significantly modified our positions on a number of the outstanding issues in an attempt to reach a fair compromise. Everyone is working in good faith, and we look forward to continuing these conversations in that same spirit.

Plaza Del Rey is committed to achieving a fair MOU that will provide certainty for all residents. As it stands now, over 90% of the homes in Plaza Del Rey are on exiting long-term leases. Plaza Del Rey is willing to offer the MOU terms to residents on long term leases immediately if a reasonable common ground can be reached on the remaining issues. Immediate application of the MOU to all residents, regardless of lease terms, ensures all residents benefit from these negotiations.

During the MOU negotiation, all park owners have agreed to provide a safety net program to help those that are in dire financial circumstances. Plaza Del Rey agrees that this is important. In fact, we have provided a safety net program that freezes the rent for qualifying residents for up to two years and then limits rent increases to no more than 2% for the next five years. Over 20 residents currently qualify for this program and Plaza Del Rey is committed to keeping this program in place.

MOUs have proven to be a highly effective way of stabilizing the manufactured housing market in several cities across the state, and Hometown America successfully operates a community in Rancho Cucamonga which has their own MOU. Establishing an MOU in Sunnyvale will provide certainty and stability for residents and park owners alike.

Hometown America is committed to work quickly and in good faith to finalize reasonable terms that will keep Plaza Del Rey an affordable housing option. We look forward to continuing our productive discussions.

Sincerely,



Ken Kravenas  
Chief Operating Officer

CC: The Honorable Mayor and City Council; David Carnahan, City Clerk



## FAIR OAKS MOBILE HOME LODGE

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4/14/2021

Jenny Carloni  
Housing Officer, Community Development Department  
City of Sunnyvale  
456 West Olive Avenue  
Sunnyvale, CA 94086

RE: Support for the MOU negotiation process

Hello Jenny,

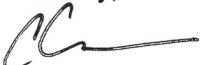
I'm a member of the owner stakeholder group and I have been at every meeting and participated through the whole process. I'm very optimistic that we will be able to work out something that will be equitable to everyone involved.

We are a family business and this is our only park, so we are not the most experienced or savvy party involved when it comes to mobile homes, but we have always been committed to providing affordable housing and stability in the community. When we bought the park, we didn't immediately increase everyone's rent to market despite it being our understanding that we were allowed to do so since most of our residents were and still are month to month. Even now, we currently only have two homes at market rent because they moved in at the current market rent, and the rest are still not up to market rent since we have always tried to keep our increases small so as to not create a strain on our residents. We have also been treating homeowners, and home renters, as if they were covered by AB1482's rent control limits, despite our understanding being that they are not covered by it. The increases given to our homeowners have been significantly lower than would be allowed by AB1482 if they were covered, and some homeowners below but close to market didn't get any increases at all. As such, we are already forgoing a significant amount of rent in order to help keep costs stable and affordable for our residents. This has been our policy since we bought the park, and would continue to be our policy regardless of an MOU or rent control in the future.

An MOU with a reasonable rate for allowable annual increases would allow us to continue to slowly bring rents up to market. We believe that this would be the best option, and we are willing to commit long term to a reasonable MOU to keep costs stable while also allowing us to be able to continue running the park. However, in the case of a rent control ordinance that significantly reduces our ability to raise rents below the already measured pace at which we currently do it, in conjunction with how costs have gone up so much recently for maintaining the park, we would be forced to apply for a Vega adjustment that would affect almost all of our homeowners by immediately taking them up to market. We would prefer not to do such a large increase, but it might be necessary depending on the terms of the rent control ordinance. Depending on the severity of the rent control ordinance, it might even force us to look into closing the park.

We hope to continue working with you to create a reasonable MOU. One which will benefit homeowners while also allowing a equitable return to park owners. We have great hopes that we will be able to accomplish this quickly and successfully.

Sincerely,



Cris Giovannotto  
Fair Oaks Mobile Home Lodge

CC: The Honorable Mayor and City Council; David Carnahan, City Clerk



# Park Resident Correspondence as of 4/14/21

**From:** [CDD-Admin AP](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Subject:** FW: Concern on Mobile Home MOU and disappearing amenities  
**Date:** Friday, April 9, 2021 10:31:25 AM

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Forwarding from the CDD Admin AP. It looks Marion is starting to send these to the Answerpoint. These are first of two I have received here . I don't know if anyone is keeping copies of these, but here are two more that came through a different path. (I'll forward the other one two.)

Thank you.

---

**From:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Sent:** Friday, April 9, 2021 10:27 AM  
**To:** Vera Gattenberger <vgattenberger@relievant.com>  
**Subject:** RE: Concern on Mobile Home MOU and disappearing amenities

Ms. Gattenberger,

Thank you for submitting your request to the Council's Access Sunnyvale. I am copying key City staff for their review as well.

Sincerely,  
Marion

**MARION VALINO**  
**Sr. Office Assistant**  
Office of the City Manager  
City of Sunnyvale  
(408) 730-7907

Thanks,  
Marion

**MARION VALINO**  
**Sr. Office Assistant**  
Office of the City Manager  
City of Sunnyvale  
(408) 730-7907

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**From:** Vera Gattenberger <[vgattenberger@relievant.com](mailto:vgattenberger@relievant.com)>  
**Sent:** Thursday, April 8, 2021 6:21 PM  
**To:** Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysia Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav



Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>

**Cc:** Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>

**Subject:** Concern on Mobile Home MOU and disappearing amenities

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I am concerned about disappearing amenities. Those of us who live in Sunnyvale Mobile Home Parks have not had access to any amenities for more than a year.

While it is understandable why the amenities were all shut down because of the pandemic; we still pay for these amenities.

In addition, my rent increased this year by over 3% while Sunnyvale apartment renters average rents were reduced by up to 9% according to the Mercury News.

High rent increases and loss of the use of the clubhouse and the pool are only two reasons why Sunnyvale Mobile Home Residents are so frustrated with the mobile home park owners.

I totally support the resident positions concerning the Memorandum of Understanding. Space rent and the amount of increase in rent to a new buyer must be reasonable. I urge you to support the Mobile Home resident positions on the MOU.

Thank you for reading my concerns.

Sincerely,  
Vera Gattenberger

**From:** [CDD-Admin AP](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Subject:** FW: Please support the Residents on the Mobile Home MOU  
**Date:** Friday, April 9, 2021 10:32:55 AM

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---

**From:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Sent:** Friday, April 9, 2021 10:26 AM  
**To:** Vera Gattenberger <vgattenberger@relievent.com>  
**Subject:** RE: Please support the Residents on the Mobile Home MOU

Ms. Gattenberger,

Thank you for submitting your request to the Council's Access Sunnyvale. I am copying key City staff for their review as well.

Sincerely,  
Marion

**MARION VALINO**  
**Sr. Office Assistant**  
Office of the City Manager  
City of Sunnyvale  
(408) 730-7907

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**Cc:** Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay

Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Mobile homes are supposed to be affordable living and it is absolutely not. If rent spaces keep increasing 3% per year, it basically is forcing us out. It is not affordable.

We just moved in 6 months ago and are already wanting to sell before we end up stuck here because we won't be able to sell due to rent space increases.  
Please help the mobile home community.

Thank you,  
Vera Gattenberger



**From:** [Council AnswerPoint](#)  
**To:** [Marion Valino](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [CityClerk AP](#)  
**Subject:** FW: Please support the Residents on the Mobile Home MOU  
**Date:** Friday, April 9, 2021 12:49:45 PM

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Forwarding from Council AP.

Regards,  
Marion

**MARION VALINO**  
**Sr. Office Assistant**  
Office of the City Manager  
City of Sunnyvale  
(408) 730-7907

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**Sent:** Thursday, April 8, 2021 6:21 PM  
**To:** Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
**Cc:** Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Mobile homes are supposed to be affordable living and it is absolutely not. If rent spaces keep increasing 3% per year, it basically is forcing us out. It is not affordable.

We just moved in 6 months ago and are already wanting to sell before we end up stuck here because we won't be able to sell due to rent space increases.  
Please help the mobile home community.

Thank you,  
Vera Gattenberger

**From:** [Jonathan Veach](#)  
**To:** [Council AnswerPoint](#); [Larry Klein](#); [Alysa Cisneros](#); [Omar Din](#); [Mason Fong](#); [Glenn Hendricks](#); [Gustav Larsson](#); [Russ Melton](#)  
**Cc:** [Fred Kameda](#); [Jason Feinsmith](#); [Jenny Carloni](#)  
**Subject:** Please help protect mobile homeowners MOU  
**Date:** Friday, April 9, 2021 7:16:55 PM

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton

I am following up on a prior email to explain in more detail why the mobile home market is a distorted market that needs government intervention.

My professional background is unique because I have spent half of my career in investment banking and the other half in affordable housing. I have been in the Bay Area for about 5 years now, working in affordable housing, and living as a resident at Mary Manor mobile home park.

As housing and real estate policymakers, especially in the Bay Area, we tend to assume property and land values perpetually increase in value. However, to truly understand if a market is functioning properly, we need to also assess which parties bear risk and then form policies that ensure both risk and reward are shared equitably.

Based on current long-term leases and proposals that I have reviewed, Park owners are able to increase rents to keep up with inflation, but also collect a minimum increase of 3.5% in the event CPI is unchanged or decreases.

In other words, even if the value of the underlying land asset is unchanged or even depreciates, Park owners are still permitted to what effectively results in a wealth transfer from homeowners to park owners.

In periods of economic recession or even depression, our home prices will drop significantly but space rents will not drop. If homeowners are lucky, Park owners will keep rents fixed; however, there is nothing preventing them from taking the minimum increases. It needs to be understood that homeowners bear ALL the risk of potential land depreciation. If the market crashes, rents can remain fixed, and all the losses will be carried by homeowner equity. Park owners effectively bear no downside risk but are attempting to capture all and any upside appreciation. This is the definition of free riding in a distorted and broken market.

Park owners are asking for minimum guaranteed returns, protection against inflation, they want homeowners to assume all the risk of land depreciation, and they also want to claim all the upside of land appreciation. This is precisely why hedge funds and private equity funds are buying up mobile home assets like crazy. Families in our park communities invest a lot of time and money into our homes and we should not be

ashamed to expect some asset appreciation because the market structure forces us to assume all risk.

It is a very distorted market that needs government intervention.

Thank you for your time and consideration and happy to discuss in more detail if needed.

Regards,

**Jonathan Veach**

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: [Please read] The MOU issue matters  
**Date:** Monday, April 12, 2021 1:39:41 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)

**Executive Assistant- Mayor & Council**

Office of the City Manager

City of Sunnyvale

Phone: 408-730-7913

---

**From:** Marta Mortensen <mortensenmarta@gmail.com>  
**Sent:** Saturday, April 10, 2021 4:05 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** [Please read] The MOU issue matters

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

My name is Marta Mortensen, a mobile home owner in Plaza Del Rey. I purchased my mobile home in 2018 because I couldn't afford to purchase a single family home. However, because I pay \$2294 in monthly space rent and a monthly mortgage of \$1832, this is the same amount of money I would be paying if I purchased a \$1M dollar home. Let me assure you, I can't afford a million home and certainly don't live in a million dollar home. My sister also purchased a mobile home in 2018 in San Jose (95123) but her monthly space rent is only \$795. This is a difference of \$1500. I ask you, how is this ok?

The City of Mountain View in a recent vote is now included as one the more than ninety jurisdictions in California that have adopted a form of rent stabilization for mobile home parks. Why can't Sunnyvale do the same? Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold. Please stand up and do the right thing for mobile home residents in Sunnyvale.



I live in a constant state of uncertainty. Will I have enough money to retire? How will I ever sell my mobile home when the space rent is so high? And as a mobile home owner, will my voice be heard?

I implore you as elected officials to the City of Sunnyvale, please make this right and ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock and support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you for listening,  
Marta Mortensen  
Owner, Plaza Del Rey Mobile Home Park

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Asking for your support of Mobile Home Loving.  
**Date:** Monday, April 12, 2021 1:34:54 PM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Victoria Salazar <[victoriasg92@yahoo.com](mailto:victoriasg92@yahoo.com)>  
Sent: Saturday, April 10, 2021 1:35 PM  
To: Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
Cc: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
Subject: Asking for your support of Mobile Home Loving.

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

Victoria Salazar

**From:** [Council AnswerPoint](#)  
**To:** [Marion Valino](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Concern on Mobile Home MOU and disappearing amenities  
**Date:** Friday, April 9, 2021 12:51:33 PM

---

Forwarding from Council AP. (Duplicate)

Thanks,  
Marion

**MARION VALINO**  
**Sr. Office Assistant**  
Office of the City Manager  
City of Sunnyvale  
(408) 730-7907

---

**From:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Sent:** Friday, April 9, 2021 10:27 AM  
**To:** Vera Gattenberger <vgattenberger@relievent.com>  
**Subject:** RE: Concern on Mobile Home MOU and disappearing amenities

Ms. Gattenberger,

Thank you for submitting your request to the Council's Access Sunnyvale. I am copying key City staff for their review as well.

Sincerely,  
Marion

**MARION VALINO**  
**Sr. Office Assistant**  
Office of the City Manager  
City of Sunnyvale  
(408) 730-7907

Thanks,  
Marion

**MARION VALINO**  
**Sr. Office Assistant**  
Office of the City Manager  
City of Sunnyvale  
(408) 730-7907

---

**From:** Vera Gattenberger <[vgattenberger@relievant.com](mailto:vgattenberger@relievant.com)>

**Sent:** Thursday, April 8, 2021 6:21 PM

**To:** Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>

**Cc:** Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>

**Subject:** Concern on Mobile Home MOU and disappearing amenities

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I am concerned about disappearing amenities. Those of us who live in Sunnyvale Mobile Home Parks have not had access to any amenities for more than a year.

While it is understandable why the amenities were all shut down because of the pandemic; we still pay for these amenities.

In addition, my rent increased this year by over 3% while Sunnyvale apartment renters average rents were reduced by up to 9% according to the Mercury News.

High rent increases and loss of the use of the clubhouse and the pool are only two reasons why Sunnyvale Mobile Home Residents are so frustrated with the mobile home park owners.

I totally support the resident positions concerning the Memorandum of Understanding. Space rent and the amount of increase in rent to a new buyer must be reasonable. I urge you to support the Mobile Home resident positions on the MOU.

Thank you for reading my concerns.

Sincerely,  
Vera Gattenberger

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Concern on Mobile Home MOU and disappearing amenities  
**Date:** Wednesday, April 7, 2021 5:09:51 PM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Barbara Cruz <[islandmemories@gmail.com](mailto:islandmemories@gmail.com)>  
Sent: Wednesday, April 7, 2021 11:50 AM  
To: Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
Cc: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
Subject: Concern on Mobile Home MOU and disappearing amenities

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I am concerned about disappearing amenities. Those of us who live in Sunnyvale Mobile Home Parks have not had access to any amenities for more than a year.

While it is understandable why the amenities were all shut down because of the pandemic; we still pay for these amenities.

In addition, my rent increased this year by over 3% while Sunnyvale apartment renters average rents were reduced by up to 9% according to the Mercury News.

High rent increases and loss of the use of the clubhouse and the pool are only two reasons why Sunnyvale Mobile Home Residents are so frustrated with the mobile home park owners.

I totally support the resident positions concerning the Memorandum of Understanding. Space rent and the amount of increase in rent to a new buyer must be reasonable. I urge you to support the Mobile Home resident positions on the MOU.

Thank you for reading my concerns.

Sincerely,  
Barbara Cruz  
Willow Ranch Mobile Park, Sunnyvale

Sent from my iPhone



**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Concern on Mobile Home MOU and disappearing amenities  
**Date:** Wednesday, April 7, 2021 11:03:16 AM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Matt Hackmann <matt.hackmann@gmail.com>  
**Sent:** Wednesday, April 7, 2021 9:49 AM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Concern on Mobile Home MOU and disappearing amenities

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

I am concerned about disappearing amenities. Those of us who live in Sunnyvale Mobile Home Parks have not had access to any amenities for more than a year.

While it is understandable why the amenities were all shut down because of the pandemic; we still pay for these amenities.

In addition, my rent increased this year by over 3% while Sunnyvale apartment renters average rents were reduced by up to 9% according to the *Mercury News*.

High rent increases and loss of the use of the clubhouse and the pool are only two reasons why Sunnyvale Mobile Home Residents are so frustrated with the mobile home park owners.

I totally support the resident positions concerning the Memorandum of Understanding. Space rent and the amount of increase in rent to a new buyer must be reasonable. I urge you to support the Mobile Home resident positions on the MOU.

Thank you for reading my concerns.

Sincerely,

Matt Hackmann

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Concern on Mobile Home MOU and disappearing amenities  
**Date:** Wednesday, April 7, 2021 11:02:23 AM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Wendall Pugh <[wendallkpugh@icloud.com](mailto:wendallkpugh@icloud.com)>  
Sent: Wednesday, April 7, 2021 8:42 AM  
To: Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
Cc: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
Subject: Concern on Mobile Home MOU and disappearing amenities

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I am concerned about disappearing amenities. Those of us who live in Sunnyvale Mobile Home Parks have not had access to any amenities for more than a year.

While it is understandable why the amenities were all shut down because of the pandemic; we still pay for these amenities.

In addition, my rent increased this year by over 3% while Sunnyvale apartment renters average rents were reduced by up to 9% according to the Mercury News.

High rent increases and loss of the use of the clubhouse and the pool are only two reasons why Sunnyvale Mobile Home Residents are so frustrated with the mobile home park owners.

I totally support the resident positions concerning the Memorandum of Understanding. Space rent and the amount of increase in rent to a new buyer must be reasonable. I urge you to support the Mobile Home resident positions on the MOU.

Thank you for reading my concerns.

Sincerely,

Sent from my iPhone

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Concern on Mobile Home MOU and disappearing amenities  
**Date:** Wednesday, April 7, 2021 10:58:16 AM

---

Forwarding from the Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Mandac, Deb <deb\_mandac@fuhisd.org>  
Sent: Wednesday, April 7, 2021 8:34 AM  
To: Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
Cc: Council AnswerPoint <council@sunnyvale.ca.gov>  
Subject: Concern on Mobile Home MOU and disappearing amenities

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I am concerned about disappearing amenities. Those of us who live in Sunnyvale Mobile Home Parks have not had access to any amenities for more than a year.

While it is understandable why the amenities were all shut down because of the pandemic; we still pay for these amenities.

In addition, my rent increased this year by over 3% while Sunnyvale apartment renters average rents were reduced by up to 9% according to the Mercury News.

High rent increases and loss of the use of the clubhouse and the pool are only two reasons why Sunnyvale Mobile Home Residents are so frustrated with the mobile home park owners.

I totally support the resident positions concerning the Memorandum of Understanding. Space rent and the amount of increase in rent to a new buyer must be reasonable. I urge you to support the Mobile Home resident positions on the MOU.

Thank you for reading my concerns.

Sincerely,

Deb Mandac  
Adobe Wells Mobile Home Park Resident

---

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Concern on Mobile Home MOU and disappearing amenities  
**Date:** Monday, April 12, 2021 2:40:19 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Claudia Amaya <claudiaamaya8787@gmail.com>  
**Sent:** Sunday, April 11, 2021 3:43 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Concern on Mobile Home MOU and disappearing amenities

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I am concerned about disappearing amenities. Those of us who live in Sunnyvale Mobile Home Parks have not had access to any amenities for more than a year.

While it is understandable why the amenities were all shut down because of the pandemic; we still pay for these amenities.

In addition, my rent increased this year by over 3% while Sunnyvale apartment renters average rents were reduced by up to 9% according to the Mercury News.

High rent increases and loss of the use of the clubhouse and the pool are only two reasons why Sunnyvale Mobile Home Residents are so frustrated with the mobile home park owners.

I totally support the resident positions concerning the Memorandum of Understanding. Space rent and the amount of increase in rent to a new buyer must be reasonable. I urge you to support the Mobile Home resident positions on the MOU.



Thank you for reading my concerns.

Sincerely,

Claudia Amaya

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Monday, April 12, 2021 2:52:49 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Steve Leung <stevelwcleung@gmail.com>  
**Sent:** Sunday, April 11, 2021 6:24 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Monday, April 12, 2021 2:43:11 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** RENEE VANTINE <rvantine316@comcast.net>  
**Sent:** Sunday, April 11, 2021 4:47 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>; rvantine316@comcast.net; dharwood13@comcast.net  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the *Mercury News*, my rent went up another 7%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Renee VanTine  
Plaza del Rey, Space 302 since 1994

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Monday, April 12, 2021 2:23:58 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** RICH HAUN <spotlightdjrigh@hotmail.com>  
**Sent:** Saturday, April 10, 2021 6:06 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and I lost my Mobile DJ business, I never get raises for 10 years in my personal job let alone my \$19 backup Covid security job that I have had for 14 months, please I urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.



I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

---

**Specialist Rich Haun**  
**Secure Destruction Specialist KF01C**  
**Security Industry Specialists, Inc. (SIS)**

---

**Los Angeles \* New York \* San Jose \* Seattle \* Brazil**  
**408.710.0731 (c)**  
[www.sis.us](http://www.sis.us)

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Monday, April 12, 2021 1:36:44 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Cindy Jones <cindyjonesskincare@gmail.com>  
**Sent:** Saturday, April 10, 2021 2:11 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton: I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%. Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute. And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals. I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable. Thank you for your consideration. Sincerely,  
Cindy Jones  
Space #178  
Willow Ranch

**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Jenny Carloni](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Monday, April 12, 2021 1:32:33 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Erica Osorio <[erica.osorio@icloud.com](mailto:erica.osorio@icloud.com)>  
Sent: Saturday, April 10, 2021 12:10 PM  
Cc: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
Subject: I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,  
Erica Osorio

**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Jenny Carloni](#); [CityClerk AP](#); [Deborah Gorman](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Friday, April 9, 2021 4:10:18 PM

---

Forwarding from the Council AP.

Regards,  
Claire

**CLAIRE GARCIA**

**Sr. Office Assistant**

Office of the City Manager  
City of Sunnyvale

Phone: 408-730-7487

Fax: 408-730-7696

---

**From:** Amanda Michelle <theearlessowl@gmail.com>  
**Sent:** Friday, April 9, 2021 3:57 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,  
Amanda



**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 5:08:12 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Peggy Tse <peggy.b.tse@gmail.com>  
**Sent:** Thursday, April 8, 2021 4:53 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Cc:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the *Mercury News*, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,  
Peggy White

**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Jenny Carloni](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 4:44:16 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Daniel Barros <DB-408@hotmail.com>  
**Sent:** Thursday, April 8, 2021 4:00 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the *Mercury News*, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Daniel Barros

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 3:05:55 PM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Michael McKay <michael13mckay@yahoo.com>  
Sent: Thursday, April 8, 2021 12:04 PM  
To: Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
Cc: Council AnswerPoint <council@sunnyvale.ca.gov>  
Subject: I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park in our lovely City of Sunnyvale and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

In 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Please keep mobile home rent affordable.

Sincerely,  
Michael McKay  
Resident@Casa De Amigos

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 3:04:56 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Adam Hansen <snoopyh42@gmail.com>  
**Sent:** Thursday, April 8, 2021 12:02 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

I moved in to Casa de Amigos MHP in March of 2019, and my space rent has already increased significantly while my income has gone down.

In 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.



Sincerely,

Adam D. Hansen  
1085 Tasman Dr., Spc 376  
Sunnyvale, CA 94089

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 2:55:16 PM

---

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Jessica DeBuck <roweena@sonic.net>  
**Sent:** Thursday, April 8, 2021 11:48 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,  
Sent from [Mail](#) for Windows 10

**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 2:41:47 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: kathy jasso <cmkathyjasso@yahoo.com>  
Sent: Thursday, April 8, 2021 11:17 AM  
To: Larry Klein <KleinCouncil@sunnyvale.ca.gov>  
Cc: Council AnswerPoint <council@sunnyvale.ca.gov>  
Subject: I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,  
Dorothy k Jasso  
1050 Borregas Ave sp 27  
Sunnyvale CA 94089

Sent from my iPhone

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 5:11:35 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** candacevivanco <candacevivanco@yahoo.com>  
**Sent:** Wednesday, April 7, 2021 1:50 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Candace Alberts

Sent via the Samsung Galaxy S8+, an AT&T 5G Evolution capable smartphone



**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 11:01:19 AM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Mandac, Deb <deb\_mandac@fuhhsd.org>  
Sent: Wednesday, April 7, 2021 8:35 AM  
To: Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysia Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
Cc: Council AnswerPoint <council@sunnyvale.ca.gov>  
Subject: I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Deb Mandac  
Adobe Wells Mobile Home Park Resident

---

This electronic mail transmission and any files transmitted with it may contain confidential information only for use by the intended recipients. Unless you are the addressee (or authorized to receive messages for the addressee), you

may not use, copy, disclose, or distribute this message (or any information contained in or attached to it) to anyone. If you received this communication in error, please notify the sender by reply e-mail and then delete the communication from your electronic mail system.

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 11:00:08 AM

---

Forwarding from the Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Mandac, Deb <deb\_mandac@fuhhsd.org>  
Sent: Wednesday, April 7, 2021 8:35 AM  
To: Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysia Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
Cc: Council AnswerPoint <council@sunnyvale.ca.gov>  
Subject: I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Deb Mandac  
Adobe Wells Mobile Home Park Resident

---

This electronic mail transmission and any files transmitted with it may contain confidential information only for use by the intended recipients. Unless you are the addressee (or authorized to receive messages for the addressee), you

may not use, copy, disclose, or distribute this message (or any information contained in or attached to it) to anyone. If you received this communication in error, please notify the sender by reply e-mail and then delete the communication from your electronic mail system.

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 10:56:02 AM

---

Forwarding from the Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Feng Liu <[fengliu611@gmail.com](mailto:fengliu611@gmail.com)>  
Sent: Wednesday, April 7, 2021 8:22 AM  
To: Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
Cc: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
Subject: I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,  
Feng Liu

Sent from my iPhone

**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Monday, April 12, 2021 3:21:19 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Quang Huynh & Bichchi Pham <qhuynh45@gmail.com>  
**Sent:** Sunday, April 11, 2021 6:34 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the *Mercury News*, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Quang Huynh and Bichchi Pham



**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Jenny Carloni](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I can't afford unfair Sunnyvale rent increases - please help us in the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 8:13:09 AM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Sally P. Toner <sallyptoner@protonmail.com>  
**Sent:** Wednesday, April 7, 2021 6:55 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** I can't afford unfair Sunnyvale rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

These Multi Billion Companies here in Silicon Valley where I have been recycled at during these past 25-30 years are offering the exact same pay they did that long ago further exasperating the problem of not being able to afford rent.

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend nearly all my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the *Mercury News*, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Sally P Toner

Sent with [ProtonMail](#) Secure Email.

**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I Support the Mobile Home Residents  
**Date:** Tuesday, April 13, 2021 5:03:46 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** NANCY O'SHEA <nancyoshea07@comcast.net>  
**Sent:** Tuesday, April 13, 2021 4:20 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** I Support the Mobile Home Residents

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and

sewer, a home mortgage and property taxes. In addition, we pay for our home maintenance - tree trimming, plumbers, electricians, roofers, etc. And while apartment rents decreased in 2020, the rent for mobile home owners did not.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you.

Nancy O'Shea

El Dorado Mobile Home Park

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: I survive on Social Security. Please support a strong Mobile Home MOU.  
**Date:** Thursday, April 8, 2021 3:15:15 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Russ Beebe <[winehiker@gmail.com](mailto:winehiker@gmail.com)>  
**Sent:** Thursday, April 8, 2021 2:52 PM  
**To:** Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
**Cc:** Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
**Subject:** I survive on Social Security. Please support a strong Mobile Home MOU.

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton,

Please support the Mobile Home resident positions on the MOU. I live in a Mobile Home Park and am concerned that space rents are continuing to rise and that soon, after living in Sunnyvale for many years, I will be unable to afford living in my home.

I survive on Social Security Benefits, which increase less than 2% a year; meanwhile rents in my park have increase 3% every year, regardless of the inflation rate or the general rise in the cost of living. These rent increases force me to use up what little savings I have had and, frankly, I am at a breaking point. I am afraid that I will not have enough money to repair my truck or pay for food. In Milpitas, mobile home space rent increases are limited to 50% of the Consumer Price Index with no floor. Why can't we do that here?

The resident position is to limit rent increases to 75% of CPI - though I would have us be on par with Milpitas (i.e., 50% of CPI). At least I'll be able to stay in my home. Please support an MOU that mobile home residents living on Social Security can live with.

Thank you very much.

Sincerely,

Russ Beebe  
Adobe Wells, Sunnyvale

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Looking for help with mobile home park - can't sell my home  
**Date:** Thursday, April 8, 2021 8:13:38 AM

---

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Jill Selvaggio <jselvagg@gmail.com>  
**Sent:** Wednesday, April 7, 2021 5:38 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Looking for help with mobile home park - can't sell my home

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I am writing for help. I have lived in, and loved, Sunnyvale since moving here in early 2000. In 2015, I was finally able to afford a home of my own - I purchased a mobile home in Plaza del Rey so that I could stay in Sunnyvale.

I placed my home on the market in early 2020 because I married and moved to Santa Cruz County. I originally priced my home at \$210,000 - a price that my realtor said was fair, covered the rest of my existing mortgage, and was similar to what other mobile homes seemed to be selling for. My space rent was about \$1400 but would balloon to over \$2300 for new buyers. This quickly became an issue and the house has been on the market for over a year.

Here is what I've done to try to sell my home:

1. Lowered my price over the past 14 months from \$210,000 to \$165,000 (so now, if I were to sell, I'd owe my mortgage company money to make up the difference)
2. Painted it to improve the curb appeal
3. Pled with Hometown to reduce the space rent - trying to get them to see that they'd still be

making more money compared to my existing space rent if they just lowered the rent for new buyers to \$2000. They said they would not. So I have been paying about \$1400 while waiting for it to sell, so that meant that for every month that I pay rent they are losing out if it had been a new owner paying \$600 more. So rather than meet me in the middle and reduce the monthly rent for new buyers to just a few hundred dollars less, they've indicated that they will wait, collecting my \$1400 per month, until I sell it at the higher \$2300 rent.

4. Offered friends a \$10,000 gift to help them towards the down payment to purchase my home. These were two different families - both of whom had never owned a home before and were hoping to finally realize their American Dream. However, the high rent, and the concern that the rent would continue to skyrocket, caused both families to pull out. So they continue to rent in another city, aren't paying property taxes, and aren't able to become homeowners in this amazing city.

Mobile home parks are supposed to be affordable. You get a lot of house, many great amenities, and an amazing location (Sunnyvale!!) for less than a traditional stick built house. This was an affordable home for me when I purchased it six years ago but it is no longer affordable. Quite frankly, it is no longer fair.

I have tried to sell my home for almost 14 months now (and have paid nearly \$50,000 in that time to let a house sit vacant because I can't sell it and the park rules prohibit me from renting). I believe that the park should be able to raise the rent slightly but not so much that the homes are devalued and that buyers are turned away from the park.

I urge Sunnyvale Council to support the resident's position on limiting space rent increases.

Thank you!

Jill Selvaggio Scanlon

Plaza del Rey, space 930



**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: MeltonCouncil@sunnyvale.ca.gov  
**Date:** Wednesday, April 7, 2021 4:54:29 PM

---

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** James Bryson <james\_hawk5@yahoo.com>  
**Sent:** Wednesday, April 7, 2021 10:28 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** MeltonCouncil@sunnyvale.ca.gov

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in Willow Ranch Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but I am on Workers Comp Disability which has no cost of living increase. I had a stroke, then fractured my spine, then had surgery that failed to correct the damage. I now suffer from permanent nerve damage and 24hr pain. I spend over 95% of my disability on rent and have been relying on friends and selling my personal items to make up the difference. My Social Security has not been approved and further increases above inflation will leave me destitute.

In 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. It is due to go up again in a few months with no end in site. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals. Senior parks like Willow Ranch should be trying to protect our seniors not destroy them. Almost all of us are on fixed incomes and just want a safe and quiet place to live out the remainder of our lives. Even if I was able to sell my house I

would not have enough to relocate, especially now. I have no job or income so nobody would rent to me in the first place. After struggling my whole life to get by I don't want to spend the end of my life on the streets...nobody does. Please don't let these parks contribute to the, already, explosive homeless problem this state is experiencing.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: My name is Landré Weaver. I have 4 children make less than \$40K a year. I can't afford unfair rent increases - please help us in the Mobile Home MOU  
**Date:** Monday, April 12, 2021 3:28:15 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Landre Weaver <mrlweaver@gmail.com>  
**Sent:** Monday, April 12, 2021 7:23 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** My name is Landré Weaver. I have 4 children make less than \$40K a year. I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in Rancho la Mesa Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Landré Weaver Sr  
650.271.5873

**From:** [Council AnswerPoint](#)  
**To:** [Marion Valino](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Paying \$138 more within 6 months of moving in  
**Date:** Friday, April 9, 2021 12:52:31 PM

---

Forwarding from OCM AP.

Thanks,  
Marion

**MARION VALINO**  
**Sr. Office Assistant**  
Office of the City Manager  
City of Sunnyvale  
(408) 730-7907

---

**From:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Sent:** Friday, April 9, 2021 10:28 AM  
**To:** Diego Garnica <dg300500@gmail.com>  
**Subject:** RE: Paying \$138 more within 6 months of moving in

Mr. Garnica,

Thank you for submitting your request to the Council's Access Sunnyvale. I am copying key City staff for their review as well.

Sincerely,  
Marion

**MARION VALINO**  
**Sr. Office Assistant**  
Office of the City Manager  
City of Sunnyvale  
(408) 730-7907

**MARION VALINO**  
**Sr. Office Assistant**  
Office of the City Manager  
City of Sunnyvale  
(408) 730-7907

---

**From:** Diego Garnica <[dg300500@gmail.com](mailto:dg300500@gmail.com)>  
**Sent:** Thursday, April 8, 2021 6:43 PM  
**To:** Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros

<[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>

**Cc:** Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>

**Subject:** Paying \$138 more within 6 months of moving in

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

My wife and I just moved into Casa de Amigos last September and within 6 months our rent has increased \$138 that includes the \$100 for being a new owner and the \$38 for the new year increase. That increase happened while being on the pandemic, we are not able to use amenities and still the park owners decided to increase the full 3%.

We just purchased this home and are already thinking about selling in a little over a year, we realized that the owners have other priorities and only one goal in mind “make money”. We would like this situation to be fairer. I do not think is fair to increase rent at the same pace as it is happening now, there should be some kind of mutual agreement to benefit everyone, please support our cause, you have the power to help us

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization. Please help us to keep mobile home rent affordable.

Sincerely,

Diego Garnica

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please help protect mobile homeowners MOU  
**Date:** Monday, April 12, 2021 1:30:39 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Jonathan Veach <jonveach@gmail.com>  
**Sent:** Friday, April 9, 2021 7:17 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>; Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Fred Kameda <kamedafr@gmail.com>; Jason Feinsmith <jason@feinsmith.com>; Jenny Carloni <JCarloni@sunnyvale.ca.gov>  
**Subject:** Please help protect mobile homeowners MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton

I am following up on a prior email to explain in more detail why the mobile home market is a distorted market that needs government intervention.

My professional background is unique because I have spent half of my career in investment banking and the other half in affordable housing. I have been in the Bay Area for about 5 years now, working in affordable housing, and living as a resident at Mary Manor mobile home park.

As housing and real estate policymakers, especially in the Bay Area, we tend to assume property and land values perpetually increase in value. However, to truly understand if a market is functioning properly, we need to also assess which parties bear risk and then form policies that ensure both risk and reward are shared equitably.

Based on current long-term leases and proposals that I have reviewed, Park owners are able to increase rents to keep up with inflation, but also collect a minimum increase of 3.5% in the event CPI is unchanged or decreases.

In other words, even if the value of the underlying land asset is unchanged or even depreciates, Park owners are still permitted to what effectively results in a wealth transfer from homeowners to park owners.

In periods of economic recession or even depression, our home prices will drop significantly but space rents will not drop. If homeowners are lucky, Park owners will keep rents fixed; however, there is nothing preventing them from taking the minimum increases. It needs to be understood that homeowners bear ALL the risk of potential land depreciation. If the market crashes, rents can remain fixed, and all the losses will be carried by homeowner equity. Park owners effectively bear no downside risk but are attempting to capture all and any upside appreciation. This is the definition of free riding in a distorted and broken market.

Park owners are asking for minimum guaranteed returns, protection against inflation, they want homeowners to assume all the risk of land depreciation, and they also want to claim all the upside of land appreciation. This is precisely why hedge funds and private equity funds are buying up mobile home assets like crazy. Families in our park communities invest a lot of time and money into our homes and we should not be ashamed to expect some asset appreciation because the market structure forces us to assume all risk.

It is a very distorted market that needs government intervention.

Thank you for your time and consideration and happy to discuss in more detail if needed.

Regards,

**Jonathan Veach**



**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please help Sunnyvale Mobile Home Residents  
**Date:** Monday, April 12, 2021 2:24:45 PM

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Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Margaret Jones <me.jones@me.com>  
**Sent:** Saturday, April 10, 2021 8:13 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please help Sunnyvale Mobile Home Residents

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

Greetings:

Please support the Sunnyvale Mobile Home Memorandum of Understanding resident positions. Come September I will have lived in my mobile home park for 25 years and am concerned as space rents are continuing to rise and some drastically.

I am currently 67 years old and will be retiring soon with a fixed income so I am very worried. I will be living on Social Security Benefits which increases approximately 2% a year. Three years ago my annual rent increase almost doubled from 4% annually to 7.5% annually. The rent increases will force me to use savings much faster than I anticipated.

Of course selling and moving to a City with reasonable rent accommodations should be an option. Unfortunately selling is not likely as new resident space rent is so high homes in my park are not selling unless at a drastically reduce price. Moving would likely mean having a mortgage which I do not have now so I would be in the same position in using savings faster than planned.

Apparently in Milpitas, mobile home space rent increases are limited to 50% of the Consumer Price Index with no floor. Would something similar be possible in Sunnyvale?

Please support the Sunnyvale residents position. Your time and attention to this matter is greatly appreciated.

Sincerely,

Margaret E. Jones

[me.jones@me.com](mailto:me.jones@me.com)

1220 Vienna Drive, Space 709

Sunnyvale, California 94089-2021

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please help the mobile home MOU: Around \$100,000.00 Loss in My Home's Value Due to Plaza Del Rey's Base Rent Increase to \$2380.00 for New Buyers  
**Date:** Wednesday, April 7, 2021 5:13:38 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Dan Balco <dbalco@gmail.com>  
**Sent:** Wednesday, April 7, 2021 2:53 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>; Dan Balco <dbalco@gmail.com>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please help the mobile home MOU: Around \$100,000.00 Loss in My Home's Value Due to Plaza Del Rey's Base Rent Increase to \$2380.00 for New Buyers

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

Since 2015, Plaza Del Rey's mobile home base space rent for new buyers, not including anything else, like utilities, has more than doubled from around \$1100.00 per month to \$2380.00 per month. My space rent in 2015 was \$968.00. I don't know exactly what the rent for new buyers was in 2015, but my guess is it was around \$1100.00.

My understanding is the base space rent for new buyers in other Sunnyvale mobile home parks is around \$1400.00 per month, so my home would sell for about \$100,000.00 less than a similar home in another Sunnyvale mobile home park. This is unethical. The loss of my home equity directly impacts my retirement savings if I sell my home, which I was planning to do in the next few years.

In Milpitas, space rent does not increase to new buyers.

Please ensure our mobile home MOU will strongly limit allowable space rent increases when a home

is sold. I think a reasonable increase should be limited to the lower of the annual change in the Consumer Price Index or 5%.

I urge Sunnyvale Council to support the resident's position on limiting space rent increases.

Thank you!

Dan Balco  
Plaza Del Rey, Mobile Home Park  
Space 258



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please help the mobile home MOU: I can't sell my home  
**Date:** Wednesday, April 7, 2021 4:58:18 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Rachel Stewart <rache.stewart53@gmail.com>  
**Sent:** Wednesday, April 7, 2021 10:46 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please help the mobile home MOU: I can't sell my home

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

Since 2015, my mobile home rent has increased much more than inflation or my income. I can no longer afford my rent so I have to sell to escape this. But I can't sell my home because my park wants to raise new buyer space rent so much that I have to massively drop my selling price.

Since, I am now retired and living on Social Security, I can only offered my mortgage payment. My son now lives with me to help pay the space rent, to prevent me from losing everything. If, I had a reasonable space rent to offer a buyer, my beautiful mobile home would still sell with a small a profit and I could leave Adobe Wells with dignity.

Every \$100/month rent increase translates to a \$10,000 home sale price reduction. And they take advantage of the fact that mobile home residents are locked into our spaces. The loss of my home equity directly impacts my entire retirement savings, which is tiny to start with. This is unethical highway robbery.

In Milpitas, space rent does not increase to new buyers. Please ensure our mobile home MOU will strongly limit allowable space rent increases when a home is sold. I think a reasonable increase

should be limited to the lower of the annual change in the Consumer Price Index or 5%.

I urge Sunnyvale Council to support the resident's position on limiting space rent increases.

My neighbor left for Texas over two years ago and her beautiful coach is still unsold, because of the space rent issue. The Adobe Wells park owners are profiting while she is losing money every month. That is an injust!

Please help us!!!!

Thank you!

Rachel Stewart

Sent from [Mail](#) for Windows 10

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please help the mobile home MOU: Owners can't sell their homes  
**Date:** Thursday, April 8, 2021 8:16:44 AM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Jonathan Veach <JVeach@SantaClaraCA.gov>  
**Sent:** Wednesday, April 7, 2021 9:40 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>; Jonathan Veach <JVeach@SantaClaraCA.gov>  
**Subject:** Please help the mobile home MOU: Owners can't sell their homes

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I've been working in affordable housing for the past 10 years and I also live in a mobile home at Mary Manor in Sunnyvale.

I joined the Resident Stakeholder Group at the urging of my neighbors because so many of them are having trouble selling their homes.

Rents have increased more than inflation and continue to increase despite the ongoing pandemic. Moreover, at turnover the rents are increased so much that many of us are having trouble selling our homes due to the impact on sales prices.

It is true that every \$100/month rent increase translates to *at least* a \$10,000 - \$15,000 home sale price reduction. This dynamic leaves our communities vulnerable and at the mercy of market participants.

I would propose a max increase at turnover in the range of 5-10%. For every \$100 increase above that cap, there should be an equity loss payout to the homeowner to compensate for losses.

I urge Sunnyvale Council to support the residents' position on limiting space rent increases.

Thank you for your support!



**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please help us in the Mobile Home MOU  
**Date:** Tuesday, April 13, 2021 5:03:09 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Carol Valenti <carolvalenti597@gmail.com>  
**Sent:** Tuesday, April 13, 2021 3:38 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in Casa de Amigos MHP and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Sunnyvale Mobile Home Residents would like the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Carol Valenti

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please help us with the mobile home MOU: I can't sell my home  
**Date:** Tuesday, April 13, 2021 11:06:25 AM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Miriam Luz Alvarado <dololuzm7@gmail.com>  
**Sent:** Monday, April 12, 2021 5:12 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please help us with the mobile home MOU: I can't sell my home

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

Since 2015, my mobile home rent has increased much more than inflation or my income. I can no longer afford my rent so I have to sell to escape this. But I can't sell my home because my park wants to raise new buyer space rent so much that I have to massively drop my selling price.

Every \$100/month rent increase translates to a \$10,000 home sale price reduction. And they take advantage of the fact that mobile home residents are locked into our spaces. The loss of my home equity directly impacts my entire retirement savings, which is tiny to start with. This is unethical highway robbery.

In Milpitas, space rent does not increase to new buyers. Please ensure our mobile home MOU will strongly limit allowable space rent increases when a home is sold. I think a reasonable increase should be limited to the lower of the annual change in the Consumer Price Index or 5%.

I urge Sunnyvale Council to support the resident's position on limiting space rent increases.

Thank you!

Sent from [Mail](#) for Windows 10

**From:** [Council AnswerPoint](#)  
**To:** [Jenny Carloni](#); [Trudi Ryan](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please help us with the mobile home MOU: I can't sell my mobile home  
**Date:** Monday, April 12, 2021 1:38:20 PM

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Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)

**Executive Assistant- Mayor & Council**

Office of the City Manager

City of Sunnyvale

Phone: 408-730-7913

---

**From:** John Pham <johnny.pham@gmail.com>  
**Sent:** Saturday, April 10, 2021 3:38 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please help us with the mobile home MOU: I can't sell my mobile home

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I have been a resident at Plaza Del Rey Mobile Home Park, Sunnyvale since 2014.

Since 2015, my mobile home rent has increased much more than inflation or my income, especially, after the Carlyle Group purchased the Plaza Del Rey Mobile Home Park. I can no longer afford my rent so I have to sell to escape this. But I can't sell my home because my park wants to raise new buyer space rent so much that I have to massively drop my selling price.

Every \$100/month rent increase translates to a \$10,000 home sale price reduction. And they take advantage of the fact that mobile home residents are locked into our spaces. The loss of my home equity directly impacts my entire retirement savings, which is tiny to start with. This is unethical highway robbery.

In Milpitas, space rent does not increase to new buyers. Please ensure our mobile home MOU will strongly limit allowable space rent increases when a home is sold. I think a reasonable increase should be limited to the lower of the annual change in the Consumer Price Index or 5%.

I urge Sunnyvale Council to support the resident's position on limiting space rent increases.

Thank you!

John Pham

Plaza Del Rey SPC 563,

Sunnyvale, CA 94089

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please help us with the mobile home MOU: I can't sell my home  
**Date:** Thursday, April 8, 2021 4:41:11 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Diana Davis <dharwood13@comcast.net>  
**Sent:** Thursday, April 8, 2021 3:55 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>; dharwood13@comcast.net; 'Ken Davis' <krdavis2@hotmail.com>; 'Janet wooldridge' <janet@idealhomes4u.com>  
**Subject:** Please help us with the mobile home MOU: I can't sell my home

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I have lived in Sunnyvale at Plaza del Rey mobile home park since 1996. I have paid a rent increase every year which was always a small percentage. Since 2015 when Carlyle Group bought Plaza then in 2019 Hometown took ownership, when my mobile home rent has increased much more than inflation or my income. 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 since reduced the price multiple times and am now on the market at \$134,400 as of today! Before this last drop, I was including paying the first 3 months' rent incentive! We've even offered a generous commission to the agent who brings the buyer. We have tried everything! **I cannot sell because no one will pay \$2,380/month in space rent. And, Hometown America will not allow me to rent out my home, it must be owner occupied. Further, they require a buyer to earn 3x the space rent and have a 700 credit score.** I'm sure you can empathize with the predicament in which I find myself. I wouldn't wish this on anyone!

Over the past year, people make appointments with my realtor and all backed out when they

realized they would have to pay \$2380/month in space rent on top of a mortgage! She hasn't shown it ONCE! My home has been remodeled and well maintained. It is a beautiful 3 bedroom, 2 bath 1572 sq ft model from 1997 and shows well. Check it out at MLS#: [ML81827943](#). It is costing me \$4K/month to maintain my empty house vacant since August 1, 2020 . That is my mortgage, space rent, utilities, insurances, earthquake & flood insurance and property tax, gardener, exterminator and internet!

Counties all around us protect their mobile home residents from what we are being subjected to. In Milpitas, space rent does not increase to new buyers. [THE MOUNTAIN VIEW VOICE](#) just posted an article on mobile home rent control that may go into effect in September for the City of Mountain View! Across the street at Casa de Amigo, homes are selling for what they are worth! Here are home sales at Casa since January 2021 from my realtor (the yellow lines are same comparable to my home. I'm asking \$134,400 for the same home that sold across the street for \$340,000! \$200,000 difference. **I'm at a loss for words.**

Space	Sq Ft	Year	DOM	Space Rent	ML#	List Price	Sale Price	Date Sold
818	1,560	1999	97	\$1,245	ML81802441	\$249,888	\$255,500	
								1/1/2021
137	1,680	2013	4	\$1,235	ML81822365	\$379,000	\$367,000	
								1/8/2021
788	1,800	2002	7	\$1,100	ML81817404	\$265,000	\$260,000	
								1/22/2021
25	1,950	2008	7	\$1,243	ML81823764	\$329,900	\$315,000	
								1/29/2021
230	1,288	2004	47	\$1,185	ML81821155	\$249,000	\$240,000	
								1/29/2021
776	1,710	1999	30	\$1,131	ML81823706	\$292,500	\$286,000	
								3/5/2021
174	1,519	2004	199	\$1,153	ML81805796	\$299,000	\$265,000	
								3/30/2021
633	1,560	1996	4	\$1,279	ML81829605	\$348,200	\$340,000	
								4/1/2021
357	1,400	2016	217	\$1,344	ML81819894	\$319,000	\$310,000	
								4/1/2021

I urge Sunnyvale Council to support the residents position on limiting space rent increases and hiking rents astronomically when a vacancy occurs. Please ensure our mobile home MOU will strongly limit allowable space rent increases when a home is sold. A reasonable increase should be limited to the lower of the annual change in the Consumer Price Index or 5% and have a cap.

Regards  
Diana & Ken Davis  
Plaza del Rey, Space 103 since 1996

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please help us with the mobile home MOU: I can't sell my home  
**Date:** Tuesday, April 13, 2021 11:07:16 AM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** DoloLuz AI <dololuzm7@gmail.com>  
**Sent:** Monday, April 12, 2021 6:06 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please help us with the mobile home MOU: I can't sell my home

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

Since 2015, my mobile home rent has increased much more than inflation or my income. I can no longer afford my rent so I have to sell to escape this. But I can't sell my home because my park wants to raise new buyer space rent so much that I have to massively drop my selling price.

Every \$100/month rent increase translates to a \$10,000 home sale price reduction. And they take advantage of the fact that mobile home residents are locked into our spaces. The loss of my home equity directly impacts my entire retirement savings, which is tiny to start with. This is unethical highway robbery.

In Milpitas, space rent does not increase to new buyers. Please ensure our mobile home MOU will strongly limit allowable space rent increases when a home is sold. I think a reasonable increase should be limited to the lower of the annual change in the Consumer Price Index or 5%.

I urge Sunnyvale Council to support the resident's position on limiting space rent increases.

Thank you!



Sent from [Mail](#) for Windows 10

**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please include Long-Term Leases in the Mobile Home MOU  
**Date:** Monday, April 12, 2021 1:35:38 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** JOSIE JEWETT <josie.jewett@gmail.com>  
**Sent:** Saturday, April 10, 2021 1:53 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please include Long-Term Leases in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I have lived in Willow Ranch Mobile Home Park since 2014 after moving from Washington State to be near younger family members. I want to be covered by the upcoming Memorandum of Understanding.

My park manager insisted that I sign a 10-year-lease in 2019. What practical alternative did I have? This lease calls for a 4-10% rent increase every year. Meanwhile, my income goes up by just 0-3% per year. They are also now increasing rates on new buyers by 20-100% making us completely locked in! This is all beyond untenable. We're desperate!

I've learned that I might not be covered by the new Mobile Home MOU because I have a long-term lease. If Council is to honor your promise to protect mobile home owners, then it is imperative that you protect ALL mobile home owners. We're scared and we really need your help.

I urge you and your fellow Council members to include long-term leases in the MOU.

Sincerely,

Josie Jewett

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please include Long-Term Leases in the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 1:07:31 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

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**From:** craig rehm <csrehm2@gmail.com>  
**Sent:** Thursday, April 8, 2021 10:57 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please include Long-Term Leases in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and want to be covered by the upcoming Memorandum of Understanding.

My park manager insisted that I sign a 10-year-lease in 2019. What practical alternative did I have? This lease calls for a 4-10% rent increase every year. Meanwhile, my income goes up by just 0-3% per year. They are also now increasing rates on new buyers by 20-100% making us completely locked in! This is all beyond untenable. We're desperate!

I've learned that I might not be covered by the new Mobile Home MOU because I have a long-term lease. If Council is to honor your promise to protect mobile home owners, then it is imperative that you protect ALL mobile home owners. We really need your help.

I urge you and your fellow Council members to include long-term leases in the MOU.

Sincerely, Mr. & Mrs. Craig & Tammy Rehm  
690 Persian Dr. sp. 61 Sunnyvale Ca. 94089

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please include Long-Term Leases in the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 11:29:22 AM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Eric Sit <[ericcsit@gmail.com](mailto:ericcsit@gmail.com)>  
Sent: Wednesday, April 7, 2021 10:05 AM  
To: Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
Cc: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
Subject: Please include Long-Term Leases in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and want to be covered by the upcoming Memorandum of Understanding.

My park manager insisted that I sign a 10-year-lease in 2019. What practical alternative did I have? This lease calls for a 4-10% rent increase every year. Meanwhile, my income goes up by just 0-3% per year. They are also now increasing rates on new buyers by 20-100% making us completely locked in! This is all beyond untenable. We're desperate!

I've learned that I might not be covered by the new Mobile Home MOU because I have a long-term lease. If Council is to honor your promise to protect mobile home owners, then it is imperative that you protect ALL mobile home owners. We're scared and we really need your help.

I urge you and your fellow Council members to include long-term leases in the MOU.

Sincerely,

--

Eric Sit  
[ericcsit@gmail.com](mailto:ericcsit@gmail.com)  
Casa De Amigos resident

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please include Long-Term Leases in the Mobile Home MOU  
**Date:** Monday, April 12, 2021 2:36:51 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Tammy Rehm <tlrehm65@gmail.com>  
**Sent:** Sunday, April 11, 2021 1:20 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please include Long-Term Leases in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and want to be covered by the upcoming Memorandum of Understanding.

My park manager insisted that I sign a 10-year-lease in 2019. What practical alternative did I have? This lease calls for a 4-10% rent increase every year. Meanwhile, my income goes up by just 0-3% per year. They are also now increasing rates on new buyers by 20-100% making us completely locked in! This is all beyond untenable. We're desperate!

I've learned that I might not be covered by the new Mobile Home MOU because I have a long-term lease. If Council is to honor your promise to protect mobile home owners, then it is imperative that you protect ALL mobile home owners. We really need your help.

I urge you and your fellow Council members to include long-term leases in the MOU.

Sincerely, MR. & Mrs Craig S Rehm

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support a strong Mobile Home MOU - I live on Social Security  
**Date:** Monday, April 12, 2021 2:29:56 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Arman Tanandmas <tanandmas@gmail.com>  
**Sent:** Sunday, April 11, 2021 9:11 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support a strong Mobile Home MOU - I live on Social Security

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton,

Please support the Mobile Home resident positions on the MOU. I live in a Mobile Home Park and am concerned that space rents are continuing to rise and soon, after living in Sunnyvale for many years, I will be unable to afford living in my home.

I live on Social Security Benefits which increase less than 2% a year; meanwhile rents in my park have increased over 3% every year. The rent increases force me to use up what little savings I have and frankly, I am at a breaking point. I am afraid that I will not have enough money to repair my car or pay for my medications. In Milpitas, mobile home space rent increases are limited to 50% of the Consumer Price Index with no floor. Why can't we do that here?

The resident position is to limit rent increases to 75% of CPI. That seems fair and will allow me to afford my home. Please support the resident position.

Thank you so much.

Sincerely,

Arman Tanandmas and Hilma Tanandmas



**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support a strong Mobile Home MOU  
**Date:** Monday, April 12, 2021 2:51:00 PM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: MJ LaRoche <mjlaroche@yahoo.com>  
Sent: Sunday, April 11, 2021 5:28 PM  
To: Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
Cc: Council AnswerPoint <council@sunnyvale.ca.gov>  
Subject: Please support a strong Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton,

I've been a resident of Plaza Del Rey for 5 years and I have a pretty good idea about the amount of data, letters, speeches, supplications and community initiatives the Mobile Home Park residents have offered to the City Council. Here we are again being told that we have to write more letters to get your attention.

Well rather than bore you with the data and reasons I have provided many times in the past, and that my neighbors will be sharing yet again, I'd like to ask you all a question. Why is Sunnyvale different than other cities in the area and throughout California that have either implemented rent stabilization or MOUs? I ask how can you, as City Council members, representing me and my neighbors, ignore us for so long? Your delay tactics have created a terrifying plight in the elderly Mobile Home community in Sunnyvale, of which you are well aware, and I ask, how do you sleep at night knowing you are contributors to that plight. My rent alone in 5 years has gone up 40% and it will be over 60% if I were to sell this year. Seriously?

We are not ignorant of the power corporations wield over politicians, and we do expect our Council Members to be above corporate influence and act for the benefit of their constituents. Sunnyvale residents outside the mobile home parks have expressed horror at what is being done to Mobile Home Park residents.

It is time for the City Council to step up and do their job. You have forced us down the path of an MOU because you didn't want to take on any responsibility for Rent Stabilization. So please do something right this time and protect us.

There are many proposals being put forth, all of them good. I support the resident position of limiting rent increases to 75% of CPI, having long term leases in place, and limiting the amount of rent increase for a new buyer to a maximum of 5% so that, if we choose, may escape with our shirts on. Based on what is selling in Plaza Del Rey, which as you know is ridiculously lower than any of the other parks, I stand to lose \$130K if I sell this year. And once I stop working, I will not be able to afford to live here, which means foreclosure. Just lovely.

Looking forward to an MOU that protects the residents and provides Sunnyvale with a healthy mobile community in the future.

Thank you for your consideration.

Sincerely,

MJ LaRoche  
Plaza Del Rey Resident

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support a strong the Mobile Home MOU - I live on Social Security  
**Date:** Wednesday, April 7, 2021 5:10:57 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** candacevivanco <candacevivanco@yahoo.com>  
**Sent:** Wednesday, April 7, 2021 1:49 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support a strong the Mobile Home MOU - I live on Social Security

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton,

Please support the Mobile Home resident positions on the MOU. I live in a Mobile Home Park and am concerned that space rents are continuing to rise and soon, after living in Sunnyvale for many years, I will be unable to afford living in my home.

I live on Social Security Benefits which increase less than 2% a year; meanwhile rents in my park have increased over 3% every year. The rent increases force me to use up what little savings I have and frankly, I am at a breaking point. I am afraid that I will not have enough money to repair my car or pay for my medications. In Milpitas, mobile home space rent increases are limited to 50% of the Consumer Price Index with no floor. Why can't we do that here?

The resident position is to limit rent increases to 75% of CPI. That seems fair and will allow me to afford my home. Please support the resident position.

Thank you so much.

Sincerely,

Candace Alberts

Sent via the Samsung Galaxy S8+, an AT&T 5G Evolution capable smartphone

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support a strong the Mobile Home MOU - I live on Social Security - I can't sell my home  
**Date:** Wednesday, April 7, 2021 4:56:16 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** michelle.jt.montgomery@gmail.com <michelle.jt.montgomery@gmail.com>  
**Sent:** Wednesday, April 7, 2021 10:40 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support a strong the Mobile Home MOU - I live on Social Security - I can't sell my home

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton,

Please support the Mobile Home resident positions on the MOU. I live in a Mobile Home Park and am concerned that space rents are continuing to rise and soon, after living in Sunnyvale for many years, I will be unable to afford living in my home.

I live on Social Security Benefits which increase less than 2% a year; meanwhile rents in my park have increased over 3% every year. The rent increases force me to use up what little savings I have and frankly, I am at a breaking point. I am afraid that I will not have enough money to repair my car or pay for my medications. In Milpitas, mobile home space rent increases are limited to 50% of the Consumer Price Index with no floor. Why can't we do that here?

The resident position is to limit rent increases to 75% of CPI. That seems fair and will allow me to afford my home. Please support the resident position.

Since 2015, my mobile home rent has increased much more than inflation or my income. I can no longer afford my rent so I have to sell to escape this. But I can't sell my home because my

park wants to raise new buyer space rent so much that I have to massively drop my selling price.

Every \$100/month rent increase translates to a \$10,000 home sale price reduction. And they take advantage of the fact that mobile home residents are locked into our spaces. The loss of my home equity directly impacts my entire retirement savings, which is tiny to start with. This is unethical highway robbery.

Thank you so much.

Sincerely,

Michelle Montgomery  
1225 Venna Drive

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support a strong the Mobile Home MOU - I live on Social Security  
**Date:** Wednesday, April 7, 2021 5:12:42 PM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Bonnie Boucher <[bonibee@gmail.com](mailto:bonibee@gmail.com)>  
Sent: Wednesday, April 7, 2021 2:41 PM  
To: Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
Cc: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
Subject: Please support a strong the Mobile Home MOU - I live on Social Security

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton,

Please support the Mobile Home resident positions on the MOU. I live in a Mobile Home Park (Plaza del Rey) and am concerned that space rents are continuing to rise, and soon, after living in Sunnyvale for the past 7 years, I will be unable to afford living in my home.

I live on Social Security Benefits which increase less than 2% a year. Since I did not sign a long term lease, due to the onerous conditions it contained, my rent has been raised 7 1/2% a year since Carlyle first bought the park, and has continued under Hometown America's ownership. My space rent has increased at least 50% in the time I've been here (since 2014), and apparently there is no end in sight! The rent increases force me to use up what savings I have and frankly, I fear getting to a breaking point. I am afraid that I will not have enough money to repair my car or pay for my medications. In addition to the ever-increasing rent, I am unable to sell my home because a new buyer would have to pay almost twice as much as I am paying now. Added to all that, residents are faced with disappearing amenities, and an office that is so poorly staffed, the phone goes unanswered or calls are not returned. In Milpitas, mobile home space rent increases are limited to 50% of the Consumer Price Index with no floor. Why can't we do that here?

The resident position is to limit rent increases to 75% of CPI. That seems fair and will allow me to afford my home. Please support the resident position.

Thank you so much.

Sincerely,  
Lavonne Boucher

**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Jenny Carloni](#); [CityClerk AP](#); [Deborah Gorman](#)  
**Subject:** POLICY--FW: Please support mobile home residents--WE NEED YOU  
**Date:** Thursday, April 8, 2021 4:29:13 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Michaelyn Shelley-David <michaelynsd@gmail.com>  
Sent: Thursday, April 8, 2021 3:25 PM  
To: Council AnswerPoint <council@sunnyvale.ca.gov>  
Subject: Please support mobile home residents--WE NEED YOU

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

Dear Council Members,

Please help Sunnyvale mobile home owners who are drowning under unfair space rent increases, especially those of us in Plaza Del Rey. When Hometown America bought our park they immediately started raising—and raising, and raising—our space rent to a degree that can only be described as unfair and unnecessary.

I have three reasons for asking for your help here:

- 1) For myself. I am retired, living on fixed income in a home in Plaza Del Rey. I feel trapped. If I wanted or needed to sell my home, it would be almost impossible to do so. Space rents for new buyers are out of control. I moved in in 2017 and my space rent was \$1200. My rent goes up every year. Someone buying my place now would have to pay \$2380 space rent. This is almost twice what neighboring parks are charging. I paid just under \$300,000 for my home. I could barely list it for half that now here in Plaza Del Rey, and even then it wouldn't sell, despite \$300K being the going rate for a place like mine in a nearby parks.
- 2) For my daughter. She lived next door to me until February, 2020. She got married and moved away. Her home is still for sale. Potential buyers who love the place are totally turned off by the space rent. She has reduced the price until it is currently listed for less than she paid for it. She has continued to pay mortgage and space rent for 15 months now—plus her expenses where she lives



now and supporting a child in college. As with other houses in the park, her place is just not moving. She is in painful and unnecessary financial straits—all because of the greed of the current owners of Plaza Del Rey. And I am certain she is not the only one suffering these hardships.

3) For my neighbors. There are 42 homes for sale in this park. Many of them have been on the market for over a year. Almost nothing is moving and it's all because of the super high space rent. There are older residents here who need to move to be nearer family or move into assisted living. They cannot. The family of at least one resident who has passed away is saddled with the mortgage and space rent on a place that has not sold for months. It is a blight on the community to have so many empty places. We are a neighborhood, not a disappearing collection of more and more empty houses. And there are young families and first time home buyers that would be wonderful additions to our community here in Sunnyvale, but they are totally stymied by the space rents.

I am writing to you hoping that you can see your way clear to exercising some control over Hometown America, the owners of Plaza Del Rey. By doing so, you will save us in this park, provide some protection for residents of other Sunnyvale mobile home parks, and help create a more positive, livable, less stressful community environment. We all moved here into places we thought we could afford and into a positive and supportive community. One solitary company has destroyed that sense of security and negatively affected the community they should be serving. Customer service makes business and profits thrive. Price gouging does the opposite and is uncalled for. Profit is a good thing. Excessive greed, though sometimes temporarily rewarding, is reprehensible.

Please do anything you can to help. We are counting on you.

Sincerely,  
Michaelyn Shelley-David  
Plaza Del Rey, Space 931

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please Support Sunnyvale's Mobile Home Residents  
**Date:** Thursday, April 8, 2021 3:09:37 PM  
**Attachments:** [image002.png](#)

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Victoria Kroll <[victoriakroll23@gmail.com](mailto:victoriakroll23@gmail.com)>  
**Sent:** Thursday, April 8, 2021 1:08 PM  
**To:** Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
**Cc:** Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>; ICE Tucci <[adamkroll23@gmail.com](mailto:adamkroll23@gmail.com)>  
**Subject:** Please Support Sunnyvale's Mobile Home Residents

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

**Thank you for all you do for our city and our residents.** I hope you are all doing well with the ongoing pandemic and the flood of outreach you must be receiving from Sunnyvale's mobile home residents (on top of all of the other issues you are handling).

My husband, our two children and I love being Sunnyvale residents; we live in the Casa de Amigos Mobile Home (MH) Park. We are reaching out for your support to the collective MH residents' position that space rent increases be tied to 75% of the Consumer Price Index. For example, in Milpitas, space rent can only increase up to 60% of CPI (a maximum of 6%). More than ninety jurisdictions in California have adopted a form of rent stabilization for MH parks. Most MH regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a MH is sold. Many MH park space rents have continued to increase despite removed amenities to make room for additional MHs. What amenities are still onsite have not been available for over a year. While it is

understandable why the amenities were all shut down because of the pandemic, our space fees were not adjusted to account for the change in what was originally offered when we signed our lease agreement.

Our family has sustained increased childcare and utilities costs over the past year, as well as higher costs for mental health and neurodiversity-related issues exacerbated by the pandemic. Potential rent increases above inflation will leave us with limited options for these, and other, necessary costs. MH owners, unlike classic rent tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer costs; a home mortgage, and property (and other) taxes.

**Our family urges the Council to support the Mobile Home resident positions on the MOU to:**

- ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock
- match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos to keep MH rent affordable

**We love Sunnyvale and don't want to leave due to unsustainable rent increases.** Thank you for all you do for our community and for your consideration.

Sincerely,  
Victoria, Adam, Max and Piper Kroll



**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Jenny Carloni](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the mobile home residents with a strong MOU  
**Date:** Monday, April 12, 2021 2:30:49 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** WILLIAM DAN MANASSAU <dmanassau@comcast.net>  
**Sent:** Sunday, April 11, 2021 9:44 AM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the mobile home residents with a strong MOU

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

We live on a fixed income at Casa De Amigos mobile home park. Our rent has gone up much more than the consumer price index and other costs have too. If this continues we will need to leave Sunnyvale. We love it here with our friends. Milpitas limits increases to 50% of the CPI. That is reasonable.

Also, we need long term leases so we know what to expect in the future. We have lost amenities since the shutdown but have not received any rent reductions.

Thanks for considering my comments and god bless you all.

Dan and Michelle Manassau  
1085 Tasman Drive Space 529  
Sunnyvale, Ca 94089

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Wednesday, April 14, 2021 10:50:17 AM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Jonathan Mellors <outlook\_94735081DF5A3EAD@outlook.com>  
**Sent:** Tuesday, April 13, 2021 6:49 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile homes are a viable living situation in Silicon Valley. Houses are over \$1 Million in Sunnyvale and is not a viable option for most middle class people.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

Jonathan Mellors

Sent from [Mail](#) for Windows 10

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Tuesday, April 13, 2021 4:56:45 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Susan Masters <Susan.Masters@Ariat.Com>  
**Sent:** Tuesday, April 13, 2021 12:25 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,



Susan Masters

Adobe Wells Resident #158

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Tuesday, April 13, 2021 11:13:31 AM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Jeff Shannon <jeff.shannon@ramadasv.com>  
**Sent:** Tuesday, April 13, 2021 7:40 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable

housing option for 11,000 Sunnyvale residents like me.

Thank you,

Jeff & April Shannon

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Monday, April 12, 2021 3:36:19 PM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Jacob Rodriguez <jacobcherie@gmail.com>  
Sent: Monday, April 12, 2021 11:53 AM  
To: Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
Cc: Council AnswerPoint <council@sunnyvale.ca.gov>  
Subject: Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,  
Jacob & Cherie Rodriguez  
Adobe Wells Residents

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Monday, April 12, 2021 3:35:08 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** hian128@gmail.com <hian128@gmail.com>  
**Sent:** Monday, April 12, 2021 10:28 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

Soo Hian Toh  
Cape Cod Village  
Sunnyvale

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Monday, April 12, 2021 2:40:50 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** vikingsurvivor001@comcast.net <vikingsurvivor001@comcast.net>  
**Sent:** Sunday, April 11, 2021 3:47 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Monday, April 12, 2021 2:37:41 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)

**Executive Assistant- Mayor & Council**

Office of the City Manager

City of Sunnyvale

Phone: 408-730-7913

---

**From:** SARA PLATA <parrot53@comcast.net>  
**Sent:** Sunday, April 11, 2021 3:09 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable



affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,  
Sara M. Plata

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Monday, April 12, 2021 2:36:11 PM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Tony Uργο <[tonyurgo@comcast.net](mailto:tonyurgo@comcast.net)>  
Sent: Sunday, April 11, 2021 11:19 AM  
To: Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
Cc: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
Subject: Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

--

Tony Uργο  
Resident, El Dorado Mobile Home Park, Sunnyvale

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Monday, April 12, 2021 2:31:28 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Daniel C Deng <danielcdeng@gmail.com>  
**Sent:** Sunday, April 11, 2021 10:14 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses

such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,  
Daniel Deng  
1220 Tasman Dr SPC 342  
Sunnyvale, CA 94089

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Monday, April 12, 2021 2:25:22 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Mohammadreza Sardar Farshchi <reza@danfordservices.com>  
**Sent:** Saturday, April 10, 2021 8:28 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

Sent from [Mail](#) for Windows 10

**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Monday, April 12, 2021 1:37:39 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Tony Souza <avsouza06@yahoo.com>  
Sent: Saturday, April 10, 2021 3:08 PM  
To: Council AnswerPoint <council@sunnyvale.ca.gov>  
Subject: Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

Anthony V. Souza



**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 4:46:01 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** madre@juno.com <madre@juno.com>  
**Sent:** Thursday, April 8, 2021 4:33 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>; Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

Pamela Hammill

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 3:12:50 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** grmagnuson@aol.com <grmagnuson@aol.com>  
**Sent:** Thursday, April 8, 2021 2:12 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 1:36:25 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Tracy Gries <tracy1g@yahoo.com>  
**Sent:** Thursday, April 8, 2021 11:01 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>; gail.rubino@gmail.com  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

Also, I am concerned about disappearing amenities. Those of us who live in Sunnyvale Mobile Home Parks have not had access to any amenities for more than a year. While it is understandable why the amenities were all shut down because of the pandemic; we still pay for these amenities. Now that our county has opened up, the amenities are only open for a few hours during the day, when many of the residents work, like me.

In addition, my rent increased this year by over 3% while Sunnyvale apartment renters average rents were reduced by up to 9% according to the Mercury News. High rent increases and loss of the use of the clubhouse and the pool are only two reasons why Sunnyvale Mobile Home Residents are so frustrated with the mobile home park owners.

I totally support the resident positions concerning the Memorandum of Understanding. Space rent and the amount of increase in rent to a new buyer must be reasonable. I urge you to support the Mobile Home resident positions on the MOU.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI

with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you for reading my concerns.

Thank you,

- Tracy Gries, PMP, CSM, CSPO

Resident Adobe Wells Mobile Home Community

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 1:30:28 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Palafox, Patricia <patricia.ayala@hpe.com>  
**Sent:** Thursday, April 8, 2021 11:01 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

What is the MOST heart breaking is our children will never be able to afford to buy a home where they have grown up all their lives. Without rent stabilization even a mobile home purchase will forever be out of reach. Leaving them as forever renters is the worst feeling as a parent to leave as our legacy. They will forever be at the whim of a landlord rent increase and fluctuations in current

market conditions. The thought of any of our children moving out of the area or even worse OUT of California is unfathomable that our grandchild will be out of reach of a weekend family dinner just breaks my heart.

Learning AFTER we purchased our mobile home in Sunnyvale that only Redwood City and our beautiful city are the ONLY TWO cities in the bay area without rental stabilization, it was obviously TOO late for us. But honestly we have discouraged our friends and family to NOT purchase here because of this fact.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,  
Sent from [Mail](#) for Windows 10

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 8:16:13 AM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Tarla Draper <tarladraper@gmail.com>  
**Sent:** Wednesday, April 7, 2021 7:42 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 or more in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,



**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 8:15:34 AM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Dawn Tunno <dawn.tunno@gmail.com>  
Sent: Wednesday, April 7, 2021 7:25 PM  
To: Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
Cc: Council AnswerPoint <council@sunnyvale.ca.gov>  
Subject: Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,  
Dawn R. Tunno

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 5:11:57 PM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** candacevivanco <candacevivanco@yahoo.com>  
**Sent:** Wednesday, April 7, 2021 1:51 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

Candace Alberts

Sent via the Samsung Galaxy S8+, an AT&T 5G Evolution capable smartphone

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 5:08:49 PM

---

Forwarding from the Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Barbara Cruz <[islandmemories@gmail.com](mailto:islandmemories@gmail.com)>  
Sent: Wednesday, April 7, 2021 11:46 AM  
To: Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
Cc: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
Subject: Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,  
Barbara Cruz  
Willow Ranch Mobile Park, Sunnyvale

Sent from my iPhone

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 5:06:35 PM

---

Forwarding from Council AP.

FYI - This email and several duplicates were sent directly to individual councilmembers.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Lou Horter <[hort62@yahoo.com](mailto:hort62@yahoo.com)>  
Sent: Wednesday, April 7, 2021 11:35 AM  
To: Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
Cc: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
Subject: Please support the Residents on the Mobile Home MOU

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

Dear Council Member Fong:

I work for the State of California. As you are aware, we do not earn a high wage (especially after the 10% decrease due to COVID). As a State employee, I find it difficult to live in Sunnyvale and California as a whole. Please help those of us living in Mobile Homes to be able to afford to stay in Sunnyvale.

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

Louis Horter

Sent from Lou Horter

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 5:00:48 PM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Bruce & Karen Seaver <[bkseaver@sbcglobal.net](mailto:bkseaver@sbcglobal.net)>  
Sent: Wednesday, April 7, 2021 11:23 AM  
To: Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
Cc: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
Subject: Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

As a resident of Willow Ranch I am so concerned about what is happening in terms of rent increases in our area, like at Plaza Del Ray, that we are going to move out of state to find affordable housing with consistent expenses. The specter of increases like those taking place at Plaza Del Ray is unacceptably stressful.

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Jenny Carloni](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 4:59:17 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Jan Snyder <jansnyder61@gmail.com>  
**Sent:** Wednesday, April 7, 2021 10:55 AM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Cc:** Jan Snyder <jansnyder61@gmail.com>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

Jan Snyder

El Dorado Mobile Home Park



**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 11:30:04 AM

---

Forwarding from Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Eric Sit <[ericcsit@gmail.com](mailto:ericcsit@gmail.com)>  
Sent: Wednesday, April 7, 2021 10:06 AM  
To: Larry Klein <[KleinCouncil@sunnyvale.ca.gov](mailto:KleinCouncil@sunnyvale.ca.gov)>; Alysa Cisneros <[CisnerosCouncil@sunnyvale.ca.gov](mailto:CisnerosCouncil@sunnyvale.ca.gov)>; Omar Din <[DinCouncil@sunnyvale.ca.gov](mailto:DinCouncil@sunnyvale.ca.gov)>; Mason Fong <[FongCouncil@sunnyvale.ca.gov](mailto:FongCouncil@sunnyvale.ca.gov)>; Glenn Hendricks <[HendricksCouncil@sunnyvale.ca.gov](mailto:HendricksCouncil@sunnyvale.ca.gov)>; Gustav Larsson <[LarssonCouncil@sunnyvale.ca.gov](mailto:LarssonCouncil@sunnyvale.ca.gov)>; Russ Melton <[MeltonCouncil@sunnyvale.ca.gov](mailto:MeltonCouncil@sunnyvale.ca.gov)>  
Cc: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
Subject: Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

--

Eric Sit  
[ericcsit@gmail.com](mailto:ericcsit@gmail.com)  
Casa de Amigos resident

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 11:28:18 AM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Dena Martinez <denadena@pacbell.net>  
**Sent:** Wednesday, April 7, 2021 9:50 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

**Dena Edwards**  
Casa De Amigos Resident

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Please support the Residents on the Mobile Home MOU  
**Date:** Wednesday, April 14, 2021 10:51:53 AM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** drgeary <drgeary@earthlink.net>  
**Sent:** Tuesday, April 13, 2021 7:07 PM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Please support the Residents on the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

When I moved to Northern California and saw the cost of housing, I thought that I would be an apartment dweller forever. I did not have \$120,000- \$190,000 for a down-payment for a house. I had no family to loan me or give me the money for a down payment.

I had lived in Sunnyvale since 2002 and figured that if I was to change from apartment renter to home owner, I would have to move out to the area and drive in or continue to rent.

Luckily, in 2017, I was able to afford the down payment for my mobile home. My mortgage

is affordable. I continue to live in Sunnyvale and I wouldn't want to live anywhere else in the Bay Area. However, my space rent may change the affordability of my house if space rent is not stabilized.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes.

Mobile home owners want to stay in Sunnyvale and not be priced out of the area by rent space. Mobile homes are a viable option for middle class people to live and work in the Bay Area.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

Dianne Geary

Sent from my Galaxy

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [CityClerk AP](#); [Deborah Gorman](#)  
**Subject:** POLICY--FW: Rent increases are too high - please help us in the Mobile Home MOU  
**Date:** Wednesday, April 7, 2021 10:52:33 AM

---

Trudi and Jenny,

Forwarding from the Council AP.

We received several of these last night and this morning, some were sent directly to Council and others to the AP. All coming your way shortly, FYI.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Loretta <LorettaLK@comcast.net>  
**Sent:** Wednesday, April 7, 2021 12:57 AM  
**To:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Cc:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Rent increases are too high - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my job income has not increased since 2009. Three of the 4 paychecks each month go directly to housing! The increases have been so high that I have not had money left over for repairs and upkeep of my own home. As I approach retirement age in just a few years, I worry how I am ever going to stop working.

The living conditions where my home sits is less than desirable and a health hazard. On one side of my lot sits the backside of the public storage building which the area between my driveway and their building has not been maintained during the last 13 years. It is overgrown with ivy, privet trees and

infested with rats, which spills over to my home site as they search for water. Across from me is the yard of the clubhouse which has been turned into a unsightly fenced heavy equipment yard for a construction project within the park. Trucks, bobcats and other loud equipment is in and out of there all day long right outside of my front window. I have been looking at this unsightly project for about 2 years now. The street light at the end of my driveway has been out for 4 years along with a divot in the street that trips me weekly as I take out the garbage cans. I have reported these items to 4 different managers and they are still not fixed. With all of this lack of upkeep they still raise the rent.

In 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent continued to go up. Why is my rent not going down like the rest of the market? Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Loretta Keller

**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carlioni](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Rent space can't effort for increase  
**Date:** Monday, April 12, 2021 4:45:27 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Gladys Aragon Ccorahua <micorreoes80@gmail.com>  
**Sent:** Monday, April 12, 2021 2:28 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>; Gladys Aragon Ccorahua <micorreoes80@gmail.com>  
**Subject:** Rent space can't effort for increase

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

Hello, my spac rent increase 7% every year that with the pandemic and getting divorce I am desespérate for the to highly increase.

**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the

*Mercury News*, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Gladys aragon ccorahua

Sent from my iPhone



**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Requesting your support for mobile home owners in mobile home parks  
**Date:** Tuesday, April 13, 2021 11:12:45 AM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

Jennifer Nuñez (she/her/hers)  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Mel Juan <trnsm79@yahoo.com>  
Sent: Monday, April 12, 2021 10:03 PM  
To: Council AnswerPoint <council@sunnyvale.ca.gov>  
Subject: Requesting your support for mobile home owners in mobile home parks

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

Hello Council Members

I hope you're all having a pleasant evening. My name is Mel Juan. I was born, raised and continue to live in Santa Clara County at Plaza Del Rey in Sunnyvale. I've seen and experienced the Valley's economic boom from the '80s to the present day. Living in an affordable rent controlled mobile home park would be greatly appreciated. All of my current mobile home neighbors are hard working people and retired folks that just need some relief from astronomical rent increases that occur year after year after year. The Council Members have the power to help us. We are productive citizens in Sunnyvale who frequently shop at Grocery Outlet, Starbucks, Safeway, In and Out Burger, Big 5 and more just to name a few. It would be a shame if your council policies would price us out Sunnyvale. If your goal is to price us (mobile home owners) out of Sunnyvale, then please just be honest with us and state the Council's goals with mobile homeowners in Sunnyvale so that we're not wasting your time and then we can move on to other places that we can afford. Please remember, we voted some of you in to help us the mobile homeowners. I regret to think that some of the Council Members are not for helping us and would want anything more to get rid of us because we're all just "Trailer Trash" that is getting in the way of progress in the form of million dollar condos. I'd like to think we're more than just Trailer Trash. We are mechanics at Sunnyvale Jeep, retail workers at Big 5 and Dick's Sporting Goods, food service workers at Black Bear Diner and McDonalds, civil servants for Santa Clara County and retired teachers and Veterans. You're right, we're not millionaires just hard

working people, the “little-guy” just getting by paycheck to paycheck living in this Valley. Please put politics aside and just help us out. You’ll feel better about it.

Thanks for your time  
Mel

Sent from my iPhone

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Sunnyvale Mobile Home Residents Need Your Support - Please Represent Us In Our Community/Home Town  
**Date:** Tuesday, April 13, 2021 11:12:04 AM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Lin <lin4@ix.netcom.com>  
**Sent:** Monday, April 12, 2021 7:05 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>; Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Subject:** Sunnyvale Mobile Home Residents Need Your Support - Please Represent Us In Our Community/Home Town

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

To All Who Represent the MH residents in Sunnyvale,

I am a resident of Casa de Amigos MHP and having the opportunity to live here in Sunnyvale has been such a blessing. I am not a wealthy individual, CEO, engineer, doctor, or High Tech company employee and cannot afford continuous rental increases nor can I afford to even buy property anywhere in Silicon Valley. When I purchased my house over 13 years ago, I was so happy to have found my "HOME", somewhere safe, more affordable & where I could support myself. I was born & raised in Santa Clara County, raised by my mother on a hard working woman's low income and if something isn't done soon, I could lose my home, my sense of community and become another homeless person who's lost their sense of pride and ability to live safely on my own. Please don't let high tech businesses and luxury single housing take over & force many MHP families to lose their homes. We have over 900 families in our park alone, we pay taxes, we vote & our lives matter.

Please make sure that the MOU fairly represents the needs of all MHP families in our community and provides the basic humanity of enabling our neighbors to continue living in our "Homes".

kind regards,

Linda Dennis

Below is the Zoom link, please be sure to register prior to the meeting.

**You are invited to a Zoom meeting.**

**When: Apr 8, 2021 06:00 PM Pacific Time (US and Canada)**

**Register in advance for this meeting:**

<https://us02web.zoom.us/join/tZEduGoqz0jGdP6-V-olnIV-ge7jAxDFto>

On Thursday, we will spend the later portion of our meeting discussing the April 20<sup>th</sup> City Council meeting, including expectations of the working group and how the meeting will be handled. If you have any questions prior to the meeting on Thursday, please do not hesitate to reach out. Thank you as always for your hard work and dedication to the MOU.



Follow us on:



**JENNY CARLONI**

**Housing Officer**

Community Development Department

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!**

**From:** [Council AnswerPoint](#)  
**To:** [Trudi Ryan](#); [Jenny Carloni](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Deborah Gorman](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: The rents are insane - please help us in the Mobile Home MOU  
**Date:** Thursday, April 8, 2021 8:17:37 AM

---

Forwarding from Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** awesome@iamjoost.com <awesome@iamjoost.com>  
**Sent:** Thursday, April 8, 2021 6:56 AM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Cc:** Larry Klein <KleinCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Omar Din <DinCouncil@sunnyvale.ca.gov>; Mason Fong <FongCouncil@sunnyvale.ca.gov>; Glenn Hendricks <HendricksCouncil@sunnyvale.ca.gov>; Gustav Larsson <LarssonCouncil@sunnyvale.ca.gov>; Russ Melton <MeltonCouncil@sunnyvale.ca.gov>  
**Subject:** The rents are insane - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

In January 2020 I moved to the United States for my work at Cisco in San Jose. After renting a very small and expensive one bedroom apartment we decided to buy a Mobile Home at El Dorado Mobile Home Park.

Housing is very expensive in San Jose, and the Mobile Home is something we could afford to buy. Not knowing that there is no possibility for a long lease and even with a long lease, you still can get annual rent raises. These figures we did see AFTER the sale of the mobile home.

Right now I am already paying \$1600 a month of lot rent and this includes nothing. Just rent for the space and I cannot do anything without management approval in "my garden"

The park said due to COVID-19 there was no rent raise, but knowing the old lot rent, the lot rent of my space went up with 20%, because I was a new home owner.

Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

I urge you and your fellow Council members to include long-term leases in the MOU.

I totally support the resident positions concerning the Memorandum of Understanding. Space rent and the amount of increase in rent to a new buyer must be reasonable. I urge you to support the Mobile Home resident positions on the MOU.

Thank you for your consideration.

Kind Regards,

Johannes van der Made and Gerarda van der Ven.  
600 E Weddell Dr SPC 228  
Sunnyvale, CA 94089  
408 307 2387

**From:** [Council AnswerPoint](#)  
**To:** [Jennifer Nunez](#)  
**Cc:** [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [CityClerk AP](#)  
**Subject:** POLICY--FW: Undeliverable: I can't afford unfair rent increases  
**Date:** Monday, April 12, 2021 1:38:59 PM

---

Councilmembers,

Forwarding from the Council AP.

Regards,

**Jennifer Nuñez** (she/her/hers)  
**Executive Assistant- Mayor & Council**  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

---

**From:** Jake Collishaw <jcolli24@gmail.com>  
**Sent:** Saturday, April 10, 2021 4:00 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** Fwd: Undeliverable: I can't afford unfair rent increases

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

----- Forwarded message -----  
From: Jake Collishaw <[jcolli24@gmail.com](mailto:jcolli24@gmail.com)>  
To: "[council@ca.gov](mailto:council@ca.gov)" <[council@ca.gov](mailto:council@ca.gov)>  
Cc:  
Bcc:  
Date: Sat, 10 Apr 2021 14:15:38 -0700  
Subject: I can't afford unfair rent increases

**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security

combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the *Mercury News*, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Jake Collishaw

--

**Jake Collishaw**

General Manager

Twin Creeks Sports Complex

Work: (408)475-7171

Cell: (925)303-0686

E-Mail: [jcolli24@gmail.com](mailto:jcolli24@gmail.com)

--

**Jake Collishaw**

General Manager

Twin Creeks Sports Complex

Work: (408)475-7171

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E-Mail: [jcolli24@gmail.com](mailto:jcolli24@gmail.com)



**Jenny Carloni**

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**From:** Ramona De Jesus-Rivera <rvdr645@outlook.com>  
**Sent:** Tuesday, April 13, 2021 11:17 AM  
**To:** Larry Klein; Alysa Cisneros; Omar Din; Mason Fong; Glenn Hendricks; Gustav Larsson; Russ Melton  
**Cc:** Council AnswerPoint  
**Subject:** Concern on Mobile Home MOU and disappearing amenities

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I am concerned about disappearing amenities. Those of us who live in Sunnyvale Mobile Home Parks have not had access to any amenities for more than a year.

While it is understandable why the amenities were all shut down because of the pandemic; we still pay for these amenities.

In addition, my rent increased this year by over 3% while Sunnyvale apartment renters average rents were reduced by up to 9% according to the Mercury News.

High rent increases and loss of the use of the clubhouse and the pool are only two reasons why Sunnyvale Mobile Home Residents are so frustrated with the mobile home park owners.

I totally support the resident positions concerning the Memorandum of Understanding. Space rent and the amount of increase in rent to a new buyer must be reasonable. I urge you to support the Mobile Home resident positions on the MOU. Help us please to survive!

Thank you for reading my concerns.

Sincerely,

Ramona & Hector Rivera

Casa de Amigos, Spc 645

**From:** [Rick W](#)  
**To:** [Larry Klein](#); [Alysa Cisneros](#); [Omar Din](#); [Mason Fong](#); [Glenn Hendricks](#); [Gustav Larsson](#); [Russ Melton](#)  
**Cc:** [Council AnswerPoint](#)  
**Subject:** Concern on Mobile Home MOU and disappearing amenities  
**Date:** Saturday, April 10, 2021 10:31:52 PM

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I am concerned about disappearing amenities. Those of us who live in Sunnyvale Mobile Home Parks have not had access to any amenities for more than a year.

While it is understandable why the amenities were all shut down because of the pandemic; we still pay for these amenities.

In addition, my rent increased this year by over 3% while Sunnyvale apartment renters average rents were reduced by up to 9% according to the Mercury News.

High rent increases and loss of the use of the clubhouse and the pool are only two reasons why Sunnyvale Mobile Home Residents are so frustrated with the mobile home park owners.

I totally support the resident positions concerning the Memorandum of Understanding. Space rent and the amount of increase in rent to a new buyer must be reasonable. I urge you to support the Mobile Home resident positions on the MOU.

Thank you for reading my concerns.

Sincerely,

Darrick Wingfield

Sent from [Mail](#) for Windows 10

**Jenny Carloni**

---

**From:** Rick W <dmvsj@hotmail.com>  
**Sent:** Saturday, April 10, 2021 10:31 PM  
**To:** Larry Klein; Alysa Cisneros; Omar Din; Mason Fong; Glenn Hendricks; Gustav Larsson; Russ Melton  
**Cc:** Council AnswerPoint  
**Subject:** Please include Long-Term Leases in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and want to be covered by the upcoming Memorandum of Understanding.

My park manager insisted that I sign a 10-year-lease in 2019. What practical alternative did I have? This lease calls for a 4-10% rent increase every year. Meanwhile, my income goes up by just 0-3% per year. They are also now increasing rates on new buyers by 20-100% making us completely locked in! This is all beyond untenable. We're desperate!

I've learned that I might not be covered by the new Mobile Home MOU because I have a long-term lease. If Council is to honor your promise to protect mobile home owners, then it is imperative that you protect ALL mobile home owners. We're scared and we really need your help.

I urge you and your fellow Council members to include long-term leases in the MOU.

Sincerely,

Darrick Wingfield

Sent from [Mail](#) for Windows 10

**Jenny Carloni**

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**From:** Ramona De Jesus-Rivera <rvdr645@outlook.com>  
**Sent:** Tuesday, April 13, 2021 11:20 AM  
**To:** Larry Klein; Alysa Cisneros; Omar Din; Mason Fong; Glenn Hendricks; Gustav Larsson; Russ Melton  
**Cc:** Council AnswerPoint  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Ramona & Hector Rivera

Casa de Amigos, Spc 645

**Jenny Carloni**

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**From:** Rick W <dmvsj@hotmail.com>  
**Sent:** Saturday, April 10, 2021 10:30 PM  
**To:** Larry Klein; Alysa Cisneros; Omar Din; Mason Fong; Glenn Hendricks; Gustav Larsson; Russ Melton  
**Cc:** Council AnswerPoint  
**Subject:** I can't afford unfair rent increases - please help us in the Mobile Home MOU

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Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and urge you to support the resident's position that space rent increases be tied to 75% of the Consumer Price Index. In Milpitas, space rent can only go up 60% of CPI or a maximum of 6%.

Since 2015, my rent has increased over 25% but my retirement income and Social Security combined have increased 12%. I spend over half of my income just on housing! Further increases above inflation will leave me destitute.

And in 2020 during the pandemic, while local apartment rents decreased 9% according to the Mercury News, my rent went up another 3%. Park owners are exploiting the fact that we are a vulnerable population, unable to leave our spaces, unlike apartment rentals.

I urge the Council to match rent increase limits common in other bay area cities with rent stabilization like Milpitas, Morgan Hill and Los Gatos. Keep mobile home rent affordable.

Thank you for your consideration.

Sincerely,

Darrick Wingfield  
Sent from [Mail](#) for Windows 10

**Jenny Carloni**

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**From:** Rick W <dmvsj@hotmail.com>  
**Sent:** Saturday, April 10, 2021 10:29 PM  
**To:** Larry Klein; Alysia Cisneros; Omar Din; Mason Fong; Glenn Hendricks; Gustav Larsson; Russ Melton  
**Cc:** Council AnswerPoint  
**Subject:** Please help us with the mobile home MOU: I can't sell my home

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

Since 2015, my mobile home rent has increased much more than inflation or my income. I can no longer afford my rent so I have to sell to escape this. But I can't sell my home because my park wants to raise new buyer space rent so much that I have to massively drop my selling price.

Our mobile homes currently need the floor to be repaired before it falls out from underneath us. But because we have to make sure we pay our rent on time ; there is no money left for repairing the bad flooring that we now have in our mobile home. I am not able to sell it until I found a buyer that is willing to take on this problem.

Every \$100/month rent increase translates to a \$10,000 home sale price reduction. And they take advantage of the fact that mobile home residents are locked into our spaces. The loss of my home equity directly impacts my entire retirement savings, which is tiny to start with. This is unethical highway robbery.

In Milpitas, space rent does not increase to new buyers. Please ensure our mobile home MOU will strongly limit allowable space rent increases when a home is sold. I think a reasonable increase should be limited to the lower of the annual change in the Consumer Price Index or 5%.

We urge Sunnyvale Council to support the resident's position on limiting space rent increases.

Thank you!

Darrick Wingfield & Marilyn Wingfield  
Sent from [Mail](#) for Windows 10

**Jenny Carloni**

---

**From:** Rick W <dmvsj@hotmail.com>  
**Sent:** Saturday, April 10, 2021 10:31 PM  
**To:** Larry Klein; Alysa Cisneros; Omar Din; Mason Fong; Glenn Hendricks; Gustav Larsson; Russ Melton  
**Cc:** Council AnswerPoint  
**Subject:** Please include Long-Term Leases in the Mobile Home MOU

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I live in a Mobile Home Park and want to be covered by the upcoming Memorandum of Understanding.

My park manager insisted that I sign a 10-year-lease in 2019. What practical alternative did I have? This lease calls for a 4-10% rent increase every year. Meanwhile, my income goes up by just 0-3% per year. They are also now increasing rates on new buyers by 20-100% making us completely locked in! This is all beyond untenable. We're desperate!

I've learned that I might not be covered by the new Mobile Home MOU because I have a long-term lease. If Council is to honor your promise to protect mobile home owners, then it is imperative that you protect ALL mobile home owners. We're scared and we really need your help.

I urge you and your fellow Council members to include long-term leases in the MOU.

Sincerely,

Darrick Wingfield

Sent from [Mail](#) for Windows 10

**Jenny Carloni**

---

**From:** Ramona De Jesus-Rivera <rvdr645@outlook.com>  
**Sent:** Tuesday, April 13, 2021 11:10 AM  
**To:** Larry Klein; Alysia Cisneros; Omar Din; Mason Fong; Glenn Hendricks; Gustav Larsson; Russ Melton  
**Cc:** Council AnswerPoint  
**Subject:** Please support a strong Mobile Home MOU - I live on Social Security

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton,

Please support the Mobile Home resident positions on the MOU. I live in a Mobile Home Park and am concerned that space rents are continuing to rise and soon, after living in Sunnyvale for many years, I will be unable to afford living in my home.

I live on Social Security Benefits which increase less than 2% a year; meanwhile rents in my park have increased over 3% every year. The rent increases force me to use up what little savings I have and frankly, I am at a breaking point. I am afraid that I will not have enough money to repair my car or pay for my medications. In Milpitas, mobile home space rent increases are limited to 50% of the Consumer Price Index with no floor. Why can't we do that here?

The resident position is to limit rent increases to 75% of CPI. That seems fair and will allow me to afford my home. Please support the resident position. I am looking forward to retiring the end of this year with my husband, but as things stand, we may not be able to

Thank you so much.

Sincerely,

Ramona & Hector Rivera

Casa de Amigos, Spc #645



**From:** [Ramona De Jesus-Rivera](#)  
**To:** [Larry Klein](#); [Alysa Cisneros](#); [Omar Din](#); [Mason Fong](#); [Glenn Hendricks](#); [Gustav Larsson](#); [Russ Melton](#)  
**Cc:** [Council AnswerPoint](#)  
**Subject:** Please support the Residents on the Mobile Home MOU  
**Date:** Tuesday, April 13, 2021 11:07:54 AM  
**Importance:** High

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

Dear Mayor Klein and Council Members Cisneros, Din, Fong, Hendricks, Larsson, and Melton:

I urge you to support the Mobile Home Resident positions that ensure that the MOU aligns with Bay Area jurisdictions that have enacted housing policies to protect Mobile Homes as Affordable Housing Stock.

More than ninety jurisdictions in California have adopted a form of rent stabilization for mobile home parks. Most mobile home regulations in the Bay Area limit space rent increases to 75% of CPI with no floor and no cap, and space rent increases of 0 to 10% when a mobile home is sold.

Mobile home owners, unlike apartment tenants, have monthly housing expenses such as home, fire and earthquake insurance; garbage and sewer, a home mortgage and property taxes. These expenses may amount to an additional \$1,950 in monthly expenses.

I urge you to support the Resident positions to ensure a safe and reasonable affordable housing option for 11,000 Sunnyvale residents like me.

Thank you,

Ramona & Hector Rivera

Casa de Amigos, Spc #645