

Agenda Item 5.1

Correspondence Received Exhibit

Corona Manufactured Home Owners RSO presentation



Manufactured Homes are Essential to Corona's Economy

1. Manufactured home parks are neighborhoods of Corona, just like any other neighborhood. Mobile home owners in parks pay taxes on their property just like any other home owners in Corona. Corona cannot afford to enable homelessness for its tax-paying citizens, who currently contribute \$1,371,800. annually to the city.



2. Corona only identifies 1,824. affordable housing units and fails to include manufactured homes in their inventory. If Corona includes manufactured homes in their inventory, that equals 3,268. total homes meeting the state definition of "affordable housing". Manufactured homes represent 44.2 % of all Corona's affordable housing.

3. Manufactured home owners pay average property taxes to the tune of 950.00 dollars annually. When rents go up, the value of the homes goes down. When rents go up the 1444 park resident's discretionary spending money decreases, impacting the local economy.

4. Corona is currently failing to meet the state mandate of affordable housing projections. Adding the 44.2% of mobile homes will help to meet the mandate, but at the current rate of lot rent increases, they are eroding the affordability factor. City council members are obligated not just to increase affordable housing, but to preserve existing affordability.

How unstable rent increases in mobile home parks impact Corona's local economy

5. As lot rents increase, without imposing a rent stabilization ordinance now, 1444 park residents are at risk of homelessness. As the rent increase, more home owners must seek social services, increasing the local burden.
6. Every time park owners increase lot rents, home owner's discretionary income decreases that means over 1444 park residents in Corona can no longer afford to support the local economy by going to restaurants shops, entertainment, and so forth.



7. Most of manufactured park owners in Corona are non-local, multi million-dollar corporations taking the money out of Corona, to benefit stock holders and principals. Not even one park owner is a member of the Corona Chamber of Commerce. Not even one of the 14 park owners lives in Corona.
8. By the city council not adopting an RSO, they are choosing to support 14 non-local multi millionaires instead of supporting 1444 voting citizens, who helped get them elected.

Five Years unregulated Rent Increases in Corona Parks

The Cost of Denial

- 9. In the past five years, since the City Council of Corona first refused to enact a Rent Stabilization Ordinance, the level of rent increase has become unsustainably unstable.

2020 Base rent \$ 1,266.40

Rent Increases

2021 \$ 56.99 = 4.3 % = 1,323.47

2022 \$ 66.17 = 4.76 % = 1,389.64

2023 \$ 108.3 = 7.25 % = 1,498.03

2024 \$ 74.90 = 4.75 % = 1,572.93

2025 \$ 78.64 = 4.75 % = 1,651.57

Total \$ 385.00 Increases. This represents a significant amount well beyond 50 % of the CPI



A GOOD RSO



- **Defines limits on annual increases to protect the home owner, providing the park owner a fair return.**
- **A good RSO pays for itself, through a reasonable monthly administration \$ 5.00 dollar fee ($\$5.00 \times 12 \text{ mos.} \times 1444 = \$ 86,640.$ annually)**
- **Limits increases to 50% of the annual CPI**
- **Utilizes the state hearings court when necessary**
- **Allows for Fair Return petitions (park owner funded)**
- **Allows for park home owner's Reduction in Rent for Reduction in Services petition**
- **Disallows pass-throughs without home owner majority approval**
- **Allows 5% lot rent increase upon home sale**

Dozens of municipalities across the state have adopted standard RSOS such is this that have withstood court challenges for decades

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1,444 Corona Citizens are asking the City Council to Hear From A Qualified And Highly Experienced Expert Park Resident's Advocate and Legal Counsel



- Park Residents are asking the City Council to listen to a presentation by their advocate, attorney Bruce Stanton.
- Bruce, who received his law degree from Pepperdine School of Law, has been practicing since 1982.
- Bruce has authored manuals about manufactured rent stabilization (RSOs), and has collaborated in creating RSOs for multiple municipalities.
- Bruce has assisted City Attorneys and other City and County officials to write, pass, and amend RSOs in a number of jurisdictions throughout California.
- Bruce has represented mobile home residents in 40 administrative hearings for Fair return Petitions.
- Bruce has argued legal cases in many courts of appeal throughout California, and helped author a brief to the U.S. Supreme Court in 1992 on manufactured rent stabilization issues.
- **Park residents will pay for Bruce's time for his presentation to the City Council-- it will be at no cost to the City.**

1. - Juana Quintana
2. - Diego Cruz
3. - Daniela Portillo
4. - ~~Good~~
5. - Edla Tame
6. - Mark Styr Lovink
7. - Anjel Stark
8. - Linda Velasco
9. - Ken Wade
10. - Patricia Mejias
11. - Liana Moroyozqui
12. - Barbara Valera
13. - David P. King
14. - Deanne
15. - Michael J. Felle
16. - Anthony J. Julian
17. - Neastman
18. - Theodore Larson
19. - Kim Manner
20. - Dan Messing
21. - Rick Clow
22. - John North
23. - Cynthia Becker
24. - Shawn Hernandez
25. - June Infante
26. - Lucy Rodriguez
27. - Paul [unclear]
28. - Jane Hardly

SPC. 4

29. - Gungui Bumgarner
30. - Elaine Morgan
31. - Blanca Coul
32. - Joan L. Beigle
33. - Phebe Bard
34. - Ingrid Glenn
35. - Patricia H. Caradine
36. - Roberta Lee Allotta
37. - Arnie & Lawson
38. - Lina Mason
39. - Nancy Reed
40. - ~~Jack [unclear]~~
41. - SANDRA Resendiz
42. - John [unclear]
43. - ~~[unclear]~~
44. - ~~[unclear]~~
45. - ~~[unclear]~~
46. - Selene [unclear]
47. - Luis Cervantes
48. - Angel Cervantes
49. - Luis Cervantes
50. - Juanita Galea
51. - Karen Rasion
52. - Kora Gonzalez
53. - Tatiana Lago
54. - MANUEL NAVARRO
55. - RUDY VAZQUEZ

- 56. Sasha Moore
- 57. Josh Moore
- 58. Manuel Cuevas
- 59. James Gray
- 60. Raymond Manglica
- 61. Aaron Hoffmans
- 62. Judy Anderson
- 63. Luis Palao
- 64. Annie Cornejo
- 65. Megan Sandoz
- 66. BRYAN MAISON
- 67. Virginia Gonzalez
- 68. Frank Ragussa
- 69. Cindy Carr
- 70. Manuela Montenegro
- 71. Gardenia Bautista
- 72. Fabian Carabato
- 73. ENRIQUE FRANCO
- 74. Raul Hernandez
- 75. Estela Gonzalez
- 76. Margie Balderama
- 77. Jose Franco
- 78. VIDAL MARTINES
- 79. Cindy Hernandez
- 80. Wendy Reed

- 81. Jerde Mon
- 82. Juli Mon
- 83. Jeff Sutton
- 84. MARISOL ALVAREZ
- 85. Manuela Cuevas
- 86. Roberto Rodriguez
- 87. Teresa Sepulveda
- 88. Julia Padilla
- 89. Bryan Rivera
- 90. Tereza Cortez

1. Naemi Solano

2. Dennis J. Solano

3. ~~Arthur Wood~~

4. Barbara A. Henn

5. ~~Arthur Wood~~

6. ~~Arthur Wood~~

7. Barbara Henn

8. ARTHUR WOOD

9. Randal Starrett

10. Debra Brown

11. AARON WOOD

12. Lydia Jimenez

13. Steven Schuph

14. ROBERT GARCIA

15. Luther Hamm

16. Tyler B

17. Wadi Dwyer

18. Adela Gonzales

19. DANNY REYES

20. Emiliano Cuevas

21. Shame Stewart

22. Joseph Kraft

23. Clyde Miller

24. Teri Simmore

25. Yula Castaneda

26. Michelle Pearce

27. Maya Villa

28. JUSTIN LENT

29. Josef Quisones

30. Lydia Henn

1. - Margarete Rudolph

2. ~~Aditya~~

3. Elvia S. Alfaro

4. Onofre Santos

5. - Joe Rudolph

Gloria Foley

6. Aaron Goldberg

7. Christine Goldberg

7. ~~Aditya~~ sp 107

8. Thomas + Harriet Smucker spc. 33

9. Bob Dyer sp. 291

10. ~~Aditya~~ to Jimmy } 207

11. Mark Salazar

12. Gabriela Contreras

13. Maria Mammolejo } idle

14. Jose Luis Contreras

15. Kavan Saldanha 51

16. Paul Connors sp 7 2407


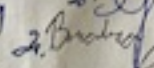
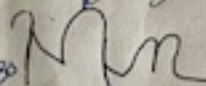
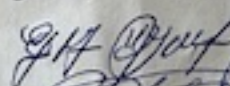

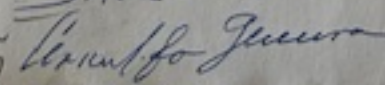
17. Jessica Flores

18. Frank + Annie Coraiso

19. Jose Planting

20. Claudia Delaluz

21. Ricardo Kutny Resendiz

- | | |
|---|--|
| 1. Francisco Rodriguez #108 | |
| 2. Maria Alcantar #106 | 125 Steve Sanchez |
| 3. Carlos Carrion #9 | 26.  |
| 4. Francisca Moreno #137 | 27. Daniel Gonzalez |
| 5. Brenda Matezuma #9 | 28. Echeverri Lopez |
| 6. Jesus Moreno #1 | 29.  |
| 7. Leticia Perez #10 | 30.  |
| 8. Silvia Hdez #108 | 31. M. P. Co. Alcalde |
| 9. Maribel Moraliz #24 | 32. Jose + Mirca Montañez |
| 10. Evelia Chaver #24 | 33. Jesus + Josefina Torres |
| 11. Claudia Cisneros | 34. Manuel Alvarado |
| 12. Moises Vargas | 35. Yara Alvarado |
| 13. Adhinda Guzman Herrera | 36. Flavia Guiron |
| 14. Evelia Alvarez | 37. Adolfo Ibarra |
| 15. Manuel Morales | 38. Alexis Guiron |
| 16. Uem Uojng | 39. Mayka Martinez |
| 17.  | 40. Jessica Ruiz |
| 18.  | 41. Melissa Ruiz |
| 19. Yesenia Soto. | 42. Elsa Ruiz |
| 20. Moric Soudoval | 43. ROSA TAN |
| 21. Laura Espana | 44. Alejandro Jimenez |
| 22. Neli Siciliano | 45. Salvador Jimenez |
| 23. Kathy Melina | 46. Ofelia Gutierrez |
| 24. Silvia Cordero | 47. Salvador Jimenez |
| 25.  | 48. Carolina Bonasa |