

From: [REDACTED]
To: [City Council](#); [REDACTED]
Subject: Fircrest Mobile Home Park RSO
Date: Friday, September 01, 2023 6:02:17 AM

Dear Members of Sebastopol City Council,

I am an older adult resident at Fircrest Mobile Home Park. I have owned my home and I've been renting space here since 2015. My double wide mobile home was manufactured in 1989. It is 34 years old and has needed many repairs and several major appliance replacements for which I have paid. My space rent has increased every single year since I've resided here. This year my monthly space rent was increased 6%. I am paying 30% more for space rent now than when I initially moved here only eight years ago. Living in a mobile home makes me have to finance the costs of home ownership and home maintenance as well as space rent.

I strongly support the proposed amendment to the Rent Stabilization Ordinance before the Sebastopol City Council to limit rent increases up 70% of Bay Area CPI with the maximum of a 4% rent increase. In addition, Sebastopol City Council should not allow ANY rent increase with a change of ownership. This Park already charges residents more than enough money to meet their costs. Please see my monthly and annual calculations on a 4% rent increase below.

There are 87 spaces at Fircrest Mobile Home Park. If the average monthly rent is \$750, then the Park collects \$65,250 every month. This amounts to \$783,000 annually collected by the Park. If the Park increases rent 4% every year for the next ten years, in 2033 the monthly rent collected will be \$96,580 and \$1,158,960 annually. If the Park is also allowed to raise space rents ANY Amount whenever a property is sold, this would drastically increase the cost of living in this Park. Any rent increase with a change of ownership will make Fircrest Mobile Home Park rents excessive, unreasonable, undefendable and unaffordable for many people.

Monthly Annually Fircrest Rents at 4% starting \$750 monthly in 2023

2024 \$67,860	\$814,320
2025 \$70,574	\$846,888
2026 \$73,396	\$880,752
2027 \$76,331	\$915,972
2028 \$ 79,384	\$952,608
2029. \$82,559	\$990,708
2030 \$ 85,861	\$1,030,332
2031. \$89,295	\$1,071,540
2032 \$92,866	\$1,114,392
2033 \$ 96,580	\$1,158,960

It is in your power to safeguard seniors with limited incomes to continue to belong to the Sebastopol community. Restricting increased rent amounts in this senior Park allows Sebastopol to continue having diversity with people of all ages and all income levels. Limit the annual rent increases in Fircrest Mobile Home Park to 70% of Bay Area CPI up to 4% maximum and do not allow any increased rent when property ownership changes. Use your vote to support the well being of the seniors residing at Fircrest Mobile Home Park over the excessive profits of the owners and managers of Fircrest Mobile Home Park. Your vote on behalf of the Park residents will make a significant difference in the daily lives of many

seniors.

Thank you for the time and effort you are devoting to this very important matter.

Sincerely,

Kathleen Roach

