



Mountain View Coalition for Sustainable Planning
817 Montgomery Street
Mountain View, CA 94041

December 1, 2017

Mountain View Rental Housing Committee
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: Mobile Home space rental protections

Dear Rental Housing Committee members:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to provide comments on proposals to cover mobile home space rentals under the City's tenant protection policies, whether as stipulated by Measure V or in some other form.


In general, we feel that current rent prices are posing very unfortunate challenges for renters in Mountain View; as you know, a large proportion of residents in our city. The benefits of Measure V are starting to be realized by some Mountain View renters, but not, so far, by those who rent spaces and related services for their mobile home properties (estimated at 1100 homes), and these costs are approaching being the most expensive in the country. Certainly, these renters should have some protection against unfair and unreasonable rent increases as much as any other Mountain View renters. Further, with our city long supporting diversity and inclusivity in Mountain View, it is incumbent on us to consider all aspects of housing accessibility for anyone who might choose to live and/or work here.

According to the Mountain View Mobile Home Alliance, "Some Space Rents have gone up as much as 12% over the last year. For every \$100 increase in Space Rent, a home loses \$10,000 of equity when an owner tries to sell. Rising Space rents also limit the pool of buyers that can qualify to live in Mountain View parks." And, although these homes are called "mobile", they cannot be readily moved, so home owners are often compelled to accept rent hikes or risk loss of value on the homes they own or are paying a mortgage on.

We realize that providing these protections poses a number of challenges for the City. Nonetheless, we urge you to investigate all available options and direct Staff to assist you with exploring these. With at least 100 California cities providing some form of protection for these tenants, Mountain View should seriously consider doing likewise and to help take a stand for our region at large on this front.

Thank you again for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Bruce England". The signature is written in black ink on a white background.

Bruce England
for the Mountain View Coalition for Sustainable Planning

cc:

Anky van Deursen, Staff Liaison

Dan Rich, City Manager

Wanda Wong, City Clerk

Trey Bornmann, Chair, Mountain View Mobile Home Alliance

Mountain View Mobile Home Alliance steering committee

About Mountain View Coalition for Sustainable Planning

The Mountain View Coalition for Sustainable Planning is a group of local volunteers dedicated to making Mountain View as beautiful, economically healthy, transit, bicycle, and pedestrian accessible, and affordable as possible. MVCSP member interest and expertise covers areas such as housing, transportation, the environment, the economy, and beyond!

For more information, see <http://www.mvcsp.org>.

To contact us, send email to mvcsp.info@gmail.com.