

Members of the Committee - Good Evening.

I'd like to talk to you today not just as a resident of a mobile home park in Alameda County - but as a voice for justice and fairness in the face of corporate greed and misconduct.

The actions of MHP Corporate Investors echo across counties, repeating a pattern of exploiting residents and disregarding laws.

It is clear that these are not innocent mistakes but calculated attempts to extract more money from vulnerable communities. They show a blatant disregard for residents' well-being and for the laws that should protect them. We have seen the same story play out in different counties, a script - a blueprint, if you will - of the abuse and power of these bad actors - that must be stopped.

In our county - Legal aid, HCD, and our County Supervisors have had to intervene twice in the past year and rescind attempts of illegal utility charges and excessive illegal rent increase attempts. By the way, the owner of our park in Alameda County is the same as the owner of Youngstown MHP here in Petaluma, Daniel Weisfield (Three Pillar communities).

Also, the recent news of rent hikes in Little Woods MHP and mobile home park closures here in Petaluma - is just another chapter in this unjust saga. As leaders in Petaluma, you have the opportunity to set an example for all counties facing similar challenges. Enforcing consequences on bad actors who openly disregard the law is not just a duty but a necessity to protect the rights and dignity of all residents.

We hope to witness this county to take immediate legal action against all those bad actors who continue to disregard laws and exploit loopholes. We hope that Petaluma will show that justice and equality are not just ideals but principles that will be upheld with unwavering resolve.

We hope that that city of Petaluma will set the example for the rest of the counties that there are consequences for bad actors who blatantly and deliberately disrupt communities with Pre- meditated actions.

We hope to see the city of Petaluma push back with lawsuits against these bad actors – enough is enough.

We are counting on you, Petaluma Leaders - to set the example for other counties to follow.

Thank You,

- A. Cancino

The residents of Capri Mobile Park bring forward the following violations of our rights.

After purchase of our park by Harmony in late May 2024 we received up to three increase notifications.

It came to our attention that unknown to 90% of our residents we had NEVER been told about the rent stabilization ordinance in the city of Petaluma and were told only that a long-term lease was our only option.

To add insult to injury most of us do not speak English and Spanish is our primary language.

In addition, we had never been given a copy of our lease and had to request one, seek translation and then learn that the new owners could gouge us on increased ground rents and pass throughs.

In addition one of the requested increases was roadwork not done yet of over \$200,000.

We feel that we were singled out, discriminated against and as hard-working citizens denied our rights.

In furtherance of this discrimination, we were coerced by the owner and manager coming to our door in early June into signing a long-term lease or in some cases they would not take our rent payment. The new park owners stated if we did not sign the increases would be worse coming from the city.

Again, these documents were in English, and we HAD NO IDEA WHAT WE WERE SIGNING.

We seek to rescind these leases which we learned were not allowed after Feb 13, 2020, and need the city, state, and anti-discrimination advocates to help us regain our rights.

NAME

ADDRESS

Guadalupe Vera
Agustina Hernandez
Virgilio Arango Vasquez
Israel Arango
Adriana & Juan Hernandez
BERNARDO FZACUIRRE
Ana Hernandez
Rafael Fuller
Pedro Arango
Enrique R. Altamirano
Maria Cibrian
Juana Castellanos
Jack M. ...
WENDY MACHIN
ALEX JOHN Semimoff
Gabriela Gomez Amador
Nancy Arango
Stevie Eyberg + Lisa Mastersen
Leticia Hernandez
Ninfa Augusto Garcia
Jorge Chuam
Enrique Martinez Aguilar
Stefania Hernandez Martinez
Quidia Irizarry
Nancy Arango
Lucina Arango
Yadira Altamirano

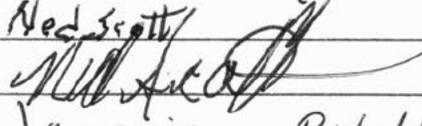
NAME

ADDRESS

NAME	ADDRESS
Festher Borbon	[REDACTED]
Elias Gonzalez	[REDACTED]
Mauricio Castellanos	[REDACTED]

NAME

ADDRESS

NAME	ADDRESS
Viridiana Quiroz Ortiz	
AIAN TORRES	
Jacqueline Gopar	
Rosa Gopar	
Ned Scott	
	
Jacquie Buletti	
Ruth Hernandez	
Arnoldo Hernandez	
Lx Mallory	

City council, city employees, city staff and community

We are coming together tonight prior to your closed-door hearing to present the direction we feel **MUST BE** taken regarding Youngstown, Littlewoods and Capri Mobile Parks as well as every mobile park in Petaluma.

We also seek the much needed clarification on closure letters in regard to Youngstown and Littlewoods, Youngstown senior park overlay violations, Youngstown additional increase noticed 10 days ago, Littlewoods untimely second arbitration request, Littlewoods continued threats and retaliation including removal of parking, Capri's unlawful coercion in regards to long term leases and gouging on 100% pass through, discrimination to a degree not known before, threats and violations across the board to residents in all 3 parks

Capri and Littlewoods residents submitted petitions today compelling the must needed **protection and enforcement** warranted for the very reason the rent stabilization ordinance was developed in the first place which is protection which requires enforcement.

Youngstown had previously submitted their petition with the demand to enforce the senior park overlay violations.

No ordinance will ever live up to its intended promises if violations are not **enforced.**

Here is the list of some of the assaults and abuses by these bad actor park owners/large investment companies.

Youngstown Mobile Park

2 arbitrations within a year and a half of each other once Three Pillars a 74 large investment mobile parks owner purchased Youngstown with clear knowledge they were purchasing under rent stabilized ordinance, AB2782 state legislation and senior park affiliation. This was clearly done after due diligence as what investor would spend 14 million not understanding the market, demographics or ordinances governing their business?

Attempt to change the park to all ages without a 6-month required notice comingled with rules and regulations under all age status which was never allowed.

Application to raise ground rents \$923.41 more to already existing high ground rents which led to a motion in limine granted in error by the arbitrator allowing an award of \$118 of that amount simply allowing them to deny profits from their other entities within the park grounds that profited dearly.

This same \$923.41 added illegally to ground rent statements without an arbitration award at Thanksgiving time requiring legal fees of our residents to be used to correct this unlawful take.

Unlawful closure letters never noticed before consultant shows up at residents' door without any application to city.

Complete disregard for lawfully passed senior park overlay 5 Purchases, leases knowingly sold as all age with intent to defraud buyers and current Youngstown residents including

willfully misleading MLS listings, potential buyers given invalid rules and regulations, lease and purchase agreements willfully created as all age and signs taken down which would indicate truthfully for potential buyers that Youngstown is a senior park. Then the willful direction given by park management to every realtor representing buyers that this park is an all-age park.

Inspection with 7- and 30-day notices unfairly served with disregard for MRL laws.

Perjured testimony that the park owners are unaware of their owned subsidiary Amber Homes, or their manufacturing subsidiary which are addressed at the same corporate offices as Three Pillars, the name of their registered company.

Intent to defraud the city and state with the profits of their subsidiary within the park itself.

Coercion of over 20 residents into a long-term lease well after the cutoff date of Feb 13, 2020, per AB 2782.

Overcharging long term lease holders reevaluated taxes with complete knowledge that some were a onetime 12-month charge. This required a resident to pay for a forensic accountant to show the truth.

Chairs and locks on amenities open to residents from 9:00 am to 9:00pm out of retaliation for residents' advocate. The clubhouse chairs chained up simply because the management found out we were having a meeting outside and she wanted the senior citizens to be made to stand during open hours of the clubhouse.

Clear intent to harm.

Elder abuse which led to 2 suicide attempts and one life threatening cardiac issue not to mention the PTSD, mental and physical toll to senior citizens.

Willfully submitting false accident reports blaming residents for speeding which led to a resident being thrown from his bike and injured by park owners' handymen.

Too numerous to list individual resident's abuses, coercion, threats and retaliations

Littlewoods Mobile Park

Arbitration seeking \$1530 a month to gouge residents done with malicious intent as alluded to in the arbitrator's final award of 0.

Inspections improperly noticed and attached to potential eviction threats.

Bait and switch on ground rents to residents made to sign leases after escrow closed of more than double the ground rent agreed upon.

Willful attempt to increase ground rent by driving pass throughs up on highly inflated pricing without seeing bids or contractual agreements of work.

Trying to remove parking and charge up to \$300 a space

Constant Increase attempts leading to frivolous litigation which in superior court would be sanctioned with the defense of this on the backs of hardworking residents.

False statements to residents, threats intimidation, discrimination and outright disregard for MRL law.

Capri Mobile Park

Harmony buys a park after saying they were forced to stay in business in May 2024.

Learn they discriminated against 54 of the 66 residents in never sharing with residents a rent stabilization ordinance in effect since 1994. **NEVER**

These residents had no idea their rights had been violated for years.

Only supplying leases and rules in English in a community of primarily Spanish as a first language to sign but never supplying a copy to the residents.

Owners and management coercing residents after purchase in May to sign a long-term lease(unlawful)by going door to door stating if they didn't sign they wouldn't take their rent check or if they didn't sign they could leave now. These door-to-door demands were done to senior citizens with dementia, Spanish speaking resident/owners who were not allowed to take the leases to have it translated.

These door-to-door coercions were the manager, Nick Ubaldi himself and the other harmony corporate employees who converged on the park after ownership under the guise it was a meet your new owner meeting.

Numerous witnesses to this coercion.

100% pass through with the use of the unlawful long-term lease. Abuse, intimidation, discrimination with attempt to circumvent these hardworking residents

Every long-term lease stated new on the lease was made to be signed after Feb 13, 2020, which was unlawful under AB2782

Then 2 lawsuits against the city

Realtors being told they are gutting the parks and building apartments

We need enforcement with lawsuits, denial of improper notices of additional arbitrations, denial of retaliatory closures, partnership in land ownership, civil and criminal remedies for complete disregard for the ordinances and senior park overlays and cease and desists against a vulnerable protected class of senior citizens.

These park owners are bad actors using this same egregious playbook in every jurisdiction they own mobile parks in which are too numerous to list.

The city and state voted in protections and senior park overlays to protect and as you can see without consequences every mobile park resident in Youngstown, Littlewoods and Capri has suffered and continues to suffer irreparable harm.

We are in debt \$26,000 with short term loans having to be taken out to fund appeals, letters to stop unjust increases and to ward off unlawful notices to remove our advocate helping the

residents know their rights and have a level legal playing field which almost never happens against big money investment companies.

We know how to do hard, but we need the city and state to do hard with us.

With deep respect for your acknowledgement that we matter, that we deserve to be heard and most importantly that we deserve protection for our owned mobile homes.

We are Petaluma

We are Youngstown strong

We are Littlewoods strong

We are Capri strong

August 1, 2024

We, as residents of Littlewoods put forth a violation of both our rights and of the rules and regulations with the unlawful removal of our parking spaces noticed after the arbitration decision which awarded 0 of the requested \$1530 increase by Harmony, our park owners.

Harmony's first attempt was removal of our already assigned parking spots with a demand of up to \$300 per space although they did not put forth either new rules or regulations, required notification or public meeting or an amendment to lease or ordinances. Their second attempt noticed today August 1st state we will have to pay \$50 per space now. Again, there are no new rules or ordinances that show our spaces, after all these years must be paid for.

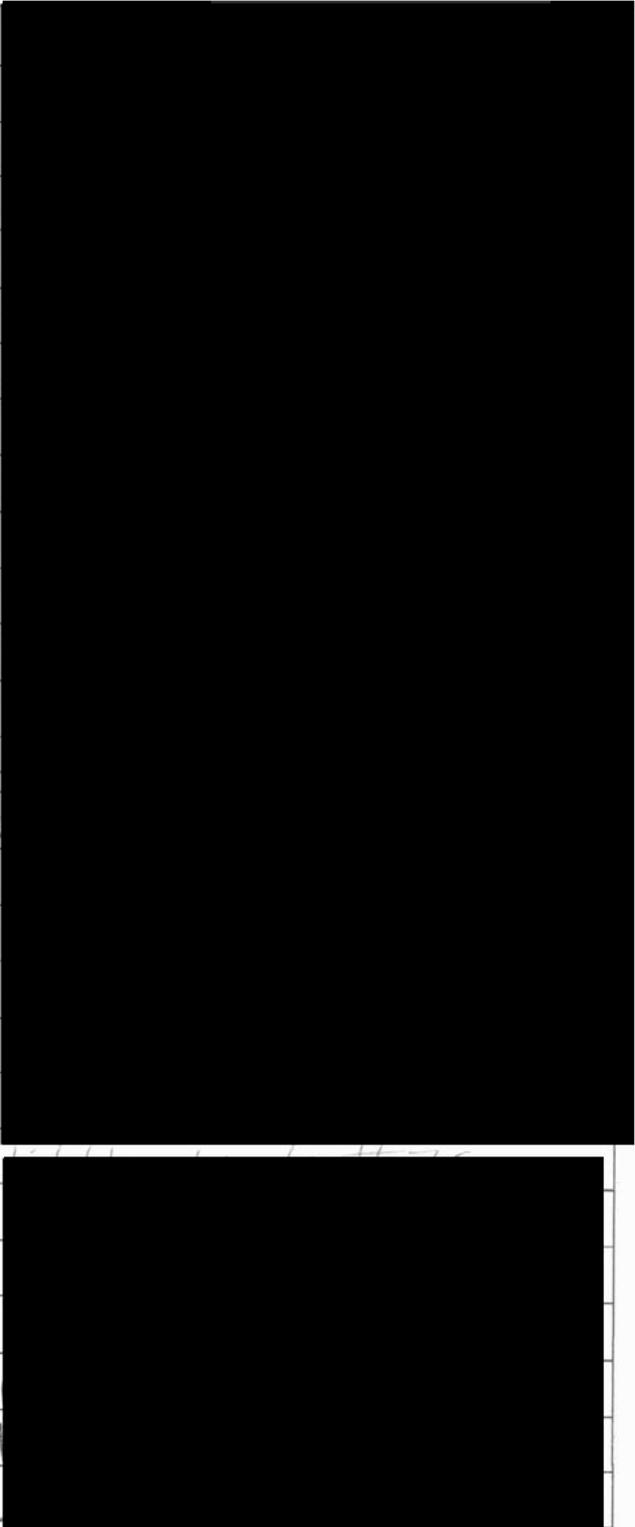
Littlewoods residents brought this to the attention of the Petaluma City council at the July 15th city council meeting and sought relief from continued retaliation from the park owners.

We, the residents, seek enforcement of the violation of our rights and place this petition on the public record.

Firmas por repesarias de harmony
hacia little Woods.

NAME

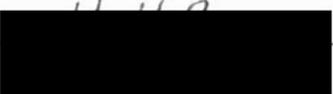
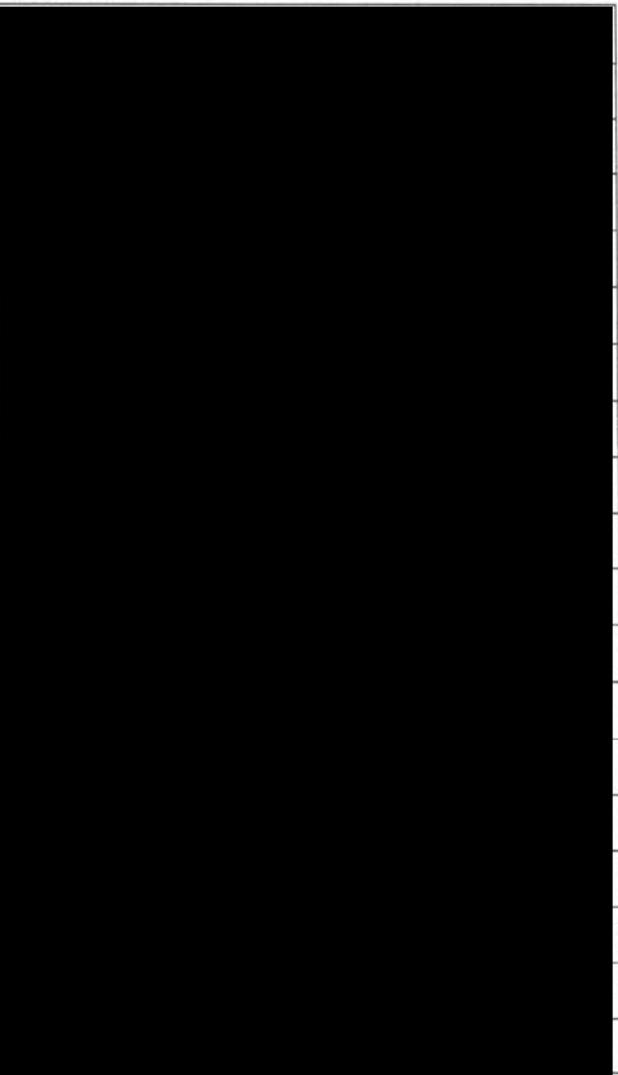
ADDRESS

Josefina Arango	
Elvia Calderon	
Francisco Lemuz	
Alejandro Contreras	
Sergio Ocegueda	
Reticia Cardenas	
ERWIN VARGAS	
Guadalupe Roblano	
Maria Padilla	
David Cisneros O.	
Anabel Ocegueda	
maria padilla	
Rufino Cortes	
BENJAMIN GONZALEZ	
Matthia Rodriguez	
Berardo Altamirano	
Jorge Ruiz	
Carol Larson	
Reynalda Arango C.	
Gisela Ruiz Canseco	
Porfirio Tony Altamirano	
Hilarion Altamirano	
Cristal Altamirano	
Carlos Garcia	
Bilberto Majrigal	
Minerva Gopar	
Juan Espi	

NAME

ADDRESS

Carlos Ruiz
 Manuel Ruiz
 Eugenio Avango
 Manuel y Esteban Avango
 Camerino Espinoza G
 Alicia Soriano 27
 David Pike
 Liliana Moñoz
 Armando Lopez
 Guillermina Herrera Chaviz
~~David / David~~
 JOHN E. TELESMANIC
 Chris BROWN
 Beatriz
 Jorge Lopez y Margarita Martinez
 Jose Muro
 Jay Stewart
 Eden Espinoza
 Esmeralda Soriano
 Maria Padilla
 MARTIN Contreras



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My name is Nickola Frye and I am a resident of Petaluma Estates Mobile Home Park.

Recently we received a 30 day notice that the management was closing the recreational vehicle parking location. All residents who paid to lease a parking location are required to remove their property on or before September 1. The ability to utilize this location has been provided, for lease, for over 40 years.

The management plans to utilize the location for eight (8) additional mobile home locations in the park.

For your information: a review of the California Mobile Home Residency Law for 2024, states in Section 798.4 "new construction," shall be exempt from any ordinance, rule, regulation, or initiative measure adopted by any city, county, or city and county, that establishes a maximum amount that a landlord may charge a tenant for rent, for a period of 15 years from the date upon which the space is initially held out for rent.

Given that this City Council has recently established both a Senior Mobile Home Park Overlay District and a Mobile Home Park Space Rent Stabilization Ordinance the residents of Petaluma Estates are concerned about the effect this change has upon what you have previously accomplished on our behalf.

In addition, we cannot determine what permitting process is required for this structural change to Petaluma Estates Mobile Home Park. Is management required to secure permits from the City of Petaluma or the State of California or are they allowed to proceed without permits or overview?

Thank you for your time, understanding, and concern for our issues.

Nickola Frye

[REDACTED]
Petaluma, CA [REDACTED]

[REDACTED]

From: [sheila](#)
To: -- City Clerk
Subject: Legal Counsel - Existing / Anticipated Litigation – Youngstown MHP
Date: Monday, August 5, 2024 10:53:03 AM

Some people who received this message don't often get email from one [REDACTED] [Learn why this is important](#)

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Good Evening,

As residents of a mobile home park in Alameda County owned by Three Pillar Communities, we are deeply troubled by the repeated disregard for regulations at Youngstown Mobile Home Park, which is owned by the same owner.

It is clear that these professional investors calculate their financial expenses and gains before acquiring a mobile park, yet they still disregard and disrespect the laws set forth by the county.

Laws must not only be words on paper but must be enforced with consequences for those who choose to ignore them.

Laws and regulations are meaningful with proper policing and repercussions.

So, we would like to ask the authorities in Petaluma County to take decisive legal action against bad actors who show disrespect for the rule of law.

We hope that the city of Petaluma will hold accountable those bad actors who seek to operate above the law and ensure that justice and fairness prevail for all members of the community.

Thank you.

From: [Peter Tscherneff](#)
To: [REDACTED]
Subject: Robert Redford Call to Act (plz POST to Petaluma PUBLIC COMMENT)
Date: Monday, August 5, 2024 2:36:45 PM

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---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Lady Sibylle Redford & Robert Redford to the PUBLIC share The WORD...

In a Cry to save EARTH.... Requiring nothing less than a Spiritual Re-Birth.....

Continuing assaults upon this Planet...only United standing upon Granite.... Do we truly entertain a Solution... by Decree for all to see a Resolution.... A Strong & Clear Direction for a Peace attaining Insurrection...

Look deep only to find... most remaining Willfully Blind... maintaining inaction so Cursed... very unlike the Tree huggers of EARTHFIRST... Yes be it time to Action as an Almighty Faction... to BURST Forth in a Thrill... kinda like Julia Butterfly Hill....

**Have we been LOST amidst a Hidden Hypocrisy
???? for all of our efforts what still don't we see
???????**

What truly be thee given Goal in regards to the FESTIVAL DEL SOLE.... Something worthy requiring an ACTIVISTS ROCK & ROLL ??? why yes no guess

MLKING states One man wrongfully incarcerated so are we all.... Robert Redford's "Incident at OGLALA" focuses on the innocence of Leonard Peltier... who awaits smack dab in the middle of a Prophetic Riddle

While those paying \$80 for a ticket to see Robert & Lady Redford... continue disregarding the meaning of His Word... as they pay \$ thousands every month to maintaining the

**very system caging Leonard and Our EARTH to assault...
where be thee Freedom Strike where be John Galt ?**

**See author "Peter Tscherneff....King of Masterpiece
Theatre"**