

Good evening, City Council and City Staff

We direct our comments tonight to false narratives circulating about our efforts to protect and enforce laws and ordinances concerning our Petaluma Mobile Residents United

The mobile homes owned by our residents do increase in value the same as a condo, townhouse or house purchased in Petaluma.

The purchase price years ago of course was lower than the average of other housing alternatives. This is simply the reason many residents purchased these mobile homes. Affordability, living within their means, retiring on Social Security

Isn't this what most would strive for. Home ownership and self-reliance in an out-of-control priced housing market.

In addition to the sale of a mobile home (some which require a mortgage) residents are made to lease the land that their own mobile home sits on.

We use the words in addition because unlike the average home purchased in Petaluma land is not included in the ownership of each mobile home.

This method has worked for quite some time with small business owners, or when family ownership occurred.

It stopped working when large investment groups started to gobble up these parks.

Why did they buy mobile parks all over the 50 states. They purchased because they verified profitability and certainly captured mobile home residency that would enable long term retention.

Mobile homes, aside from the word, are simply time and time again not capable of being moved. In addition, the upkeep of the mobile home is the resident's responsibility.

No large investment group would buy any park without due diligence and fiduciary duty to support the purchase to their investors.

While these large investment groups certainly sought in advance methods to deny residents continued city, county and state protections they had to win at removing those protections first before acting as if the city is the restrictive out-of-control party in this issue.

We use those words because the comments made all over the press and social media are that the City of Petaluma is out of control with restrictive ordinances and positions.

Let's be clear the intent for these large investment groups is for more profit in any way they can find a loophole or a method of achieving this.

False narratives include that residents of mobile homes are the ones gouging future buyers as the value of mobile home should be based on NADA.

However, AB2782 differs with that false narrative.

To put this simply for a Petaluma resident who owns a traditional house- Are they gouging a potential buyer when the equity of their home over a multi-year ownership far exceeds what they purchased that home for?

Of course they are not gouging.

Have Park owners achieved the same increase in equity upon selling.

Of course they have!

Take Youngstown Mobile Park created years and years ago for less than 10% of its current value.

Purchased from a small family business by a large investment group in 2020 for 14 million dollars.

Another false narrative is that the 5 arbitrations, appeals, lawsuits and retaliations would never have happened if the mobile park residents of Petaluma would simply have given up the protected right to vacancy control.

This is just false. These large investment groups had a plan upon purchase. To remove rent stabilization ordinances,

zoning restrictions and to keep the secretive operations just that SECRET.

The city created the rent stabilization ordinance which included vacancy control in the 90's.

Our residents care about supplying the same path to mobile home ownership for a future senior, family or vulnerable resident. This isn't just taking care of us now and caring little about the future buyer.

We are Petalumans who want to help others as well.

We appreciate the diligence that you take for every Petaluma resident regardless of financial means, education or culture.

It's courageous in this world right now to stand firm in the protections of all citizens. We notice that you not only see all as equal but your actions reflect the same.

We look forward to securing a path forward in preventing frivolous litigations and constant fear of intimidation and retaliation.

**We are Petaluma Mobile Residents United Strong!**