

Dear Supervisors Crandell, Sabatier, Rasmussen, Pyska, and Owen,

I'm writing regarding the proposed moratorium on rent increases before the Board. I want to be direct about what this means for Meadow Pointe and for the Upper Lake County Water District SAFER project the county has invested significant time in.

This project is bigger than Meadow Pointe. The expansion is meant to deliver much-needed improvements to Upper Lake CWD, and other users and future district customers are counting on it moving forward. Meadow Pointe has essentially served as the conduit making that possible — if we have to step back, the project itself is at risk, not just our connection to it.

That role carries real risk for us that most people outside this project don't see. The District refused to serve as general contractor, so the only way to keep this project moving was for us to take on that role ourselves and absorb any unanticipated construction cost overruns. On top of that, municipal water costs substantially more per month than what we currently spend operating our own system. Managing both of those exposures depends entirely on our ability to adjust rents. A moratorium that freezes rents — and any rent control ordinance that follows — removes that ability entirely.

Because of this uncertainty, we have already placed the SAFER project on hold and begun evaluating what closing Meadow Pointe would take. If the moratorium and a subsequent rent control ordinance move forward, closure isn't a threat — it becomes the likely financial outcome. That means displaced residents, a stalled water project the county and other parties have already put real resources into, and a signal to other operators that Lake County isn't a place to invest.

We're asking the Board to reject the moratorium and work through this with actual data and full stakeholder input rather than on a compressed timeline.

We'd also note that the Ad Hoc committee formed to study this issue was expected to do fact-finding before bringing anything to the Board. That didn't happen. A moratorium of this magnitude was introduced four days ahead of a vote, without the underlying data to support it. A decision with this much at stake — for residents, for water infrastructure other parties are depending on, and for the county's reputation with businesses considering Lake County — deserves more diligence than that.

I'm glad to walk any of you through the numbers directly.

Regards,
Matt Davies
Harmony Communities

Honorable Supervisors-

I write on behalf of WMA and mobilehome park owners and managers in Lake County. We regretfully write with deep concern about an item on this Board's agenda.

Item 6.4 is a rent freeze on all mobilehome parks in Lake County. This is a radical policy that is only ever used in cases of emergencies, such as a natural disaster. There is simply no reason for this Board to freeze rents. There are no high rent increases happening in Lake County or cases of residents receiving notices of high rent increases in the future. There is simply no rent emergency here at all. In fact, the only emergency is the message that this county sends by continuing to entertain and consider radical policies such as rent freezes and rent control. Leaders in Lake County are constantly discussing ways to attract more people and more commerce; sending such an anti-business and anti-housing signal as a rent freeze would do the opposite of that.

Supervisors, this rent control discussion has already been going on for a year and there have been no high rent increases in response. Actually, the only response to this long discussion has been that of missed investments. I know that you are well aware of investments that should be happening in this community right now, but are not moving forward because of the existence of this discussion. Imagine how many similar situations exist that you are not even aware of.

When you voted to create an Ad Hoc committee to study this issue, I am confident that fact finding was one of your principal goals. So, let's ask ourselves: has the Ad Hoc committee done any fact finding? No. Zero. It is frankly unbelievable that the Ad Hoc committee met privately for months, in the least transparent way possible, did not communicate with parkowners at all, and then proposed a rent freeze as a result of their work. It is not only bad governance; it is an insult to the intelligence of everyone involved. What data, what facts did the Ad Hoc committee use to arrive at this conclusion? Did they research historical rent data? No. Did they meet with residents and parkowners to hear both sides? No. So, what, exactly, did the Ad Hoc committee do?

WMA works with mobilehome parkowners and operators throughout the entire state. We have participated in countless meetings with Ad Hoc committees. This is the first time that I have ever seen an Ad Hoc committee report its findings without ever meeting with residents and parkowners, or doing any fact finding at all. The committee now wants to meet for a "listening session" next week, and in doing so wants to exclude parkowners by removing any option to participate remotely. It's completely unacceptable.

It is time to put a stop to this. Lake County housing providers and residents need stability and predictability. WMA and parkowners continue to be willing to participate in a process to problem solve and find compromises, but that is simply not what this Ad Hoc committee is interested in. For the good of the county, its residents, and businesses, we urge the Board to immediately put a stop to this mess by dissolving the Ad Hoc committee and tabling any future discussion about rent control in Lake County.

Regards,



Saulo Londoño
Regional Representative — Northern California/Bay Area
Western Manufactured Housing Communities Association

As a mobilehome park owner in Lucerne for the past 30 years, when I read the document that is being proposed as an Interim Urgency Ordinance placing a moratorium on Mobilehome Park Gross Rental Rate Increases within the Unincorporated area of the County of Lake, it raises many concerns.

The accusations that are made "sudden or substantial increases" to space rents (paragraph 3 in the opening). Last fall a 3.5% increase of space rent for all residents in our park who had been in the park at least one year was communicated. This was a \$20.00 a month increase. Utilities like water, sewer, garbage are all passed thru, and electricity and propane are direct billed to residents. Lucerne has probably the highest rate for water in the county. Most of our residents pay between \$30 - \$50 a month for the metered water they use, but there are some house holds that use and pay \$120 - \$240 a month!

The ad hoc committee would know this if they had called, emailed or invited the park owners to any meetings. Without data as to what is going on at the mobilehome park level, across the county, this paperwork and request is a waste of time. Garbage in, Garbage out. There is no "emergency" to pass this Interim Urgency Ordinance.

Paragraph 6 is inaccurate and offensive that the author of this document is writing fear that is unfounded. Public testimony from one park? In the last year what park(s) said that rent is going to be increased prior to a RSO coming back to the Supervisors for consideration. Who is making this stuff up?

Paragraph 2 is exactly what mobilehome parks are and do. Provide space for the home to be installed. set or bought where the resident has access to the utilities to run the home. Electricity, propane, water, sewer and garbage. These are charges that the resident pays, just like in a stick built home, like what you pay at your home. And instead of property taxes, owners pay taxes on the home. For many, a 40-50 year old mobilehome. The County can adjust those fees helping the very residents who need affordable housing in Lake County (Identified in Paragraph 1).

My cell phone is listed if you have questions, I will share what I know. If I don't have the answer, I will research and find the answer for you. But this interim urgency ordinance is not the solution, and quite frankly it has identified fear based unfounded WHEREAS statements that the unexperienced may say, yes. sounds good.

My hope is that this Board is experienced, and would be focused on attracting businesses that want to serve all residents of Lake County. Deal with the homeless population and drug issues that make the area less attractive to do business and to live. Look at the companies that support all residents to have clean drinking water, utilities that don't break the bank and negotiate with them lower rate plans specific to mobilehome parks perhaps. I think all residents should get the break, but we are talking about mobilehome parks here.

So, please vote NO on the Interim Urgency Ordinance that you will be looking at tomorrow, and dismantle the Ad Hoc committee on this topic of "Rent Control".

Thank you!
Darla Smyth
Lorraine Village Mobilehome Park
Lucerne, CA
55+ Mobilehome Park

Dear Chair and Members of the Lake County Board of Supervisors,

I recently reviewed the draft Interim Urgency Ordinance Placing a Moratorium on Mobilehome Park Gross Rental Rate Increases and appreciate the County's efforts to address this important issue. As someone who works with property owners, housing professionals, and the community, I believe it is important that all stakeholders clearly understand how the proposed ordinance would be implemented if adopted. After reviewing the draft, I was hoping the Board or staff could provide clarification on several items that do not appear to be addressed in the ordinance:

- How long is the proposed moratorium expected to remain in effect? While the draft references an expiration date, no timeframe has been provided.
- If the permanent Rent Stabilization Ordinance has not been completed before the moratorium expires, is it anticipated that the moratorium would be extended?
- The ordinance defines "gross rental rate" to include "any other fee added to the monthly statement." What types of fees are intended to be included under this definition, and are there any exceptions?
- Will there be any process for park owners to request relief or exemptions if they experience significant increases in operating expenses, insurance, utilities, taxes, or emergency repair costs during the moratorium?
- The ordinance states that rent increases occurring after the moratorium's approval will be reviewed for compliance. What agency or department will be responsible for conducting those reviews, and what process will be followed?
- If a violation is found, what remedies are contemplated beyond the administrative fines outlined in the ordinance? For example, would improperly collected rent or fees be required to be refunded?
- Will there be an appeal process available if there is a dispute regarding whether a rent increase or fee violates the moratorium?
- Has the County prepared an estimate of the fiscal or administrative impact of implementing and enforcing the proposed moratorium?
- Finally, will the public have an opportunity to review and comment on the proposed permanent Rent Stabilization Ordinance before it is considered by the Board?

Given the number of significant implementation questions that remain unanswered, I respectfully request that the Board consider removing this item from the August 11 agenda and continue it to a future meeting. Allowing additional time for staff to address these questions and provide greater clarity would give the public and all affected stakeholders a meaningful opportunity to understand the proposal and provide informed input before any action is taken.

I appreciate the Board's willingness to consider public input and look forward to additional information regarding the proposed ordinance. Thank you for your time and consideration.

Sincerely,

Jessica Johns

Aug 10, 2026

Dear Supervisors - I wanted to voice my objection to any form of MHP rent control in Lake County. I own two parks in Kelseyville (Live Oak MHP and Kelsey Gardens MHP). My history of rent raises has been 3 % per year. As a result of these moderate increases, I now have average rents of approximately \$500 in both parks which is far below market but great for the tenants. Any form of rent control, or worse yet a rent increase moratorium, will only make it more difficult for me to run my parks profitably in the future. I would also like to continue upgrading my parks and any form of rent control will make this much harder to achieve. Please do not implement any form of rent control.

Sincerely,

Frank Rogers

Dear Supervisors –

There is absolutely no reason for the Board to freeze rents in Lake County. That is a radical policy that should only be considered in cases of emergency. There are no high rent increases happening in parks in Lake County and nobody has received notices of high rent increases happening in the future. There is no emergency.

The Ad Hoc committee did not communicate with parkowners at all. They did zero fact finding. How can the Board freeze rents when the Board doesn't even know what rents are or what the rent increases have been? The Ad Hoc committee made a mockery of this process and is now asking the Board to vote for a rent freeze with zero evidence to show for it.

This rent control discussion in Lake County has now gone on for a year. There are investments that should be made into the community that are not happening RIGHT NOW because of this discussion. When everyone in a leadership position in Lake County is doing their best to attract new residents, businesses, and investment, it is completely irresponsible for this Board to continue to drag out this discussion.

The fact of the matter is that there is no reason for this discussion to be happening. There is no emergency. There are no high rent increases. Not only is a rent freeze not needed, this Board should put a stop to this charade once and for all. If this Board does not shut down this discussion immediately, it needs to make sure parkowners can participate in the "listening session" on August 17th by offering a remote option.

Sincerely –

Frank Rogers – Owner of Live Oak MHP and Kelsey Gardens MHP



August 10, 2026

Lake County Board of Supervisors
Lake County, California

Re: Proposed Moratorium on Mobilehome Park Rent Increases

Dear Members of the Lake County Board of Supervisors,

I am writing as the Regional Manager responsible for three mobilehome communities in Lake County: Lucerne Country Club, Lucerne on the Lake, and Lake Village Estates. Together, these communities are home to hundreds of Lake County residents, and I have firsthand experience with the costs, operational challenges, and responsibilities involved in maintaining and managing these properties.

I am asking the Board to carefully reconsider the proposed moratorium on rent increases that is scheduled for consideration next week.

Based on my experience managing these communities, I do not believe there is evidence of an emergency that would justify such a significant and disruptive policy. To my knowledge, there have been no widespread reports of extraordinary rent increases or notices of unusually high increases in these communities that would warrant an immediate moratorium. A policy of this magnitude should be based on clear evidence of a demonstrated need, rather than an assumption that an emergency exists.

Our actual rent history demonstrates that increases have generally been moderate and consistent over time.

At **Lucerne Country Club**, annual increases have been:

- 2020: 5.56%
- 2021: 4.21%
- 2022: 4.00%
- 2023: 5.00%
- 2024: 8.32%
- 2025: 5.00%

- 2026: 5.00%

At **Lake Village Estates**, increases over the past three years have been:

- 2024: 7.00%
- 2025: 5.00%
- 2026: 5.00%

At **Lucerne on the Lake**, increases have generally been in the range of approximately 3%–6% annually, with some variation between individual spaces.

These numbers do not reflect uncontrolled or extreme rent increases. In fact, the overwhelming pattern is one of relatively predictable annual adjustments, with most recent increases around 5% or below.

A Moratorium Would Have Significant Consequences

A moratorium on rent increases may sound like a simple way to provide relief to residents, but the actual consequences would be much more complicated.

Mobilehome parks are not static properties. The costs of operating them continue to change regardless of whether rents can be adjusted. Utilities, insurance, property taxes, maintenance, repairs, staffing, contracted services, regulatory requirements, infrastructure improvements, and other operating expenses must continue to be paid.

When operating costs increase while revenue is artificially frozen, management has fewer resources available to maintain and improve the communities. That ultimately affects the residents the policy is intended to protect.

Mobilehome parks also require ongoing capital investment. Roads, water systems, sewer systems, electrical infrastructure, landscaping, common areas, buildings, and other community assets require regular maintenance and eventual replacement. Responsible management requires planning for these expenses rather than simply addressing problems after they occur.

A blanket moratorium would therefore affect every mobilehome park in Lake County, including communities that may not have experienced the circumstances that supposedly justify such a policy. It would treat every park and every operator the same regardless of their individual circumstances, operating costs, existing rents, or history of increases.

That is a very significant policy decision and, in my opinion, should not be undertaken without clear evidence demonstrating that it is necessary.

There Is a Better Way to Understand the Issue

I fully support the Board listening to residents and understanding the concerns of people living in Lake County's mobilehome communities. The upcoming **August 17 listening session** provides an important opportunity for that conversation.

However, listening to concerns and immediately imposing a countywide moratorium are two very different things.

Before taking such a drastic step, I believe the County should first gather objective information about actual rent levels, historical rent increases, operating expenses, capital needs, insurance costs, utility costs, and the financial condition of the communities throughout the County.

The County should also distinguish between legitimate concerns about affordability and the existence of an actual emergency requiring a moratorium. Those are not necessarily the same issue.

The period of unusually high inflation that affected operating costs in recent years has fortunately subsided. While costs remain a significant concern for property operators and residents alike, that does not by itself establish that a countywide rent moratorium is necessary.

I respectfully ask the Board of Supervisors to **not adopt a moratorium on mobilehome park rent increases without first establishing clear evidence that such an extraordinary measure is necessary.**

If the Board believes residents are facing affordability concerns, I encourage you to pursue solutions that are targeted, evidence-based, and developed with input from both residents and the operators responsible for maintaining these communities. A blanket moratorium could create unintended consequences that ultimately make it more difficult to maintain safe, functional, and well-managed housing communities.

I also encourage the Board to consider the voices of the many residents who depend on these communities and the employees and managers who work every day to operate them. We all have the same fundamental interest in maintaining stable, safe, and sustainable communities.

I appreciate the Board's willingness to hear from the community and respectfully ask that you consider the actual history and circumstances of Lake County's mobilehome parks before moving forward with a moratorium.

Thank you for your time and consideration. I would welcome the opportunity to participate in this discussion and provide additional information regarding the communities I manage.

Sincerely,

Justice Mitchell

Regional Asset Manager
BoaVida Communities

(707)701-3361



August 10, 2026

Lake County Board of Supervisors
Lake County, California

Re: Proposed Moratorium on Mobilehome Park Rent Increases

Dear Members of the Lake County Board of Supervisors:

I am writing to you in my capacity as an Assistant Regional Manager with BoaVida Communities. In my role, I am involved in the day-to-day management and operation of mobilehome communities in Lake County: Lucerne Country Club, Lucerne on the Lake, and Lake Village Estates. I have experience with the many responsibilities and expenses involved in providing and maintaining safe, stable, and well-functioning communities for our residents.

I understand and appreciate the concerns that have been raised by Lake County residents regarding housing affordability and mobilehome park rents. These are important issues, and I believe residents deserve to have their concerns heard and taken seriously. However, I respectfully ask the Board to carefully consider the potential consequences of implementing a countywide moratorium on mobilehome park rent increases before taking such a significant step.

From my experience in the industry, I do not believe that a blanket moratorium is the appropriate solution without first establishing that a countywide emergency actually exists. Mobilehome communities can differ significantly in their operating expenses, infrastructure needs, existing rental rates, and history of rent adjustments. Applying the same restriction to every community does not take those differences into account.

Rent increases are not made in isolation from the costs associated with operating a community. Expenses such as insurance, utilities, property taxes, maintenance, repairs, landscaping, staffing, contracted services, regulatory requirements, and infrastructure improvements continue to increase regardless of whether rents are permitted to adjust.

There are also significant long-term costs associated with maintaining mobilehome communities. Roads, water and sewer systems, electrical systems, common areas, buildings, landscaping, and other infrastructure require ongoing maintenance and, eventually, substantial replacement. Responsible

property management requires planning for these expenses in advance rather than waiting until a major repair becomes unavoidable.

If revenues are restricted while these costs continue to rise, the ability to adequately maintain and improve the community can eventually be affected. While a moratorium may provide short-term relief for some residents, I believe it is important to consider whether it could create longer-term consequences for the quality, safety, and sustainability of the communities residents call home.

I also believe it is important to distinguish between concerns about affordability and the existence of an emergency that requires a countywide moratorium. Those are not necessarily the same issue. Before implementing a policy with such broad consequences, I respectfully encourage the County to gather objective information regarding current rents, historical rent increases, operating expenses, insurance and utility costs, infrastructure needs, and the financial realities facing mobilehome communities throughout Lake County.

I would encourage the Board to consider solutions that are based on actual data and that take into account the circumstances of individual communities rather than applying a single restriction across the entire county. There may be ways to address legitimate affordability concerns while also allowing property owners and managers to continue meeting the financial and operational obligations necessary to maintain their communities.

As someone who works directly in mobilehome community management, I see every day the importance of balancing the needs of residents with the costs and responsibilities involved in maintaining these properties. Residents and property operators ultimately share the same goal: safe, well-maintained, stable, and sustainable communities.

For these reasons, I respectfully ask the Board of Supervisors to carefully evaluate the need for a countywide moratorium before moving forward with such a policy. I hope the Board will consider the actual circumstances of Lake County's mobilehome communities and the potential unintended consequences that could result from restricting rent adjustments without first establishing a demonstrated need.

Thank you for taking the time to consider my perspective. I appreciate the Board's willingness to hear from members of the community and those of us who work directly in the management and operation of mobilehome communities.

Sincerely,

A handwritten signature in cursive script that reads "Heidi Cornell".

Heidi Cornell
Assistant Regional Manager
BoaVida Communities