



CORONA LA LINDA HOMEOWNERS ASSOCIATION

Friday, March 25, 2016

Page 1 of 2

Dear ACLU,

My name is Lydia Heusner of Corona, California. I represent over 400 mobile home owners from three mobile home parks in our city. We are writing to request your immediate assistance concerning the abuse of the elderly, disabled, veterans and single mothers and families of our community here in Corona, California.

State law protects landlords in our state from unreasonable rate hikes in all apartments and homes. That protection does not extend to those whose homes rest on a rented space in a mobile home park so the ability of the landlord to implement radical increases means those living there, who for the most part cannot move their units elsewhere once they are stationed, have no recourse. In effect, the landowner then, through late fees and liens, takes over the unit and evicts the owners.

This matter concerns not only the group of residents who are represented by their signatures in the following pages, but by hundreds more like us within the State of California by predatory business owners such as Kort and Scott Financial Group and Sierra Corporate Management. Presently, our city government refuses to protect us from them. It is our desire to expose these business practices to the people of our state, let communities know the extreme hardship and heartache that those practices cause us and put a stop to it by changing Mobile Home Park laws to protect those of us that are on fixed incomes as they do for those who rent apartments or homes.

The following explanations will detail how those abuses are taking place. The parks I will be describing: Corona La Linda Mobile Home Park, Corona West Mobile Home Estates and Green River Village are all rented spaces.

That being said, many of us own our manufactured double-wide homes that sit on those rented spaces. Kort and Scott Financial Group, and businesses like them, come in and immediately double the rent which forces many to have to attempt to sell their homes and move out. It is impossible for them to move their mobile home due to the extreme costs to do so, typically between \$10,000 to \$15,000.

With the new higher rent amount it is extremely difficult to sell these homes, of which many are newer, nice looking homes which range in value between \$30,000 to \$40,000. These predators offer current owners ridiculously low amounts between \$2,000 to \$5,000 for their homes or the owners risk walking away with nothing. This is surely selling under extreme duress.

After about a year, former home owners receive wage garnishments for home maintenance fees and lot rental after they have vacated. They have already taken this exorbitant monetary loss of their home, not understanding their rights or the correct waivers to sign, and now suffer the loss of wages! But none seem to have an advocate that will assist them.



CORONA LA LINDA HOMEOWNERS ASSOCIATION

Friday, March 25, 2016

Page 2 of 2

We suspect that the City of Corona is trying to drive out the lower income people, as repeated attempts to request assistance or extension of regulations on huge rent increases as is done in all of our surrounding cities, has fallen on deaf ears. The city has been enacting decisions to eliminate older business buildings and businesses, creating newer larger freeways and pandering to large developers who come in and promise to build, build, build without contributing improvements. This has caused the loss of many small businesses and taken out peoples' homes. Plans for new high-rise hotels are on the agenda now as well. All of this is to raise home and land values. All of us are for progress, but where do the low income people go to live? Where do the working poor go to live to work in these hotels? Where do the disabled live where they can easily use the transit system to get to medical appointments?

Our council members do not seem to care about us at all! They refuse to do fixed rent options for us which would protect us and help us keep our homes and financial momentum. In fact, we just discovered a contract which proves that Kort and Scott Financial Group are actually funding the campaigns of a few of our councilmembers! No wonder the council is not assisting us with things that matter like rent control and helping to changing the laws to protect people like us!

There are also many bad and illegal contracts being passed home to home by these new owners trying to force us to sign something which we do not agree with. We have included an example for you to see.

Who is on our side if it is not you? Our city does not care. You are our only hope!

Please, please help us. We sincerely hope that you can assist us in any way possible. We look forward to hearing from you very soon. Thank you in advance for your consideration.

Sincerely,

Lydia Heusner
President of Corona La Linda Homeowners Association

And All XXX Signatures

P.S. We presently have three homeowners who will have to walk away from their mobile homes in approximately one month; an elderly couple, where the wife is sick with cancer and her husband is on 24 hour oxygen, a Veteran and a disabled gentleman.