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Memo

To: Corona Mobile Home Park Owners

From: Peter Herzog

Date: December 23, 2015

RE: Rent Control Effort and Campaign Contribution Request

Earlier this year there was a change of ownership at the Corona La Linda Mobile Home Park. As MHET has seen in the past, a change in ownership can create concerns and rumors in the park. Unfortunately, this did occur here, and some of the residents, without asking any questions, went to the City Council demanding rent control because they somehow believed rents would be double for current residents, which was not true.

MHET and WMA worked with the park owner to get out the truth. Not only did the park owner hold a meeting at the park to answer any questions, a newsletter setting out the facts was sent to each resident. The park meeting went very well with a very polite question and answer session. No one acted upset or angry.

Additionally, we have met with the Mayor of Corona and all the City Councilmembers, as well as the City Manager to make sure they had all the facts, and to answer any questions they might want to ask. None of them indicated any interest in having a rent control ordinance in Corona.

So, what started out as a group appearing at City Council meetings that generated a newspaper report, has calmed down to two people speaking at the first meeting in December and none at the last Council meeting.

MHET, WMA and the parkowner have let everyone know, including in writing to the residents, that a rent increase will be coming in May. This is due to the effect of Proposition 13 and the property tax reevaluation the County does when any property is sold. Obviously, the proper notice to the residents will go out, and we are fully prepared for the possibility that a few residents might again go to the City Council. We have advised the City Council of the Proposition 13 adjustment and that they may be contacted again by residents.

MHET will continue to monitor the situation and will work with the parkowner and WMA should anything further arise.

December 23, 2015

Campaign Contribution Request

There will be a City Council election in 2016. Dick Haley, who is now the Vice-Mayor, will be up for reelection. As mentioned above, we have met with all the City Council members and had an excellent meeting with Vice-Mayor Haley. He clearly is pro-business, pro-property rights and showed a clear understanding of what parkowners face. He made it very clear he does not support rent control and has been very helpful to us in working with the city.

MHET firmly believes Vice-Mayor Haley is the type of individual we would like to see on all city councils. The MHET PAC will be contributing to his campaign and we encourage you to do the same. Attached is a contribution form with all the details.

Once we receive the checks from the parkowners, we will be meeting again with Vice-Mayor Haley, and you are certainly invited to attend. No date is set as yet. Thank you.