

## **Rancho La Paz Mobile Home Park**

### **Q & A**

**Q: Are the rent increases planned for June 1, 2019 cancelled?**

**A:** *Yes. Ownership has rescinded the proposed rent adjustments in order to work with residents on a fair and equitable solution that addresses underlying economics of the Park, while giving consideration to the financial circumstances of the existing residents.*

**Q: Why were the rent increases proposed?**

**A:** *The Park faces economic realities that require adjustments to rents. For example, the reassessed property taxes increased by \$700,000 – or approximately \$160 per space, per month. Additionally, current space rents are, in many cases, less than half that of comparable mobile home parks in Orange County. But ownership recognizes that the initial proposal was too much, too soon and did not include the necessary communication and outreach.*

**Q: What will happen now that the rent increase has been rescinded?**

**A:** *Ownership has committed to take the following steps:*

- *Meet with a representative group of Rancho La Paz residents to share respective concerns and work to develop rent adjustments that are fair and equitable for all parties*
- *Reduce and phase-in the space rent increases to reduce the impact and to provide more certainty*
- *Lower the net rent increase payable by the most vulnerable residents so that, as long as all involved pursue a fair and equitable solution, no existing long-time tenant will be forced from the park due to an inability to pay all or any portion of the rent increase*

- *Streamline the subsidy application to be less intrusive and easier to complete*
- *Explore longer-term leases*

**Q: What happens if these issues have not been resolved by September 1? Will the same rent increases be imposed?**

**A:** *As we committed to the Mayor and City Council members in both Anaheim and Fullerton, September 1 is the earliest date, and we will not proceed with any rent increase until we have implemented the steps listed above and come up with a program that is fair to all parties.*

**Q: Why does the subsidy program require so much information?**

**A:** *While we believe our subsidy application is based on information required by HUD, we are making changes to delete some of the requested information to make it less intrusive. Our subsidy program administrator has offered to visit each applicant and assist with the application, if desired. However, like any similar financial assistance program, certain information, including income levels and assets, is required to establish need and to obtain assistance. It should be noted that the subsidies are provided by park ownership, and not funded by any government entity or other third party.*

**Q: Does ownership require “rights of first refusal” if a homeowner wants to sell their home?**

**A:** *No. This is unfortunate misinformation. Ownership does not have, nor does it seek, right of first refusal for homes that are for sale.*