



LA HACIENDA RENT CONTROL COMMITTEE OPPOSITION TO PROPOSED RENT INCREASE

FRESNO MOBILEHOME PARK RENT STABILIZATION COMMISSION HEARING NOVEMBER 14, 2023

THE COMMISSION MUST DENY THE PROPOSED INCREASE

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- Application includes inaccurate baseline information
 - Application fails to provide evidentiary support for its contentions
 - La Hacienda is not comparable to other parks in Fresno
 - Applicant has already been compensated for 'capital improvements' through \$300,000 purchase price reduction
 - Applicant may not force remaining residents to subsidize lost rental revenue from their displaced neighbors

LA HACIENDA

AKA

“TRAILS END”

60 spaces

Half vacant

Fixed income

Disabled

Elderly

Families











21



45

NO





37

36

TO BODY WORKS

FIRE LANE NO PARKING





NO
TRESPASSING

POSTED
NO TRESPASSING
KEEP OUT



INACCURATE OCCUPANCY DATA

Space Number	Application	Actual
12	Occupied	Vacant
10D	Vacant	Occupied
15A	Vacant	Occupied
20	Vacant	Occupied
31	Vacant	Occupied
34	Vacant	Occupied
41	Vacant	Occupied
48	Vacant	Occupied

INACCURATE SPACE RENT DATA

All space rent in the Park is \$300 or less.

Applicant alleging 25 units at \$495

No documentary evidence

Evidence shows otherwise

“COMPARABLE SPACES IN COMPARABLE PARKS”

NOT COMPARABLE:

**APPLICANT IS CLOSING PARK AND REMOVING
ALL RESIDENTS**

“COMPARABLE SPACES IN COMPARABLE PARKS”
NO EVIDENCE SUPPORTS THIS

Hacienda



Other Fresno High-Rent Parks



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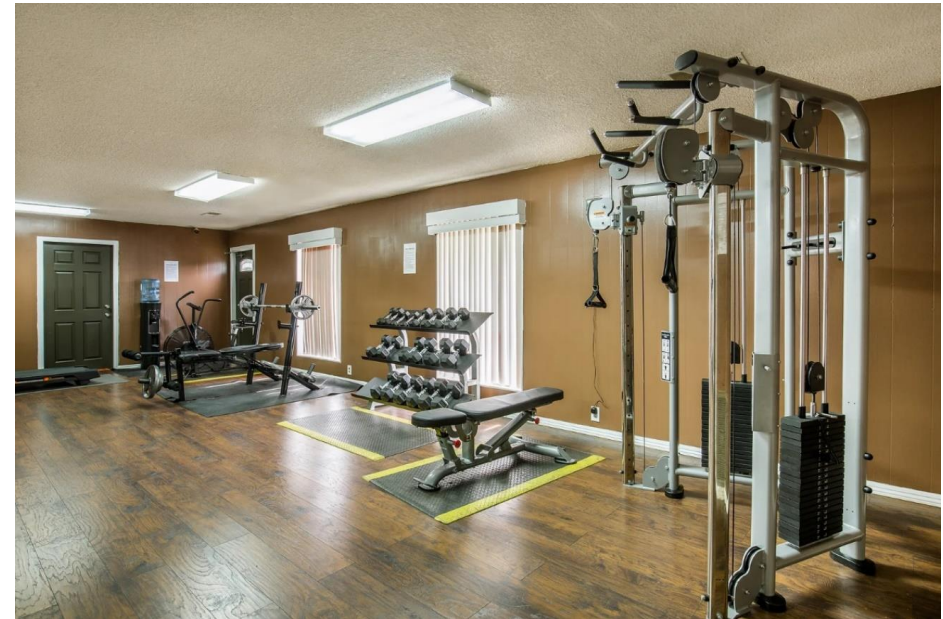


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Other Fresno High-Rent Parks



“CAPITAL IMPROVEMENTS & REHABILITATION”
APPLICANT ALREADY COMPENSATED

“The Buyer has agreed to incur these repairs costs, up to \$300,000, which will then be credited towards the purchase price at closing.”

Purchase and Sales Agreement Amendment (Application p. 606)

“RIGHT TO RETURN ON INVESTMENT”

No evidence supporting alleged “expenses”

No evidence demonstrating profits are insufficient to cover expenses

Lost rental profits were voluntary with mass eviction campaign

Neighbors should not subsidize evictions to profit Applicant

Millions in profit when Park closed and sold

Defeats purpose of the Ordinance

LAW REQUIRES COMMISSION DENY INCREASE



Inaccurate and unsupported allegations



Fails to include sufficient documentary evidence



Not comparable other parks: closing,
dilapidated, abandoned



Already compensated for “capital
improvements”



No right to profit from evicting residents