



# LA HACIENDA RENT CONTROL COMMITTEE OPPOSITION TO PROPOSED RENT INCREASE

FRESNO MOBILEHOME PARK RENT STABILIZATION COMMISSION HEARING NOVEMBER 14, 2023

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# 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

BODY WORKS

PAVE LANE NO PARKING













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

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

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Applicant alleging 25 units at \$495

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No documentary evidence

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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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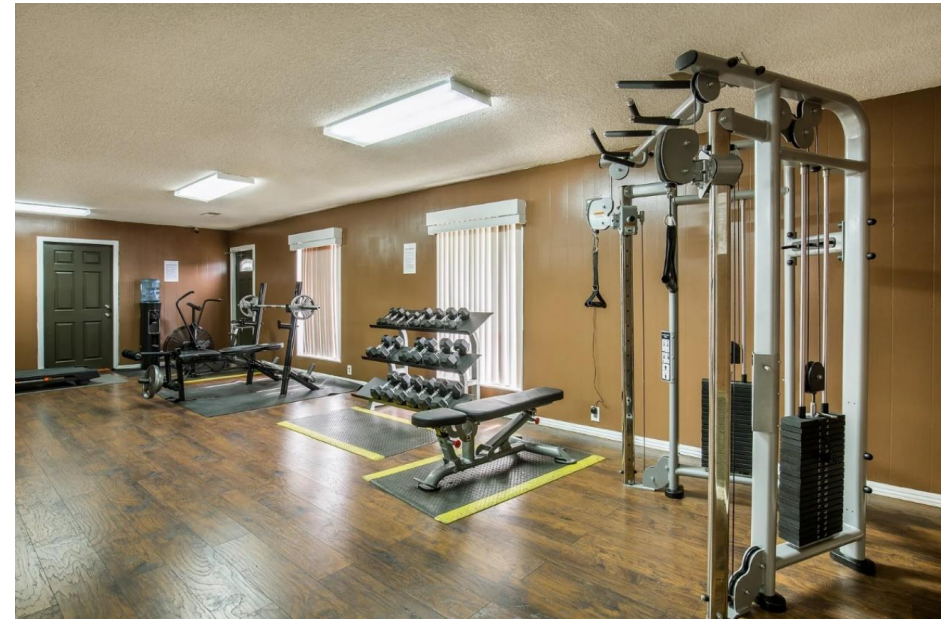


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## “CAPITAL IMPROVEMENTS & REHABILITATION” APPLICANT ALREADY COMPENSATED

“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