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September 16, 2010

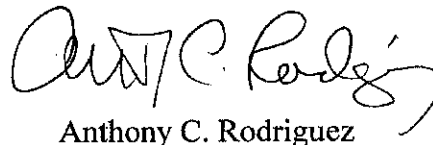
The Honorable Mayor Jack Gingles
Vice Mayor Michael Dunsford
Council Member Karen Slusser
Council Member Gary Kraus
Council Member Placido Garcia
City Hall, City of Calistoga
1232 Washington Street
Calistoga, California 94515

Re: Rancho de Calistoga Mobilehome Park /
Proposed Amendment to Rent Control Ordinance

Dear Mayor Gingles and City Council Members:

As you know, this office represents the owner of Rancho de Calistoga Mobilehome Park, which is located at 2412 Foothill Boulevard in the City of Calistoga. As you also know, my client recently submitted a proposed amendment to the mobilehome rent control ordinance, whereby the tenants at each of the mobilehome parks within the city limits could obtain a grant from the City of Calistoga, for the difference between the "rent control rate" and the "fair market rate." My client respectfully requests that the proposed amendment be placed on the agenda for the next City Council meeting, so the public may comment and/or the Council may vote thereon. For your convenience, another copy of the proposed amendment is enclosed.

Very truly yours,



Anthony C. Rodriguez

Mayor Gingles and City Council Members

September 16, 2010

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cc: Administrator of Mobile Home Space Rent Stabilization Program
c/o Erik V. Lundquist

William C. Norton, Interim City Manager

Bruce Stanton, Tenant Representative

All Calistoga Parkowners

John Waters Jr., Weekly Calistogan

Dean Moser

[Proposed] Amendment to City of Calistoga Mobilehome Rent Stabilization Ordinance Establishing Fair Market Rent and Rent Subsidy Program

[Proposed Section 2.22.260A] Nothing herein shall preclude any parkowner from charging fair market rents, in compliance with the provisions of this section. In order to charge fair market rents, a parkowner must obtain an appraisal at its own expense from an independent appraiser, establishing the fair market rent for the property. Said appraisal shall be prepared in compliance with standards that may reasonably be relied upon by an appraiser for determining fair market rent, including the Standards of Appraisal Practice of the Appraisal Institute and/or California Evidence Code Section 814, et. seq.

[Proposed Section 2.22.260B] Any parkowner opting to charge fair market rents pursuant to this section shall first provide the City Clerk with a certified copy of the appraisal establishing the fair market rent for the park. In the event market conditions change, a parkowner may submit a revised appraisal, setting forth the new fair market rent. Unless fair market rents have increased or decreased by more than five percent since the date of the previous appraisal, no parkowner may submit a revised appraisal more than once every twelve months.

[Proposed Section 2.22.260C] Any homeowner/resident residing in a mobilehome park within the Calistoga city limits shall have the right to apply to the City of Calistoga for a rent subsidy. In order to apply for a rent subsidy, the homeowner/resident shall provide the City Clerk with proof of residency in a mobilehome park within the Calistoga city limits.

[Proposed Section 2.22.260D] The amount of the rent subsidy shall not exceed the difference between the fair market rate established by the aforementioned appraisal and the rent control rate in effect on September 1, 2010. For purposes of this subsection, the rent control rate may be increased on September 1 of each year by one hundred percent (100%) of the increase in the Consumer Price Index for San Francisco-Oakland-San Jose, All Urban Consumers, during the preceding twelve months.

[Proposed Section 2.22.260E] The City of Calistoga's rent subsidy program shall be funded solely by the City of Calistoga. In the event the City of Calistoga does not fund the rent subsidy program, nothing herein shall preclude any parkowner from charging fair market rent, as determined herein.