

Public Comment # 25
BOS Recd. 10-7-24

From: BOS-Clerk of the Board
Sent: Monday, October 7, 2024 8:49 AM
To: BOS-Clerk of the Board
Subject: RE: Public comment on File # 24-1640 on Oct 8, 2024

From: Jim Wassner <jimwassner@gmail.com>
Sent: Saturday, October 5, 2024 8:48 AM
To: BOS-Clerk of the Board <edc.cob@edcgov.us>; BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; BOS-District V <bosfive@edcgov.us>
Subject: Public comment on File # 24-1640 on Oct 8, 2024

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Members of the Board,

As you may know, just over 5 years ago I formed a local non-profit corporation named SAFE-D of El Dorado County in order to provide fall prevention equipment for free, in the homes of our senior residents who are considered to be in the very low-income category. I am proud to say that last week we served our 500th client. Each client gets a home visit to assess their needs and discern what we can provide to them. I only tell you this to advise you that I have been in the homes of our very low-income senior residents weekly, for the last 5 years.

Housing El Dorado and the Community Foundation recently conducted a survey of mobile home owners in our county and I concur with their findings. I have seen, up close and personal, the effects of living on a fixed income in this income category. Our clients live with the daily concerns over things that the rest of us take for granted, like providing enough food and paying our monthly utility bills. Many have let their fire insurance go, as it has become unaffordable. They live on the edge, where one accident or illness can have a devastating effect on their ability to live out their lives in their own home, which is what we all pray that we'll be able to do.

Three years ago, my wife and I downsized our Pollock Pines home of 20 years and we purchased a mobile home in the much-desired Lake Oaks Mobile Home Community in Diamond Springs. I was surprised that their space rent was \$700, the lowest among the parks that we were considering. In the last three years our space rent has increased by \$50 each month. And this is a "family owned" park.

Six years ago, staff advised you that we could not develop a countywide Rent Stabilization Ordinance (RSO) because the process is long, complicated and contentious. Here we are 6 years later, and their review comes to you with the same findings. No surprise there. They do state that all stakeholders have legitimate and understandable concerns and arguments, both for and against such an ordinance.

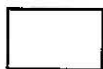
I disagree with the staff's assertion that this can not be done. I feel with some hard work by all, we can develop an RSO that will not only provide our low-income seniors with a better sense of security, but also provide the owners of our local mobile home parks with an acceptable rate of return on their business investment. Staff states that it will require extensive research, analysis and outreach. Don't let this prevent you from doing the right thing for your low-income constituents.

Jim Wassner

President & Founder

SAFE-D of El Dorado County

Diamond Springs Resident



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