

Benefits of The Rent Stabilization Ordinance (RSO) of St Helena

- The RSO lease is an **OPTION**. Homeowners may choose an RSO lease or stay with the landlords' lease.
- The RSO is a guarantee that **rent never goes over a 3%** increase for your life at the park. The terms of the landlord lease does not guarantee this.
- Rent increases must be **transparent**, including add on fees such as utilities, repaving or capital improvements. Dispute processes in the RSO, give **homeowners a voice** that is not currently available.
- **Rent stabilization is not equal to rent control**. Rent control is established on property (apartment buildings or homes) and does not include provisions for fair return on investment for the owner.
- The City has agreed to absorb the **low cost for the administrative fees** until a future date.
- The RSO guarantees a **fair and reasonable rate of return** for the park owner's investment and assures the MHP is operating for the benefit of both residents and owners.
- The MHP Owner may seek an **adjustment** to assure a fair return on investment.
- Vacancy control provisions will not allow exponential rent increases and **assures long-term affordability for senior housing**. It **protects the value of homes** and makes resale attractive.
- SH City Council will **review** the RSO and make **adjustments** when necessary.
- MH owners are in a unique position. We own our homes and we rent the land under it. **We have a legal right to protect our investment**.
- An RSO requires that **services be maintained** to present standards. If there is a reduction or elimination of services then the rent must be proportionately reduced.
- RSO's **discourage predatory investors** from purchasing parks.

Vote YES on Measure F