



736 F Street
Arcata, CA 95521

<i>City Manager</i> (707) 822-5953	<i>Environmental Services</i> 822-8184	<i>Police</i> 822-2428	<i>Recreation</i> 822-7091
<i>Community Development</i> 822-5955	<i>Finance</i> 822-5951	<i>Public Works</i> 822-5957	<i>Transportation</i> 822-3775

November 30, 2016

To whom it may concern:

I am writing a letter on behalf of Resident Owned Parks (ROP), our affordable mobile housing partner of nearly a decade. I understand the City of Santa Monica has released an RFP to acquire and operate its city-owned mobilehome park for affordable housing preservation. Based on the City's experience with ROP on two mobilehome parks, I can speak to their performance meeting the requirements of our affordable housing regulatory agreement.

The City of Arcata has direct experience working with ROP to meet the City's affordable housing objectives. ROP owns and operates two mobilehome parks in Arcata. Both are under separate regulatory agreements. ROP is required to use Part IV income verifications to income qualify residents at these parks. They are required to conduct annual re-certifications, and they must maintain records for our annual monitoring of their performance. In addition, they are required to adhere to HOME rent limits established in the agreement with annual verification from our staff.

ROP has performed well at both regulated parks. They have performed on the agreements and have promptly responded to any monitoring concerns. ROP has been responsive to the tenants and managed the parks well, keeping vacancy low, and addressing park concerns promptly. ROP has truly been a partner helping the City meet its affordable housing goals.

Please feel free to contact me for any reason.

Sincerely,

David Loya
City of Arcata
Community Development Director
707-825-2045