

City of Sonoma

No. 1 The Plaza
Sonoma California 95476-6690
Phone (707) 938-3681 Fax (707) 938-8775
E-Mail: cityhall@sonomacity.org



January 21, 2020

Sonoma Oaks
Attn : Lisa Gardner
19275 Sonoma Hwy 12
Sonoma, CA 95476

Re: Confirmation of Calculation of Automatic Annual Rent Increase for 2020

This letter will serve as formal notice by the City of Sonoma, in accordance with the applicable provisions of Chapter 9.80 of the Sonoma Municipal Code (Mobilehome Space Rent Protection) and the administrative guidelines adopted by City Council Resolution 45-2016, that the automatic annual rent increase for Sonoma Oaks (as shown on your correspondence dated January 20, 2020) has been correctly calculated pursuant to 80% of the announced change in the Consumer Price Index (CPI).

The automatic annual increase shall be permitted in May subject to applicable noticing requirements.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicki Stevens", is written over a horizontal line.

Nicki Stevens
Accounting Technician

THOMSEN PROPERTIES

January 21, 2020

City of Sonoma
No. 1 the Plaza
Sonoma, CA 95476-6690

Re: Sonoma Oaks (formerly Rancho De Sonoma MHP)
19275 Sonoma Hwy 12
Sonoma, CA 95476

May 2020 Annual Rent Control Rent Increase

Nicki Stevens,

Enclosed please find the list of all park spaces subject to the automatic rent increase including the current monthly rent and the amount of the rent increase.

The "DHTR – Designated Homeowner/Tenant Representative" is Brenda Bowman of Space #84.

If there is any further information you may need please call Katie Morris directly at 949.722.1698.

Sincerely,



Lisa Gardner
Thomsen Properties
Administration Assistant

Sonoma Oaks May 1, 2020 Rent Increase

Site	Resident Name	Lease Type	Next Anticipated Rent Increase	CPI% Actual/80% of December CPI	Current Base Rent	New Rent	Increase
2	Danny Gates	N/A	5/1/2020	2.0%	\$ 399.89	\$ 407.89	\$ 8.00
5	Enrique Manjarrez	N/A	5/1/2020	2.0%	\$ 497.05	\$ 506.99	\$ 9.94
6	Joseph Tassano	N/A	5/1/2020	2.0%	\$ 422.34	\$ 430.79	\$ 8.45
7	Geraldine Laplante	N/A	5/1/2020	2.0%	\$ 443.29	\$ 452.16	\$ 8.87
8	Ronald Gilmour	N/A	5/1/2020	2.0%	\$ 422.34	\$ 430.79	\$ 8.45
9	Glenn Thompson	N/A	5/1/2020	2.0%	\$ 579.90	\$ 591.50	\$ 11.60
10	Christine Stovall	N/A	5/1/2020	2.0%	\$ 422.34	\$ 430.79	\$ 8.45
11	Jeffrey Ferrero	N/A	5/1/2020	2.0%	\$ 422.34	\$ 430.79	\$ 8.45
12	Gary Hermes	N/A	5/1/2020	2.0%	\$ 443.80	\$ 452.68	\$ 8.88
13	Nancy Courtney	N/A	5/1/2020	2.0%	\$ 546.52	\$ 557.45	\$ 10.93
22	Jacqueline Herbert	N/A	5/1/2020	2.0%	\$ 399.89	\$ 407.89	\$ 8.00
23	Ruben Tejada	N/A	5/1/2020	2.0%	\$ 422.34	\$ 430.79	\$ 8.45
27	Tom Coffey	N/A	5/1/2020	2.0%	\$ 473.73	\$ 483.20	\$ 9.47
28	Terry Paine	N/A	5/1/2020	2.0%	\$ 561.51	\$ 572.74	\$ 11.23
30	Patsy Krafft	N/A	5/1/2020	2.0%	\$ 399.89	\$ 407.89	\$ 8.00
32	Arleen Ranson	N/A	5/1/2020	2.0%	\$ 507.35	\$ 517.50	\$ 10.15
37	Alfred Todd	N/A	5/1/2020	2.0%	\$ 576.61	\$ 588.14	\$ 11.53
38	Mark Lafranchi	N/A	5/1/2020	2.0%	\$ 422.34	\$ 430.79	\$ 8.45
40	Stephen Clark	N/A	5/1/2020	2.0%	\$ 377.79	\$ 385.35	\$ 7.56
41	Don Hardister	N/A	5/1/2020	2.0%	\$ 443.46	\$ 452.33	\$ 8.87
43	Pierre Fauci	N/A	5/1/2020	2.0%	\$ 507.35	\$ 517.50	\$ 10.15
45	Bryan Byrd	N/A	5/1/2020	2.0%	\$ 633.96	\$ 646.64	\$ 12.68
47	Nancy Bourne	N/A	5/1/2020	2.0%	\$ 477.67	\$ 487.22	\$ 9.55
49	Jill Dilley	N/A	5/1/2020	2.0%	\$ 489.79	\$ 499.59	\$ 9.80
50	Rodney Carr	N/A	5/1/2020	2.0%	\$ 523.83	\$ 534.31	\$ 10.48
51	Dianne Harlan	N/A	5/1/2020	2.0%	\$ 399.89	\$ 407.89	\$ 8.00
52	Judith Cameron	N/A	5/1/2020	2.0%	\$ 501.94	\$ 511.98	\$ 10.04

53	Dave Chambers	N/A	5/1/2020	2.0%	\$ 399.89	\$ 407.89	\$ 8.00
54	Lisa Cass	N/A	5/1/2020	2.0%	\$ 506.97	\$ 517.11	\$ 10.14
55	Donald Vigna	N/A	5/1/2020	2.0%	\$ 513.78	\$ 524.06	\$ 10.28
56	Dana Merker	N/A	5/1/2020	2.0%	\$ 399.89	\$ 407.89	\$ 8.00
60	Michael Warner	N/A	5/1/2020	2.0%	\$ 377.79	\$ 385.35	\$ 7.56
63	Mitchell Wheeler	N/A	5/1/2020	2.0%	\$ 570.65	\$ 582.06	\$ 11.41
65	Marcus Thomson	N/A	5/1/2020	2.0%	\$ 422.34	\$ 430.79	\$ 8.45
66	Donald Driver	N/A	5/1/2020	2.0%	\$ 552.57	\$ 563.62	\$ 11.05
67	David Kraemer	N/A	5/1/2020	2.0%	\$ 776.25	\$ 791.78	\$ 15.53
70	Ronald Thiebaut	N/A	5/1/2020	2.0%	\$ 641.34	\$ 654.17	\$ 12.83
72	Roberta Warne	N/A	5/1/2020	2.0%	\$ 441.55	\$ 450.38	\$ 8.83
74	Harold Bell	N/A	5/1/2020	2.0%	\$ 471.38	\$ 480.81	\$ 9.43
76	Jose Sanchez	N/A	5/1/2020	2.0%	\$ 462.34	\$ 471.59	\$ 9.25
77	Patrice Schmidt	N/A	5/1/2020	2.0%	\$ 443.20	\$ 452.06	\$ 8.86
83	Clarence Gerhardt	N/A	5/1/2020	2.0%	\$ 422.34	\$ 430.79	\$ 8.45
84	Brenda Bowman	N/A	5/1/2020	2.0%	\$ 468.04	\$ 477.40	\$ 9.36
86	Sandra Connerley	N/A	5/1/2020	2.0%	\$ 835.93	\$ 852.65	\$ 16.72
87	Salvador Garcia	N/A	5/1/2020	2.0%	\$ 502.29	\$ 512.34	\$ 10.05
88	Diane Burnham	N/A	5/1/2020	2.0%	\$ 478.87	\$ 488.45	\$ 9.58
89	John Carrillo	N/A	5/1/2020	2.0%	\$ 399.87	\$ 407.87	\$ 8.00
91	Sandy Diaz	N/A	5/1/2020	2.0%	\$ 470.73	\$ 480.14	\$ 9.41
92	Lisa Coleman	N/A	5/1/2020	2.0%	\$ 518.30	\$ 528.67	\$ 10.37
95	William Casey	N/A	5/1/2020	2.0%	\$ 519.15	\$ 529.53	\$ 10.38
98	Ardath Mac Donald	N/A	5/1/2020	2.0%	\$ 473.95	\$ 483.43	\$ 9.48
99	George Kord	N/A	5/1/2020	2.0%	\$1 109.40	\$1 131.59	\$ 22.19