

Mushrush, Paula

From: Cher' Porter-Keisner
Sent: Monday, September 09, 2013 6:08 PM
To: Mushrush, Paula
Subject: Re: Housing Element Status

Paula, in the discussion during the public hearings mention was made of property values falling while rents remain the same. Somewhere the connection must be made that adding improvements whether to schools, hospitals, sewer and water, fire, and any other special districts onto property tax bills may be voter approved by tenants but landlords cannot afford to hold onto properties if the supplemental taxes get too high.

Also, the fact that very few landlords allow pets or smokers discriminates against these 2 classes of persons. Scan craigslist rentals in Humboldt and there is nothing available at any price. That is why nomadic campgrounds are the answer for these folks who have been left out of the housing market. Did speak with Michael about approaching John Bartholamew regarding which tax default properties of the 200 or so in default since June 2010 are owned by folks who will become homeless when the county sells their property because they do not have the money to pay their taxes. Also need to classify which properties are investor-owned that are underwater and would be desirable for affordable housing projects. There are so many properties that inventory potential must be there. Seems like this would be a win-win of upgrading neighborhoods while returning properties back to the tax rolls. Not sure where Mendo gets its funding to assist seniors and disabled persons with property tax relief. Also need to note that most landlords will not take Section 8, and if a person moves in with another person who has no income, even temporarily unemployed, the Section 8 will stop paying.

With the list closed, this is a big deal.

thanks for caring, Paula

Cher' Porter-Keisner