



OPINION

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Residents have lost trust in Novato's ownership

I am writing in response to the article published Aug. 12 with the headline "Novato mobile home residents increase order for property." As president of the Marin Valley Mobile Country Club Park Acquisition Corp. board, I would like to draw focus to some aspects of the situation.

City officials need to consider the low-income covenants MVMCC has been subject to since 1997, as well as Novato's own \$40 million to \$70 million 30-year capital expense estimates from March 2023. If these had been included, the value would have been far less than the appraised value of \$26 million, as stated in the article. Any appraiser with mobile-home-park experience should understand that. Conversely, MVMCC's appraiser has appraised over 7,000 mobile-home parks over the last 30 years. It presented a \$21.3 million value.

Sherin Olivero, a city official quoted in the article, said responsibilities for repairs and maintenance are shared among the city, the resident board and a property management consultant. Yet, the city alone controls the purse strings. Olivero said the city is "committed to timely and thorough property maintenance." I disagree.

Funds have been accumulated by the city from resident rents for over two decades, currently totaling \$4.6 million. The maintenance neglect at MVMCC has been known for years, and capital improvements there consistently appear to be a low priority. Regarding operations and up-keep, Novato officials have been consistent in being very inconsistent with their actions, typically saying or promising one thing and doing another.

The residents of MVMCC have had enough. We find no security in city ownership. Only resident ownership of MVMCC can cure these ills.

— John Hansen, Novato