



CITY OF  
**PALO  
ALTO**

OFFICE OF THE CITY ATTORNEY

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May 21, 2015

THE HONORABLE CITY COUNCIL  
Palo Alto, California

Re: Buena Vista Mobilehome Park: Adoption of Findings and Decision

Dear Members of the Council:

The staff report for the Council's adoption of findings and final decision in the Buena Vista Mobilehome Park appeal, scheduled for May 26, 2015, states that staff would research potential alternatives to address the Council's concern to ensure that the updated appraisals of the in-place value of the Buena Vista mobile units reflect all of the relevant attributes of valuation, including the high-quality public schools and public safety characteristics of the Palo Alto community. I write to inform the Council and the parties of the results of that research.

My office has had preliminary discussions with two certified appraisers regarding the feasibility, schedule and cost of a potential peer review of the updated appraisals anticipated to be completed by Beccaria & Weber, LLP. The peer review would include the preparation of alternative opinions of value if the peer review indicated a need. Both appraisers informed us that peer reviews are an appropriate assignment within the appraisal profession. Both stated that a peer review of the Buena Vista unit appraisals could be conducted in 2 to 5 weeks after receipt of the updated appraisals. Cost estimates for this work are within current City budgets.

We also conferred with Hearing Officer Craig Labadie regarding his ability to receive and consider a peer review. Mr. Labadie is willing and able to consider a peer review, provided that if the peer reviewer identifies flaws in the original appraisal, the peer reviewer also provides an alternative opinion of value. Mr. Labadie is unavailable between June 18 and July 12. Thereafter, his schedule would permit him to complete the follow-up work that Council identified in its April 14 motion, including a peer review of the appraisals if Council so orders.

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The two potential peer review firms are:

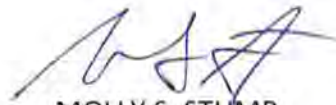
Norman Hulberg, Senior Managing Director  
Valbridge Property Advisors  
(formerly Hulberg & Associates)  
One North Market Street  
San Jose, CA 95113

Michael Yovino-Young, President  
Yovino-Young, Inc.  
2616 Telegraph Avenue  
Berkeley, CA 94705

Mr. Hulberg has the most extensive experience valuing mobile home units. His firm, however, recently performed a scope of work related to the Buena Vista Mobilehome Park. The firm appraised the owner's interest in the entire property for a confidential client that is not a party to the closure proceedings. This assignment did not include appraisals of the value of the residents' units.

We have copied the parties to this proceeding, and invite their comments.

Very truly yours,



MOLLY S. STUMP  
City Attorney

MSS:sh

cc: Margaret Ecker Nanda, Esq.  
Nadia Aziz, Esq.  
James Zahradka, Esq.  
James Keene, City Manager  
Hillary Gitelman, Director of Planning and Community Environment  
Grant Kolling, Senior Assistant City Attorney  
Beth Minor, City Clerk

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