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April 14, 2023

The Committee on Housing and Community Development
1020 N Street, Room 156
Sacramento, California 95814

Subject: City of Capitola's Support of California AB 1035 (Muratsuchi)

Dear Chair Wicks and Vice Chair Patterson,

I am writing to you on behalf of the City of Capitola to express support of California Assembly Bill 1035. This bill would prohibit management of a mobile home park from increasing the gross rental rate more than 3% (plus the percentage change in cost of living) over the course of any 12-month period.

Like the surge in home prices, the cost of renting is steadily increasing, making California increasingly unaffordable. Half of California's renters pay more than 30% of their income on rent; almost 1 in 3 renters pay 50% or more of their income on rent each month. According to data collected in 2018, 39.2% of our residents are renters and though sometimes overlooked, the rising rent crisis also impacts manufactured home park residents. In Capitola, 14% of housing units are mobile homes; they are installed in eight mobile home parks varying in size from 36 to 114 units.

The proposed statewide rent cap for mobile home housing residents protects mobile home renters from park owners indiscriminately raising rent, ensuring that longtime renters feel safe. In Capitola, we want our mobile home renters to know they will not be forced to leave their homes and community due to unexpected and prohibitively high spikes in rent.

For these reasons, the City of Capitola supports Assembly Bill 1035 (Muratsuchi).

Sincerely,

Margaux Keiser
Mayor, City of Capitola