

Moss, Julia

From: Andrea Denize <andrea.denize84@gmail.com>
Sent: Monday, June 5, 2023 3:48 PM
To: City Council
Subject: Support For Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Council Members Brooks, Clarke and Pedersen

I am a resident at Cabrillo Mobile Home Estates in Capitola and I am writing to urge you to please vote **YES** on Ordinance 1060 for Mobile Home Park Rent Stabilization

As you know, our Landlord/Park Owner gave us notice that as of 6/1/23 our monthly space rent would increase by over 55%. This extreme rent increase will be a huge financial burden on myself and many of my neighbors here in the park.

I myself, work 2 jobs, here in the local community. I love Capitola and I love my home. It would be so unfortunate to lose the home that I have put so much into and have to leave my jobs because I can no longer afford to live in this community

Please vote YES in support of Ordinance 1060 so we may have affordable housing in the community that we love

Thanks for your time and consideration

Sincerely,

Andrea Denize
Cabrillo Mobile Home Estates

Moss, Julia

From: Laura Tucker <lmtucker@ucsc.edu>
Sent: Monday, June 5, 2023 6:10 PM
To: City Council
Subject: Please vote Yes on second reading of Ordinance 1060

Dear Vice Mayor Brown and Councillors Clarke, Brooks and Pederson,

As a mobile home park resident in the city of Capitola, I would like to express my deepest gratitude for your unanimous vote to establish fair rent protections for my family and my community with Ordinance 1059 and the first reading of Ordinance 1060.

I am writing to ask that you please vote yes on the second reading of Ordinance 1060 on Thursday June 8th.

Thank you so much for protecting the citizens of Capitola!

With respect and admiration to you all and our Mayor Keiser as well for all of your hard work and the good that you do!

Sincerely,
Laura Tucker
Cabrillo Mobile Home Estates

Moss, Julia

From: Valerie Poen <valpoen@gmail.com>
Sent: Monday, June 5, 2023 6:47 PM
To: City Council
Subject: Support of ordinance 1060

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

Mr Viera is trying to increase my space rent along with my 68 neighbors from \$641 per month to \$1000 per month. This is an increase of over 55%. Approximately 50% of the residents in the park are seniors many on fixed incomes or working multiple jobs.

This rent increase will be a huge financial burden to myself and the majority of residents.

I ask that you vote **YES** in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,
Valerie Poen

Moss, Julia

From: Ginger Hobbs <flyingotr@gmail.com>
Sent: Monday, June 5, 2023 8:29 PM
To: City Council
Subject: PLEASE vote YES for Capitola City Ordinance 1060

Dear Capitola City Council Members,

My name is Ginger Hobbs and I am a resident of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing to urge you to vote "Yes" on the upcoming Capitola Mobile Home Rent control ordinance 1060.

THANK YOU for passing the Capitola Urgency Rent Ordinance 1059, your actions were a tremendous relief for all of us living at Cabrillo Mobile Home estates, especially for my numerous low income and senior neighbors that simply can not afford a 50+% increase in rent. We appreciate and recognize the incredible effort put forth by the staff in your office to quickly and fairly implement basic protections for your constituents from current and future rent gauging.

Both myself and my partner are skilled healthcare clinicians that are paying off student loans. We chose to buy our mobile home here at the Cabrillo Mobile Home Estates 6 years ago as it was the only affordable way for us to remain in the area and allow us to continue to work and serve the community we love. The 56% rent increase the Viera's are billing us for will be a significant financial burden for us. This cost is on top of the mortgage we pay, utilities and the up-keep of our home. We would once again face the financial decision to relocate out of the area and leave the city and community we love.

As you may know our mobile home park is caught in a legal gap. We are exempt from the state rent control laws, and unlike other areas of Santa Cruz County, Capitola does not have rent control laws for Mobile homes.

My partner and I made attempts to initiate negotiations with our park owner within a week of receiving our first notice in March of a 56% rent increase. The Viera's never responded to our request. Our park organized an HOA and attempted again to negotiate as a group with the landlord regarding the extreme rent increase. The landlords told us with their lawyer present that the rent increase was non negotiable.

We love living here in Capitola at Cabrillo Mobile Home Estates and would like to continue to do so with a reasonable yearly rental increase. We want to continue to invest our skills and money in the City and Community we care deeply for.

Please continue to protect all Capitola Mobile Home residents from severe rent increases by voting "Yes" and passing the upcoming Ordinance 1060 in order for us to have reasonable rent controls as mobile home residents in Santa Cruz County and surrounding areas do.

Thank you for your commitment to your constituents.

Sincerely,
Ginger Hobbs

Moss, Julia

From: Matt Mayer <matthewtoddmayer@gmail.com>
Sent: Monday, June 5, 2023 9:38 PM
To: City Council
Subject: Please support Ordinance 1060!

Dear Capitola Council Members,

I am a resident of Santa Cruz County and concerned for the residents of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I am emailing you to urge your support of Ordinance 1060 to help establish rent stabilization for mobile home parks in Capitola. On June 8th, please protect Cabrillo Mobile Home Estates residents from greater than 50% rent increases by voting "Yes" and passing protections to make sure Capitola reflects the same protections for Mobile Home communities as all other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rents that make this possible. Our neighbors should not have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

Matthew Todd Mayer, space #68

Moss, Julia

From: Miguel Cuevas <cuevasmiguel068@gmail.com>
Sent: Monday, June 5, 2023 9:48 PM
To: City Council

Hi my name is miguel Cuevas and I've been a resident at Cabrillo Mobile Home since 1998. And we need your help to organize the 1060 apply to help us. We are a spc with elderly people which they might not make enough money to pay off the new rent. And they are saying that we live in old Mobile Homes which the landlord he's raising rent so we can walk away and that's very sad. A d that's why we need your help for everyone.
SIN, Miguel Cuevas thank you

Moss, Julia

From: chriscom@att.net
Sent: Monday, June 5, 2023 10:19 PM
To: City Council
Subject: Suport Of ordinance 1060 for rent stabilization.

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke, and Pederson,

I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are seniors and are on fixed incomes. Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents.

I ask that you vote **YES** in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Christopher L Tan

Moss, Julia

From: Charlotte Linck <charlottelinck@yahoo.com>
Sent: Tuesday, June 6, 2023 6:52 AM
To: City Council
Subject: Ordinance 1060

Dear Capitola City Council Members,

My name is Charlotte and I live at 930 Rosedale Ave., a small mobile home park with 69 spaces. We are hard working men and women or we are retired living on a fixed income. The owners of the park want to raise the rent by 56% to \$ 1000.00 a month. Please help us by supporting ordinance 1060, rent stabilization, so a rent increase would be fair for everybody and we can afford quality of life.

Thank you for your support and consideration.

Sincerely,

Charlotte Linck

Moss, Julia

From: jose gaona <jdgaona89@gmail.com>
Sent: Tuesday, June 6, 2023 7:05 AM
To: City Council
Subject: YES to ordinance 1060

Dear city council,

I am a resident at Cabrillo Mobilehome Estates in capitola. Our landlord currently wants to raise rent over 50% from \$640 to \$1000. As a father of two toddlers I currently work 60-70 hours a week just to make ends meet. Unfortunately i don't have the privilege of spending a lot of time with my children but when I do get a chance I love taking them to the park and playing with them. I also carry a mortgage of \$1700. The increase of rent my landlord is wanting is something that I will not be able to do. This has caused me a lot of stress and fear as I may not be able to afford my home. I ask you to please vote YES on ordinance 1060 rent stabilization.

Thank you for your time,

Jose

Sent from my iPhone

Moss, Julia

From: Shadd Quinnett <shadd1974@yahoo.com>
Sent: Tuesday, June 6, 2023 7:58 AM
To: City Council
Subject: support of Ordinance 1060

Dear Capitola Council Members,

I am a resident of Santa Cruz County and concerned for the residents of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I am emailing you to urge your support of Ordinance 1060 to help establish rent stabilization for mobile home parks in Capitola, On June 8th, please protect Cabrillo Mobile Home Estates residents from greater than 50% rent increases by voting “Yes” and passing protections to make sure Capitola reflects the same protections for Mobile Home communities as all other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rents that make this possible. Our neighbors should not have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

Moss, Julia

From: Michelle Watson <michw83169@gmail.com>
Sent: Tuesday, June 6, 2023 8:03 AM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware, in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 - this is over 55% rent increase..

Approximately 50% of residents in the park are seniors on a fixed income.
Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents.

I ask that you vote **YES** in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Michelle Watson

Moss, Julia

From: Rob Traughber <robtraughber@yahoo.com>
Sent: Tuesday, June 6, 2023 9:01 AM
To: City Council
Subject: Rent Stabilization Ordinance 1060

Dear Margaux Keiser, Kristen Brown, Yvette Brooks, Joe Clarke, Alexander Pedersen

I'm a resident of Cabrillo Mobilehome Estates.
I urge you to please pass rent stabilization ordinance 1060.

The question that needs to be answered here is.
Do the Vieira's own a Market rate Park?

Or do they own a park that the City of Capitola and the state of Ca. are mandating as low income only?

Thank you,
Robert Traughber spc #54

[Sent from Yahoo Mail on Android](#)

Moss, Julia

From: Todd Mayer <TODDMAYER@msn.com>
Sent: Tuesday, June 6, 2023 9:21 AM
To: City Council
Subject: Proposed Ord. 1060

Capitola City Council
420 Capitola Avenue
Capitola CA 95010
RE: Support of Proposed Ordinance 1059/1060
June 6, 2023

The proposed City of Capitola updated Housing Element is intent on preserving long term affordability housing including mobilehomes under the Inclusionary Housing Policy. I am heartened Capitola is already heavily involved and supportive of the use of manufactured homes within the community's eight mobile home parks and will continue with that effort – thank you.

The City's Affordable Housing Policies Policy 2.1 encourages continued affordability of rental housing supply in existing mobile home parks, subsidized rental housing, and special needs housing. In keeping with this policy, the City Council has proposed new ordinance 1060 to help establish rent stabilization for mobilehome parks in Capitola.

Under section 2.18.070 of City ordinance 1059/1060, space rent increases are in line if not more liberal than the state's proposed rent stabilization under the Mobilehome Affordability Act (MAA) AB 1035.

The Capitola ordinance will allow permissible annual increases of 5 percent of the Base Rent plus one hundred (100) percent of the preceding year's annual average change in the Consumer Price Index; or 10 percent of the Base Rent. The state's MAA allows for rent increases of the gross rental rate for a tenancy of a mobilehome space more than 3% plus the percentage change in the cost of living, as defined, over the course of any 12-month period.

The City's ordinance is within industry standards for the mobilehome owner/ renter who will be able to budget for space increases without necessarily sacrificing essentials like food or medications. The landowner also receives fair treatment under the proposed ordinance.

In closing, I wish to live in a community that is inclusive of all residents and has reasonable rents voting yes on 1060 will help make this happen.

Sincerely,
Todd Mayer
2571 Gary Drive
Soquel CA 95073

Sent from [Mail](#) for Windows

Moss, Julia

From: Justina <chavezgaviota@hotmail.com>
Sent: Tuesday, June 6, 2023 10:55 AM
To: City Council
Subject: Dear Capitola Council Members, I am Justina Carmona a resident of Santa Cruz County and concerned for the residents of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I am emailing you to urge your support of Ordina...

Enviado desde mi iPhone

Moss, Julia

From: MIGUEL SALINAS <mdorean@yahoo.com>
Sent: Tuesday, June 6, 2023 1:47 PM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

My name is Miguel Salinas and I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are senior and are on fixed income.

Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents. We need your help.

I ask that you vote YES in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Miguel Salinas

[Sent from Yahoo Mail on Android](#)

Moss, Julia

From: mdorean8@gmail.com
Sent: Tuesday, June 6, 2023 1:57 PM
To: City Council
Subject: Emails to Support Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

My name is Miguel Salinas Sr. and I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are senior and are on fixed income.

Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents. We need your help.

I ask that you vote YES in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Miguel Salinas Sr.

[Sent from Yahoo Mail on Android](#)

Moss, Julia

From: Daniel Leon <leondanny1998@gmail.com>
Sent: Tuesday, June 6, 2023 2:08 PM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

My name is Daniel Leon Salinas and I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are senior and are on fixed income.

Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents. We need your help.

I ask that you vote YES in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Daniel Leon Salinas

Moss, Julia

From: Phyllis Williams <ravenna68869@gmail.com>
Sent: Tuesday, June 6, 2023 2:14 PM
To: City Council
Subject: Cabrillo Mobile Home Estates and Support of Ordinance 1060 Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Mayor Brown and Councilors Brooks, Clarke and Pederson

My son and family live in Cabrillo Mobile Home Estates and have for many years. I am in support of the Ordinance 1060 for the Rent Stabilization that the City of Capitola unanimously passed.

If this Ordinance is not upheld it will cause great hardship on my family.

With the economy falling apart and costs of living increasing everyday, I humbly request that you uphold this ordinance.

Thank you for your consideration in this matter.

Regards,

Phyllis Williams

818-292-1270

Moss, Julia

From: Laura Leon <lleon2077@gmail.com>
Sent: Tuesday, June 6, 2023 3:18 PM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

My name is Laura Leon and I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are senior and are on fixed income.

Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents. We need your help.

I ask that you vote YES in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Laura Leon

Moss, Julia

From: Mars Krull <marzk14@gmail.com>
Sent: Tuesday, June 6, 2023 4:31 PM
To: City Council
Subject: Ordinance 1060

Dear Capitola Council Members,

I am a resident of Santa Cruz County and concerned for the residents of the Cabrillo Mobile Home Estates. I am emailing you to urge your support of Ordinance 1060 to help establish rent stabilization for mobile home residents of the Cabrillo Mobile Home Estates from greater than 50% rent increases by voting "Yes" and passing Ordinance 1060 to provide rent protections for Mobile Home communities as all other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rent increases. Residents of mobile home communities have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rents.

Thank you for your time and consideration.