

## Moss, Julia

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**From:** Luis Meza <Luis.M.Meza@live.com>  
**Sent:** Tuesday, June 6, 2023 5:06 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,

I have family members that live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

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

Approximately 50% of residents in the park 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 the majority of residents in this park.

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

Yours sincerely

Luis M. Meza

## Moss, Julia

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**From:** Nicky Meza <nicky.meza@yahoo.com>  
**Sent:** Tuesday, June 6, 2023 7:53 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,

I have family that 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.

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,

Nicole Meza

[Sent from Yahoo Mail on Android](#)

## Moss, Julia

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**From:** Douglas Kastle <douglaskastle@yahoo.com>  
**Sent:** Tuesday, June 6, 2023 9:10 PM  
**To:** City Council  
**Subject:** Supporty Ordinance 1060

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Capitola City Council,

I so appreciate your courage and compassion in voting for the urgency ordinance two weeks ago for mobile home rent stabilization and again write in hopes you will continue to protect this community with the second reading of ordinance 1060 this week and again say YES if it comes for a vote.

As you may be aware, Vieira Enterprises has issued the \$1000 rent in the form a bill to all park residents at Cabrillo who pay space rent (a 50+ percentage increase). In doing so, they defied the urgency ordinance in place and minimized the authority of the city council to develop the community we want in Capitola, where working people and families are values.

In case you are on the fence, I want to refute two two points made last meeting during public discussion on the ordinance:

One, that this ordinance only helps a few. Truth is, any resident in a mobile home whose lease expires will have security if their park does not extend or renew a rental agreement with rent limits. So in fact, not having a rent cap is a reality that benefits the few (park owners and investors) and hurts many.

Second, some callers indicated negotiations with park owners should have occurred before enacting the city ordinance. Truth is, Cabrillo Mobile Estates park owners did not respond to multiple attempts to negotiate prior to our agreement expiring on May 31st and when they finally asked about the communities main concerns, they flatly refused to discuss the rent increase to \$1000. I sent an email on March 12th to enter "good faith negotiations" that was completely ignored. Then our HOA sent a letter on March 20th asking for a meeting to negotiate the rental agreement and the park delayed meeting until May 2nd, at which meeting the lawyer and management of the park acted surprised that we wanted to negotiate when our initial letter clearly stated our intent to develop a mutually beneficial rental agreement. They then agreed to receive our list of concerns about their proposed rental agreement and the residents list of concerns was sent on May 4th from our HOA. Park Management has yet to respond. Truth is, they do not want to negotiate a reasonable rent or future rent increases.

I know their attorney's sent a letter to the city pressing to delay or not pass ordinance 1060. They say they need more time to discuss this together, yet they have refused to negotiate. They say their belongings (\$1000 rent) is being taken but give no concern for the security and peace of mind taken from the community when they exercise uncontrolled rent increases. Truth is, the only reason an ordinance is needed is their inability to consider the well being of the community and their refusal to negotiate reasonable rent increase terms.

Please support the second reading of the ordinance 1060 and vote YES if it comes moves to a discussion item and requires a vote.

With deep appreciation,

Douglas Kastle, PhD  
930 Rosedale Ave  
Capitola, CA  
415-846-6401

## Moss, Julia

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**From:** andyliang116688@gmail.com  
**Sent:** Tuesday, June 6, 2023 10:48 PM  
**To:** City Council

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Capitola Council Members,

I am a resident of Santa Cruz County and concerned for the residents of Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I m 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 drastic choices between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

**Moss, Julia**

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**From:** dolphnjen@aol.com  
**Sent:** Wednesday, June 7, 2023 12:23 AM  
**To:** City Council  
**Subject:** Support 1060

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 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.

Jennifer Alexander

## Moss, Julia

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**From:** Susan Mahan <stmahan181@gmail.com>  
**Sent:** Wednesday, June 7, 2023 2:22 AM  
**To:** City Council  
**Subject:** Please Pass Rent Stabilization Ord. 1060

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Capitola City Council,

I know two long time residents of a mobile home park in Capitola in which the residents own their homes but there are others who own the land under the the structures.

In one park the owner is raising rents to the point that a number of the residents will be homeless.

Please pass Ord. 1060 to stabilize rents for mobile homes. The County does not need more homeless.

Thank You,

Susan T Mahan  
181 Rainbow Lane  
Watsonville, CA 95076

**Moss, Julia**

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**From:** bcassidy21@charter.net  
**Sent:** Wednesday, June 7, 2023 2:33 AM  
**To:** City Council  
**Subject:** Vote Yes for Ordinance 1060

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Capitola City Council Members:

I am a 16 year resident at Cabrillo Mobile Estates located at 930 Rosedale Avenue, Capitola. Thank you for voting Yes for Ordinance 1058 5/25/23.

I am a retired senior citizen with very limited financial resources and the proposed rent increase by Vierra Enterprises of approx. 56% per month will consume very nearly all of my Social Security income every month, which is my only income source. While I am not considered officially disabled I do have, at age 69, several limiting physical conditions which render me virtually unemployable. In short, if this 56% rent increase stands I will be faced with certain financial hardship and a very uncertain future. Please vote Yes and pass Ordinance 1060 on 6/8/23 in order to bring rent stabilization to my self and my fellow residents.

Respectfully Submitted,

Brian Cassidy  
930 Rosedale Avenue SPC 46  
Capitola CA  
95010

## Moss, Julia

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**From:** Ocean Robbins <oceanrobbins@foodrevolution.org>  
**Sent:** Wednesday, June 7, 2023 7:18 AM  
**To:** City Council  
**Subject:** Please pass ordinance 1060

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Capitola City Council,

I am a property-owning neighbor in Aptos and my family visits Capitola almost every day. We are urging you to please pass rent stabilization Ordinance 1060 for mobile homes in Capitola.

This is an urgent matter, and the lives, dignity and wellbeing of many beloved members of our community depend on it.

Sincerely yours,

Ocean Robbins

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Ocean Robbins, Co-founder & CEO  
Food Revolution Network,  
<https://foodrevolution.org>





## Moss, Julia

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**From:** Sandy Denize <tupelofour@yahoo.com>  
**Sent:** Wednesday, June 7, 2023 7:31 AM  
**To:** City Council  
**Subject:** YES on Ordinance 1060

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Capitola Council Members

As an owner of a mobile home in Cabrillo Mobile Home Estates, I thank you so much for your support and passing of the ordinance 1059. It is so encouraging to know that you are supporting your local residents

Even after the passing of the urgency ordinance - we received rental statements from the park owner with the 56% increase - with no regard for the passing of the ordinance.

Our homeowners association attempted to reach out to Vieira Enterprises and ask for clarification and a revised rental statement - we have not had a response from them at all.

Our fear going forward is that if Ordinance 1060 does not pass - our rent will increase again - with only a 90 day notice

Many of us, in Cabrillo Mobile Home Estates will face eviction and/or lose our homes due to the unreasonable rent increases they are imposing on us.

PLEASE - vote YES on Ordinance 1060 and continue to support us in this matter

Thank You for your time and consideration

Sincerely

Sandy Denize  
Cabrillo Mobile Home Estates

## Moss, Julia

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**From:** Amy Allen <amylallen8@yahoo.com>  
**Sent:** Wednesday, June 7, 2023 8:42 AM  
**To:** City Council  
**Subject:** Ordinance 1060

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Capitola Council Members,

I have been a resident of Santa Cruz since 1989. I am writing regarding my concern for the Cabrillo Mobile Home Estates at 930 Rosedale Avenue. I believe that the support of Ordinance 1060 is a fair action that would help establish rent stabilization for mobile home parks in Capitola.

It is my deepest hope and expectation that residents of all ages and incomes can contribute to our economy and still have fair rent.

Thank you for considering this, Amy Allen

## Moss, Julia

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**From:** Angelica Mora <moraangelica461@gmail.com>  
**Sent:** Wednesday, June 7, 2023 8:53 AM  
**To:** City Council  
**Subject:** Support for 1060 Mobile Home Park

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern:

I know some people who live at Cabrillo Mobile Home Estates and I am aware of the new rent increase recently requested by their Landlord.

Please vote Yes in support of ordinance 1060 for rent stabilization.

Thank you!

## Moss, Julia

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**From:** Dave Denize <dpdenize@yahoo.com>  
**Sent:** Wednesday, June 7, 2023 9:22 AM  
**To:** City Council  
**Subject:** Rent control mobile homes

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear city council I'd like to express my appreciation for your courage on this issue and to the speed and efficiency that everyone in the Capitola city council and staff put into this measure. I hope the June 8th meeting goes smoothly and You will all keep the rent control intact. I'm sure you are being bombarded by the powers that be to change your minds and votes but I ask you all to stay the course.

Thank you for your time,

Sincerely,

David Denize

Cabrillo Mobil home park # 50

Sent from my iPhone

## Moss, Julia

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**From:** Gary <cruztown@sbcglobal.net>  
**Sent:** Wednesday, June 7, 2023 2:06 AM  
**To:** City Council  
**Subject:** Possible Spam Mobilehome rent stabilization

Council Member,

Please vote "yes" for rent stabilization Ordinance 1060 on June 8th.

I am a resident of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue here in Capitola. First I want to thank you for voting "yes" for the Urgency Rent Stabilization Ordinance 1059 on May 25th.

Gary and Bonnie Sellers

Sent from AT&T Yahoo Mail for iPhone <<https://more.att.com/currently/imap>>

**Moss, Julia**

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**From:** awareness101@juno.com  
**Sent:** Wednesday, June 7, 2023 9:48 AM  
**To:** City Council  
**Subject:** ordinance 1060

dear council member, please vote yes for rent stabilization ordinance 1060 on june 8th 2023. i live in cabrillo mobile home estates for approxematly 15 years. it's a wonderful park to live in. i am 64 years old and low income. this 56% rent increase would put a heavy burden on my finances. there are many other senoirs in the same predicament. i may be selling my home next year and the value of my mobile home value will be signafintly reduced. please vote yes on the rent stabilization ordinance 1060 on june 8th. this will reduce a heavy burden for me. thanks so much for your consideration, philip

**Moss, Julia**

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**From:** Lorie <lorie.langdon@gmail.com>  
**Sent:** Wednesday, June 7, 2023 10:04 AM  
**To:** City Council  
**Subject:** Please vote "yes" for the rent stabilization Ordinance 1060 on June 8th.

Dear Capitola City Council Member,

I am a resident of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue here in Capitola. **First, I want to thank you for voting "yes" for the Urgency Rent Stabilization Ordinance 1059 on May 25th.** My neighbors and I really appreciate the Council's and staff's efforts and support on our behalf.

I am a senior living on a fixed income, a 56% rental increase is a significant financial burden for me! Any increase in rent is in addition to other already high living expenses. Most of the other 67 residents in my park are in similar positions. Many of my neighbors are seniors, low income or already work several jobs to support their families.

These last months have been very stressful as I am not sure how I will pay for an 56% increase in my rent cost. Despite the Capitola City Council passing Urgency Ordinance 1059 our landlord still sent us rent bills for June with the 56% increase.

**Please pass the Rent Stabilization Ordinance 1060 on June 8th to help give the mobile home residents of Capitola rent stabilization protections.**

Thank you for your commitment to your constituents. Your dedication is part of what makes living in Capitola so special!

Lorie Langdon

## Moss, Julia

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**From:** Jesus Cuevas Moran <jesuscuevasmoran831@gmail.com>  
**Sent:** Wednesday, June 7, 2023 10:31 AM  
**To:** City Council  
**Subject:** Hello my name is Jesus father of Miguel Cuevas and I've been living here for 20 years. And we would really appreciate if you can help us pass the 1060. Because most of us in the neighborhood can't pay off the new rental. Sin Jesus Cuevas Moran thanks you

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone



## Moss, Julia

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**From:** Ally Cuevas <cuevasally287@gmail.com>  
**Sent:** Wednesday, June 7, 2023 10:41 AM  
**To:** City Council

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Capitola city my name is Alejandra Cuevas Moran and I was born in Santa Cruz and I'm living in Cabrillo Mobile Home parks where we need your help to past the ten sixty law and that we have protection for the rent not to raise I was so happy to attend New Brighton school it's part of my life and now I have to go to high school and I don't want to break my dreams if I have to move from here. Thank you very much for your time. All the residents need your help.

Sincerely, Alejandra Cuevas Moran

**Moss, Julia**

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**From:** Michael Mastin <mastin1056@gmail.com>  
**Sent:** Wednesday, June 7, 2023 10:48 AM  
**To:** City Council  
**Subject:** Please vote "yes" for rent stabilization Ordinance 1060 on June 8th

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Capitola Council Members,

I am a life long resident of Santa Cruz County and concerned for my friend who lives in Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I m emailing you to urge your support of Ordinance 1060 to help establish rend 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 drastic choices between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

Michael Mastin

**Moss, Julia**

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**From:** Valerie Poen <valpoen@gmail.com>  
**Sent:** Wednesday, June 7, 2023 11:12 AM  
**To:** City Council  
**Subject:** Ordinance 1060

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Capitola City Council** [citycouncil@ci.capitola.ca.us](mailto:citycouncil@ci.capitola.ca.us)

Dear Capitola Council Members,

I am a resident of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue in the 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 me and my neighbors at Cabrillo Mobile Home Estates 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. We 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

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**From:** Merlin IdleHands <merlinidlehands@gmail.com>  
**Sent:** Wednesday, June 7, 2023 11:29 AM  
**To:** City Council  
**Subject:** 1060

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please vote YES on this ,we NEED the help at Cabrillo Mobile Home Est.

The park owners are not good folks.

Chris Bushman ..space 56 at 930 Rosedale ave. Capitola ca.

THANK YOU ALL!

[https://soundcloud.com/user-495201833/2-11-23-an-american-valintines?si=68f09be1cd204144b56249a7708ab459&utm\\_source=clipboard&utm\\_medium=text&utm\\_campaign=social\\_sharing](https://soundcloud.com/user-495201833/2-11-23-an-american-valintines?si=68f09be1cd204144b56249a7708ab459&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

THIS is what I DO.

## Moss, Julia

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**From:** Linda Ellen Lemaster <housingnow@icloud.com>  
**Sent:** Wednesday, June 7, 2023 11:51 AM  
**To:** City Council  
**Subject:** No Rent Increase

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Council & Staff:

Please vote YES on the Rent Stabilization ordinance for the Mobile Pome Parks in Capitola.

Support ways to avoid triggering anyone, especially low income and working poor people, to lose their housing or to create insurmountable survival costs.

Truly yours,  
Linda Ellen Lemaster  
housingnow@icloud.com

Sent from my iPhone

## Moss, Julia

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**From:** jo@thehandtherapyspecialists.com  
**Sent:** Wednesday, June 7, 2023 11:52 AM  
**To:** City Council  
**Subject:** Ordinance 1060

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello, as a home owner in Capitola with many friends living in mobile home parks, I strongly recommend passing a rent stabilization ordinance.

As the county is quickly, putting up many high density, low income homes throughout santa Cruz watsonville, and surrounding areas it does not make sense to not pass this ordinance. Rents have gotten out of control and are extremely unreasonable and are making it difficult for seniors and students as well as lower income earners to live here in Santa CRuz..

Please pass this rent stabilization ordinance.

Thank you, Jo Tennyson and Samson owner, The Hand Therapy specialists.

Sent from my iPhone

**Moss, Julia**

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**From:** White, Morgan <Morgan.White2@lifepointhealth.net>  
**Sent:** Wednesday, June 7, 2023 12:46 PM  
**To:** City Council  
**Subject:** rent stabilization ordinance 1060

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Capitola council members,

I am a resident of Santa Cruz County and am concerned for the residents of Cabrillo Mobil Home Estates at 930 Rosedale ave in your city of Capitola. I am emailing you to urge your **support of ordinance 1060** to help establish rent stabilization for Mobil home parks in Capitola. On JUNE 8<sup>th</sup> -- PLEASE protect Cabrillo Mobil Home Estates residents from greater than 50% rent increases by **voting YES** and passing protections to make sure Capitola reflects the same protections for Mobil Home communities as all other areas of Santa Cruz County.

Thank you for your time and consideration,

Morgan White

The information transmitted via this e-mail is intended only for the person or entity to which it is addressed and may contain confidential and/or proprietary information. Any use, review, retransmission, dissemination or other use of, or pursuing of any action in reliance upon this information by persons or entities other than the intended recipient is strictly prohibited. If you are the recipient of this e-mail transmission in error, please reply to the sender and delete the material from any computer. Thank you.

[REDACTED]

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**From:** linda@vieiraenterprises.com  
**Sent:** Thursday, May 25, 2023 6:11 PM  
**To:** citycouncil@ci.capitola.ca.us  
**Cc:** manuel@vieiraenterprises.com  
**Subject:** Cabrillo Mobile Home Estates - RSO Ordinance

Dear Mayor Keiser and Council Members,

Re: Agenda Item # 8A

On behalf of Cabrillo Estates and its owner Viera Enterprises we urge the Council to forego adopting Ordinance 1059 that proposes to add Chapter 2.18 to the City's Municipal Code that would impose rent control on Cabrillo Estates and on no other mobilehome park in the City. We apologize for this late opposition to the Council but we received no prior notification from the City or otherwise that the Council tonight intended to take the momentous step of enacting legislation to severely restrict Cabrillo's ability to operate without government interference. There are several severe elements of this restrictive legislation we oppose but unfortunately due to not having received adequate notice time forecloses our opportunity to fully articulate our opposition. We therefore urge the Council to forbear adoption of this unworkable Ordinance.

Respectfully submitted;

Vieira Enterprises  
By: Linda Vieira, CFO/Secretary



Virus-free. [www.avast.com](http://www.avast.com)



[REDACTED]

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**From:** linda@vieiraenterprises.com  
**Sent:** Thursday, May 25, 2023 6:06 PM  
**To:** citycouncil@cicapitola.ca.us  
**Cc:** manuel@vieiraenterprises.com  
**Subject:** Cabrillo Mobile Home Estates - RS Ordinance

Dear Mayor Keiser and Council Members,

Re: Agenda Item # 8A

On behalf of Cabrillo Estates and its owner Viera Enterprises we urge the Council to forego adopting Ordinance 1059 that proposes to add Chapter 2.18 to the City's Municipal Code that would impose rent control on Cabrillo Estates and on no other mobilehome park in the City. We apologize for this late opposition to the Council but we received no prior notification from the City or otherwise that the Council tonight intended to take the momentous step of enacting legislation to severely restrict Cabrillo's ability to operate without government interference. There are several severe elements of this restrictive legislation we oppose but unfortunately due to not having received adequate notice time forecloses our opportunity to fully articulate our opposition. We therefore urge the Council to forbear adoption of this unworkable Ordinance.

Respectfully submitted;

Vieira Enterprises  
By: Linda Vieira, CFO/Secretary



Virus-free. [www.avast.com](http://www.avast.com)

**From:** Vieira Enterprises Inc. <vieiraenterprises@sbcglobal.net>  
**Sent:** Thursday, May 25, 2023 5:57 PM  
**To:** citycouncil@ci.capitola.ca.us  
**Cc:** Linda Vieira  
**Subject:** Cabrillo Mobile Home Estates - RSO Ordinance

***Dear Mayor Keiser and Council Members,***

***Re: Agenda Item # 8A***

***On behalf of Cabrillo Estates and its owner Viera Enterprises we urge the Council to forego adopting Ordinance 1059 that proposes to add Chapter 2.18 to the City's Municipal Code that would impose rent control on Cabrillo Estates and on no other mobilehome park in the City. We apologize for this late opposition to the Council but we received no prior notification from the City or otherwise that the Council tonight intended to take the momentous step of enacting legislation to severely restrict Cabrillo's ability to operate without government interference. There are several severe elements of this restrictive legislation we oppose but unfortunately due to not having received adequate notice time forecloses our opportunity to fully articulate our opposition. We therefore urge the Council to forbear adoption of this unworkable Ordinance.***

***Respectfully submitted;***

***Vieira Enterprises***

***By: Manuel Vieira, CEO/President***

[REDACTED]

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**From:** linda@vieiraenterprises.com  
**Sent:** Thursday, May 25, 2023 5:52 PM  
**To:** citycouncil@ci.capitola  
**Cc:** manuel@vieiraenterprises.com  
**Subject:** Cabrillo Mobile Home Estates - RSO Ordinance

Dear Mayor Keiser and Council Members,

Re: Agenda Item # 8A

On behalf of Cabrillo Estates and its owner Viera Enterprises we urge the Council to forego adopting Ordinance 1059 that proposes to add Chapter 2.18 to the City's Municipal Code that would impose rent control on Cabrillo Estates and on no other mobilehome park in the City. We apologize for this late opposition to the Council but we received no prior notification from the City or otherwise that the Council tonight intended to take the momentous step of enacting legislation to severely restrict Cabrillo's ability to operate without government interference. There are several severe elements of this restrictive legislation we oppose but unfortunately due to not having received adequate notice time forecloses our opportunity to fully articulate our opposition. We therefore urge the Council to forbear adoption of this unworkable Ordinance.

Respectfully submitted;

Vieira Enterprises  
By: Linda Vieira, CFO/Secretary



Virus-free. [www.avast.com](http://www.avast.com)

## Moss, Julia

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**From:** Elizabeth Silva <silva8078@gmail.com>  
**Sent:** Wednesday, June 7, 2023 10:02 AM  
**To:** City Council  
**Subject:** Possible Spam Stabilization ordinance 1060

Hi!! I want to thank you for you guys helping the cabrillo mobile home with the ordinance 1056 ... but know with need your help from all you guys to please vote yes for rent stabilization ordinance 1060 ...we live on the park for 10 years we move from the Santa Cruz beach flats are because we want a better place for my 3 children know my son 23 year and my daughter is going to the Santa Cruz university so paying more rent is a significant financial burden for me and my family because with the money I can help my daughter with her university so she can have a better future ! I work at a restaurant and my husband is caregiver so please help my community at cabrillo mobile homes do you best thank you and god's blessing you always Sent from my iPhone

## Moss, Julia

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**From:** Timothy Dixon (Surya Das) <timothy@harmonicdreams.com>  
**Sent:** Wednesday, June 7, 2023 12:41 PM  
**To:** City Council  
**Subject:** Possible Spam Please Please vote YES for Ordinance 1060 in support of people and their homes

Dear Capitola Council Members,

Please vote "yes" for rent stabilization Ordinance 1060 on June 8th.  
A friend of mine is a resident of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue  
<<https://www.google.com/maps/search/930+Rosedale+Avenue?entry=gmail&source=g>> here in Capitola.

Everyone on this planet has a birthright to be treated equally, and in a humane way.

Voting 'yes' will enable people like my friend, and others stay in their homes, fairly, and affordably. Nothing goes up by 50%: salaries, interest, inflation, and normally rent. There is no fair and ethical reason that a landlord should be able to do this.

There have to be some parameters in place to support an equitable world for everyone.

Please take it in your hearts to vote together as a YES on the Urgency Rent Stabilization Ordinance 1060, showing kindness, and compassionate to all your constituents.

Thank you,

Timothy

[www.harmonicdreams.com](http://www.harmonicdreams.com)  
[www.sonicrx.org](http://www.sonicrx.org)

May you be well and thrive in all that you do.

<<http://harmonicdreams.com/images/welcome/Tim%202019-r01.png>>

## **Moss, Julia**

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**From:** Sarah Ringler <coluyaki@gmail.com>  
**Sent:** Wednesday, June 7, 2023 3:29 PM  
**To:** City Council  
**Subject:** Please pass Ordinance 1060

Dear Capitola City Council,

Please ensure that middle and working people can continue to live and work in Capitola by passing Ordinance 1060. Greedy mobile home park landlords are trying to drive those people to homelessness.

Rents, that have already increased by over 50% from May to June, are driving people out with the risk of losing their home equity because they can't afford to remove their mobile home out of the park. Also, if they can't afford the higher rent, they face 3-60 day eviction notices. Many will become homeless. Last year's Point in Time Homeless Count for the county recorded that 87% of the homeless had lived in the county prior to becoming homeless. Don't contribute to that.

We depend on you in city government to represent all residents, not just the rich and fortunate.

Thanks for listening, Sarah Ringler

## Moss, Julia

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**From:** Diane Atsatt <datsatt@gmail.com>  
**Sent:** Wednesday, June 7, 2023 3:45 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 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 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**

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**From:** Erik Lowe <elowe88@gmail.com>  
**Sent:** Wednesday, June 7, 2023 3:58 PM  
**To:** City Council  
**Subject:** Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Erik Lowe

300 Cove Lane

Scotts Valley CA, 95066

June 7<sup>th</sup> 2023

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

My parents live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola. In March, their Landlord gave them notice that starting June 1<sup>st</sup>, 2023, their monthly rent will increase to \$1000. This is over a 55% rent increase from their \$641 monthly rent. They have been Capitola Residents for over 15 years. Approximately 50% of the residents in the park, like my parents, are senior and are on fixed income. The rent increase is beyond a massive increase, it is a disgusting grab for money from a landlord that does not give a rat's ass about the financial and emotional well-being of the community members that live there. The Landlord, Viera Enterprises Inc, is based outside of Santa Cruz County and the demands he is placing prevents the people in the Cabrillo Mobile Home Estates from living, working, and playing in Capitola, a place many of them have called Home for decades.

I ask that you vote YES in support of Ordinance 1060 for the Rent Stabilization so that my parents and the dozens of families can continue living there and enjoy their homes.

Sincerely,

-Erik Lowe