

**Moss, Julia**

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**From:** Erica Crawford <ericacrawford@mac.com>  
**Sent:** Tuesday, May 23, 2023 5:52 PM  
**To:** City Council  
**Subject:** Rent control for mobile home parks

Dear Capitola Council Members,

My name is **Erica Crawford** and I am a resident of Soquel and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. On May 25th, please protect Cabrillo Mobile Home Estates residents from the 56% 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 city 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.

Sincerely,

**Erica Crawford**

Sent from my iPhone

**Moss, Julia**

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**From:** Tanya Ridino <tridino@seniorlegal.org>  
**Sent:** Tuesday, May 23, 2023 5:57 PM  
**To:** Keiser, Marguax; City Council  
**Cc:** commissions@santacruzcounty.us; Attorney Sam Storey  
**Subject:** [PDF] CALL TO ACTION: Adopt Mobile Home Rent Stabilization Ordinances  
**Attachments:** 2023 05 23\_Letter to City of Capitola Council Members ISO Mobile Home Rent Stabilization\_Senior Legal Services.pdf

Thank you for your service and please see the attached letter.

Warmly,

*Tanya Harmony Ridino, Esq.*

Executive Director

(pronouns: she/her/ hers/ella)

**Senior Legal Services of Santa Cruz and San Benito Counties**

Phone: [\(831\) 426-8824](tel:(831)426-8824)

Fax: [\(831\) 426-3345](tel:(831)426-3345)

Main Office: 317 Soquel Avenue, Santa Cruz, CA 95062



[www.seniorlegal.org](http://www.seniorlegal.org)

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Law offices of

## SENIOR LEGAL SERVICES

Defending the Rights of the Elderly

Main Office: 317 Soquel Avenue, Santa Cruz, CA 95062-2305

Telephone: 831.426.8824 | Fax: 831.426.3345 | Website: [www.seniorlegal.org](http://www.seniorlegal.org)

May 23, 2023

Att. City Mayor and City Council of Capitola  
Cc. Santa Cruz County Mobile Home Commission  
Cc: Past City Mayor Sam Storey

RE: CALL TO ACTION: Adopt Mobile Home Rent Stabilization Ordinances

Dear Capitola Mayor Margaux Keiser and City Council Members:

With this letter, Senior Legal Services of Santa Cruz and San Benito Counties (“SLS”) urges the Capitola City Council to adopt the rent stabilization ordinances (“RSOs”) as outlined by the City Attorney’s Office in Item #8A of Capitola City Council’s Agenda Report for the May 18, 2023 meeting. SLS is a non-profit organization that has been providing free legal assistance to seniors in Santa Cruz and San Benito counties for over 50 years, and many of our clients are low- or fixed-income seniors who rent or own a mobile home.

For fifty years SCLS has been on the front line of preventing homelessness by assisting with eviction defense, habitability concerns and requests for reasonable accommodations. Our staff remains stressed as requests for services continue to increase and waves of eviction cases continue. We also maintain a contract with the Santa Cruz County Mobile Home Commission to fight against unfair rent increases.

Several of our clients are residents of Cabrillo Mobile Home Estates, a park that would be subject to the RSOs, and have recently sought our assistance regarding the legality of a notice to increase rent as issued by Cabrillo’s management. These residents have notified us that (1) their rents will be increasing by 56% (from \$641/mo. to \$1,000/mo.) on June 1, 2023, and (2) securing a new lease is made contingent on acceptance of the \$1000/mo. figure. Unlike the jurisdictions adjoining and surrounding the City of Capitola (e.g., Santa Cruz (county and city), Scotts Valley, Salinas, Watsonville, and San Jose), Capitola does not offer any protection to its mobile home residents from significant and exploitative rent increases such as these.

Given Capitola’s ever-increasing cost of living and the RSOs’ substantive and structural similarity to rent stabilization ordinances in neighboring jurisdictions and statewide, adoption of the RSOs would be beneficial to Capitola’s senior citizens while also striking an equitable balance between the interests of mobile home residents and park owners. The housing crisis

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**Watsonville Office (Tuesday only) 114 E. Fifth Street | Hollister Office (Tuesday only) 440 San Benito Street**

SCLS is funded by the Seniors Council of Santa Cruz and San Benito Counties, the State Bar of California, Santa Cruz County, San Benito County, the Cities of Santa Cruz and Watsonville, Community Foundation Santa Cruz County, United Way and the Community Foundation of San Benito County.



Law offices of

## SENIOR LEGAL SERVICES

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remains imminent in Capitola and the County and we believe this ordinance is an appropriate measure.

The RSOs would both guarantee mobile home renters protection against predatory rent increases and ensure that prospective and existing mobile home buyers are confident in mobile homes as an investment. Finally, the RSOs ensure that park owners can continue to acquire a fair return on their investments by allowing reasonable, annual increases in rent.

Please do not hesitate to call or email SLS at [help@seniorlegal.org](mailto:help@seniorlegal.org) if you have questions or wish to discuss the RSOs or their potential impact further. Thank you, again, for your commitment to supporting seniors throughout Capitola.

Sincerely,

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Tanya Harmony Ridino, Esq.

Executive Director

Senior Legal Services

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Watsonville Office (Tuesday only) 114 E. Fifth Street | Hollister Office (Tuesday only) 440 San Benito Street

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the State Bar of California, Santa Cruz County, San Benito County, the Cities of Santa Cruz and Watsonville,  
Community Foundation Santa Cruz County, United Way and the Community Foundation of San Benito County.



**Moss, Julia**

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**From:** Patty Washko <dharmapunx108@gmail.com>  
**Sent:** Tuesday, May 23, 2023 5:52 PM  
**To:** City Council  
**Subject:** Rent control

Dear Capitola Council Members,

My name is **Patty Washko** and I am a resident of Soquel and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. On May 25th, please protect Cabrillo Mobile Home Estates residents from the 56% 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 city 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.

Sincerely,

Patty Washko

**Moss, Julia**

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**From:** lorraine Gaudin <lorrainegaudin@icloud.com>  
**Sent:** Tuesday, May 23, 2023 6:05 PM  
**To:** City Council  
**Subject:** Rent control

Dear Capitola Council Members,

My name is Lorraine Gaudin and I reside in Soquel. I am a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. On May 25th, please protect Cabrillo residents from the 56% 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 think it is important that Capitola 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.

Sincerely,  
Lorraine Gaudin

Sent from my iPad

**Moss, Julia**

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**From:** Stephanie Musbach <smusbach@aol.com>  
**Sent:** Tuesday, May 23, 2023 6:11 PM  
**To:** City Council  
**Subject:** rent control in trailer parks

5/23/2023

- Dear Capitola Council Members,

My name is **Stephanie Musbach** and I am a resident of Soquel and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. On May 25th, please protect Cabrillo Mobile Home Estates residents from the 56% 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 city 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.

Sincerely,

**Stephanie Musach**

- 100 N Rodeo Gulch sp 135. Soquel CA 95073

## Moss, Julia

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**From:** Maria Molina <mariamolina1975@aol.com>  
**Sent:** Tuesday, May 23, 2023 6:35 PM  
**To:** City Council  
**Subject:** Please vote Yes on Urgency Ordinance 1059 and Ordinance 1060 re: Mobile Home Park Rent Stabilization

Dear Capitola Council Members,

My name is Maria Molina. My 90 year-old mother and I have been residents of Cabrillo Mobile Home Estates at 930 Rosedale Avenue #61 in Capitola since 2020.

I am emailing you to urge your support of Urgency Ordinance 1059 and Ordinance 1060 to help establish rent stabilization for mobile home parks in Capitola, On May 25th and June 8th, please protect us 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.

Thank you very much for your time and consideration.

Sincerely,  
Maria E. Molina

## Moss, Julia

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**From:** Carmen Martinez <carlydia60@gmail.com>  
**Sent:** Tuesday, May 23, 2023 6:57 PM  
**To:** City Council  
**Subject:** Rent Control in Capitola

>> Dear Capitola Council Members,

>>

>> My name is Carmen L. Martinez and I am a resident of Soquel and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. On May 25th, please protect Cabrillo Mobile Home Estates residents from the 56% 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 city 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.

Carmen L. Martinez

Sent from my iPhone

**Moss, Julia**

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**From:** Pamela Stearns Stearns <pclares327@gmail.com>  
**Sent:** Tuesday, May 23, 2023 8:20 PM  
**To:** City Council

We plead with you not to bow to the pressure put upon your council by Viera Enterprises of Santa Clara.

Uphold your community's standard AGAINST rent gouging. The residents of Cabrillo Mobile Home Park need and deserve your support while Viera Enterprises does not.

Sincerely,  
Phil and Pam Stearns  
Santa Cruz

**Moss, Julia**

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**From:** Jeff <jeff\_caplan@sbcglobal.net>  
**Sent:** Tuesday, May 23, 2023 10:30 PM  
**To:** City Council  
**Subject:** Please vote "yes" on Mobile Home Emergency Rent Control Ordinance

Dear Capitola Council Members,

My name is Jeff Caplan, and I am a 40 year resident of Santa Cruz County and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home urgency rent control ordinance. On May 25<sup>th</sup>, please and June 8th. Please protect Cabrillo Mobile Home Estates residents from the 50% plus 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 city that welcomes residents of all ages and income levels and have reasonable rents that make this possible. This is a housing Justice issue. Our neighbors should not have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rent.

Sincerely,

Jeff Caplan

**Moss, Julia**

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**From:** Sandy Denize <tupelofour@yahoo.com>  
**Sent:** Wednesday, May 24, 2023 6:13 AM  
**To:** City Council  
**Subject:** Please vote YES on Urgency Ordinance 1059 and Ordinance 1060

Dear Capitola Council Members

I am emailing to ask for your support of Urgency Ordinance 1059 and Ordinance 1060 to help establish rent stabilization for mobile home parks in Capitola.

The passage of the Urgency Ordinance on May 25th is so important in order to avoid a very unreasonable rent increase by the park owners of the Cabrillo Mobile Home Estates  
Please protect Cabrillo Mobile Home Estates residents from the more than 50% rent increase that is to be effective 6/1/23  
- unless this Urgency Ordinance passes

Please vote YES and pass protections to make sure Capitola reflects the same protections for Mobile Home communities as all other areas of Santa Cruz County

Thank You for your time and consideration

Sincerely

Sandy Denize  
Cabrillo Mobile Home Estates



## Moss, Julia

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**From:** Carol Spivey <seahorse357@gmail.com>  
**Sent:** Wednesday, May 24, 2023 7:33 AM  
**To:** City Council  
**Subject:** Mobile Home Rent Control

Dear Capitola Council Members,

My name is **Carol Spivey** and I am a resident of Soquel and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. On May 25th, please protect Cabrillo Mobile Home Estates residents from the 56% 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 city 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.

Sincerely,

**Carol Spivey**

[Show quoted text](#)

**Moss, Julia**

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**From:** Suzanne Semmes <suzanne.semmes@gmail.com>  
**Sent:** Wednesday, May 24, 2023 7:46 AM  
**To:** City Council  
**Subject:** Mobile home parks

Dear Councilors:

I would like to voice my support for a permanent local ordinance to guarantee keeping all Capitola mobile home park space fees at the same increase rate as the rest of California.

Housing is such a concern for so many of our citizens- your support of such a measure would help ease this crisis, and set an example showing owners of such properties that they cannot run rough-shod over those who are most vulnerable.

Please help the tenants keep their homes at an affordable ground rent.

Thank you for your consideration of this vital need.

Sincerely yours,  
Rev Suzanne G Semmes.

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Rev. Suzanne G. Semmes, BCC  
109 Button Street  
Santa Cruz CA 95060  
tel: 831-295-3267

**Moss, Julia**

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**From:** Shelly D'Amour <shelly@cruzio.com>  
**Sent:** Wednesday, May 24, 2023 8:13 AM  
**To:** City Council  
**Subject:** Rent stabilization

Dear Capitola Council Members,

My name is Shelly D'Amour and I am a mobile home resident in Santa Cruz County. I urge your adoption of an urgency ordinance adding Chapter 2.18 to the Capitola Municipal Code, establishing mobile home park rent stabilization. A 56% rent increase on Cabrillo Mobile Home Estates is unconscionable, and will result in some residents losing their fragile bit of stability, or taking desperate financial measures in order to hold on to their homes.

Mobile homes are the last bastion of affordable home ownership, and true affordable rental housing in Santa Cruz County. Please vote "yes" and pass protections to make sure Capitola reflects the same protections for Mobile Home communities as all other areas of Santa Cruz County.

Sincerely,  
Shelly D'Amour  
Santa Cruz

**Moss, Julia**

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**From:** kat kurdek <miamya1@yahoo.com>  
**Sent:** Wednesday, May 24, 2023 8:51 AM  
**To:** City Council  
**Subject:** Rent control

Capitola Council Members,

My name is Kat Kurdek, and I am a resident of [Santa Cruz County/Capitola] and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. On May 25th, please protect Cabrillo Mobile Home Estates residents from the 56% 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 city 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.

Sincerely  
Kat Kurdek

[SKst Kurdeent from Yahoo Mail on Android](#)

**Moss, Julia**

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**From:** donsharo@comcast.net  
**Sent:** Wednesday, May 24, 2023 9:38 AM  
**To:** City Council  
**Subject:** Emergency Rent Control Ordinance

Dear Capitola Council Members,

My name is **Sharon Thorne** and I am a resident of Soquel and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. On May 25th, please protect Cabrillo Mobile Home Estates residents from the 56% 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 city 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.

Sincerely,  
**Sharon Thorne**

**Moss, Julia**

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**From:** DonaldS116@comcast.net  
**Sent:** Wednesday, May 24, 2023 9:41 AM  
**To:** City Council  
**Subject:** Emergency Rent Control Ordinance

Dear Capitola Council Members,

My name is Donald Smith and I am a resident of Soquel and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. On May 25th, please protect Cabrillo Mobile Home Estates residents from the 56% 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 city 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.

Respectfully,  
Donald Smith

**Moss, Julia**

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**From:** barbarar@cruzio.com  
**Sent:** Wednesday, May 24, 2023 10:03 AM  
**To:** City Council  
**Subject:** Mobile home rent increase

My name is Barbara Ridgeway and I am a resident of Soquel and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. On May 25th please protect Cabrillo Mobile Home Estates residents from the 56% rent increases by voting "Yes" and passing protections to make sure Capitola reflects the same protections for Mobile Home communities at all other areas of Santa Cruz County.

I wish to live in a city 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.

Sincerely,

Barbara Ridgeway

**Moss, Julia**

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**From:** l.bingham@comcast.net  
**Sent:** Wednesday, May 24, 2023 10:25 AM  
**To:** City Council  
**Subject:** Emergency Rent Control Ordinance

Dear Capitola Council Members,

My name is Linda Bingham and I am a resident of Santa Cruz and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. On May 25th, please protect Cabrillo Mobile Home Estates residents from the 56% 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 city 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.

Sincerely,  
Linda Bingham



**Moss, Julia**

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**From:** Erik Lowe <elowe88@gmail.com>  
**Sent:** Wednesday, May 24, 2023 11:46 AM  
**To:** City Council  
**Subject:** Support for Urgency Ordinance 1059 and Ordinance 1060 Mobile Home Park Rent Stabilization

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 my parents short notice that starting June 1st, the monthly rent will increase from \$641 to \$1000

Approximately 50% of residents in the park (including my parents) are senior and are on fixed income. Virtually everyone else in the park works within the County of Santa Cruz and are active Capitola community members. Meanwhile, the landlord - Viera Enterprises Inc, is based in Santa Clara is simply acting upon greed and placing a massive financial burden on the majority of residents.

I strongly urge you to vote **YES** in support of Urgency Ordinance 1059 and Ordinance 1060 for the Rent Stabilization so that the community that grew in Cabrillo Mobile Home Estates can continue to grow

Thank you for your time and consideration,

-Erik Lowe

Captiola Raised, Santa Cruz Native

## Moss, Julia

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**From:** Kathy <krodscakes@gmail.com>  
**Sent:** Wednesday, May 24, 2023 12:06 PM  
**To:** City Council  
**Subject:** Capitola Mobile home Park

Hello I currently live in a mobile home park although not in Capitola but in Marina where Vierra owns 5 of 6 parks (thankfully not mine) but he is well known for attempting to “take” properties by making it difficult to sell so people are forced to “walk away” I pray for the people of that park and the ones here that are having a very hard time with this individual. Please take to heart all the people that are involved that are being preyed on by this “enterprise”

Sent from [Mail](#) for Windows

**Moss, Julia**

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**From:** Bill Belcher <kapeket@icloud.com>  
**Sent:** Wednesday, May 24, 2023 12:40 PM  
**To:** City Council  
**Subject:** Hello from your neighbor

Attention city council of the greatest place on Earth!

My name is William Belcher and I am a resident of Rodeo Gulch Estates in Soquel. I have been informed that a mobile park in Capitola might be "losing" rent controls that assist a lot of folks in your town. Im not versed in the topic but it has something to do with the Capitola Mobile Home emergency rent control ordinance. There is a vote coming and I'm asking that you consider holding the line per se for those who would be affected.

Capitola is the jewel of Santa Cruz County and beyond. I hope we see it stay the way it was meant to be.  
:-)

Cheers!

Best wishes,

Bill Belcher  
831-440-6864

**Moss, Julia**

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**From:** Mary Barton <mrbarton08@gmail.com>  
**Sent:** Wednesday, May 24, 2023 1:15 PM  
**To:** City Council  
**Subject:** Vote YES on Chapter 2.18

Dear Capitola Council Members,

I am a resident of Soquel and live in a mobile home park. I am writing in support of the residents of Cabrillo Mobile Home Estates at 930 Rosedale Avenue in Capitola. I urge you to vote "Yes" to support the urgency ordinance adding Chapter 2.18 to the Capitola Municipal Code establishing mobile home park rent stabilization. Please protect Cabrillo Mobile Home Estates residents from the 56% rent increase and pass protections to make sure Capitola reflects the same protections for mobile home communities as all other areas of Santa Cruz County.

Sincerely  
Mary Barton

**Moss, Julia**

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**From:** Kathleen Notch <cabokatie@icloud.com>  
**Sent:** Wednesday, May 24, 2023 10:27 AM  
**To:** City Council  
**Subject:** Capitola Council Members

To whom it may concern:

My name is Kathleen Notch and I am a resident of Soquel and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Ave. Please support us in the rent control, by voting YES and pass along the Protections for mobile home communities throughout Santa Cruz. With prices in food, and medications, this would be A hardship to endure an increase of 56 % rent increase.

Why such greed??

Thank you for your time and attention to this matter.

Kathleen

## Moss, Julia

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**From:** Azra Simonetti <azra8@icloud.com>  
**Sent:** Wednesday, May 24, 2023 11:56 AM  
**To:** City Council  
**Subject:** Rent Control

Hello Capitola City Council,

As a resident of a mobile home park I am writing to urge you to please stop the attempt to explode let rent by 56% in the Cabrillo Park!

These parks are the only affordable housing left in our county.

They are housing the workers who go out early in the morning to make the bagels, fix the roads, clean the hotel rooms drive our kids to school and a variety of jobs that would go undone if they were to leave due to the hardship of higher rents.

We already see many "Hiring Now" signs around town, Don't make it worse by accepting the greedy money grabbing request of the insensitive owners. After all the years of owning the park they should by now have garnered a nice profit for themselves. Please don't support their avarice against those who have so much less.

I love your town and the county and I hope that supporting these residents will be a priority for you.

I have met with, Manu Koenig, the county supervisor, to advise him regarding this issue. I know there are ordinances in effect which have protected the parks in the past. He assured me he would look into it.

Thank you for your continued help.

Azra Simonetti  
Business Owner  
Mobile Home Resident  
Soquel, CA

**Moss, Julia**

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**From:** Bonnie Maffei <artistbonniemaffei@yahoo.com>  
**Sent:** Wednesday, May 24, 2023 2:29 PM  
**To:** City Council  
**Subject:** Vote "YES" to STOP 56% rent increase in Cabrillo Mobile Home Park

Dear Capitola City Council Members,

My name is **Bonita Maffei** and I am a resident of Soquel and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. **On May 25th, please protect Cabrillo Mobile Home Estates residents from the 56% 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 city 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, paying exorbitant rent or being forced to move from their homes.

Sincerely,

Bonita Maffei

Resident of Rodeo Mobile Estates, Soquel

**Moss, Julia**

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**From:** Bonnie Maffei <artistbonniemaffei@yahoo.com>  
**Sent:** Wednesday, May 24, 2023 2:34 PM  
**To:** City Council  
**Subject:** Vote YES to protect tenant rights at Cabrillo Mobile Home Estates from 56% rent increase

Dear Capitola City Council Members,

My name is **Lucy Silva**, a resident of Soquel and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing you to urge your support of the Capitola Mobile Home emergency rent control ordinance. On May 25th, please protect Cabrillo Mobile Home Estates residents from the 56% 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 city 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, paying exorbitant rent or being forced to move from their homes.

Respectfully,

Lucy Silva

Resident of Rodeo Mobile Estates, Soquel