

Moss, Julia

From: Student Housing Coalition <thestudenthousingcoalition@gmail.com>
Sent: Wednesday, May 24, 2023 4:41 PM
To: City Council
Subject: UCSC Student Housing Coalition in Support of Urgency Ordinance 1059 and Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

5/24/2023

Dear Capitola City Council,

We are writing in support of **Urgency Ordinance 1059 and Ordinance 1060**, which would set “maximum allowable annual increase at 5% + CPI, or up to 10% of the base rent, whichever amount is lower, consistent with the State Tenant Protection Act. The base rent is the rent as of May 25, 2023.

In Capitola, residents are comprised of elderly on fixed incomes who are living off of social benefits or working past retirement. Alongside, residents that simply can’t afford to live comfortably in Capitola, as Santa Cruz County is now ranked the 2nd most expensive place to raise a kid in the United States. We have residents that find it hard to afford food and utilities day-to-day and increasing rent will make it that much harder and even impossible for some.

We have to think about where the money would go if Capitola denied **Urgency Ordinance 1059 and Ordinance 1060**. Right now the residents comprising the communities of Mobile and Manufactured home communities are spending their income in the local community and that’s able to come back in our tax funds. But if we allow companies to allocate our money out of Capitola and outside of the state or even the country, Capitola would only be losing money for the local economy rather than bringing it back in.

The United States signed onto the 17 Sustainable Development Goals for 2030 and this applies to Capitola as well. With the homelessness problem still on the rise, making it harder for people to afford housing of any form would only exacerbate the homelessness problem even further. Pushing Capitola further away from the 17 Sustainable Development Goals for 2030 would make us play catch-up in the next 7 years if **Urgency Ordinance 1059 and Ordinance 1060** were to be denied.

These residents comprised of elderly and hard-working low-income wage earners are already working tooth and nail to live in the mobile homes that they are staying at and it simply cannot go unnoticed. We have heard that Santa Cruz County is known for having some of the most robust protections for mobile and manufactured home communities in California. Santa Cruz County has even been a source of inspiration for many other jurisdictions and helped shape state discussions around additional Mobile and manufactured home communities. To keep this legacy, we have to continue the good practices and enact the protections that Santa Cruz County has been known for throughout the state. So **we ask that Capitola enacts Urgency Ordinance 1059 and Ordinance 1060**.

This letter is powered by the Student Housing Coalition. The Student Housing Coalition is a 600 Activist student-led organization dedicated to advocacy surrounding the housing crisis in the Santa Cruz region. We value intersectionality, sustainability, and access to opportunity, with the overall goal of guaranteeing housing as a human right.

Sincerely,

The UCSC Student Housing Coalition



Resources

1. <https://www.goodtimes.sc/santa-cruz-county-mobile-home-residents-face-financial-uncertainty/>
2. <https://datausa.io/profile/geo/capitola-ca>
3. <https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-c1a2835df6c34e78bf6574a3370bd5fb/ITEM-Attachment-010-ad5e451f1c45423a9a582fa1bf9c4b48.pdf>

Moss, Julia

From: Student Housing Coalition <thestudenthousingcoalition@gmail.com>
Sent: Wednesday, May 24, 2023 4:44 PM
To: City Council
Cc: Keiser, Marguax; ladykpetersen@gmail.com; Brooks, Yvette; Clarke, Joe; alexander.dean.pedersen@gmail.com
Subject: UCSC Student Housing Coalition in Support of 1059 and 1060 being the Ordinances

Follow Up Flag: Follow up
Flag Status: Flagged

5/24/2023

Dear Capitola City Council,

We are writing in support of **Urgency Ordinance 1059 and Ordinance 1060**, which would set “maximum allowable annual increase at 5% + CPI, or up to 10% of the base rent, whichever amount is lower, consistent with the State Tenant Protection Act. The base rent is the rent as of May 25, 2023.

In Capitola, residents are comprised of elderly on fixed incomes who are living off of social benefits or working past retirement. Alongside, residents that simply can’t afford to live comfortably in Capitola, as Santa Cruz County is now ranked the 2nd most expensive place to raise a kid in the United States. We have residents that find it hard to afford food and utilities day-to-day and increasing rent will make it that much harder and even impossible for some.

We have to think about where the money would go if Capitola denied **Urgency Ordinance 1059 and Ordinance 1060**. Right now the residents comprising the communities of Mobile and Manufactured home communities are spending their income in the local community and that’s able to come back in our tax funds. But if we allow companies to allocate our money out of Capitola and outside of the state or even the country, Capitola would only be losing money for the local economy rather than bringing it back in.

The United States signed onto the 17 Sustainable Development Goals for 2030 and this applies to Capitola as well. With the homelessness problem still on the rise, making it harder for people to afford housing of any form would only exacerbate the homelessness problem even further. Pushing Capitola further away from the 17 Sustainable Development Goals for 2030 would make us play catch-up in the next 7 years if **Urgency Ordinance 1059 and Ordinance 1060** were to be denied.

These residents comprised of elderly and hard-working low-income wage earners are already working tooth and nail to live in the mobile homes that they are staying at and it simply cannot go unnoticed. We have heard that Santa Cruz County is known for having some of the most robust protections for mobile and manufactured home communities in California. Santa Cruz County has even been a source of inspiration for many other jurisdictions and helped shape state discussions around additional Mobile and manufactured home communities. To keep this legacy, we have to continue the good practices and enact the protections that Santa Cruz County has been known for throughout the state. So **we ask that Capitola enacts Urgency Ordinance 1059 and Ordinance 1060**.

This letter is powered by the Student Housing Coalition. The Student Housing Coalition is a 600 Activist student-led organization dedicated to advocacy surrounding the housing crisis in the Santa Cruz region. We value intersectionality, sustainability, and access to opportunity, with the overall goal of guaranteeing housing as a human right.

Sincerely,

The UCSC Student Housing Coalition



Resources

1. <https://www.goodtimes.sc/santa-cruz-county-mobile-home-residents-face-financial-uncertainty/>
2. <https://datausa.io/profile/geo/capitola-ca>
3. <https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-c1a2835df6c34e78bf6574a3370bd5fb/ITEM-Attachment-010-ad5e451f1c45423a9a582fa1bf9c4b48.pdf>

Moss, Julia

From: Ocean Robbins <oceanrobbins@foodrevolution.org>
Sent: Thursday, May 25, 2023 6:52 AM
To: City Council
Subject: Please - vote "yes" on Mobile Home Emergency Rent Control Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola Council Members,

My name is Ocean Robbins, and I am a property and business owning resident of Santa Cruz County and a concerned neighbor of the residents of the Cabrillo Mobile Home Park at 930 Rosedale Avenue.

I'm writing to urge your support of the Capitola Mobile Home urgency rent control ordinance.

Please protect Cabrillo Mobile Home Estates residents from the 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 want to live in a community that welcomes residents of all ages and income levels, and for our community to have 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. And they should not be driven out of the community they love.

Sincerely,

Ocean Robbins

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



Moss, Julia

From: Tracy McGowan <tkmcknit@gmail.com>
Sent: Thursday, May 25, 2023 7:12 AM
To: City Council
Subject: Capitola rent control

Follow Up Flag: Follow up
Flag Status: Flagged

This will leave many working families, seniors on fixed incomes, people with disabilities and some residents living well below the poverty line in **a situation of extreme housing insecurity**. These residents also pay mortgages for their homes and cannot afford this large increase or future increases.

I am fully in support of rent control for the above stated reasons. City councils have a responsibility to protect their constituents. The ignoring of this responsibility is morally irresponsible. Thanks for your vote in the favor of your constituents that need your help in this matter-

Tracy McGowan

Moss, Julia

From: Andrew Goldenkranz <agoldenk@gmail.com>
Sent: Thursday, May 25, 2023 8:47 AM
To: City Council
Subject: Urgency Ordinance for mobile home rental stabilization
Attachments: Capitola mobie home park.docx

Follow Up Flag: Follow up
Flag Status: Flagged

For your consideration, thank you!

--

Andrew Goldenkranz (he, him)
agoldenk@gmail.com
831-588-8262 (c)



SANTA CRUZ COUNTY DEMOCRATIC PARTY

TO: Capitola City Council members
FR: Andrew Goldenkranz, Santa Cruz County Democratic Party Chair

RE: Rent Stabilization Urgency Ordinance 5/25/23

Mayor Kaiser and Honorable council members,

Thank you for your hard work on behalf of the people of Capitola. Our Democratic Party includes 4,085 registered Democrats in Capitola. We advocate for fairness and inclusivity, especially for the least fortunate among us. We are also active in promoting affordable housing opportunities for our local workforce, many of whom are paying 50-70% of their income for housing. This is not a sustainable practice.

We strongly urge you to adopt the urgency ordinance related to rent stabilization to be consistent with the state limits. The proposed 57% rent hike at a local mobile home park is unreasonable. Mobile homes are one important sector of affordable housing and this park includes many seniors and others on fixed incomes. You have the opportunity to help quickly and decisively. We will support you to take the proper step for the residents and neighbors affected.

We further encourage you to include reasonable renters' protection language in your upcoming housing element proposal, I would be happy to provide evidence and language appropriate to this task

Thank you,

A handwritten signature in blue ink, appearing to read "Andrew N. Goldenkranz", is written over a light blue horizontal line.


Andrew Goldenkranz
Chair, Santa Cruz County Democratic Party

Moss, Julia

From: cheryl kopf <kukabura5@gmail.com>
Sent: Thursday, May 25, 2023 9:01 AM
To: Moss, Julia
Subject: I support ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Moss,

Please pass along my support as a voting Capitola community member for the the rent cap ordinances up for vote tonight. Affordable housing is a crucial lifeline for our citizens 

Thank you to you and the entire staff for all your tireless work and kindness on this issue!
You all rock !!

Sincerely,
Cheryl Kopf
930 Rosedale Ave
#45
Capitola, ca
95010
(831)334-0505

Moss, Julia

From: Diane Kinley <kinley.diane@yahoo.com>
Sent: Wednesday, May 24, 2023 5:00 PM
To: City Council
Subject: Fwd: Rent Control in Capitola!

Follow Up Flag: Follow up
Flag Status: Flagged

[citycouncil@](#)

Dear Capitola Council Members,

My name is Diane Kinley 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,

Diane Kinley

Moss, Julia

From: Benjamin Washington <bWASHINGTON1016@gmail.com>
Sent: Wednesday, May 24, 2023 5:50 PM
To: City Council
Subject: Emergency Rent Ordinance Vote

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola City Council Members,

My name is Benjamin Washington, and I am a voter in Santa Cruz county who is worried about the potential plans that the council has for its renters in Capitola City. In my humble opinion, it is unfair to increase rent so dramatically to make living almost impossible. I plead for the council to vote Yes on the emergency rent ordinance that would provide support to the elderly, children, and future generations. Please do the right thing.

Sincerely,

Benjamin Washington

Moss, Julia

From: Julia Elman <jelman22@gmail.com>
Sent: Wednesday, May 24, 2023 6:12 PM
To: City Council
Subject: Mobile home park rent cap

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola City Council,

I am writing to voice my support in a vote to keep a rent cap on mobile home park space fees. I feel this is very important so people are able to afford to stay in their homes.

Sincerely,

Julia Elman

Moss, Julia

From: Andrew Purchin <andrew@andrewpurchin.com>
Sent: Wednesday, May 24, 2023 6:31 PM
To: City Council
Subject: Please vote "yes" on Mobile Home Emergency Rent Control Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola Council Members,

My name is Andrew Purchin and I am a 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 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,
Andrew Purchin
831 345-5044

Moss, Julia

From: Randolph Rubalcava <gidgetkoda@att.net>
Sent: Wednesday, May 24, 2023 8:43 PM
To: City Council
Subject: MOBILE HOME RENT CAPS

Follow Up Flag: Follow up
Flag Status: Flagged

I'm a voter living in Cabrillo Mobile Estates, I'm a senior citizen working full time to supplement my fixed incomemany of my neighbors are working 2 to 3 jobs to pay a mortgage and rent how much are we expected to give greed breeds homeless..... please vote yes on mobile home rent caps.

Sent from my iPhone

Moss, Julia

From: Stephanie Greer <sjgreer06@gmail.com>
Sent: Wednesday, May 24, 2023 9:47 PM
To: City Council
Subject: PLEASE VOTE YES on Urgency Ordinance 1059 and Ordinance 1060 re: Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola Council Members,

I am a resident of Santa Cruz County/Capitola and a concerned neighbor of 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 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 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.

Sincerely,

Stephanie J. Greer

5/24/23

Moss, Julia

From: Susan Mahan <stmahan181@gmail.com>
Sent: Wednesday, May 24, 2023 10:13 PM
To: City Council
Subject: Support for Urgency Ords.1059 & 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola Council,

Rent stabilization is a big part in not increasing homelessness. I'm just an ordinary and long term county resident but am very concerned about mobile home cost increases. The landlords deserve to make a living but that needs to be regulated.

Thank You,

Susan T Mahan
181 Rainbow Lane
Watsonville, CA 95076



Capitola City Council
citycouncil@ci.capitola.ca.us



Dear Capitola Council Members,

I am a resident of Santa Cruz County/Capitola and a concerned neighbor of 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 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 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

Moss, Julia

From: Craig Wilson <crwilson1225@icloud.com>
Sent: Thursday, May 25, 2023 6:05 AM
To: City Council
Subject: Mobile Home Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

> Dear Council Members:

> I am writing to ask each of you for your support of the Mobile Home Rent Stabilization ordinance proposal scheduled on the May 25th council agenda.

>

> My good friend and primo, along with his dear wife and children, have lived at Cabrillo Estates for many years. He is a career public school teacher working for a local school district and is nearing retirement. He could have taught anywhere in the state but he chose to teach and remain in Santa Cruz County. If, however, the rent is raised significantly, he will have to consider moving out of county, another vital member of our community lost to the housing crisis.

>

> Nearly everyone is frustrated by this crisis and there are no easy answers. Fortunately, you are in position to do something to help many of your constituents. Please vote to approve the Mobile Home Rent Stabilization ordinance.

>

> Thank you for your consideration.

>

> Craig R. Wilson

>

> 175 NW Brent Court

> Roseburg OR 97471

>

> (831) 515-6017

Moss, Julia

From: Tom Harris <tomh7734@gmail.com>
Sent: Thursday, May 25, 2023 10:19 AM
To: City Council
Subject: PASS the Capitola Rent Control Ordinance

Please PASS the Capitola Rent Control Ordinance. Without rent controls, many families will become homeless.

Moss, Julia

From: Erica <erica.schafer@comcast.net>
Sent: Thursday, May 25, 2023 11:14 AM
To: City Council
Subject: Mobile home park rent control

Dear Councilmember,

I'm sorry that this email didn't get to you sooner.

I would like to strongly voice my opinion regarding the changing of the policy on rent control in mobile home parks, specifically in Capitola. Please don't allow rents in mobile home parks to increase. There are so few affordable housing options in this area and mobile home parks are one of the few places that are somewhat affordable. Many people purchase mobile homes for this very reason. They planned their lives around what they could afford for housing and a mobile home was their best option. Large changes in rents in the parks greatly, negatively affects them. In all fairness, I can see the point of view of the mobile home park owners, but there has to be a balance in the equation.

With all of the outcry for more affordable housing in this area, please do your part to preserve what little affordable housing we already have and provide some sort of rent control on mobile home parks.

Thank you,
Erica Schafer

3243 Sylvaner Cir
Santa Cruz CA 95062
831-535-2006c
erica.schafer@comcast.net

Moss, Julia

From: Ringler <sring@cruzio.com>
Sent: Thursday, May 25, 2023 11:39 AM
To: Moss, Julia
Subject: Please add to council communications

Dear Julia, Please add my comment to the city council communications regarding a mobile home rent control ordinance.

As I'm sure you know, mobile home parks are about the only places that low and moderate income people can afford in our area. Please allow these people to continue to live and work in our area by enacting some protection by controlling the amount their rent can be raised. Especially seniors and disabled people who would find it very difficult to move. Also low wage paying businesses who are already suffering from lack of workers would suffer even more. Thanks for listening,
Sarah Ringler

Moss, Julia

From: Stacey Falls <staceyffalls@yahoo.com>
Sent: Thursday, May 25, 2023 1:03 PM
To: City Council
Subject: Please vote "yes" on Mobile Home Emergency Rent Control Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola Council Members,

My name is Stacey Falls, and 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.

I wish to live in a community that welcomes residents of all ages and income levels and has reasonable rents that make this possible. Affordable housing is the top issue in our county, and the best way to keep our county affordable is to allow people to stay in their homes, at a rate that they agreed to and budgeted for. While all of us can count on increases in overall cost of living, no one budgets for a 56% increase in rents. That kind of rate hike takes housing that was once affordable to the people who moved in and signed a lease and makes it unsustainable.

Santa Cruz needs middle class and working folks, and the instability created by such extreme rate hikes undermines our community. Our neighbors should not have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rent.

Sincerely,
Stacey Falls
Santa Cruz, 95060

Moss, Julia

From: Lynn Gainey <lgainey921@gmail.com>
Sent: Thursday, May 25, 2023 1:04 PM
To: City Council
Subject: Rent Stabilization for Mobile Home Parks in Capitola

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola Council Members,

I am a resident of Santa Cruz County/Capitola and a concerned neighbor of 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 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 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,
Lynn M Gainey (Seacliff Park)

Moss, Julia

From: Mark Alpert <malpert@beamlaw.net>
Sent: Thursday, May 25, 2023 2:07 PM
To: City Council
Cc: Goldstein, Jamie (jgoldstein@ci.capitola.ca.us); Randy Reed
Subject: [PDF] Proposed Rent Control Ordinance
Attachments: city council capitola may 25 .pdf

Enclosed is a letter regarding a matter on the agenda for tonight's hearing.

Please confirm receipt.

Thanks

Mark Alpert
Of Counsel
Law Offices of Gregory Beam & Assoc.
Cell: (714) 299-6081
Email: MAlpert@beamlaw.net

Law Offices of
Gregory Beam & Associates, Inc.
25201 Paseo De Alicia, Ste 105
Laguna Hills, California 92653
(949) 598-5800
Facsimile: (949) 598-5815

May 25, 2023

Via Email

citycouncil@ci.capitola.ca.us

City Council
City of Capitola
420 Capitola Ave
Capitola, CA 95010

Re: Proposed Re-Adoption of Rent Control

Dear Council Members,

I represent the owner of Surf and Sand mobile home park. We learned just today that the City is considering the adoption of an "urgency ordinance" imposing mobile home space rent control in the City of Capitola at tonight's City Council meeting. I find it very concerning that the City did not reach out to my client before taking this step, considering it is only one of two park owners impacted by the proposed ordinance.

Roughly 12 years ago, the City entered into a settlement agreement with my client that resulted in the end of mobile home rent control, ending litigation on the eve of trial, after both sides had spent hundreds of thousands of dollars in litigation. Despite that history, the City seems poised to undo and potentially breach that hard fought settlement and risk the restarting of litigation by adopting an ordinance that would undo the fundamental benefit that Surf and Sand obtained for its part of the settlement.

Surf and Sand offered extremely favorable long term leases to low income residents within the park, essentially guaranteeing these residents would enjoy the benefit of space rents far below fair market rents for the rest of their lives. The bargained for benefit to Surf and Sand for this agreement was that it could charge fair market rents when those tenancies ended. I understand Cabrillo Mobile Home Park (who I do not represent) likewise offered favorable long term leases to tenants, which the promise that these spaces could be raised to fair market space rents when the leases ended.

///
///

City of Capitola

May 25, 2023

Page 2

Surf and Sand has lived up to its end of the agreement (as has Cabrillo, apparently), but now the City wishes to renege on its part of the bargain, the agreement that these spaces could be raised to fair market on termination of the leases. This is fundamentally unfair in addition to being inconsistent with the settlement agreement between Surf and Sand and the City.

Setting aside the settlement, it is unclear why the City would want to abandon such a hard fought resolution and risk again becoming embroiled in costly litigation in order to "save" a very small group of park residents from exactly what was bargained for in the first place. Why place the City's finances at risk for this small group of residents?

I noticed the staff report does not discuss whether the space rents proposed in Cabrillo would exceed fair market rents if the noticed rent increases come into effect. I believe fair market rents substantially exceed \$1,000 a month. It is crucial that you understand whether the proposed space rents in Cabrillo exceed fair market rents because the park owner is entitled to base year space rents that reflect fair market. and *Vega v. City of West Hollywood* (1990) 223 Cal.App.3d 1342, 1349.

If space rents are frozen below fair market rents by the adoption of rent control, the park owner is Constitutionally entitled to a "base year adjustment" increasing those space rents. In other words, regardless of what is stated in the Ordinance, a base year adjustment to market is required as a constitutional constraint regarding the proper application of rent control. *Birkenfeld v. City of Berkeley* (1976) 17 Cal.3d 129, 165, *Concord Communities v. City of Concord* (2001) 91 Cal.App.4th 1407, 1419, and *Vega, supra*, 223 Cal.App.3d at 1349.

In other words, the net result of the adoption of rent control very likely could be higher rents in addition to forcing the City through a costly and burdensome administrative process and/or litigation.

It is also important to understand that Surf and Sand has recorded a subdivision map. The adoption of rent control very likely could lead to the current owner or a future owner choosing to subdivide the park and sell individual lots, resulting in the permanent loss of the rental property.

For all the foregoing reasons, I would respectfully suggest that the City's interests would be better served by focusing on ways in which it could meet the needs of this relatively small group of park owners. The City should not rush to adopt rent control without exploring whether other possible resolutions. On behalf of my client, I am available to work with the City towards a resolution that serves all parties' interests.

///

GREGORY BEAM & ASSOCIATES, INC.

City of Capitola
May 25, 2023
Page 3

Thank you for your consideration.

Dated: May 25, 2023

Gregory Beam and Associates, Inc.

By: 

Mark D. Alpert

Cc: City Manager via email (jgoldstein@ci.capitola.ca.us)
Randy Reed via email

Moss, Julia

From: Iwalani Faulkner <equitytransitsantacruz@gmail.com>
Sent: Thursday, May 25, 2023 2:26 PM
To: City Council; alexander.dean.pedersen@gmail.com; Clarke, Joe; Brooks, Yvette; Kristen Brown; Keiser, Marguax
Subject: [PDF] RE: Urgent Rent Stabilization, Please vote "yes" on Mobile Home Emergency Rent Control Ordinance
Attachments: 2023-05-25_UrgentCapitolaRentStabilization_.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola City Council Members,

Please find attached my letter in support of mobile home park rent stabilization. Thank you for your consideration.

--

Best regards,

Lani Faulkner, Director
Equity Transit - Tránsito de Equidad
www.EquityTransit.org
831-278-1007
1840 41st Ave Ste 102 #227
Capitola, CA 96010





1840 41st Ave, Ste 102, #227
Capitola, CA 95010
831-278-1007

Capitola City Council Members
420 Capitola Ave
Capitola, CA 95010

RE: Urgent Rent Stabilization, Please vote “yes” on Mobile Home Emergency Rent Control Ordinance

Dear Honorable Capitola Council Members:

Thank you for your work on behalf of our Capitola community members.

Our county is one of the most expensive places to rent or buy in the nation. The very people that serve this community, our teachers, bus drivers, restaurant workers, county employees, etc. have increasingly been forced to relocate and live in cities outside of this county as they have been unable to compete with the market pressures that have driven up housing prices afforded by high income tech workers and tech entrepreneurs. This has resulted in a work force that has increasingly been forced to move out of the community they serve and now battle hours of traffic each day as they commute to and from cities like Hollister, Salinas, Los Baños, and beyond, which means that our essential workers have little time with their families, sharing simple things like dinner together or attend their kids’ games. Our entire community is suffering because we are unable to find employees and contractors available for hire for countless key local jobs, because the cost of housing is out of line with the median income.

Mobile home parks have been the last neighborhoods that allow for affordable living options for many on a fixed income. For our seniors on a fixed income, choosing to live in a mobile home neighborhood allows them connection with likeminded community members. Increasing rents well beyond what is reasonable, ethical, and in line with normal cost of living increases reflects a complete disconnect and disregard of the reality these residents are facing and is reflective of a profit at the expense of people mindset that undermines the strength of our communities. Diversity is a critical aspect of a strong thriving community.

A lack of affordable housing that enables our workforce to live in the community they serve means they have little time to pursue life beyond work and sitting in a car traveling to and from work. Many of our senior community members contribute countless hours giving back to our community through service. They may have downsized from larger homes in our community, but seek to remain here beyond retirement, and our mobile home parks allow a greater diversity of residents in our community.

Thank you for your consideration. We hope you will take urgent action in providing rent stabilization on behalf of our local mobile home park residents.

Sincerely,

Lani Faulkner, Director

Moss, Julia

From: PEGGY HUNTER <p.hunter@comcast.net>
Sent: Thursday, May 25, 2023 3:42 PM
To: City Council; PEGGY HUNTER
Subject: rent control in Capitola

My name is **Peggy Hunter** 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,

Peggy Hunter