

**SANTA CRUZ COUNTY
BOARD OF SUPERVISORS INDEX SHEET**

Creation Date: 4/10/07
Source Code: COUNC
Agenda Date: 4/17/07
INVENUM : 59081

Resolution(s):

Ordinance(s): 4872

Contract(s):

Continue Date(s):

Index: --Letter of County Counsel of April 4, 2007
--Proposed Ordinance

Item: 53. Public hearing held to consider adoption of urgency ordinance extending a temporary moratorium on conversion of mobilehome parks to resident ownership pursuant to Government Code Section 66427.5;
(ADOPTED ORDINANCE NO. 4872 as an urgency measure (based on the findings contained in the ordinance) extending for a period of ten months and fifteen days the temporary moratorium on the conversion of mobilehome parks to resident ownership pursuant to Government Code Section 66427.5;
(2) directed the Planning Director to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines; and
(3) directed County Counsel and the Planning Department to return prior to February 17, 2008, with a report and recommendations concerning the requirements for accepting, processing and acting on applications concerning the conversion of mobilehome parks to resident ownership pursuant to Government Code Section 66427.5



COUNTY OF SANTA CRUZ

OFFICE OF THE COUNTY COUNSEL

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April 4, 2007

Agenda: April 17, 2007

Board of Supervisors
county of Santa Cruz
701 Ocean Street, Room 500
Santa Cruz, CA 95060

APPROVED AND FILED
BOARD OF SUPERVISORS

DATE: April 17, 2007
COUNTY OF SANTA CRUZ
SUSAN A. MAURIELLO
EX-OFFICIO CLERK OF THE BOARD

BY: Sharon M. Stronck DEPUTY

Re: Extension of Moratorium on Conversion of Mobilehome Parks to Resident Ownership Pursuant to Government Code § 66427.5

Dear Members of the Board:

On March 6, 2007, your Board adopted an interim ordinance establishing a temporary moratorium on the conversion of mobilehome parks to resident ownership pursuant to Government Code §66427.5 as an urgency measure. Your Board further directed staff to return on this date with a report and recommendations on whether to extend the moratorium beyond the initial 45-day period. Government Code §65858 authorizes the extension of an interim ordinance for an additional ten months and fifteen days after the initial 45 day period. This extension allows time for the County to study and consider appropriate changes to the County Code regarding the processing and consideration of mobilehome park conversion applications consistent with the requirements of Government Code 966427.5.

A. Background.

Government Code §66427.5 provides for the conversion of mobilehome parks to resident ownership, and in particular, specifies what measures may be taken to address the economic displacement of nonpurchasing residents. Significantly, after a mobilehome park conversion is approved and the first lot is sold, the County's rent control protections cease for nonpurchasing tenants that remain in the park. Once a low-income household vacates the space they rent, all rent protections end for that space, while all other nonpurchasing residents have their rents gradually increased to market levels in four years.

The State Subdivision Map Act establishes specific provisions for mobilehome park conversions to resident ownership. As previously reported, the County Code has not been amended to address these new statutes. The County's current land use and subdivision regulations do not set forth the requirements for processing and approving subdivision maps for the conversion and subdivision of mobilehome parks subject to Government Code 566427.5. For example, the County Code does not establish how such applications are to be processed including whether these applications will be acted on by the Planning Commission or the Board of Supervisors. Since the owner of two mobilehome parks has indicated an intent to seek conversion to resident ownership, there is a need for an urgency interim ordinance to ensure that regulations are in place to address these applications in a manner consistent with the requirements of 566427.5 and the case law interpreting it.

B. Work Program.

The proposed moratorium extension will provide staff with additional time to sufficiently study the issues related to mobilehome park conversions and report back to the Board. Staff has begun evaluating what changes to the County's subdivision, land use or other regulations may be necessary to specify the requirements for accepting, processing and acting on applications to ensure compliance with state and local laws, including Government Code 566427.5. Staff is also researching and evaluating what other jurisdictions have enacted or have under consideration regarding the regulation of mobilehome park conversions.

It is anticipated that staff will be proposing new regulations and procedures for consideration by the Board of Supervisors. Staff will endeavor to complete its study and development of recommendations in a timely fashion so that the Board could consider and act upon any recommendations prior to the end of the proposed extended moratorium period. This would include any required hearings before the County Planning Commission.

On a related matter, staff has also been following State Legislation that may affect how and whether §66427.5 will be applied to park conversions. Two bills, Assembly Bill 1542 (Evans) and Senate Bill 900 (Corbett), have been introduced that would repeal §66427.5 in its entirety. SB 900 has been scheduled for an initial hearing on April 10, 2007, before the Senate Committee on Transportation and Housing, while the Assembly Committee on Housing and Community Development will hear AB 1542 the following day.

C. Conclusion.

If the Board adopts the proposed interim ordinance extension as an urgency measure, it will take effect immediately upon adoption and remain in effect for a period of ten months and fifteen days. A 4/5th vote of the Board is required for adoption.

IT IS THEREFORE RECOMMENDED that the Board:

1. Adopt the attached interim ordinance as an urgency measure (based on the findings contained in the ordinance) extending for a period of ten months and fifteen days the temporary moratorium on the conversion of mobilehome parks to resident ownership pursuant to Government Code §66427.5.
2. Direct the Planning Director to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.
3. Direct County Counsel and the Planning Department to return prior to February 17, 2008, with a report and recommendations concerning the requirements for accepting, processing and acting on applications concerning the conversion of mobilehome parks to resident ownership pursuant to Government Code §66427.5.

Very truly yours,

DANA McRAE, COUNTY COUNSEL

By 
RAHN GARCIA
Chief Assistant County Counsel

Enclosures

cc: County Administrative Office
Planning Department
Mobile Home Commission

RECOMMENDED:


SUSAN A. MAURIELLO
County Administrative Officer

53

NOTICE OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Project Location: Countywide

Project Description: The extension of an ordinance imposing a temporary moratorium on the conversion of mobilehome parks to resident ownership.

Person or Agency Proposing Project: County of Santa Cruz

- A. The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
 B. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgement.
 C. **Statutory Exemption** other than a Ministerial Project.
 Specify type: 14 CCR §15262 Feasibility and planning studies
 14 CCR §15061(b)(3) No possibility of a significant effect on the environment

D. Categorical Exemption

- | | |
|--|---|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 19. Annexation of Existing Facilities/Lots for Exempt Facilities |
| <input type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input type="checkbox"/> 3. New Construction of Small Structures | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 22. Educational Programs |
| <input type="checkbox"/> 5. Alterations in Land Use Limitation | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 24. Regulation of Working Conditions |
| <input type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 10. Loans | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 30. Minor Actions Regarding Hazardous Waste / Substances |
| <input type="checkbox"/> 13. Acquisition of Land for Wild-Life Conservation Purposes | <input type="checkbox"/> 31. Historical Resource Restoration / Rehabilitation |
| <input type="checkbox"/> 14. Minor Additions to Schools | <input type="checkbox"/> 32. In-Fill Development Projects |
| <input type="checkbox"/> 15. Functional Equivalent to EIR | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |
| <input type="checkbox"/> 17. Open Space Contracts or Easements | |
| <input type="checkbox"/> 18. Designation of Wilderness Areas | |

Explanation: This ordinance extends a temporary moratorium on the conversion of mobilehome parks to resident ownership for an additional period of ten months and fifteen days while the County evaluates the potential impacts of such conversions on affordable housing and considers the possible enactment of local regulations consistent with Government Code §66427.5.

Claudia Slater
 Claudia Slater, Principal Planner

Date: April 17, 2007

ORDINANCE NO. 4872**URGENCY ORDINANCE EXTENDING A
TEMPORARY MORATORIUM ON THE CONVERSION OF
MOBILEHOME PARKS TO RESIDENT OWNERSHIP**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

On March 6, 2007, the Board of Supervisors of Santa Cruz County adopted Ordinance No. 4853, imposing a temporary moratorium of forty-five (45) days on the conversion of mobilehome parks to resident ownership pursuant to authority under §65858 and § 25123 (d) of the California Government Code. If adopted, this ordinance shall extend the temporary moratorium for an additional period of ten months and 15 days from its date of adoption.

SECTION II

This ordinance is adopted pursuant to §65858 and §25123 (d) of the California Government Code. The purpose of this ordinance is to prohibit the conversion of mobilehome parks to resident ownership within the unincorporated area of the County of Santa **Cruz** pending enactment of permanent regulations affecting such conversions. The Santa Cruz County Board of Supervisors finds and determines as follows:

1. Mobilehome parks provide a significant segment of the affordable housing stock available for Santa Cruz County residents. At present there are 49 mobilehome parks subject to rent regulation within Santa Cruz County. These 49 parks contain some 2,314 mobilehome spaces subject to the rent adjustment provisions of Chapter 13.32.
2. In most instances, mobilehome residents own or are purchasing their mobilehomes and pay monthly rent for the land beneath. Annual rent increases for mobilehome spaces that have a lease of 12 months or less are regulated under Chapter 13.32 of the Santa **Cruz** County Code.
3. The purposes of the County's Mobilehome Rent Adjustment Ordinance are set forth in Santa County Code §13.32.010, which is incorporated herein by reference.
4. The County's Housing Element of its General Plan seeks to preserve affordable housing by conserving the County's existing stock of mobilehomes through enforcement of County ordinances that protect mobilehome parks from conversion

and by providing rent stabilization protection.

5. State law permits a mobilehome park to be subdivided into separate lots, such that residents may own not only the mobilehome itself, but also the space beneath it. These subdivisions are known as “the conversions of a mobilehome park to resident ownership.” Upon such conversion to resident ownership, local rent control provisions are, by state law, no longer applicable. The County has been notified by representatives of one mobilehome park owner that the owner intends to seek conversion of two parks to resident ownership.

6. When initiated by residents of a mobilehome park, the conversion of the park to resident ownership may provide the residents with the security and advantages of full homeownership. Such resident-initiated conversions, however, can be challenging in Santa Cruz County, where the land underlying mobilehome parks is often valued in the millions of dollars, far beyond the financial reach of most park residents. The State program offering financial assistance to mobilehome park residents in purchasing their park or individual low-income residents in purchasing their space (Mobilehome Park Resident Ownership Program) has limited annual funding to meet statewide needs.

7. The economic displacement of nonpurchasing residents resulting from the conversion of a mobilehome park initiated by the park owner is subject to Government Code §66427.5. State courts have previously held that local rent controls are displaced upon the sale of a single lot within a mobilehome park. Local experiences indicate that when local rent control is removed, space rents and the sales values of mobilehomes are destabilized. Although state law provides some protection for certain mobilehome park residents, the protections may be inadequate for residents who do not qualify as a lower income household. Furthermore, the rent adjustment provisions applied pursuant to subdivision (f) of Government Code §66427.5 do not appear to extend to new tenants.

8. While Government Code §66427.5 establishes certain parameters for the processing of an application for conversion of a mobilehome park to resident ownership, it appears to permit some level of local regulation which may include, but need not be limited to: specifying the procedures for accepting and processing applications; regulating the form, content and use of the survey required by Government Code §66427.5; establishing standards to ensure that a conversion to resident ownership is “bona fide” in accordance with case law and Section 2 of Chapter 1142 of the California Statutes of 2002; establishing local incentives for voluntary protection of housing affordable to lower income households within mobilehome parks; or such other regulations as may essential to avoid the current and immediate loss of a significant portion of the County’s vital affordable housing stock.

9. It is in the interest of the County of Santa Cruz, of owners and residents of mobilehome parks, and of the community as a whole, that the Board of Supervisors consider regulations to promote the lawful purposes of preserving affordable housing within mobilehome parks, while providing opportunities for resident ownership wherever feasible and appropriate. The Board of Supervisors finds that the adoption of the temporary moratorium is necessary to provide staff sufficient time to study the issues and make recommendations on whether and how to regulate mobilehome park conversions consistent with the provisions of Government Code §66427.5.

10. If a temporary moratorium is not imposed, it would be destructive of any proposed future requirements and regulations if, during the period they are being studied and considered for adoption, parties seeking to avoid their operation and effect are permitted to convert existing mobilehome parks to resident ownership in a manner that might defeat in whole, or in **part**, the objectives of such requirements and regulations. **As** a result, it is necessary to establish a moratorium and prohibition on the conversion of mobilehome parks to resident ownership within the unincorporated area of the County of Santa Cruz pending the completion of the County's review of the impacts of park conversions and the enactment of local regulations consistent with the provisions of Government Code 566427.5.

SECTION III

During the period this ordinance remains in effect, no permit or approval of any entitlement application shall be granted allowing the conversion of a mobilehome park to resident ownership within the unincorporated area of the County of Santa Cruz.

SECTION IV

Based on the findings and conditions set forth in Section I of this ordinance, the Board of Supervisors determines and declares that the conversion of mobilehome parks to resident ownership without local regulation consistent with the provisions of Government Code 566427.5 constitutes a current and immediate threat to the public health, safety, and welfare; and that this ordinance is necessary as an urgency measure for the immediate preservation of the public peace, health, or safety.

SECTION V

For the purposes of this ordinance, "mobilehome park" shall mean a mobilehome park as defined in section 13.32.020 of the Santa Cruz County Code. The phrase "conversion of a mobilehome park to resident ownership" shall mean a subdivision of a mobilehome park pursuant to Government Code §66427.5.

SECTION VI

During the period this ordinance remains in effect, the provisions of this ordinance shall govern. If there is any conflict between the provisions of this ordinance and any provision of the Santa Cruz County Code, or any County ordinance, resolution, or policy, the provisions of this ordinance shall control.

SECTION VII

Environmental Determination. This ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines § 15061(b)(3) and § 15262 in that it can be seen with certainty that there is no possibility that this ordinance or its implementation would have a significant effect on the environment. The Planning Director is directed to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.

SECTION VIII

Severability. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION IX

Effective Date. This ordinance is an ordinance for the immediate preservation of the public health, safety and welfare and is hereby declared to be in full force and effect immediately upon its passage, and shall continue in full force and effect for a period of ten months and 15 days from its date of adoption unless the terms and time period of this ordinance are extended by the Board of Supervisors in accordance with Government Code §68585.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this 17th day of April, 2007, by the following vote:

AYES:	SUPERVISORS	Coonerty, Stone, Pirie, Campos and Beautz
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	None

ABSTAIN: SUPERVISORS None

JANET K. BEAUTZ

Chair, Board of Supervisors

Attest:

GAIL T. BORKOWSKI

Clerk of the Board

Approved as to form:

[Handwritten Signature]
County Counsel

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THE OFFICE ATTEST MY HAND AND SEAL THIS 17th DAY OF April 2007
SUSAN A. MAURIELLO, COUNTY ADMINISTRATIVE OFFICER AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ, CALIFORNIA.
BY [Handwritten Signature] DEPUTY

B

April 7, 2007

Lorraine Gaudin
100 No. Rodeo Gulch Rd. #15
Soquel, Ca 95-73-2049

Board of Supervisors
JanBeautz
701 Ocean Street
Santa Cruz, CA 95060

Dear Ms. Beautz,

I am a teacher who could not qualify to buy a condo or a home in Santa Cruz County. Three and a half years ago, the median price of a home at the time I was qualified was \$750,000 and it was \$550,000 for a condo. I could qualify for a \$400,000 condo with 95% interest only financing. What a deal! At least I could qualify for a mobile home in the town I have lived in for the last 20 years. I can handle my loan payment and my space rent.

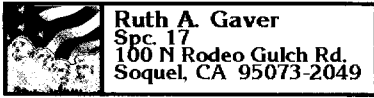
I now live in a mobile home park that is protected by a Santa Cruz County rent control ordinance. This law allows me, a school teacher, to live in one of the highest cost-of-living areas in the country. Loss of rent control would force me to move out of my cute little mobile home.

I support your efforts to do whatever you can to keep rent control in Santa Cruz County

Sincerely,
Lorraine Gaudin

April 6, 2007

B



Assembly person Jan Beutz
701 Ocean St.
Santa Cruz, Ca. 95060
R.E. Support for S.B. 900

Dear Mrs. Jan Beutz:

I am writing in support of Senate Bill 900. As you know this bill addresses problems in Section 66427.5 of the Government Code, which could lead to the loss of Rent Control Protection for mobile Park residents of California.

Rodeo mobile Estates, where I live, is for seniors only. It is my understanding that it is protected by Santa Cruz County Rent Control Ordinance. I am retired and on limited income, as many are here. Some seniors have lived here for twenty years or more.

I moved here almost three years ago to be close to my daughter and her family. (I will soon be eighty years old). Loss of Rent Control would have a devastating effect on my living conditions. I would be forced to move - where I do not know. I'm frightened and concerned.

Your efforts to collect problems in the current law is supported by myself and many others who live here. Thank you for listening and helping.

Sincerely yours,
Ruth A. Gaver

53

B

April 11, 2007

Dear Supervisor **Jan** Beautz,

I'm writing in support of Senate Bill **900** which addresses problems in Section 66427.5 of the Government Code which could lead to the loss of **rent** control protections for mobile home park residents in California.

I live in Rodeo Mobile Estates, a senior only mobile home park that is protected by a Santa Cruz County **rent** control ordinance.

I'm retired, single, divorced, and living on a fixed income. Without **rent** control, **I** would have to give up my home. The rents could skyrocket so high that the homes in the park would not sell, or be so devalued that lifelong savings that were invested in the home would be lost. This would be devastating not only to me but to countless others in California mobile home parks.

Please continue to support us in our efforts to continue **rent** control protections. Thanks you very much for your help and support in this matter.

Sincerely,



Jan Macias

Homeowner, Rodeo Estates Senior Park

100 N. Rodeo Gulch Rd. Sp. #77
Soquel, CA 95073

53

B

April 06, 2007

Senator Lowenthal
State Capital Building
Room 2032
Sacramento, Ca 95818
Re: SB900

Dear Senator Lowenthal

Older people and lower (fixed) income people need ALL the help they can get. It's almost impossible for them to keep up with inflation.

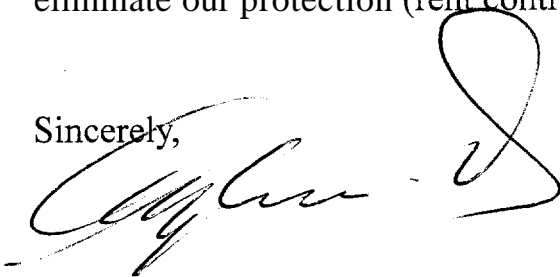
I am a 64 year old man and have been planning my retirement for about 10 years. Seven and a half years ago my wife and I purchased a mobile home in a 55 years or older park. With only Social Security, retirement is tough enough, at least with Rent Control we can make it.

We have five payments left on our mortgage...this should be a very happy time for us, but, the fear of loosing "Rent Control" in our park would destroy our plans for retirement in a few years.

The bill that is being sent to your Housing Committee (SB900) would nip this dastardly plan to get around the "Rent Control" issue in the BUD.

We sincerely hope that you, and your committee will STOP this plan to eliminate our protection (rent control).

Sincerely,



Clay Leonard
Rodeo Mobile Estates
100N Rodeo Gulch Rd Space #157
Soquel, Ca 95073

Cc: Jan Beautz, County Board of Supervisors
Doni McMillan, President, RMR Assn

B

100 N. Rodeo Gulch Rd. #115
Soquel, CA 95073
April 4, 2007

Jan Beautz
County Building
Santa Cruz, CA 95060

Dear Jan,

Thank you for once again working to support us all living in mobile homes with the 45 day moratorium having to do with Park owners push for greed.

This letter is of love and admiration for you in your long career of service

Sincerely,


Mary C. Brooks

53

April 5, 2007

Wilda L. (Billie) Crandall
100 N. Rodeo Gulch Road #114
Soquel, Ca., 95073-2059

Supervisor Jan Beautz
Santa Cruz County
700 Ocean Street Rm 500
Santa Cruz, Ca., 95060

Re:Support of SB900

Dear Supervisor Beautz

I am writing in support of Senate Bill 900 which addresses problems in Section 66427.5 of the Government Code which could lead to the loss of rent control protections for mobile home park residents in California.

I have lived in Santa Cruz County for 35 years. I have worked and paid taxes here. I now do volunteer work for two Senior Centers. I now live in Rodeo Mobile Estates a senior mobile home park. This park is protected by a Santa Cruz County rent control ordinance. This law enables me and many of my neighbors who are retirees or low income to continue to live in this county we love so much. Loss of rent control protection would have a serious impact on our ability to live here.

I support your efforts to correct problems in current state law so that I and my neighbors can continue to live here and contribute to our community and not worry about having to move.

Sincerely yours,



Wilda L. (Billie) Crandall

B

April 4, 2007

Supervisor Jan Beautz
701 Ocean Street
Santa Cruz, CA 95062

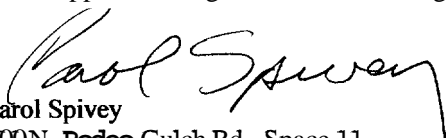
RE: Support for SB 900

Dear Supervisor Jan Beautz,

I am writing to you with my concerns regarding the possibility of the loss of our rent control in the senior mobile home park where I reside, here in Santa Cruz County. I am a divorced woman trying to be able to afford to stay in Santa Cruz and someday retire. If we were to lose rent control there would be a very good chance that I would lose my home and could no longer stay in Santa Cruz.

Please support the Senate Bill SB 900 which addresses problems in Section 66427.5 of the Government Code which could lead to the loss of rent control protection for mobile home park residents in California.. This law enables me and many of my neighbors who are retirees or those on a fixed income to live an affordable life style in one of the highest cost-of-living areas.

Your support with regards to the above is greatly appreciated.


Carol Spivey
100N. Rodeo Gulch Rd., Space 11
Soquel, CA 95073

April 4, 2007

B

Marge Alvik
100 N. Rodeo Gulch Rd, #118
Soquel, CA 95073

Supervisor Jan Beautz
Santa Cruz County
700 Ocean Street Rm 500
Santa Cruz, CA 95060

Dear Supervisor Beautz:

I am a resident of Rodeo Mobile Estates and am very concerned about the possibility of the demise of Rental Control in Santa Cruz County. I understand that there is a glitch in the California law that could affect **all** of us who are under rent control.

I have written Senator Lowenthal in support of the **bill** he has introduced (SB900) which addresses the problems in Section 66427.5 of the Government Code which could lead to the **loss** of rent control protections for mobile home residents in California.

I urge you to continue your support of seniors in Santa Cruz County as you have been a wonderful friend to us all.

Sincerely

A handwritten signature in cursive script that reads "Marge Alvik".

Marge Alvik

53

Apr. 4, 2007

Dear Supervisor Jan Beautz,

B

Thank you for proposing, and then having passed, a moratorium for 45 days on what Park Owners are now trying to do in Santa Cruz County.

If they are successful in winning approval of a subdivision map, then parceling the mobile home lots within the park and allowing their sale to individual owners, our rents could sky-rocket!!

I still remember what happened to the people in Natural Bridges Mobile Home Park - different circumstances but same result!!!

Please continue to work for the welfare of mobile home owners - not greedy park owners.

Sincerely,

53

Idee Kellso

100 N. Rodeo Gulch Rd. #186

Soquel, CA 95073