

# CITY of CARPINTERIA, CALIFORNIA



February 24, 2020

The Honorable Tom Umberg  
Capital Office  
State Capitol, Room 3076  
Sacramento, CA 95814

## Members of the City Council

Wade T. Nomura - Mayor  
Al Clark - Vice Mayor  
Fred Shaw  
Gregg A. Carty  
Roy Lee

Dear Senator Umberg:

The Carpinteria City Council would like to express its gratitude for your efforts to bring forward SB 999 for the legislature's consideration and respectfully requests to be listed as being in support.

SB 999 is needed urgently in Carpinteria because the state law exempting long-term leases has allowed for abuses that render ineffective the City's mobile home rent stabilization program. The Carpinteria City Council has received letters and testimony from mobilehome park residents, most of whom are seniors and/or lower income families, stating that they had either been offered only a long-term lease or had been coerced into signing a long-term lease. In such cases, because the City of Carpinteria does not have enforcement authority over violations of state mobilehome residency law, the City can only advise residents to seek counsel as they deem appropriate. Not surprisingly, most residents of mobilehome parks do not have the resources to sue Park owners that have inappropriately maneuvered them into long-term leases. This situation is untenable. The long-term lease exemption is serving to completely undermine the City's rent stabilization regulations and damage the affordability of its housing stock.

The City understands that SB 999 would eliminate the provision in state Mobilehome Residency Law that exempts long-term leases from local rent control. The City's 860 mobilehome park residences make up over 15% of the City's housing stock and are affordable by design. When established in 1979, the City of Carpinteria's mobilehome rent stabilization program applied to all mobilehome park spaces, providing a measure of protection from the inherent vulnerability of being both an owner and a renter. A recent survey by the resident association of the largest mobilehome park in the City showed that approximately 60% of the spaces were now in long-term leases and outside of City rent control.

Not surprisingly, residents that have long-term space leases pay significantly more than space leases that are subject to rent control. We have predicted that, if the status quo is allowed to continue, the City will ultimately lose all of its 860 mobile home park spaces to long-term leases and the City's rent stabilization program will provide no protection to these residents from the risk of economic displacement and home loss.

Once again, the City of Carpinteria supports SB 999 and thanks you for bringing this legislation forward.

Respectfully,

*Al Clark*      *Gregg A. Carty*      *Fred Shaw*      *Roy Lee*  
Al Clark      Gregg Carty      Fred Shaw      Roy Lee  
Vice-Mayor      Councilmember      Councilmember      Councilmember