



May 7, 2020

The Honorable Thomas J. Umberg  
State Capitol, Room 3076  
Sacramento, CA 95814

**RE: SB 999 (Umberg) – Mobilehome park residencies: rent control: exemption – Support**

Dear Senator Umberg,

I am writing to you on behalf of the California Alliance for Retired Americans (CARA) to support your bill, Senate Bill 999, which would restore local control and help ensure rent affordability for mobilehome residents by removing a state-imposed loophole in local mobilehome rent stabilization ordinances. Loopholes in state law to local rent stabilization ordinances have undermined local control, and prevented any effective safeguards against rent abuse from being implemented. CARA is California's largest grassroots senior and disability advocacy organization, representing over 1,000,000 seniors and their families through our 270 affiliated organizations.

Many seniors live in mobile homes. Manufactured homes are considered one of the last bastions of non-subsidized affordable housing in California. These properties often house our most at risk renters, including our seniors with fixed incomes, disabled communities, and veterans. Affordable housing is one of CARA's priorities.

The relative immobility of mobilehomes and the rising tide of land values have created an impossible situation for California's most at-risk renters. With the prospect of moving so difficult, mobilehome residents simply cannot refuse extortionate rent increases through participation in the free market. Without protections in state law and current statutes undermining local control, there are simply no effective safeguards against rent abuse either.

In order to provide basic protections for our most at-risk renters, CARA is proud to support SB 999 (Umberg).

Sincerely,

A handwritten signature in blue ink that reads "Hene Kelly".

Hene Kelly  
Legislative Director  
415-533-5244