

**From:** [colettem](#)  
**To:** "LH"  
**Cc:** [georgew](#); [krystleh](#)  
**Bcc:** [kevin](#)  
**Subject:** RE: incorporation of McKinleyville  
**Date:** Friday, May 26, 2023 11:33:21 AM

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Hi Lynn,

Thanks for reaching out and conveying your concerns about the loss of Humboldt County's Measure V mobile home rent stabilization ordinance should McKinleyville incorporate. I will pass this along to the McKinleyville Incorporation Exploration Sub-Committee (MIESC). I know cities have the authority to adopt similar rent control ordinances (Arcata has one for instance) so it would be important for the community to convey the importance of modeling Measure V if incorporation moves forward. LAFCo has an important role in evaluating the merits of an incorporation proposal but we do not have land use authority and could not require that a rent stabilization ordinance be approved upon incorporation. Instead, it would be an important decision of the new city council and I would assume they would give great weight to the wants and needs of the community. Regarding the timeline, the incorporation process is still in its infancy and there are many additional steps prior to a formal application to LAFCo. Here is a [link to the MMAC page](#) that includes the MIESC. Free to reach out if you ever have questions.

All the best,

### Colette Santsche

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**From:** LH  
**Sent:** Wednesday, May 24, 2023 10:11 PM  
**To:** [colettem](#); [georgew](#); [krystleh](#)  
**Subject:** incorporation of McKinleyville

Dear members of LAFco,

Please consider the following;

If McKinleyville incorporates then measure V; the measure that caps rent increases on trailer parks for owner occupied trailers will no longer be applicable in McKinleyville. Many of those parks are now owned by large corporations. This means rents would go up enormously on the lots, forcing a lot of long time residents to move. The residents would also lose a massive amount of equity on their homes that they have bought, maintain and pay taxes on because of that rent increase. Imagine your own property taxes going up 2-300% in one year.. That is what very commonly happens - a devastating rent increase that high.

McKinleyville has a lot of trailer parks compared to almost any other town in Humboldt except maybe Orick. This would cause a housing crisis on top of a housing crisis. There are

some very nice parks with a lot of retired people in them. They would potentially loose their housing and have no place to go.

As an aside, our county could build mobile home parks in various areas and supply more low income housing, charge below market rate and still make a profit. The county owning them as low income rent paid housing would ensure security for it's residents AND provide a net income for the county AND supply low income housing at a FRACTION of it's usual cost.. Even more senior only housing would help overall.

Thank you,

Lynn Harrington

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