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## CITY OF SANTEE REGULAR MEETING AGENDA Manufactured Home Fair Practices Commission

**March 21, 2024**

Notice is hereby given by the City of Santee that a **REGULAR MEETING** will be held before the Manufactured Home Fair Practices Commission on **Thursday, March 21, 2024 at 6:30 PM** at the Santee City Hall Council Chambers, 10601 Magnolia Avenue, Santee, California, for the following purposes:

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
  - A. Draft Minutes of Regular Meeting of September 21, 2023
4. ACTION
  - A. Election of Officers (Chair & Vice Chair)
  - B. Assembly Bill 2782 – Impact on Mobilehome Long Term Lease Exemptions Starting in 2025
5. COMMUNICATION FROM STAFF
6. COMMUNICATION FROM THE COMMISSION
7. COMMUNICATION FROM THE PUBLIC
8. ADJOURNMENT

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Public records, including writings related to an agenda item for an open session of a regular meeting of the Manufactured Home Fair Practices Commission that are distributed less than 72 hours before the meeting, are available for public inspection during normal business hours at the City Clerk's Office located at 10601 Magnolia Avenue, Santee, California.

DRAFT MINUTES

CITY OF SANTEE, CALIFORNIA  
MANUFACTURED HOME FAIR PRACTICES COMMISSION  
REGULAR MEETING  
September 21, 2023

A Regular Meeting of the Manufactured Home Fair Practices Commission was called to order at 6:33 p.m. Staff members present: Bill Crane and Veronica Pesqueira.

**AGENDA ITEM #1: ROLL CALL**

Commissioners Dochterman, Granbois, Patch and Vandiver were present. A quorum was present. Chair Damoor was absent.

**AGENDA ITEM #2: PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Granbois.

**AGENDA ITEM #3: APPROVAL OF MINUTES**

**A. Draft Minutes of Regular Meeting of March 16, 2023**

MOTION by Commissioner Vandiver to approve the minutes of the meeting on March 16, 2023, as presented, seconded by Commissioner Dochterman, approved by unanimous vote.

**AGENDA ITEM #4: ACTION**

**A. Report on Commission Activity During FY 2022/2023**

Report on Commission Activity During FY 2022/2023. Report presented by Secretary Crane. No applications for adjustments in restricted rent levels were received. Staff recommendation was for the Commission to accept the report.

MOTION by Commissioner Vandiver to accept the report as presented, seconded by Commissioner Dochterman, approved by unanimous vote.

**B. Review of Administrative Assessment Fund**

A report on the status of the Administrative Assessment Fund was given by Secretary Crane. Staff recommendation was for the Commission to accept the report.

MOTION by Commissioner Vandiver to accept the report as presented, seconded by Commissioner Patch, approved by unanimous vote.

**AGENDA ITEM #5: COMMUNICATION FROM STAFF**

Staff stated a brochure had recently been created because of concerns brought forward to the Commission at the prior meeting. The brochure has been added to the City's Website in addition to the Agenda, Minutes, and video recordings of these meetings. Staff also provided Thursday, March 21, 2024, as the date of the next Commission meeting.

**AGENDA ITEM #6: COMMUNICATION FROM THE COMMISSION**

Commissioner Dochterman expressed thanks to Staff for creating the brochure and updating the website.

**AGENDA ITEM #7: COMMUNICATION FROM THE PUBLIC**

Angela Snyder, a resident of New Frontier Communities Mobile Home Park asked to get clarification on rent control as it relates to Mobile Home Parks.

Jennifer Smith, a resident of Greenbrier Gardens Mobile Estates asked the Commission to deny any request to raise space rent at Greenbriers due to the fees the park collects that are already above industry norms.

Kelly Hairgrove, a resident and a Board Member of the Greenbrier Gardens Mobile Estates HOA, added more information regarding the excessive fees charged by the Park and emphasized the request to reject any request to increase the space rent for the Greenbrier Gardens Mobile Home Estates.

**8. ADJOURNMENT**

The meeting was adjourned at 7:03 p.m.



# CITY OF SANTEE

## Manufactured Home Fair Practice Commission

### Agenda Statement

**MEETING DATE** March 21, 2024

**AGENDA ITEM NO.** 4B

**ITEM TITLE** ASSEMBLY BILL (AB) 2782 – IMPACT ON MOBILEHOME LONG TERM LEASE EXEMPTIONS STARTING IN 2025

**BACKGROUND**

AB 2782 contains an important change in the California Mobilehome Residency Law (MRL) that impacts the City, mobilehome residents, and mobilehome park owners: ending the long-term lease exemptions from city mobilehome rent stabilization ordinances like the City’s Manufactured Home Fair Practices Ordinance (“Ordinance”). AB 2782 was signed by Governor Gavin Newsom on August 31, 2020, and took effect on January 1, 2020, but the relevant changes discussed in this agenda statement take effect in 2025.

**SUMMARY**

Currently, the City’s Ordinance and rent control restrictions do not extend to certain long-term leases that are over a year in length. Generally, such long-term leases qualify for a State-law exemption from rent control under the MRL. However, due to AB 2782, that exemption is ending in 2025.

AB 2782 will make the following change related to the City’s Ordinance:

1. Repeal the current State-law exemption from local rent control ordinances applicable to mobilehome leases that are over a year in length, effective January 1, 2025. (CA Civil Code § 798.17(k).)

On January 1, 2025, Civil Code Section 798.17 will be repealed, and all long-term lease exemptions from local rent control ordinances will expire, meaning at that point, even leases entered before February 13, 2020 would no longer be exempt from rent control. (Civ. Code § 798.17(k).)

This means all existing long-term leases will become subject to the City’s Ordinance on January 1, 2025 and will be subject to its rent control provisions moving forward.

AB 2782 does not automatically end any existing leases, nor does it require termination of any existing leases. Prior to making decisions about their leases, tenants and mobilehome park owners are encouraged to evaluate their leases with their legal counsel.

**FINANCIAL STATEMENT**

No Impact.



**CITY OF SANTEE**  
**Manufactured Home Fair Practice Commission**  
**Agenda Statement**

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**RECOMMENDATION**

Accept the report.