

# NOTICE OF REGULAR MEETING AGENDA

## Manufactured Home Fair Practices Commission

### MEETING INFORMATION

Thursday, March 20, 2025 • 6:30 p.m.  
Council Chambers • 10601 Magnolia Ave • Santee, CA 92071

#### TO WATCH LIVE:

AT&T U-verse channel 99 (SD County) | Cox channel 117 (SD County)  
[www.cityofsanteeca.gov](http://www.cityofsanteeca.gov)

#### IN-PERSON ATTENDANCE:

Members of the public who wish to view the Manufactured Home Fair Practices Commission Meeting live can watch the live taping of the meeting in the Council Chamber on the meeting date and time listed above.

#### LIVE PUBLIC COMMENT:

Members of the public who wish to comment on matters on the Manufactured Home Fair Practices Commission agenda or during Non-Agenda Public Comment may appear in person and submit a speaker slip before the item is called. Your name will be called when it is time to speak.

**PLEASE NOTE:** Public Comment will be limited to 3 minutes. The timer will begin when the participant begins speaking.

### MEETING AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Approval of September 19, 2024, Regular Meeting Minutes
4. Election of Officers (Chair and Vice Chair)
5. Review of Manufactured Home Park Administrative Assessment Fund
6. Assembly Bill (AB) 2782 – Outreach to Mobile Home Parks Update
7. Communication from Staff
8. Communication from Commission
9. Non-Agenda Public Comment
10. Adjournment
  - Next Meeting: September 18, 2025

State of California }  
County of San Diego } ss.  
City of Santee }

#### AFFIDAVIT OF POSTING AGENDA

I, James Jeffries, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with the Brown Act and Santee Resolution 61-2003 on March 14, 2025, at 5:00 p.m.

Signature

03/14/2025  
Date



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

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**MEETING DATE**    March 20, 2025

**AGENDA ITEM NO.**    3

**ITEM TITLE**    **APPROVAL OF MEETING MINUTES OF THE MANUFACTURED HOME FAIR PRACTICES COMMISSION FOR THE SEPTEMBER 19, 2024, REGULAR MEETING**

**SUMMARY**

Submitted for your consideration and approval are the minutes of the above meetings.

**FINANCIAL STATEMENT**

None.

**RECOMMENDATION**

Approve Minutes as presented.

**ATTACHMENTS (Listed Below)**

September 19, 2024, Regular Meeting Minutes



# DRAFT

**Regular Meeting Minutes  
Manufactured Home Fair Practices Commission  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, CA 92071  
September 19, 2024**

## **1. Roll Call**

This Regular Meeting of the Manufactured Home Fair Practices Commission was called to order at 6:30 p.m.

**Present:** Eddie Vandiver, Chair  
D'Arcy Granbois, Vice Chair  
Linda Dochterman, Commissioner  
Keshav Damoor, Commissioner\*

**Absent:** Lili Patch, Commissioner

\*Commissioner Damoor joined the meeting at 6:40 p.m.

Staff Present: Bill Crane, Senior Management Analyst; William Shephard, Best Best and Krieger; and James Jeffries, Assistant City Clerk.

## **2. Pledge of Allegiance**

Vice Chair Granbois led the Pledge of Allegiance.

## **3. Approval of Minutes**

### **A. Draft Minutes of Regular Meeting of March 21, 2024**

**Action:** Commissioner Dochterman moved approval of the March 21, 2024, Regular Meeting Minutes.

Chair Vandiver seconded the motion which carried by the following roll call vote: Chair Vandiver: Aye; Vice Chair Granbois: Aye; Commissioner Dochterman: Aye. Ayes: 3. Noes: 0. Absent: 2.

## **4. Action Items**

### **A. Report on Commission Activity During FY 2023/2024**

Bill Crane, Senior Management Analyst, presented the staff report. After discussion, the report was noted as filed.

## **B. Assembly Bill (AB) 2782 – Outreach to Mobile Home Parks Update**

Bill Crane, Senior Management Analyst, presented the staff report. After discussion, the report was noted as filed.

### **5. Communication from Staff**

Bill Crane, Senior Management Analyst, reported that pursuant to the Santee Manufactured Home Fair Practices Ordinance, the annual permissive increase for rental space for calendar year 2025 would be 2.3% which applies to the 10 Mobile Home parks in Santee without a Settlement Agreement. The two parks with a Settlement Agreement are subject to a full 3.49% CPI increase.

### **6. Communication from the Commission**

Commissioner Dochterman reported that she attended the Heroes banquet and was able to speak to several residents of the mobile home parks.

### **7. Communication from the Public**

- John Hossick, President of the Santee Mobilehome Owners Action Committee, thanked the commission for their work; he also spoke on the effects of AB 2782 on Santee residents.

### **8. Adjournment**

There being no further business, the meeting was adjourned at 6:13 p.m.

Date Approved:

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James Jeffries, City Clerk



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

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**MEETING DATE**    March 20, 2025

**AGENDA ITEM NO.**    4

**ITEM TITLE**        **ELECTION OF OFFICERS (CHAIR AND VICE CHAIR)**

**SUMMARY**

Pursuant to Article II: Officers of the Commission Bylaws, the election of Chair and Vice Chair is to be held annually during the March Regular Meeting.

**FINANCIAL STATEMENT**

None.

**RECOMMENDATION**

Elect a Chair and Vice Chair.

**ATTACHMENTS (Listed Below)**

None.





# CITY OF SANTEE

## Manufactured Home Fair Practice Commission

### Agenda Statement

**MEETING DATE**      March 20, 2025

**AGENDA ITEM NO.**    5

**ITEM TITLE**            **REVIEW OF MANUFACTURED HOME PARK ADMINISTRATIVE ASSESSMENT FUND**

#### **SUMMARY**

The Manufactured Home Fair Practices Ordinance requires the Commission to annually conduct a review of administrative assessment funds collected from park owners and to receive a report on all direct costs of legal defense and of administering the ordinance.

Mobilehome parks are assessed the amount of three dollars (\$3) per “non-exempt” space per month to offset the cost of administering the provisions of the Ordinance. All assessments are deposited into a separate Park Administration Fund and can only be utilized to pay the reasonable and necessary expenses for the administration of the Ordinance. Assessments are collected only for spaces currently subject to rent control provisions of the ordinance (i.e. “non-exempt” spaces).

Revenues from administrative assessments in Fiscal Year 2023/24 were \$43,245, which increased slightly from last year. Expenditures, which peaked in Fiscal Years (FY) 2010/11 and 2011/12 due to analysis of two Rent Schedule Adjustment applications, had been held below annual revenues for eight years. In FY 2021/22 and FY 2022/23, expenditures exceeded revenues by 6.8 and 1.7 percent, respectively. In contrast in FY 2023/24, revenues exceeded expenditures by 15.3%. The excess revenue in FY 2023/24 is attributed to a decrease in legal fees by nearly half from the prior fiscal year. Additionally, revenues increased from the prior year by approximately 5.76%.

The Report on Park Administrative Assessment Funds for the Fiscal Year Ended June 30, 2024 (Attachment 1) indicates that fees collected between July 2023 and June 2024, together with interest earned during Fiscal Year 2023/24 totaled \$44,698. Expenses incurred in administration of the Ordinance during Fiscal Year 2023/24 totaled \$37,857. Subtracting the amount of annual expenditures in excess of revenues from the fund balance at the beginning of the year brings the end-of-year fund balance to \$143,488.

No legal defense costs related to the Manufactured Home Fair Practices Ordinance were incurred between July 2023 and June 2024 (Attachment 2).

#### **RECOMMENDATION**

Accept the report.

#### **ATTACHMENTS (Listed Below)**

1. Report of Park Assessment Funds for the Fiscal Year Ended June 30, 2024; and
2. Legal Defense Cost Summary.

**City of Santee**  
**Manufactured Home Fair Practices Ordinance**  
**Report on Park Assessment Funds**  
**For the Fiscal Year Ended June 30, 2024**

Assessment Revenue:	
Cameron's Mobile Estates	\$ 7,812
Greenbrier Gardens Mobile Estates	\$ 3,078
Hawaiian Village Mobile Home Park	\$ 216
Highlands Mobile Home Community	\$ 648
Meadowbrook Mobile Estates	\$ 11,880
Mission del Magnolia Mobile Home Park	\$ 5,616
Mission Gorge Villa Mobile Home Park	\$ 4,671
New Frontier Mobile Home Community	\$ 3,429
Pleasant Valley Mobile Park	\$ 153
Santee Mobile Estates	\$ 4,824
Town & Country Manufactured Home Estates	\$ 918
 Total assessment revenue	 43,245
 Interest income	 <u>1,453</u>
 Total revenues	 <u>44,698</u>
 Expenditures:	
Direct personnel costs	29,846
Legal services	7,238
Commissioner stipends	350
Telephone	93
Postage	74
Utilities	256
 Total expenditures	 <u>37,857</u>
 Revenues in excess of expenditures	 6,841
 Available balance, beginning of year	 <u>136,647</u>
 Available balance, end of year*	 <u><u>\$ 143,488</u></u>

**City of Santee  
Manufactured Home Fair Practices Ordinance  
Legal Defense Cost Summary  
For the Fiscal Year Ended June 30, 2024**

Legal defense costs incurred, fiscal year ended June 30, 2024	<u>\$ -</u>
Total legal defense costs incurred since ordinance implementation	<u>\$ 2,224,457.00</u>

\*in defense of the ordinance. No new legal fees for this reason.





# CITY OF SANTEE

## Manufactured Home Fair Practice Commission

### Agenda Statement

**MEETING DATE**                      March 20, 2025                      **AGENDA ITEM NO.**                      6

**ITEM TITLE**                      **ASSEMBLY BILL (AB) 2782 – OUTREACH TO MOBILE HOME PARKS UPDATE**

### **BACKGROUND**

At the September 19, 2024, Manufactured Home Fair Practices Commission meeting staff provided a report on AB 2782. This legislation contained an important change in the California Mobilehome Residency Law (MRL) that impacts the City's mobilehome residents, and mobilehome park owners. AB 2782 ended 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 became State law in 2020, but the relevant changes discussed in this, and the prior agenda statement are now in effect as of January 1, 2025.

### **SUMMARY**

Prior to January 1, 2025, the City's Ordinance and rent control restrictions did not extend to certain long-term leases that exceeded a year in length. The long-term leases qualified for a State-law exemption from rent control under the MRL. However, due to AB 2782, that exemption ended as of January 1, 2025.

AB 2782 impacts the City's Ordinance by repealing 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)).

To assist in ensuring that Santee's mobilehome parks are aware of this change, staff mailed letters out to all twelve parks alerting them of AB 2782 and its impact on long-term lease exemptions. Additionally, there were items on this Commission's Agenda at the March 21, 2024 and September 19, 2024, meetings regarding AB 2782. Finally, the twelve parks have also been reminded of the change through regular correspondence with the City, including quarterly invoices of monthly assessments and the Annual Permissive Adjustment letters.

Staff continues to conduct both general outreach and particularized outreach to bring awareness to this change, and staff is working to ensure their compliance.

### **FINANCIAL STATEMENT**

Revenue from all parks when all the long-term lease spaces (currently 750) begin paying the monthly assessment fee \$3.00, is estimated to be \$27,000 per year. (750 spaces x 12 months x \$3 per month).

### **RECOMMENDATION**

Accept the report.