



City Council
Mayor John W. Minto
Vice Mayor Dustin Trotter
Council Member Ronn Hall
Council Member Laura Koval
Council Member Rob McNelis

CITY OF SANTEE REGULAR MEETING AGENDA Manufactured Home Fair Practices Commission

MEETING INFORMATION

Thursday, September 19, 2024 • 6:30 p.m.
Council Chamber • 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

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 Communication from the Public 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 Minutes
 - A. Draft Minutes of Regular Meeting of March 21, 2024
4. Action Items
 - A. Report on Commission Activity During FY 2023/2024
 - B. Assembly Bill (AB) 2782 – Outreach to Mobile Home Parks Update
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.



CITY OF SANTEE
Manufactured Home Fair Practice Commission
Agenda Statement

MEETING DATE September 19, 2024

AGENDA ITEM NO. 3A

ITEM TITLE **APPROVAL OF MEETING MINUTES OF THE MANUFACTURED HOME FAIR PRACTICES COMMISSION FOR THE MARCH 21, 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)

March 21, 2024, Regular Meeting Minutes



DRAFT MINUTES

CITY OF SANTEE, CALIFORNIA
MANUFACTURED HOME FAIR PRACTICES COMMISSION
REGULAR MEETING
March 21, 2024

A Regular Meeting of the Manufactured Home Fair Practices Commission was called to order at 6:32 p.m. Staff members present: Bill Crane, William Shepard and James Jeffries.

AGENDA ITEM #1: ROLL CALL

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

AGENDA ITEM #2: PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Dochterman.

AGENDA ITEM #3: APPROVAL OF MINUTES

A. Draft Minutes of Regular Meeting of September 21, 2023

MOTION by Commissioner Vandiver to approve the minutes of the meeting on September 21, 2023, as presented, seconded by Commissioner Dochterman, approved by unanimous vote.

AGENDA ITEM #4: ACTION

A. Election of Officers (Chair & Vice Chair)

Chair Damoor moved to nominate Commissioner Vandiver as Chair and Commissioner Granbois for Vice Chair, seconded by Commissioner Dochterman, approved by unanimous vote.

B. Assembly Bill 2782 – Impact on Mobilehome Long Term Lease Exemptions Starting in 2025

Legal Counsel, William Shepard presented report to serve as a public service announcement and to advise the Commission that effective January 1, 2025, long-term lease exemptions from the City's rent control ordinance will end. This means that all current long-term leases will be subject to the Ordinance's rent control provisions after January 1, 2025.

AGENDA ITEM #5: COMMUNICATIONS FROM STAFF

Secretary Crane extended a thank you to the Commissioners for their service to the Commission.

Secretary Crane also shared that the next Commission meeting is Thursday, September 19, 2024.

AGENDA ITEM #6: CUMMUNICATION FROM THE COMMISSION

Chair Damoor asked staff if any changes related to the funding for this commission were pending before the end of the Fiscal Year. Chair Damoor also asked if any studies have been done to determine the fiscal impact of this upcoming change related to AB 2782.

Commissioner Dochterman staff asked if another AB 2782 notification letter should be sent to park owners prior to January. Secretary Crane agreed that this would be wise to do.

AGENDA ITEM #7: COMMUNICATION FROM THE PUBLIC

Tiffany Lutke (Greenbriar Gardens Mobile Home Park) expressed the continued need for rent control for mobile home parks residents based on the high cost of living. Also, liked the idea of a study of how the rent control impacts the residents.

Jennifer Smith (Greenbriar Gardens Mobile Home Park) talked about mobile home costs. Ms. Smith also asked when her long-term lease expires in January, will the park be able to raise her rent.

AGENDA ITEM #8: ADJOURNMENT

The meeting was adjourned at 6:54 p.m.



CITY OF SANTEE
Manufactured Home Fair Practice Commission
Agenda Statement

MEETING DATE September 19, 2024

AGENDA ITEM NO. 4A

ITEM TITLE **REPORT ON COMMISSION ACTIVITY DURING FISCAL YEAR 2023/24**

BACKGROUND

The Manufactured Home Fair Practices Commission was established on January 25, 1995. The duties of the Commission are outlined in Ordinance 412 (Santee Municipal Code Section 2.44). Among the Commission's responsibilities as described in Ordinance 412 is the submittal of a semi-annual report of commission activities to the City Council.

ACTIVITIES DURING 2023/2024

Since July 1, 2023, the Commission has held two Regular Meetings on September 21, 2023, and March 21, 2024.

No applications for adjustments in restricted rent levels were submitted or considered during this period.

FINANCIAL STATEMENT

None.

RECOMMENDATION

Accept the report.

ATTACHMENTS (Listed Below)

None.



CITY OF SANTEE

Manufactured Home Fair Practice Commission

Agenda Statement

MEETING DATE September 19, 2024 **AGENDA ITEM NO.** 4B

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

BACKGROUND

At the March 21, 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 will end 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, and the prior agenda statement take effect January 1, 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 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 a letter out to all twelve parks alerting them of AB 2782 and its impact on long-term lease exemptions. Additionally, there was an item on this Commission’s Agenda at the March 21, 2024, meeting regarding AB 2782 and more recently a second letter was mailed to all parks on August 12, 2024, which is attached. 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.

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.

ATTACHMENTS (Listed Below)

AB 2782 Letter mailed August 12, 2024

Mayor
John W. Minto
City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

August 12, 2024

«Park_Name»
«Company_Name»
c/o «MrMs» «First_Name» «Last_Name»
«Address_Line_1»
«City», «State» «ZIP_Code»

RE: ASSEMBLY BILL 2782 AND LONG-TERM MOBILEHOME LEASES

Dear «MrMs» «Last_Name»:

On behalf of the City of Santee's Manufactured Home Fair Practices Commission, I am following up on our prior correspondence to remind you about the impact that State Assembly Bill (AB) 2782 will have on the Santee Manufactured Home Fair Practices Ordinance (Ordinance) starting in 2025.

AB 2782 was signed by Governor Newsom and became State law in 2020. Effective January 1, 2025, AB 2782 repeals the State law that made long-term leases exempt from local rent control ordinances and causes existing long-term lease exemptions to expire. (CA Civil Code § 798.17(k).)

As a result, long-term leases that were formerly exempt from the Ordinance will become subject to the terms of the Ordinance on January 1, 2025. Such long-term leases will be subject to the Ordinance's annual permissive increases and the Ordinance's \$3 monthly assessments.

If you have any questions about this letter, please contact me at (619) 258-4100 extension 221 or by email at bcrane@cityofsanteeca.gov.

Respectfully,



Bill Crane
Senior Management Analyst\Grants Coordinator