City Council Meeting
05-11-26
Item
1.B.7.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Gregory Kajszo, Assistant to the City Manager

Approved by: Joseph D. Irvin, City Manager

Date prepared: April 27, 2026 Meeting date: May 11, 2026

Subject: Letter of Opposition for AB 768

RECOMMENDED ACTION: Authorize the Mayor to sign a Letter of Opposition for Assembly Bill 768, legislation that exempts mobilehome spaces within a mobilehome park from local rent control if the mobilehome space is not used as permanent housing by the homeowner or a tenant approved under specified law.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: Assembly Bill 768 (Farías) exempts mobilehome spaces within a mobilehome park from local rent control if the mobilehome space is not used as permanent housing by the homeowner or a tenant approved under specified law.

On February 9, staff presented proposed amendments to the Malibu Mobilehome Park Rent Stabilization Ordinance. Council directed staff and the Mayor and Mayor Pro Tem to work with California Strategies to oppose AB 768.

In accordance with Council's direction, representatives from California Strategies drafted a letter of opposition, provided for Council's consideration as Attachment 1.

ATTACHMENTS:

1. Letter of Opposition for AB 768.

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

The Honorable Jesse Arreguin
Chair, Senate Housing Committee
1021 O Street, Room 6710
Sacramento, CA 95814

Re: City of Malibu Opposition to AB 768 (Ávila Farías)

Honorable Senator Arreguin and Members of the Senate Housing Committee,

On behalf of the City of Malibu, I write to oppose AB 768, which would exempt a mobilehome space within a mobilehome park from local rent control if the mobilehome space is not used as permanent housing by the homeowner or a tenant approved under specified law.

As stated in the bill analysis, more than one million people live in California's approximately 4,500 mobilehome parks. Compared to other types other types of housing, rental increases can have a disproportionate impact on mobilehomes. Mobilehomes are not truly mobile, in that it is often cost-prohibitive to relocate them. The cost to move a mobilehome ranges from thousands to tens of thousands of dollars depending on the size of the home and the distance traveled. A mobilehome owner whose home is located in a mobilehome park does not own the land the unit sits on, and must pay "space rent" and fees for the land and any community spaces.

The mobilehome context is different from other rental housing because of this split in ownership between the structure and the land underneath. That split means that mobilehome owners not only risk having to move if rent becomes unaffordable; they also risk losing a major asset – the mobilehome – which may be among the only assets they possess. Furthermore, the in-place value of a mobilehome depends largely on the rental rate for the ground underneath it. The higher the rent for the space, the lower the sale value of the mobilehome. In that context, just a small percentage change in the rent may take on a heightened impact.

The City of Malibu is concerned about potential unjust increases in rent and negative impacts on mobilehome parks resulting from this legislation, and for these reasons we respectfully urge the Legislature to vote “No” on AB 768.

Sincerely,

Bruce Silverstein
Mayor, City of Malibu

Attachment 1

Recycled Paper