City Council Meeting
05-26-26
Item 1.B.10.

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: May 18, 2026 Meeting date: May 26, 2026

Subject: Revised Letter of Opposition for AB 768

RECOMMENDED ACTION: Authorize the Mayor to sign a Letter of Opposition for Assembly Bill 768 and authorize staff to proceed with its formal submission.

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, which was presented to Council on May 11. Council directed staff to work with the Mobilehome Park Rent Control Regulations Ad Hoc and community stakeholders to bolster the letter.

Staff received a letter of opposition from residents of Point Dume Club and Paradise Cove and the Coalition to Protect Manufactured Home Communities. That letter has been incorporated as an attachment to the City's opposition efforts, and the City's letter of opposition has been revised to reflect this community perspective. The City's Letter of Opposition and the community's letter (Attachment 1) are included in this report.

The new Letter and Attachment 1 were presented to the Mobilehome Park Rent Control Regulations Ad Hoc Committee during their May 18, 2026 meeting. They supported the opposition efforts and requested the opposition material to go back to Council for review.

ATTACHMENTS:
Attachment 1: Letter of Opposition for AB 768.

City of Malibu

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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 (Ávila Farías), which would exempt a mobilehome space from local rent control whenever a park owner determines the space is not being used as the homeowner's permanent residence. The City's concerns are reinforced by substantial community opposition, including a letter signed by more than 370 residents, attached hereto, submitted by Malibu's residents of Point Dume Club and Paradise Cove and the Coalition to Protect Manufactured Home Communities. This opposition is further supported by the City's Mobilehome Park Rent Control Regulations Ad Hoc Committee, which has reviewed the matter and likewise opposes AB 768. The breadth of that opposition reflects how directly this bill threatens the stability and security of our mobilehome park communities.

The mobilehome context demands special legislative care. Residents own their homes but not the land beneath them, making them uniquely exposed to rent increases. Moving is rarely a realistic option, as relocation costs can reach tens of thousands of dollars, and a mobilehome's market value is directly tied to the cost of its space rent. Higher rents mean lower home values, so the financial stakes of losing rent control protections are severe and often irreversible.

The attached resident letter details these concerns at length. In summary, the City shares the following objections:

- **Unchecked discretion for park owners.** The bill invites park owners to unilaterally strip homeowners of rent control by labeling them as non-permanent residents, with no meaningful check on that power. The only recourse available to a homeowner is costly litigation, a prohibitive barrier for seniors and fixed-income residents who make up a large share of Malibu's mobilehome park population.
- **Harm to seniors and wildfire-displaced residents.** AB 768 fails to account for residents who are temporarily absent due to medical treatment, caregiving responsibilities, or, in Malibu's case, wildfire evacuation. These residents risk being deemed non-permanent and losing their homes and life savings as a result.
- **A one-sided transfer of wealth.** By removing rent control, the bill enables park owners to raise rents, depress the value of residents' homes, and ultimately acquire those homes at a fraction of their worth. This enriches corporate landlords at the direct expense of individual homeowners who have invested decades in their communities.
- **Local solutions are already working.** Malibu's two mobilehome parks already have subleasing restrictions in place, and homeowners, park owners, and the City have worked

constructively together to support community stability. There is no demonstrated systemic problem that justifies overriding this locally supported framework.

AB 768 does not advance housing affordability. It undermines it by destabilizing the communities of over 1 million Californians living in mobilehome parks. The City of Malibu respectfully urges the Legislature to vote "No" on AB 768 and to review the attached resident letter for a fuller account of the harm this bill would cause.

Thank you for your attention to this matter.

Sincerely,

Bruce Silverstein
Mayor, City of Malibu

Attachment 1: *Letter from Malibu's residents of Point Dume Club and Paradise Cove and the Coalition to Protect Manufactured Home Communities (370+ signatures, dated April 11, 2026)*

CC:

The Honorable Tom Umberg, Chair, Senate Judiciary Committee
Senator Ben Allen
Senator Henry Stern
Assemblymember Jacqui Irwin

Attachment 1: Letter from Malibu's residents of Point Dume Club and Paradise Cove and the Coalition to Protect Manufactured Home Communities (370+ signatures, dated April 11, 2026)

May 7, 2026

The Honorable Thomas J. Umberg
Chair, Senate Judiciary Committee
1021 O Street, Room 3240
Sacramento, CA 95814

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

Re: Opposition to AB 768 (Avila Farias) – Harm to Mobilehome Residents, Seniors, and Wildfire Impacted Communities

Dear Chair Umberg and Chair Arreguin:

We write in strong opposition to AB 768 (Avila Farias). AB 768 would destabilize long standing communities, accelerate displacement, and transfer wealth from individual homeowners, many of them seniors, to corporate park owners. **AB 768 bill will not solve the housing problem or create more affordable units**. It will unjustly enrich park owners and destabilize existing homeowners, many of whom are seniors playing by the rules.

Current law strikes the right balance between homeowners, park owners, and rent control protections. AB 768 upsets this balance for no reason and tilts the playing field steeply in the park owner's favor. AB 768 installs a one-size fits all penalty based solely on whether someone has any other residence, even if they are not renting, not speculating, and not violating any park rules.

While we support restrictions on short-term rentals in mobilehome parks, AB 768 does nothing to protect affordability and allows park owners to increase operating revenue at will. This is the opposite of what the State should be doing to protect affordability during our continuing housing crisis. AB 768 will lead to increased rents, loss of rent control protections for homeowners, and a huge decline in mobilehome property values for residents. Mobilehome owners have built their lives and home equity over decades based on predictable rules. There is no reason to change those rules now for the financial benefit of park landlords and owners.

AB 768 Lets Self-Interested Park Owners Act as Judge and Jury

The bill upends long established tenant protections by giving park owners broad discretion to determine whether a homeowner or tenant is using the home as "permanent housing." This is problematic. Park owners would be empowered to:

- Declare a resident “non permanent” based on subjective and inconsistent criteria
- Remove rent control protections
- Force distressed sales
- Increase space rents without meaningful oversight

This is an extraordinary gift and transfer of power from state and local governments to corporate landlords. Under current law, in several cities, homeowners can appeal rent control decisions to their local commissions made up of local stakeholders. The bill’s rebuttable presumption protection is illusory. A homeowner’s only remedy is the courts. Park owners have far greater financial resources and legal sophistication than individual homeowners. If a park owner strips a homeowner of rent control protection, the burden shifts to the homeowner to challenge that decision through costly and complex legal proceedings. Many seniors and fixed-income residents cannot afford to hire attorneys or navigate prolonged disputes. The result will be losing their rent control protections not because they violated any rule, but because they cannot afford to fight a park owner’s arbitrary determination.

Only Park Owners Benefit From Removing Rent Control

Mobilehome values reflect the cost of lease rights. In coastal communities like Malibu, a lease right’s value (i.e., the cost of the lease) often far exceeds the home’s value. Without rent control protections, the physical structure has virtually no value to the homeowner. The result is that the park owner can jack up the rent and force out the homeowner tenant, acquire the home for virtually nothing, and then unfairly enrich itself by renting the space at current market rates. AB 768 unfairly transfers wealth from homeowners to landlords and park owners with no benefit to renters.

AB 768 Ignores Real World Living Patterns

The bill assumes a rigid, traditional residency model that does not reflect the lived experience of many mobilehome owners. It fails to account for:

- Temporary wildfire displacement
- Split residency for caregiving, medical treatment, or work
- Medical and caregiving absences that disproportionately affect seniors and disabled residents

Without clear protections, these residents risk being deemed “non permanent,” losing their rights, and being forced into distressed sales.

Disproportionate Harm to Seniors

A large share of mobilehome residents are seniors on fixed incomes. ***While we support restrictions on short-term and any vacation rentals***, seniors rely on the ability to rent their homes temporarily (one year or longer) to cover medical costs, caregiving needs, or periods of relocation. AB 768 removes this essential safety valve and places seniors

at heightened risk of displacement. AB 768 introduces new terms and definitions that sweep in seniors, wildfire impacted residents, seasonal workers, and longtime community members.

Local Solutions Are Already Working

In Malibu, like in several other cities, homeowners, park owners, and the City Council have engaged constructively on rental practices and community stability. All three stakeholders recently went on record supporting the continuation of local rent control ordinances. Both parks already have subleasing restrictions in place. One prohibits rentals under 12 months. The other prohibits subleasing entirely.

There is no demonstrated abuse or systemic problem that justifies sweeping state intervention on issues of local importance. AB 768 would override a locally supported system that is functioning effectively.

AB 768 does not create affordability. It redistributes value from homeowners to park owners, destabilizes communities, and harms the very residents it claims to protect. For these reasons, we respectfully urge you to oppose AB 768 to protect homeowners, seniors, and wildfire impacted communities.

Thank you for your attention to this critical issue.

Sincerely,

CC**:**
Senator Ben Allen
Senator Henry Stern
Assemblymember Jacqui Irwin