ITEM NO. 18

MEMORANDUM

DATE: July 8, 2009

TO: Honorable Mayor and Councilmembers

FROM: Patricia Allison, City Manager's Office

SUBJECT: **REQUEST BY MAYOR WOOD TO HAVE THE ENTIRE COUNCIL SEND A LETTER IN OPPOSITION TO AB 761 REGARDING MOBILE HOME VACANCY DECONTROL**

CITY OF OCEANSIDE

MAYOR
JIM WOOD

May 12, 2009

Assemblymember Lori Saldaña
State Capitol, Room 3152
Sacramento, California 95814

Dear Assemblymember Saldaña:

Subject: AB 761 Notice of Opposition

I am writing on behalf of the City of Oceanside to request your opposition of AB 761, authored by Assemblymember Calderon, affecting mobile home rent control within cities.

Mobile homes, once placed in a park, cannot easily be moved if rents are increased, leaving the coach owner in an unfair bargaining position. Many local jurisdictions have adopted regulations to control rents during and between transfers of ownership between coach owners. The City of Oceanside has had these regulations in place since 1984.

AB 761 interferes with these locally adopted solutions, setting aside local regulations that have been developed over a number of years to address issues within the community and balance the affordability of space rentals with the overall profitability of the park itself. The point of transfer is an important element of these regulations.

The City of Oceanside is home to a large population of senior citizens, many living on fixed or low incomes, and 10 senior-only mobile home parks containing a total of 1,781 spaces. The passage of AB 761 could have devastating impacts on the financial and emotional well-being of these citizens at a time in their lives when they are least able to cope, especially in the current climate of economic instability.

Please join the City of Oceanside in opposing AB 761. Thank you.

Sincerely,

Jim Wood
Mayor

Cc: Margery Pierce, Neighborhood Services Director

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