

Calabasas Village Draft MOU



CITY *of* CALABASAS

City Council April 28, 2021

Background

- 2019-2020
 - Long term lease negotiations between Calabasas Crest Ltd and Calabasas Village HOA
- August 2020
 - Governor approves AB 2782
 - Removes exemptions from local rent control for long term leases at mobile home parks
- October 2020:
 - City Council discussion of rent stabilization options
 - Calabasas Crest Ltd submitted a draft MOU to the City



Purpose of an MOU

- An MOU is an agreement negotiated between two parties
- Mobile Home Parks
 - Can be used to limit space rent increase and pass through costs
- May limit applicability of future rent stabilization ordinances
- Does not prevent a rent stabilization ordinance adopted by initiative



Draft MOU

- Prepared by Calabasas Crest Ltd
- Has not been revised or edited by staff or the City Attorney
- Agreement between the City of Calabasas and Calabasas Crest Ltd
- References long term lease agreement between the residents and Calabasas Crest Ltd
- Prohibits pass through of capital improvement costs



Draft MOU

- Policy Decision for the City Council
- 3 options:
 - Accept MOU as is
 - Reject the MOU
 - Consider a modified version of the MOU
- If options 3, the residents should be included in the negotiations



Recommended Action

Provide direction to staff

