

**ITEM 4 ATTACHMENT A
RESOLUTION NO. 2021-1759**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CALABASAS, CALIFORNIA, APPROVING MEMORANDUM OF
UNDERSTANDING WITH CALABASAS CREST LTD. (OWNERS
OF CALABASAS VILLAGE).**

WHEREAS, there exists within the City and the surrounding area a serious shortage of mobile home rental spaces, which has resulted in low vacancy rates and potential for rising space rents; and

WHEREAS, Calabasas Crest Ltd., the owners of the Calabasas Village mobile home park, and the City agree that it is necessary to protect the residents of mobile homes for unreasonable rent increases, while at the same time recognizing the need for mobile home park owners to receive a just and reasonable income sufficient to cover the costs of operating the park as well as a just and reasonable return on investment; and

WHEREAS, 90% of Calabasas Village residents have entered into a long-term lease agreement with Calabasas Crest Ltd., which expires on December 31, 2039, but may be terminated on December 31, 2029 or December 31, 2034 by Calabasas Crest Ltd.; and

WHEREAS, Calabasas Crest Ltd. and the City have negotiated a Memorandum of Understanding which commits Calabasas Crest Ltd. to continue providing subsidy contributions in the form and manner requested by the City and to not raising space rents based upon the terms of the lease it entered with Calabasas Village residents for the term of the current long-term lease agreement; and

WHEREAS, in exchange for these commitments the City is agreeing not to impose rent regulation during the term of the Memorandum of Understanding; and

WHEREAS, under the terms of the Memorandum of Understanding, all parties acknowledge that the City Council or City's voters still retain the authority to impose rent regulations, to the extent allowed by law; and

WHEREAS, the City of Calabasas along with Calabasas Crest Ltd. desire to enter into this Memorandum of Understanding.

NOW, THEREFORE, the City Council of the City of Calabasas does hereby find and order that:

SECTION 1. Recitals:

The City Council finds that all the facts, findings, and conclusions set forth above in this Resolution are true and correct.

SECTION 2. Adoption:

The City Council of the City of Calabasas hereby adopts the Memorandum of Understanding By And Between The City of Calabasas And Calabasas Crest Ltd. (Owners of Calabasas Village) Providing For An Annual Maximum Rent Adjustment And Secure Tenancy For Period Of Accord.

SECTION 3. Severability Clause:

Should any section, clause, or provision of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of the Resolution as a whole, or parts thereof, other than the part so declared to be invalid.

SECTION 4. Certification:

The City Clerk shall certify to the passage and adoption of this Resolution and shall cause the same to be published or posted according to law.

PASSED, APPROVED AND ADOPTED this 27th day of October 2021.

James R. Bozajian, Mayor

ATTEST:

APPROVED AS TO FORM:

Maricela Hernandez, City Clerk
Master Municipal Clerk
California Professional Municipal Clerk

Matthew T. Summers
Colantuono, Highsmith & Whatley
City Attorney