



Mobile Home Park Rent Stabilization: Initial Considerations

December 10, 2019

MRL Regulates mobile home park tenancies, including:

- Rental agreements and leases;
- Fees and charges;
- Termination of tenancies (just cause required);
- Requires a 90-day notice for rent increases;
- Does not explicitly limit amount of rent increases;
- Long-term leases specify amount and frequency of rent increases; and,
- Allows for rent increases to cover pass-through costs for capital improvements, tax increases, and other government fees and assessments;

Land-lease parks:

- Mobile home parks owned by a single owner or operator.
- Individual spaces leased to mobile home owners.
- 10 total Land-lease parks (1,696 total spaces):
 - 7 Not age restricted (1,139 total spaces)
 - 3 Senior 55+ only (557 total spaces)

Rent Stabilization Ordinance (RSO)

- Approximately 100 cities in California have adopted a Mobile Home RSO.
- Annual rent increases are most often calculated using a percentage of the Consumer Price Index (CPI).
- Allows for pass-through increases (i.e., capital improvements).
- May include vacancy control or decontrol.
- Requires establishment of a Rent Control Board.
- Includes city administration and enforcement.
- Some jurisdictions have repealed their RSO due to excessive litigation.

Recommendation and Next Steps

- Consider an Urgency Ordinance to temporarily limit mobile home space rent increases.
- Hire an expert housing/finance consultant to assist staff.
- Expand on preliminary research.
- Prepare a report to include an analysis of pros and cons of each strategy.
- Prepare recommendations for the City Council's consideration.



Thank you

**Linda F. Tatum
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Development Services**