



City of Long Beach
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Date: October 22, 2019

NB-24

To: Honorable Mayor and Members of the City Council

From: Councilwoman Suzie Price, Third District *SP*
Vice Mayor Dee Andrews, Sixth District *DA*
Councilmember Al Austin, Eighth District *al*

Subject: Rental Protections for Mobile Homes

RECOMMENDATION:

The City Council is requesting the City Manager work with the City Attorney to draft an ordinance establishing rental increase protections for mobile home owners for rent increases of 10% or more by adding mobile home parks to our current tenant protection ordinance.

INTRODUCTION:

On August 1, 2019, Long Beach's Tenant Relocation Assistance ordinance went into effect. While this policy protects a large number of Long Beach renters from experiencing major rent price increases and provides assistance when rents are increased over 10% in a given year,¹ this policy does not apply to mobile home parks. Although many mobile home park tenants own their individual mobile home or trailer, they commonly rent the land that the vehicle is parked on. This means they are not protected by policies that address rental units. The state's AB 1482 that was signed into law on October 8, 2019 similarly sets maximum rent increases for rental units but does not apply this policy to mobile home land rentals.²

Mobile homes are some of the most affordable rental options and often cater specifically to seniors and those in financial need. These can also be some of our most vulnerable renters who live on limited and fixed incomes. With this point alone, it is appropriate for the City of Long Beach to develop an ordinance that takes into account mobile home space rent costs. However, combining this factor with the unfortunate reality that rental prices are increasing throughout the state and current state and local policies do not address this category of residents confirms the necessity for Long Beach to act on this topic and provide appropriate protections to all residents.

¹ <http://longbeach.legistar.com/View.ashx?M=F&ID=7223356&GUID=15D897AC-3233-4C79-B56F-D5D71E83FFE6>

² https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1482



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FISCAL IMPACT:

Due to the urgency and time sensitivity of this item, no Financial Management review has been conducted.

STATEMENT OF URGENCY:

The City Council has recently been made aware of urgent and pressing concerns from Long Beach residents who own mobile homes and rent space in mobile home parks. Considering the clear need for City action, it is important that the City begin working to address these issues as soon as possible.



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REQUEST TO ADD AGENDA ITEM

Date: October 22, 2019

To: Monique De La Garza, City Clerk

From: Councilwomen Suzie Price, Third District *SP*
Vice Mayor Dee Andrews, Sixth District *DA*
Councilmember Al Austin, Eighth District *AA*

Subject: Request to Add Agenda Item to Council Agenda of October 22, 2019

Pursuant to Municipal Code Section 2.03.070 [B], the City Councilmembers signing below request that the attached agenda item (due in the City Clerk Department by Friday, 12:00 Noon) be placed on the City Council agenda under New Business via the supplemental agenda.

The agenda title for this item reads as follows: Rental Protections for Mobile Homes

Council District	Authorizing Councilmember	Signed by
3	Suzie Price	<i>Suzie Price</i>
6	Dee Andrews	<i>Dee Andrews</i>
8	Al Austin	<i>Al Austin</i>