



Legislation Text

File #: 19-1078, **Version:** 1

Recommendation to request City Manager to 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, 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."

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.

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.

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

Approve recommendation.

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