MOTION BY SUPERVISOR JANICE HAHN   February 13, 2018
AND CHAIR SHEILA KUEHL

In January 1988, the Los Angeles County Board of Supervisors (Board) enacted a mobilehome regulation ordinance, County Code chapter 8.57, which regulated rent increases for mobilehome park spaces. The ordinance, enacted with a seven-year sunset date, terminated in January 1995 because of insufficient votes to extend its operation. The County ordinance: (1) limited rent increases to 75 percent of the Consumer Price Index annually, or no more than 8 percent; (2) allowed for specified park owner costs to be passed through to homeowners; (3) established a mobilehome park adjustment commission; (4) provided specified rights for homeowners; and (5) imposed penalties for violations, including for retaliatory actions by park owners. Chapter 8.57 also required park owners to submit reports addressing the impact of a park conversion or closure on displaced persons, and to take steps to mitigate any adverse impact.

On October 8, 2017, the Board instructed the Acting Director of Regional Planning, in consultation with County Counsel and other relevant Departments, to report back to the Board in writing within 60 days on the feasibility of a proposed ordinance

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that would protect mobilehome owners from unreasonable space rental adjustments while recognizing and providing guidelines to park owners to obtain a just and reasonable return on their property.

Based on the report issued in January 2018, the County may enact a mobilehome rent regulation ordinance to provide further protection to mobilehome residents in the County.

WE, THEREFORE, MOVE that the Board direct the Chief Executive Officer, in consultation with County Counsel and the Community Development Commission, to report back in 30 days with identified funding to support activities associated with amending the county code to establish a Mobilehome Rent Regulation Ordinance.

WE, FURTHER, MOVE that the Board direct the Community Development Commission in consultation with the Department of Regional Planning, the Department of Consumer and Business Affairs, the Chief Executive Officer and County Counsel, to report back to the Board in six months with the following;

1. Amend the county code to establish a Mobilehome Rent Regulation Ordinance, which, to the extent allowable by State law, places an annual cap on space rent increases; provides protections for residents against impacts to services and maintenance with reduced space rents; provides a rent increase process for park owners who believe they are not receiving a fair rate of return on their property; requires park owners to complete an annual report on occupancy, rental rates and services and amenities provided by the park; and requires posting of the Mobilehome Rent Regulation Ordinance in the rental office and inclusion of material terms of the ordinance in rental agreements;

2. Recommend a structure and formation process for an oversight body to administer the Mobilehome Rent Regulation Ordinance;

3. Implement an education and outreach program for mobilehome park owners and tenants;

4. Conduct a thorough stakeholder outreach process including both mobilehome park owners and tenants;

5. Conduct a comprehensive market analysis of mobilehome parks, including rents, amenities, services, and other relevant data;

6. Identify any best practices where owners and tenants resolve complaints or issues such as the City of San Diego's Mobile Home Community Issues Committee that utilizes a dispute resolution model to address concerns of mobilehome park residents as well as park owners, as well as the Orange County Mobile Home Assistance Program where financial assistance is provided to tenants;

7. Identify legal experts and subject-matter experts on mobilehome parks to assist in collecting information and drafting the new ordinance; and,

8. Provide a budgetary analysis of the costs to implement the ordinance and recommend an implementation structure and funding to support the implementation.

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