

MOTION BY SUPERVISOR JANICE HAHN

March 19, 2019

Extension of the Interim Mobilehome Rent Space Regulation Ordinance

On October 8, 2017, the Board of Supervisors (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 that would protect mobilehome owners from unreasonable space rental adjustments while allowing park owners to obtain a just and reasonable return on their property.

That report was issued in January 2018 and on February 13, 2018, the Board instructed the Community Development Commission of the County of Los Angeles (Commission), in consultation with the Director of Planning, Director of Consumer and Business Affairs (DCBA), the Chief Executive Office, and County Counsel to report back within six months with recommendations for a Mobilehome Space Rent Regulation Ordinance informed by appropriate legal analysis, existing conditions surveys, market analysis, best practices from other jurisdictions, and stakeholder engagement.

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Additionally, the Board instructed County Counsel to report on the County's ability to freeze space rents for mobilehomes as an interim measure to prevent unreasonable space rent increases that might be imposed during the development of a space rent regulation ordinance.

Those same departments formed a working group to prepare the Mobilehome Space Rent Regulation Ordinance. The working group determined that an interim mobilehome space rent moratorium was appropriate to maintain the status quo and prevent unreasonable rent increases. Subsequently, the Board adopted an Interim Ordinance No. 2018-0028, which temporarily imposed a moratorium for a period of one 180 days prohibiting rent increases in excess of three percent (3%) in any 12 month period related to certain mobilehome space rents in all mobilehome parks located in the unincorporated area of the County (Interim Mobilehome Ordinance).

Since then, the working group has made significant progress on its research and policy analysis, and has conducted extensive outreach. However, because development of the ordinance must be coupled with a robust implementation plan and infrastructure, and fit well into a broader tenant protections framework, it requires additional time to determine appropriate regulations and infrastructure options.

The Interim Mobilehome Ordinance is set to expire on April 2, 2019. To provide the time needed to complete ordinance development and preparation for implementation, and ensure that there is no gap in coverage between the expiration of the Interim Mobilehome Ordinance and adoption of a permanent ordinance, the Interim Mobilehome Ordinance must be extended up to and including December 31, 2019. While this Interim Mobilehome Ordinance is in effect, rent for a mobilehome

homeowner, with a lease that is 12 months or less, may be increased no more than three percent (3%) above the month rent charged on February 13, 2018 or on the date the lease was entered if entered after February 13, 2018.

I, THEREFORE MOVE that the Board of Supervisors:

1. Approve an ordinance amending Ordinance No. 2018-0028, extending the sunset date, up to and including December 31, 2019, unless Ordinance No. 2018-0028 is further extended or replaced by the Board of Supervisors with a Mobilehome Rent Regulation Ordinance.
2. Introduce, waive reading, and place on the Board of Supervisors' agenda for adoption on March 26, 2019, the ordinance that implements the above recommendation.

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