



HOUSING DEPARTMENT

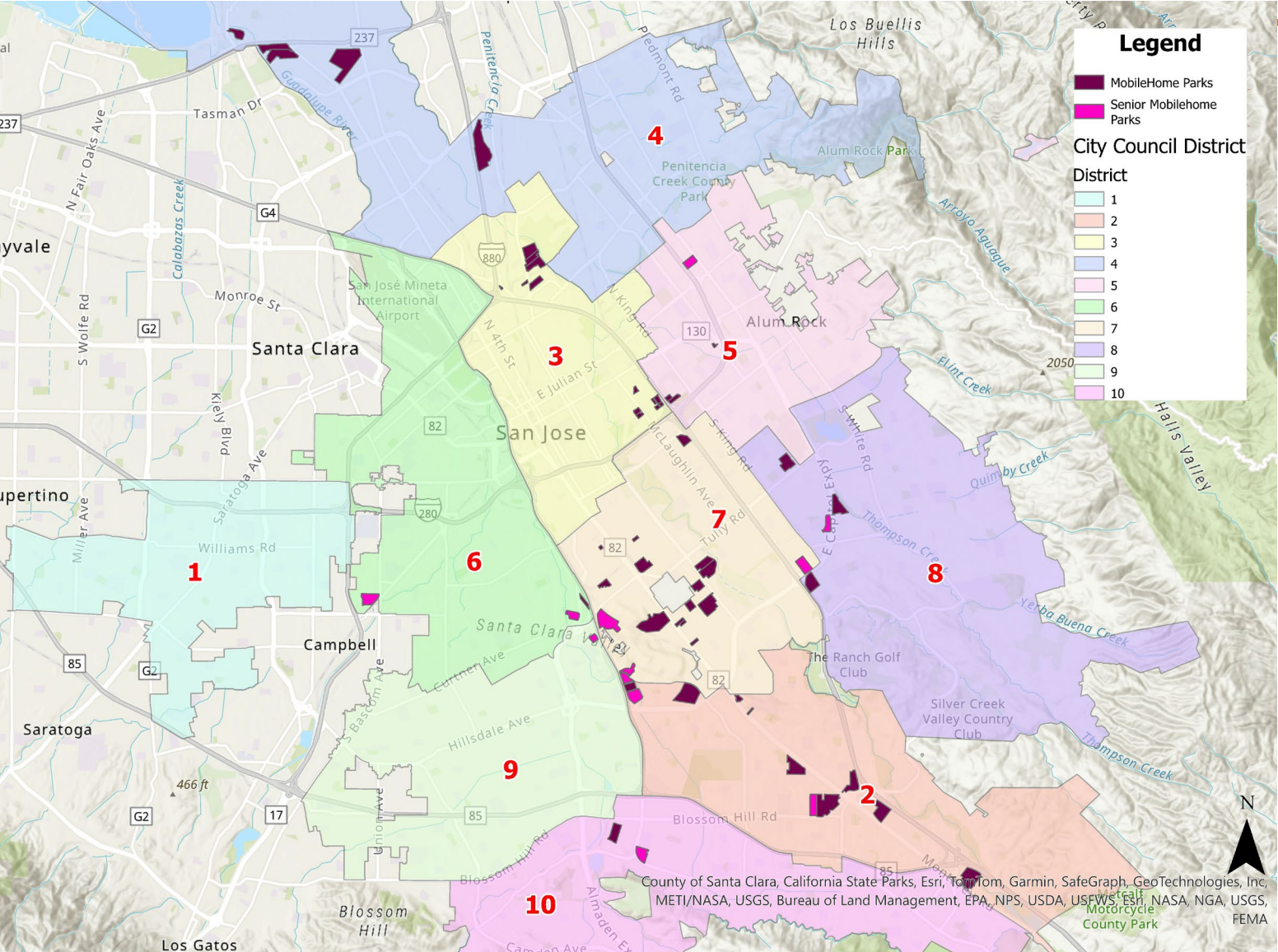
January 27, 2026
City Council Meeting
Item: 8.6

Erik L. Soliván
Director

Mobilehome Rent Ordinance

Item 8.6

MAP OF MOBILEHOME PARKS



CD	# of parks	# of spaces	# of sr. parks	# of parks w/ RVs*
D1	0	0	0	0
D2	10	2,711	2	2
D3	11	1,219	0	6
D4	5	1,883	0	0
D5	4	300	1	1
D6	3	439	2	0
D7	17	3,067	3	6
D8	4	749	1	0
D9	1	52	1	0
D10	2	321	1	0
	58	10,741	11	15

***This includes parks reporting having RVs occupying spaces and the 4 parks with 153 permitted RV-only spaces.**

RENT STABILIZATION STRATEGIC PLAN

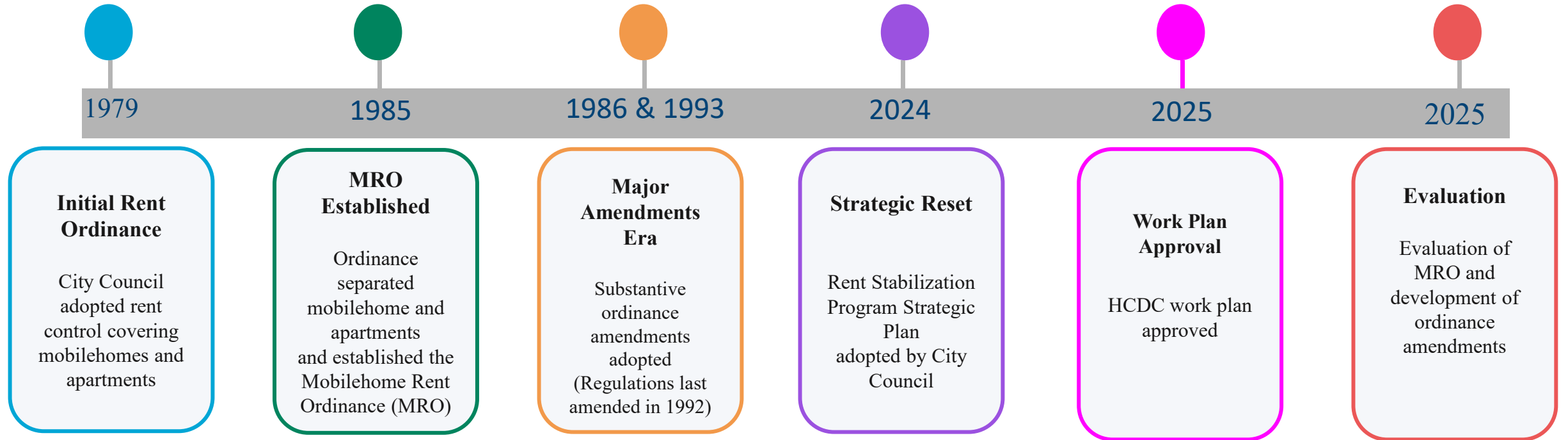
Amendments to MRO align with Rent Stabilization Program 3-year Strategic Plan accepted by City Council in September 2024

1. Improve data collection
2. Increase transparency
3. Improve and streamline program administration
4. Accessible mechanisms for residents to enforce their rights and owners to achieve a fair return

Proposed Amendments – Summary

1. Implementing the Council Directed Rent Stabilization Program Strategic Plan of 2024
2. Modernizing and streamlining 33-year-old regulations
3. Increasing resident rights, protections
4. Leveling the annual rent increase (3%) on residents
5. Balancing revenues and expenses for site sustainability through decontrol adjustments

MOBILEHOME RENT ORDINANCE HISTORY



The stated purpose of the MRO:

“The purpose of the city council in enacting this chapter is to prevent excessive and unreasonable rent increases to mobilehome park residents, to prevent an exploitation of the shortage of available mobilehome lots in the city, to permit mobilehome park owners to receive a fair and reasonable return, and to establish a process for rent dispute resolution.”

COMMUNITY ENGAGEMENT

1. August, September 2024 - Goals of Strategic Plan and regulatory updates across all programs discussed during HCDC, City Council Committee and City Council meetings
2. Summer to fall 2025 – Development of new regulations and draft amendments
3. November 6, 2025 - Memo re: proposed amendments posted to HCDC website
4. November - December 2025 - Informal discussions with stakeholders
5. November 2025 & December 2025 - Mailers sent to all park residents and owners
6. November 20, 2025, December 17, 2025 & January 15, 2026 – Virtual community meetings held
7. December 11, 2025 - HCDC meeting
8. December – January – Briefings with Council Members and Mayor
9. January 12, 2026 – In-person community meeting at Leininger Community Center
10. January 27, 2026 - City Council meeting “Housing Day”

Summary of feedback

Staff addressed over 300 comments and questions received by email and during public meeting, primarily concerning:

- Changes, if any, to rent increase limits for current residents.
- Benefits or negative impacts related to the proposed one-time increase upon sale.
- Distinction between the proposed Added Benefit Capital Improvement petition and regular capital improvements that can only be included in a petition for fair return.
- Why amendments are being proposed.
- Impacts of fair return petitions on residents and the Housing Department staff.
- Information to be collected in the proposed rent registry.

NO CHANGES PROPOSED



The following MRO provisions will **not** be changed or removed:



Vacancy control for estate transfers of the unit



Fair return petition for park owners



Renters of mobilehomes being covered by the MRO

✓ These provisions remain fully in effect

PROPOSED AMENDMENTS - 1

Eliminating outdated provisions and conforming to current state law

State Law Alignment

Removes the exemption for leases over 12 months.

(“long term lease exemption”) per California Assembly Bill 2782

Remove Obsolete Sections

Eliminates sections only applicable during 1980s and 1990s

Administrative Updates

Updates definitions and administrative provisions to reflect the current City and Department structure

Purpose: Modernize the MRO while maintaining core protections

Streamlining Ordinance and Regulations

1

Transferring petition and administrative process provisions from ordinance to regulations to allow for continued process improvements

2

Transferring hearing processes from ordinance to regulations to allow for efficiency in administration and continuous process improvements

3

Noticing requirements and role of Program staff moved from ordinance to regulation for ease of adapting to technology and City processes

PROPOSED AMENDMENTS - 3

Strengthening Resident Protections

1

Establishing a resident petition process to initiate and request rent disputes settlements

2

Establishing a resident process appealing petition decisions, mitigating the need to address concerns through the state court, thereby reducing costs for securing rights

3

Establishing a mobilehome park rent registry for all units that park owners must complete annually prior to implementing any rent adjustments

PROPOSED AMENDMENTS - 4

- 10% vacancy decontrol **only applies a** rent increase at the **time of sale** and transfer to a **new occupant**
 - Does not apply to transfers to partners or next of kin who are current occupants
- 10% was determined by two points of analysis
 - Structural imbalance between the preserved 3% annual rent increases and substantially higher costs for park operations, primarily insurance and utility infrastructure costs (AB 604 caps)
 - Survey of area jurisdictions on decontrol rates for surrounding mobilehome parks
- 10% vacancy decontrol will be unit-owner initiated, and the rent registry and resident rights petition will provide oversight to reduce the risk of coercion

PROPOSED AMENDMENTS - 5

Balancing Park Owner Interests and Encouraging Park Improvements

1. *Sale & New Occupancy*: Upon the sale of a mobilehome, a one-time increase of up to 10% is permitted
 - Mitigates significant increases in operating costs and aligns with policies of 72% of 106 mobilehome rent control jurisdictions in CA
 - Addressing structural imbalance between rising costs of insurance, utility infrastructure costs under AB 604 and operations, and flattened revenue growth
2. *Added Benefit Capital Improvement*: Establishing an expedited process for cost recovery for capital improvements that provide added benefits to residents
 - Encouraging sustainability and energy efficiency improvements
 - Addressing the need for resident amenities