



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Dennis Slavin
Acting Director

December 18, 2017

TO: Supervisor Sheila Kuehl, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Janice Hahn
Supervisor Kathryn Barger

FROM: Dennis Slavin *DS*
Acting Director

REQUEST FOR AN EXTENSION - REPORT ON BOARD MOTION REGARDING RENT STABILIZATION FOR MOBILE HOME PARKS (AGENDA ITEM NO. 4, OCTOBER 17, 2017)

On October 17, 2017, the Los Angeles County Board of Supervisors (Board) instructed the Acting Director of 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 mobile home owners from unreasonable space rental adjustments while recognizing and providing guidelines to park owners to obtain a just and reasonable return on their property, addressing, at minimum, the following issues:

- Placing a cap on the amount by which a mobile home park owner can increase the rent for a mobile home park space in a given year;
- Protecting against elimination or reduction in services or maintenance by requiring a reduction in rent for a mobile home park space;
- Prohibiting a park owner or manager from requiring any mobile home owner or prospective mobile home owner to sign a rental agreement with a term in excess of 12 months as a condition to residence in a mobile home park;
- Providing a remedy to mobile home park owners if they believe that they are not receiving a fair rate of return on their property;
- Requiring mobile home park owners to complete an annual report providing information about occupancy, rental rates and uses of the mobile home parks;
- Requiring that mobile home park owners post the provisions of the proposed ordinance in the rental offices of the mobile home parks and include the material terms of the ordinance in all rental agreements in the language in which the rental agreement is negotiated;

- Developing an education and outreach program regarding the proposed ordinance for mobile home park owners and tenants; and
- Engagement of all stakeholders in the feasibility discussion, including mobile home park residents, mobile home park owners and operators, and the mobile home park industry association.

In addition, the Chief Executive Officer was instructed to identify elements from the Tenant Protections Policy Development Framework submitted to the Board on September 21, 2017, that are also applicable to mobile home parks. Both responses are being coordinated, and will be provided jointly.

The Department of Regional Planning has, in consultation with the Chief Executive Office, Community Development Commission, County Counsel, and the Department of Consumer and Business Affairs, analyzed state and local mobile home laws, researched existing mobile home parks in the unincorporated areas, and compiled stakeholder comments. However, additional time is needed to further develop the recommendations in the report. Therefore, we are requesting an additional 30 days to respond to the motion.

Should you have any questions about this report, please contact Connie Chung, Section Head, General Plan Development and Housing Section at (213) 974-6417 or cchung@planning.lacounty.gov.

DS:MC:CC:ems

c: Executive Office, Board of Supervisors
Chief Executive Office
Community Development Commission
Consumer and Business Affairs
County Counsel