



# HOUSING DEPARTMENT

## PROPOSED MOBILEHOME RENT ORDINANCE AMENDMENTS

November 20, 2025

Housing Department Community Meeting

**Erik Soliván**, Housing Director

and

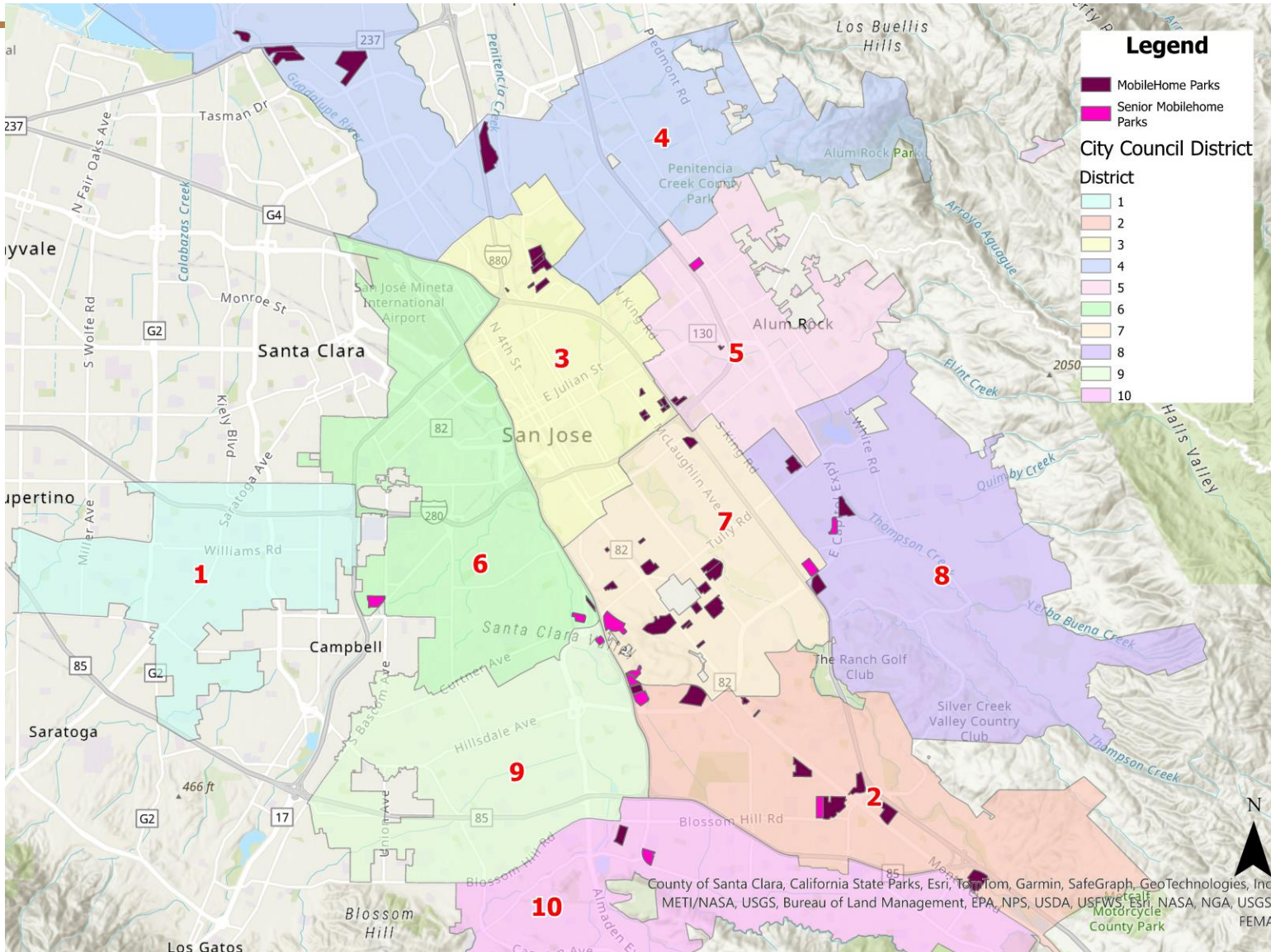
**Emily Hislop**, Division Manager, Rent Stabilization Program

# 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

# MAP OF MOBILEHOME PARKS



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

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

# MOBILEHOME RENT ORDINANCE HISTORY

- July 1979 City Council adopted a rent ordinance covering mobilehomes and apartments
- July 1985 ordinance adopted separating mobilehomes and apartments, establishing the Mobilehome Rent Ordinance (MRO) and adopting regulations
- Substantiative ordinance amendments >30 years ago (1986 and 1993), regulations last amended in 1992
- September 2024 the Rent Stabilization Program Strategic Plan adopted by City Council
- June 2025 Housing & Community Development Commission adopted workplan with MRO
- 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.”*

# SUMMARY OF PROPOSED AMENDMENTS

## **Proposed amendments concern:**

1. Reflecting changes in state law
2. Removing expired provisions
3. Separating policy and procedure in the ordinance and regulations
4. Renters' rights
5. Rent registration
6. Specified capital improvement process
7. Revising vacancy decontrol

# TIMELINE

- Goals of Strategic Plan and regulatory updates across all programs discussed during HCDC in August 2024
- Work on new regulations and draft amendments conducted over the summer and fall of 2025
- Memo posted to HCDC website on November 6, 2025
- Informal discussions with stakeholders
- Mailer sent to park residents November 2025
- Virtual community meeting held today - November 20, 2025
- Additional meetings in December and January, to be announced
- HCDC meeting on December 11, 2025
- City Council meeting on January 27, 2026 – “Housing Day”

# PROPOSED AMENDMENTS

## **Eliminating outdated provisions and conforming to current state law**

- Removing exemption for leases > 12 months (“long-term lease exemption”) per State Assembly Bill 2782
- Removing sections only applicable in periods in the 1980s and 1990s
- Updating definitions and administrative provisions to reflect current City and Department structure and align with state and federal law

# PROPOSED AMENDMENTS

## Streamlining Ordinance and Regulations and Aligning with Program Strategic Plan

1. Petition and administrative process provisions transitioned from ordinance to regulations allowing for efficiency and flexibility in program administration per Council direction
2. Hearing processes transitioned from ordinance to regulations to allow for efficiency in administration and adapt to changing technology that can make processes more efficient

# PROPOSED AMENDMENTS

## Strengthening Resident Protections

1. Establishing an administrative hearing process for residents to initiate and settle rent disputes
2. Establishing a process for residents to appeal petition decisions mitigating the need to address concerns through state court
3. Establishing a park rent registry for all units that park owners must complete annually prior to implementing any rent adjustments

# PROPOSED AMENDMENTS

## Balancing Park Owner Interests and Encouraging Park Improvements

1. Upon the sale of a mobilehome, a one-time increase of 10% is permitted
2. Establishing an expedited process for cost recovery for capital improvements that provide added benefits to residents
3. Establishing appeal process for fair return decisions, mitigating need for lengthy court process to address appeals of Hearing Officer decisions

# KEY TAKEAWAYS

1. Implementing the Council Directed Rent Stabilization Program Strategic Plan of 2024
2. Modernizing and streamlining 33-year-old regulations
3. Increasing tenant protections
4. Balancing need for capital improvements through decontrol process
5. Enhancing due process rights by adding appeal process for petition decisions



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