

**STAFF REPORT**  
**Lancaster Housing Authority**

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MVB

Date: December 13, 2011

To: Chairman Parris and Housing Authority Board Members

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Approve the Appropriation of \$12,000 for Consultant Services to Perform Analyses of Mobile Home Park Owners' Return on Investment for Permissive Rental Adjustment Petitions**

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**Recommendation:**

Approve the appropriation of \$12,000 for consultant services to perform analyses of mobile home park owners' return on investment for Permissive Rental Adjustment Petitions.

**Fiscal Impact:**

Appropriate \$12,000 to expenditure account number 301-4544-216 for consultant services when a Mobile Home Park owner submits Permissive Rental Adjustment Petition Applications.

**Background:**

The City Council adopted Chapter 11.08 to stabilize rents in mobile home parks, protect mobile home homeowners from unreasonable rent increases, and provide park owners a just and reasonable return on their investment. The Lancaster Mobile Home Park Rent Stabilization Ordinance allows for annual mobile home space rental increases that are restricted to sixty percent (60%) of the Consumer Price Index for the preceding twelve months. A park owner who seeks an increase in addition to the authorized amount shall be entitled to petition the Board for a permissive rental adjustment.

On July 28, 2009, the City Council adopted Ordinance no. 927 to delete the Mobile Home Park Rent Arbitration Board, giving the Director the responsibility for processing and approving or denying permissive rent increase applications.

Chapter 11.08 specifies that the Director shall approve such rent increases to the extent that the Director determines the rent increase to be fair, just and reasonable and shall consider relevant factors that provide the park owner with a just and reasonable return on his investment.

In the past, Staff has utilized consultants whose expertise is to analyze and evaluate what would be a just and reasonable return on investment. Recommendations based upon expert analyses for periodic applications received will result in more sound decisions and fair results.