

STAFF REPORT

City of Lancaster

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07/28/09
MVB

Date: July 28, 2009

To: Mayor Parris and City Council Members

From: Elizabeth Brubaker, Housing Director

Subject: **Introduction of an Ordinance amending Chapter 11.08 to the Lancaster Municipal Code relating to the Mobilehome Park Rent Arbitration Board**

Recommendation:

Introduce **Ordinance No. 927**, an ordinance of the City Council of the City of Lancaster, California, amending Chapter 11.08 of the Lancaster Municipal Code relating to Mobilehome Park Rent Stabilization.

Fiscal Impact:

Unknown. The elimination of the Mobilehome Park Rent Arbitration Board will likely reduce the amount of staff time that is devoted to updating the members of the board on the current status of permissible rent increases and any proposed discretionary increases.

Discussion:

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. The Mobile Home Park Rent Arbitration Board which was comprised of representatives of the tenants and owners as well as a member selected from the community in general was given the authority to approve or disapprove the discretionary rent increases based on an application of the mobile home park owner. In the past this has resulted in periodic applications, but on an irregular basis. Staff believes that this process can be handled on a much more efficient basis if handled at the Department Head level with appeals to the City Council.

The proposed amendment deletes the Mobile Home Park Rent Arbitration Board and gives the responsibility for processing and approving or denying permissive rent increase applications. The decision of the Director is final unless appealed to the City Council.

Attachment:

Ordinance No. 927