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CITY COUNCIL APPROVES ALARCÓN MOTION TO INCREASE RENTAL PROTECTIONS FOR MOBILE HOME OWNERS

Los Angeles, CA – Today, the Los Angeles City Council unanimously approved Councilmember Richard Alarcón’s motion instructing the Chief Legislative Analyst (CLA) and the Los Angeles Housing Department (LAHD) to report to the City Council on the feasibility of changing existing city code to increase rental protections for mobile home park tenants and the potential for the City to protect mobile home parks as a source of affordable housing. The motion also refers to steps taken by Riverside and Ventura Counties to protect mobile home park tenants and asks that the report include a study of those protections and the opportunities for similar measures to be enacted in Los Angeles.

“The Sayre and Marek Fires highlighted the fact that many retired and senior citizens in Los Angeles live in mobile home communities, yet there are few protections in place to ensure that they remain an affordable living choice in our neighborhoods,” said Councilmember Alarcón. “My motion allows us to review and compare the City’s mobile home rental protection policies, so we can ensure that mobile home tenants are protected and have peace of mind about their investment.”

In the City of Los Angeles, there are 62 mobile home parks, with a total of 6,622 legal pads for mobile homes. Mobile homes offer a unique opportunity for affordable housing for City residents, and have become a critical source of housing for our City’s senior residents. However, mobile home tenants face a multitude of issues, including maintenance concerns, arbitrary rent increase and sudden imposition of fees or decrease in services. Because the homeowner owns the mobile home, but not the space on which it stands, the homeowners often have no choice but to simply accept these increases in cost of living in the community or loss of services that they were counting on, because they cannot easily move their home or change mobile home parks. Tenants also often find it hard to sell their homes, because the mobile home park owners can impose up to a 10% rental increase on the land, making it difficult for the home to be sold at a reasonable price. In turn, the homeowner cannot recoup a reasonable return on their investment.

Measures to protect mobile home park tenants have been taken by several local Counties, including the County of Riverside and the County of Ventura. The report from the CLA will include a review of the policies of these Counties, and other jurisdictions, and a recommendation on the best practices that could be implemented in Los Angeles to help preserve affordable housing and protect mobile home park tenants.

Councilmember Alarcón has taken a strong stance in favor of mobile home tenant rights and protections. In June, he introduced a resolution for the City of Los Angeles to oppose Assembly Bill 761, authored by Assemblymember Charles Calderon, which would permit an increase of up to 100% of the last-charge rent to mobile home park tenants by 2017.

Council District Seven, represented by Councilmember Alarcon, is home to 16 mobile home parks. Last November, the Sayre Fire raged through the Oakridge Mobile Home Park, destroying almost 500 mobile homes and damaging over 100 more. The Oakridge Mobile Home Park is a prime example of a mobile home park that is an affordable housing solution, and majority of the park residents were senior or retired residents.