

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

620
2224



FROM: BOARD OF SUPERVISORS, DISTRICT 4

SUBMITTAL DATE:
AUGUST 30, 2016

SUBJECT: Initiation of Ordinance Amendment to Ordinance No. 760, the Mobile Home Park Rent Stabilization Ordinance, [\$10,000]; Program Revenue - All Districts

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt an order initiating possible amendments to Ordinance No. 760 regarding Mobile Home Park Rent Stabilization
2. Direct County Counsel and the Executive Office to work together to determine whether or not any amendments to Ordinance No. 760 are necessary or recommended, and if so, to prepare and process the ordinance amendment.

BACKGROUND:

Summary

Ordinance No. 760 was adopted in 1996 to facilitate and encourage fair bargaining between mobile home owners and park owners in order to achieve mutually satisfactory agreements regarding space rental rates in mobile home parks, to preserve to the residents the value of their mobile homes, and to preserve to the park owners the value of their parks.

(Continued on Page Two)

John J. Benoit

Supervisor John J. Benoit,
Chairman, District 4

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ \$ 10,000.00	\$ -0-	\$ \$ 10,000.00	\$ -0-	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ -0-	\$ -0-	\$ -0-	\$ -0-	

SOURCE OF FUNDS: Program Revenue	Budget Adjustment: No
	For Fiscal Year: 16/17

C.E.O. RECOMMENDATION:

APPROVE

BY: *Donna Shaw*
Donna Shaw

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FOR APPROVED COUNTY COUNSEL
 BY: *Karin L. Wattis-Bazan* 9/12/16
 DATE: _____
 KARIN L. WATTIS-BAZAN
 COUNTY COUNSEL
 FISCAL PROCEDURES APPROVED
 PAUL ANGUILO, CPA, AUDITOR-CONTROLLER
 BY: *Susana Garcia-Bocanegra* 9/12/16
 Susana Garcia-Bocanegra, Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Initiation of Ordinance Amendment to Ordinance 760**

DATE: AUGUST 30, 2016

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BACKGROUND:

Summary (continued)

The ordinance serves to protect the owners and residents of mobile homes from unreasonable space rental adjustments while recognizing and providing guidelines to park owners to obtain a just and reasonable return on their property.

There have been only two prior amendments to Ordinance 760, on September 10, 1996 and September 17, 1996.

Comments from the public regarding concerns about Ordinance 760, and suggestions for amendments have been received. In light of the comments received and the significant passage of time since the last amendment to the ordinance, review of the ordinance is appropriate to determine whether or not any amendments are necessary or recommended to reflect updated laws and regulations, as well as the current needs of the County.

Upon the collaborative research and review of the ordinance by County Counsel and the Executive Office, County staff may address the Board as to whether or not future amendments are deemed necessary.

Impact on Citizens and Businesses

As stated in Ordinance No. 760, a significant percentage of the residential population of the unincorporated area of the County of Riverside resides in mobile homes. Mobile homes are often occupied by senior citizens, persons on fixed income and persons of low or moderate income, where extreme rent adjustments fall upon these individuals with particular harshness.

SUPPLEMENTAL:

Additional Fiscal Information

The fiscal impact to the County in initiating possible amendments to Ordinance No. 760 would include County Counsel and Executive Office staff time in researching, conducting meetings, and potentially drafting amendments to Ordinance No. 760.

Currently, enforcement and administration of the Mobile Home Park Rent Stabilization program is covered, in part, by registration fees and petition filing fees. Depending on the extent of the amendments, if any, there may be increased administrative costs in the future. No budget adjustment is needed at this time.