

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3-1

On motion of Supervisor Ashley, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Supervisor Benoit regarding Adoption of an order initiating possible amendments to Ordinance No. 760 regarding Mobile Home Park Rent Stabilization, is taken off calendar.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 20, 2016 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: September 20, 2016  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.  
3-1

xc: Supvr. Benoit

**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:

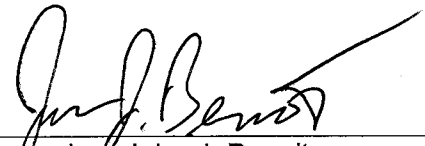
1. Adopt an order initiating possible amendments to Ordinance No. 760 regarding Mobile Home Park Rent Stabilization
2. Direct County Counsel and the Executive Office to work together to determine whether or not any amendments to Ordinance No. 760 are necessary or recommended, and if so, to prepare and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

  
 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-	

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

**C.E.O. RECOMMENDATION:**

**APPROVE**

BY:   
 Donna Shaw

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL  
 BY: KARIN L. WATTS-BAZAN 9/12/16 DATE  
 FISCAL PROCEDURES APPROVED  
 PAUL ANGUILO, CPA, AUDITOR-CONTROLLER  
 BY: Susana Garcia-Bocanegra 9/12/16 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**

**PAGE: 2 of 2**

**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.

2016 SEP 13 PM 2:55  
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
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Western  
Manufactured Housing Communities  
Association

September 19, 2016

Chairman John Benoit  
4080 Lemon Street, 5th Floor  
Riverside, California 92501

*RE: Policy Calendar Item: 3-1 BOARD OF SUPERVISORS DISTRICT 4 -  
SUPERVISOR BENOIT: Adopt an order initiating possible amendments to Ordinance  
No. 760 regarding Mobile Home Park Rent Stabilization. [\$10,000 – Program Revenue  
100%]*

Dear Chairman Benoit:

Western Manufactured Housing Communities Association (WMA) is the largest and oldest statewide trade association representing mobile home park owners in California. We currently represent 1800 mobile home park owners throughout California with many in Riverside County.

We received notice of item 3-1 Monday afternoon and are unable to attend the Riverside County's Board of Supervisor's hearing to learn the current concerns as it relates to the County of Riverside's Mobile Home Rent Control Ordinance. **We respectfully request to table this item and seek additional time to resolve the matter between the two parties.** Often times, concerns between landlords and tenants can be resolved privately and don't require the attention of heavily burdened staff with costs to taxpayers.

We hope that you will see the value in giving the stakeholders the additional time to seek common ground and understanding.

Thank you in advance for your consideration of our request.

Sincerely,

Julie Paule, Regional Representative

**Maxwell, Sue**

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**From:** Julie Paule <julie@pauleconsulting.com>  
**Sent:** Monday, September 19, 2016 4:47 PM  
**To:** COB  
**Subject:** Item 3.1 Mobile Home Rent Control -- Delay Request  
**Attachments:** 16\_09\_19 Benoit table request.pdf

Please see attached request.

Thank you,

Julie Paule, Regional Representative  
WMA  
40335 Winchester Rd. #E-165  
Temecula, CA 92591  
(951) 704-2427  
[julie@pauleconsulting.com](mailto:julie@pauleconsulting.com)

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Lawrence M'Adoo

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** Silverado **Zip:** \_\_\_\_\_

**Phone #:** 949-713-6678

**Date:** 9-20-16 **Agenda #** 3-1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**     **Oppose**    \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**    \_\_\_\_\_ **Oppose**    \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.