



Mobile Home Park Rent Control Ordinance Revisions

District 1 Supervisor Matt LaVere

Unincorporated Mobile Home Parks

Ventura County Planning Division
July, 2023

- 25 Mobile Home Parks Countywide
- 18 of 25 in District 1
- Remainder in District 3 and 5
- None in District 2 and 4

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Existing Ordinance

- Originally adopted in 1983 – regulates increases within County jurisdiction
- Contains exemptions for:
 - Properties constructed after 1982;
 - Tenancies covered by leases longer than 12 months.
- Those parks covered by an exemption are not subject to ordinance.
- Oak Haven Mobile Home Park is only park that was constructed after 1982 and is currently not subject to the Rent Control Ordinance.

Proposed Revisions

- Revises the existing exemption set forth in section 81002, subdivision (b), for parks constructed after September 1, 1982, to align with the new state law exemption for “new construction” spaces and “new mobile home park construction”.
 - *This would allow Oak Haven Mobile Home Park to be protected by County Ordinance.*
- Revises section 81002, subdivision (e), to phase out the existing exemption for long-term leases that provide for more than a 12-month tenancy to more closely align with the new state law exemption.
- Non-substantive and typographical revisions.

In Conclusion

- Narrowing the scope of the County's existing exemptions for post-1982 constructed parks and long-term leases would align with the state law exemptions.
- Will help protect additional owners of mobile dwelling units from unreasonable rent increases, while recognizing the need for park owners to receive a fair return on investment.
- Would phase out existing exemption for long-term leases by allowing any leases executed prior, to continue to be exempt for the duration of the lease, but all new and amended leases would be subject to the ordinance thereafter.
- Any new mobile home parks or spaces that are built in the future would be exempt from the County's proposed ordinance but would eventually lose that exemption as they age beyond the 15-year exemption period as set forth in state law.

RECOMMENDED ACTIONS:

- 1. On September 12, 2023, introduce and read in title only an ordinance (“Exhibit 1”) repealing and reenacting Division 8, Chapter 10 of the Ventura County Ordinance Code relating to mobile home park rent control (“proposed ordinance”) to amend the exemptions set forth in section 81002, subdivisions (b) and (d), and make other revisions as specified in the proposed ordinance, designate County Counsel to prepare a summary, waive further reading, and place the proposed ordinance on the Board of Supervisors agenda for approval on September 26, 2023 at 11:00 a.m.**

- 2. On September 26, 2023, at 11:00 a.m., find that adoption of the proposed ordinance is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment, and adopt the proposed ordinance.**

Questions