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SB 999: Local Rent Stabilization; Mobilehomes

Updated (February 12, 2020)

SUMMARY

SB 999 would restore local control and help ensure rent affordability for mobilehome residents by removing a state imposed loophole in local mobilehome rent stabilization ordinances.

Current law prevents any mobilehome resident with a lease longer than 12 months from receiving the benefits of a local rent stabilization ordinance. This bill would allow leases entered into on or after January 1, 2020, to benefit from the protections of a local rent stabilization ordinance, and would repeal this section from state law on January 1, 2025.

PROBLEM

When California passed AB 1482 (Chaptered 2019), which provided rent gouging protections for renters, mobilehomes were not included. This decision kept rent stabilization for mobilehomes as a quasi-local control issue, with a number of state imposed loopholes undermining local authority.

The state imposed loophole for long-term leases to local mobilehome rent stabilization ordinances provides mobilehome space renters with little to no recourse if they are experiencing rental abuses. This state imposed loophole facilitates renter coercion through the signing of predatory long-term rental agreements, which can be exacerbated for non-English speaking immigrants.

Without protections in state law and current statutes undermining local control, there are simply no effective safeguards against rent abuse. For example, the senior-living community at Belmont Shores Mobile Estates in Long Beach, California suffered a 35% rent hike at the end of 2019, leaving many elderly residents uncertain about their future.

SOLUTION

In order to restore local control and ensure rent affordability for mobilehome residents, SB 999 would remove sections of state law that prevent residents with long-term leases from receiving the benefits of local rent stabilization ordinances.

SB 999 will not affect any locality that has not passed their own local rent stabilization ordinance for mobilehomes.

SB 999 will not affect existing space leases (provided they were effective before January 1, 2020) until January 1, 2025, allowing mobilehome park owners time to adjust to local rent stabilization provisions.

BACKGROUND

Manufactured homes are considered one of the last bastions of non-subsidized affordable housing in California. These properties often house our most at-risk residents: seniors with fixed incomes, disabled communities, and veterans.

Mobilehome residents are unique from both renters and traditional homeowners in that they often own their home but lease the land on which it is installed. Being both homeowner and renter is a difficult situation, as moving is expensive and punishing, with a home needing to be physically disassembled and reassembled at a new location. While the mobilehome resident's lease is rapidly appreciating, the value of their home stagnates or depreciates over time.

The relative immobility of mobilehomes and the rising tide of land values has created an impossible situation for California's most at-risk renters. With the prospect of moving so difficult, mobilehome residents simply cannot refuse extortionate rent increases through participation in the free market.

SUPPORT

Golden State Manufactured-Home Owners League (Co-Sponsor)
County of Los Angeles (Co-Sponsor)

FOR MORE INFORMATION

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