



News Alert for Mobilehome Park Owners

May 26, 2010

There has been considerable interest by mobilehome community owners regarding the recent attempt by the City of Los Angeles to impose a "temporary" rent freeze on all rent-controlled units. This issue is of importance to all California park owners, as it provides an important lesson.

We are pleased to announce that on Friday the Los Angeles City Council voted to send Councilman Richard Alarcon's Rent Freeze Motion back to the Housing Committee where we believe the rent freeze will die and the focus will turn to rewriting the Rent Stabilization Ordinance.

The "temporary" Rent Freeze was only the beginning of the process. The City's ultimate goal is to re-write the Los Angeles rent control law with many tenant favorable changes such as elimination of the 3% floor, less than 100% CPI rent increases, elimination of capital and fee pass-throughs, etc.

In less than 3 weeks we, together with the WMA, were able to establish a strong political voice for mobilehome community owners with Los Angeles City government. This will be vitally important going forward as the City works on restructuring the rent control ordinance.

If your park is not in Los Angeles, why is this important to you?

It is important to know the value of political relationships and education of city agencies and elected officials, and what it takes to establish and maintain these alliances.

This victory was the result of a tireless three week battle against the City's proposed rent freeze. What quickly became apparent was the lack of knowledge by Councilmembers regarding mobilehome communities and the unique issues faced by park owners. While our campaign entailed both political relations and legal arguments, a strong emphasis was placed on educating Councilmembers and their staff.

We congratulate Los Angeles park owners in this great victory, and encourage all mobilehome community owners to take an active role in engaging political relationships so that when the threat of new or increased rent control, or other negative changes in the law, arise in your city or county you have the political clout and goodwill to gain the votes needed.