

Capitola City Council

Agenda Report



Meeting: April 25, 2024

From: Community Development Department

Subject: Setting Mobile Home Park Rent Stabilization Anniversary Date

Recommended Action: Adopt a resolution establishing July 1 as the anniversary date for rent increases for mobile home parks pursuant to Capitola Municipal Code Chapter 2.18 Mobile Home Park Rent Stabilization.

Background: On May 25, 2023, the City Council established mobile home rent stabilization regulations through Ordinance Nos. 1059 and 1060, codified in the Capitola Municipal Code as Chapter 2.18.

Discussion: Capitola Municipal Code Chapter 2.18: Mobile Home Rent Stabilization sets parameters for rent control regulations. CMC Section 2.18.060 specifies that the City Council shall establish an anniversary date for all rent increases unless the space or park is exempt by law. Mobile home park owners are required to post the anniversary date in the park office or areas where it can easily be seen by homeowners.

To ensure Chapter 2.18 is uniformly applied, the City should establish a specific anniversary date of rent increases within the City. The rent stabilization ordinance went into effect in June of 2023. The resolution in Attachment 1 establishes a July 1 anniversary date for rent increases. Mobile home park owners must continue to comply with provisions of California's Mobile Home Residency Law for instituting rent increases, including Civil Code section 798.30, which requires at least 90 days' notice prior to imposing a rent increase.

Fiscal Impact: N/A

Attachments:

1. Resolution

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Julia Gautho, City Clerk; Samantha Zutler, City Attorney

Approved By: Jamie Goldstein, City Manager