



CITY OF MOUNTAIN VIEW

MEMORANDUM

CSFRA, Community Development Department

DATE: February 26, 2018

TO: Members of the Rental Housing Committee

FROM: Karen M. Tiedemann, Special Counsel to the Rental Housing Committee
Justin D. Bigelow, Special Counsel to the Rental Housing Committee
Anky van Deursen, Associate Planner

SUBJECT: Mobile Homes and the CSFRA

RECOMMENDATION

Consider whether to adopt a resolution establishing the non-application or the application of the Community Stabilization and Fair Rent Act to mobile homes and mobile home spaces.

BACKGROUND

Six mobile home parks are located in the City of Mountain View, with a total of 1,130 spaces. On December 4, 2017 the Rental Housing Committee considered how the Community Stabilization and Fair Rent Act ("CSFRA") enacted by voters in the November 2016 general election would apply to residents of mobile home parks in the City. After discussion of the December 4, 2017 Staff Report regarding Application of the CSFRA to Mobile Homes, the RHC directed staff to prepare draft Mobile Home Parks Regulations. On January 22, 2018 the RHC decided to not adopt proposed regulations. On February 7, 2018 the RHC received a letter from City Council directing the RHC to take definitive action regarding the application of the CSFRA to mobile homes.

FISCAL IMPACT

The FY 2017-18 budget did not anticipate costs related to regulating mobile home spaces. If mobile homes qualify as Covered Rental Units this will increase the number of Covered Rental Units and number of landlords subject to the Rental Housing Fee, and consequently increase the overall expenditures of the RHC.

PUBLIC NOTICING

- Agenda posting
- Notification of Mobile Home Park Owners

ATTACHMENTS

1. Draft Resolution
2. December 4, 2017 Staff Report
3. January 22, 2018 Staff Report
4. February 7, 2018 City Council Letter