

**DATE:** August 28, 2025

**TO:** Rental Housing Committee

**FROM:** Patricia Black, Senior Management Analyst  
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**SUBJECT: Amendments to MHRSO Regulations Chapter 1 - Purpose and Chapter 2 - Definitions**

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**RECOMMENDATION**

Adopt amendments to Mobilehome Rent Stabilization Ordinance (MHRSO) Regulations Chapter 1 (Purpose) and Chapter 2 (Definitions).

**BACKGROUND**

On September 28, 2021, the City Council of Mountain View enacted the Mobilehome Rent Stabilization Ordinance Regulations ("MHRSO Regulations"). The MHRSO went into effect on October 28, 2021. The MHRSO empowers the Rental Housing Committee ("Committee" or "RHC") to: "Establish rules and regulations for administration and enforcement of this chapter." (MHRSO § 46.9(a)(3).) To date the RHC has adopted twelve (12) chapters of regulations ("MHRSO Regulations") to implement and administer the provisions of the MHRSO.

While various provisions of the MHRSO Regulations have been amended from time to time, the regulations have not been subject to a general review and clean up. Staff recommends initiating an administrative review of the MHRSO regulations that will be conducted over the course of the fiscal year, beginning with this item. Staff will review each chapter of the MHRSO Regulations and return to the RHC with proposed amendments. The proposed amendments are intended to clean up, clarify, and update the MHRSO Regulations and ultimately, improve the MHRSO Regulations as a tool for the implementation, administration and enforcement of the MHRSO. In part, staff's revisions are based on questions and feedback received from landlords, tenants, hearing officers, and other stakeholders.

This item begins with staff recommendations for updates to MHRSO Regulations Chapter 1, and Chapter 2, with other chapters to follow as noted.

Furthermore, the City Council amended the MHRSO itself in June 2022 and March 2025. Some of the changes reflected in the MHRSO Regulations are intended to address those changes made in the MHRSO. For example, in Chapter 2, the definition of “Accord” is recommended to be removed to reflect the removal of the exemption in the MHRSO for mobilehome spaces and mobilehomes subject to an accord with the City.

## **ANALYSIS**

Staff recommend that the RHC adopt amendments to MHRSO Regulations Chapter 1: Purpose and Chapter 2: Definitions. Substantive amendments are highlighted in red and explained in further detail below. A complete overview of the amendments, and other minor clean-up edits (e.g., correcting references, ensuring uniform formatting) is reflected in Attachment 1 to this staff report.

### **MHRSO Regulations, Chapter 1, Section B.**

**B. Staff Authority to Amend MHRSO Regulations.** The Committee delegates to Staff the authority to make minor amendments and clarifications to the MHRSO Regulations without Committee action, approval, or ratification. Staff will provide the Committee with notice of proposed amendments by placing said amendments on the consent calendar of the agenda for the next regular Committee meeting.

**Reason for Recommendation:** This section will permit staff to make minor changes to the MHRSO Regulations as deemed necessary without the need to bring these changes back to the Committee for deliberation and approval. Providing this authorization will allow staff to more efficiently address internal inconsistencies in the MHRSO Regulations, clarifications or administrative issues that do not arise to the level of a substantive policy decision. This parallels the authority that the RHC provided to staff regarding the One-Time Utility Adjustment petition process to administratively make minor, non-substantive amendments to the regulations, which makes it possible to streamline clarifications and make it easier for mobilehome park owners, mobilehome landlords, mobilehome owners and mobilehome tenants to understand the requirements.

### **MHRSO Regulations, Chapter 2, Sections u.**

**u. Petition.** A petition ~~for Individual Rent Adjustment~~ pursuant to the ~~Ordinance~~ MHRSO and these Regulations.

(1) **Rent Increase Petition.** A Rent Increase Petition refers to a petition for Individual Rent Adjustment filed by a Landlord as authorized by subsection (a) of Section 46.10 of the MHRSO. “Rent Increase Petition” and

“Maintenance of Net Operating Income (MNOI) Petition” are used interchangeably throughout these MHRSO Regulations.

- (2) Rent Decrease Petition. A Rent Decrease Petition refers to a petition for Individual Rent Adjustment filed by a Tenant as authorized by subsection (b) of Section 46.10 of the MHRSO.
- (3) Specified Capital Improvement Petition. Specified Capital Improvement Petition. A Specified Capital Improvement Petition refers to a petition for Individual Rent Adjustment filed by a Landlord pursuant to the expedited review process authorized by Section F of Chapter 7 of these Regulations.
- (4) Joint Petition. A Joint Petition refers to a petition filed by a Mobilehome Owner or Mobilehome Tenant together with the Park Owner or Mobilehome Landlord, in accordance with Section G of Chapter 7 of these Regulations, for the purpose of requesting an increase in Rent or a one-time payment to recover cost associated with new or additional Housing Services, improvements or modifications to the Mobilehome as requested by the Mobilehome Tenant, or the addition of an Additional Occupant.

**MHRSO Regulations, Chapter 2, Section dd.**

**dd. Substantial Compliance and/or Substantially Compliant.** Meets the requirements as defined in Table 1 of Chapter 12 of these Regulations.

**Reason for Recommendation:** The terms “Rent Increase Petition,” “Rent Decrease Petition,” “Specified Capital Improvement Petition,” “Joint Petition,” and “Substantial Compliance and/or Substantially Compliant” are used throughout the MHRSO Regulations but are not defined in this Chapter. Incorporating these terms in the Definitions Chapter will make it easier for mobilehome park owners, mobilehome landlords, mobilehome owners, mobilehome tenants and hearing officers who are reviewing sections of the MHRSO Regulations to quickly reference these terms and will ensure consistency of the language throughout the MHRSO Regulations. See Attachment 2 for the definition of “Substantial Compliance and/or Substantially Compliant” (Table 1 of Chapter 12).

**MHRSO Regulations, Chapter 2, Section aa.**

**aa. Rent Rollback.** The term “Rent Rollback” refers to the act of lowering the effective Rent for a covered Mobile Home Space or Mobile Home to the ~~Base-Rent~~ lawful Rent. A Rent Rollback does not include any temporary decrease in the effective Rent for a Mobile Home or Mobile Home Space ordered by a Hearing Officer or the Committee pursuant to MHRSO 46.10(b)2 (Petition for Downward Adjustment—Failure to Maintain Habitable Premises and/or Petition for Downward Adjustment—Decrease in Housing Services or Maintenance).

**Reason for Recommendation:** While the term “Rent Rollback” was previously defined in the MHRSO Regulations, the definition was incorrect compared to the way in which the term is used throughout the MHRSO Regulations. Correcting the definition of this term will make it easier for mobilehome park owners, mobilehome landlords, mobilehome owners and mobilehome tenants to understand how to come into compliance if the term is being used. In addition, this change will eliminate the discrepancy between Chapter 2 of the CSFRA and MHRSO Regulations. (CSFRA Regulations Chapter 2 was updated in June 2025 to add the definition of “Rent Rollback.”)

**FISCAL IMPACT** – None

**PUBLIC NOTICING** - Agenda posting, posting on the City’s website, and email to RHC distribution list.

**Attachments:**

1. Resolution to Amend MHRSO Regulations Chapter 1: Purpose and Chapter 2: Definitions
  - Exhibit A: Amended MHRSO Regulations Chapter 1: Purpose
  - Exhibit B: Amended MHRSO Regulations Chapter 2: Definitions
2. MHRSO Regulations Chapter 12 – Compliance and General Remedies