



COUNCIL REPORT

DATE: March 25, 2025

CATEGORY: Consent

DEPT.: Housing

TITLE: **Amendments to Chapter 46—Mobile Home Rent Stabilization Ordinance (Second Reading)**

RECOMMENDATION

It is recommended that the City Council:

1. Adopt an Ordinance of the City of Mountain View Amending Mountain View City Code Chapter 46 Sections 46.5 and 46.6 to Modify Allowed Annual Rent Increases from the Current Combination of an Adjustment Limited to 100% of the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco-Oakland-Hayward Region, with a 2% Floor and 5% Ceiling to an Adjustment Limited to 60% of the CPI-U with No Floor and a 3% Ceiling, to be read in title only, further reading waived (Attachment 1 to the Council Report). (First Reading: 6-1)
2. Find that pursuant to California Code of Regulations Section 15060(c)(2), the proposed Code amendments are not subject to the California Environmental Quality Act (CEQA) because they will not result in a direct or reasonably foreseeable indirect physical change in the environment.

SUMMARY

On [March 13, 2025](#), the City Council held a Public Hearing (First Reading) to introduce an ordinance to amend Chapter 46 (Mobile Home Rent Stabilization Ordinance (MHRSO)) of the City Code to:

- Lower the AGA from 100% CPI-U to 60% CPI-U.
- Lower the floor from 2% to no floor.
- Lower the ceiling from 5% to 3%.

Council supported all of the amendments (6-1 vote) and requested the Rental Housing Committee to explore removing barriers to the landlord petition process for rent adjustments

beyond the allowed annual rent increase using a “maintenance of net operating income” (MNOI) standard, and bring the RHC recommendation back to the City Council for consideration on the Consent Calendar.

This is the second reading of the ordinance amendments for Chapter 46 of the City Code. If approved, the ordinance will become effective thirty (30) calendar days after the second reading, which is April 24, 2025.

FISCAL IMPACT

The recommended actions have no fiscal impact.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT

General policy and legislative actions

ALTERNATIVES

1. Do not approve the ordinance modifications.
2. Provide other direction.

PUBLIC NOTICING

The meeting agenda and Council report have been posted on the City's website and announced on Channel 26 cable television. A copy of the agenda packet was emailed to the MHRSO distribution list including park owners and mobile home residents.

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Approved by:

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WC/4/CAM
821-03-25-25CR
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Attachment: 1. Ordinance Amending Chapter 46 of the City Code