

## **HIGHLIGHTS OF PROPOSED REVISIONS TO CONCORD'S MOBILE HOME RENT STABILIZATION ORDINANCE**

### **A. Increase Limits on Automatic Annual Adjustments**

1. Current Ordinance Provisions:

Automatic Annual Rent Increases (“General Annual Adjustments) limited to lesser of 60% CPI increase during preceding year or 5%.

2. Proposed Revision:

Increase allowable Automatic Annual Adjustments to 80% of CPI, subject to 5% limit.

### **B. Vacancy Decontrol**

1. Current Ordinance Provisions

Does not provide for vacancy decontrol.

2. Proposed Revision:

Upon sale of coach, base rent may be increased to market level, but no more than 10% of the base existing rent

### **C. Special Rent Increase Process**

1. Current Ordinance Provisions:

Decided by members of City-appointed Mobilehome Rent Review Board

Decision appealable to City Council

2. Proposed Revisions.

Use of Neutral, Third Party Hearing Officer selected by parties from panel (ret'd judge/attorney) with experience in rent control law.

Decision not appealable to City Council