

**From:** [REDACTED]  
**To:** [Public Comment](#)  
**Subject:** Public Comment - August 8, 2022, 6:00 p.m. City Council meeting ...  
**Date:** Monday, August 8, 2022 7:27:40 AM

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Public Comment - Item #18  
BIENNIAL REVIEW OF MOBILEHOME RENT STABILIZATION  
ORDINANCE AND RESOLUTION

For decades prior to, and since the inception of the Yucaipa Mobilehome Rent Stabilization Ordinance, mobile home park owners and the organizations representing them (Western Manufactured Housing Communities Association/WMA and Manufactured Housing Educational Trust/MHET) have had representatives travel the state of California, continuously looking for opportunities to run their 'Dog and Pony shows' to city officials, especially, new, unformed, unenlightened or misled city officials.

Their missions have included attempts to skew the balance of rent stabilization ordinances to favor park owners and maximize profits, while diminishing protections for the mobile home owners, in mobile home parks throughout California.

Yucaipa's mobile home rent stabilization ordinance has been referred to as the 'Gold Standard' in mobile home rent ordinances throughout the state, many cities constructing their ordinances using the language and standards from Yucaipa's ordinance.

In spite of the excellent job the Yucaipa Mobilehome Rent Review Commission had done in evaluating and considering the issues presented in the Biennial Review of the Rent Ordinance, the Yucaipa City Council disregarded the commission's well thought out recommendation to keep the annual space rent increases at 80% of Consumer Price Index (CPI) with a 4% cap, which also included the continuance of the mobile home owners paying for Capital Improvements separately. Instead, the Yucaipa City Council opted to change the structure to now grant mobile home park owners to collect rents at 100% of CPI and also collect costs for capital improvements (resulting in a double dipping effect) for park owners to be paid twice for capital improvements.

This decision by the Yucaipa City Council is an unfair, unjust victory for park owners and will more than likely result in the City of Yucaipa becoming the 'Poster City' for dynamic changes across the state, as this unjust change will be the example used by mobile home park owner organizations to illustrate how the Yucaipa City Council has agreed that park residents should not only pay rents at a level even with inflation/100% of CPI (the amount also including and covering

capital improvement costs), but also pay additionally (a second time) for capital improvements separately, ignoring the fact that those costs are now included in this recent decision.

There is still time to fix this by revisiting the issue and either removing the language from the ordinance that residents pay for capital improvements separately or keeping the current ordinance intact as recommended by the Mobilehome Rent Review Commission.

Thank you for your consideration,

Tony Slaick  
Former Chairman of Yucaipa Mobilehome Residents' Association (YMRA)