



## Mobilehome Parks & Rent Control



For some 25 years, our attorneys have advised public agencies in the development, implementation, and administrative application of municipal rent control ordinances (including "factor based" and "Maintenance of Net Operating Income" and "Consumer Price Index" ordinances). We have served as general or special counsel to the Palm Springs Rent Review Commission, the Carson Mobilehome Park Rental Review Board, the City of Ventura Mobilehome Rent Review Board, and the cities of Chino, Palm Desert, Carson, and Palm Springs, cities with collectively over 65 mobilehome parks. We have been in the forefront of litigation to defend municipal rent control.

Our team has assisted in the development of Rent Stabilization Ordinances for several of our clients and has successfully defended facial and as applied challenges to such Rent Stabilization Ordinances, with published opinions favoring our clients from the 9th Circuit Court of Appeals, California Supreme Court and the 2nd Appellate District. (*Colony Cove Properties, LLC v. City of Carson, et al.* (9th Cir. 2011) 640 F.3d 948 [certiorari denied]; *Guggenheim v. City of Goleta* (9th Cir., en banc, 2010) 638 F.3d 1111 [certiorari denied].)

We have successfully advised planning commissions and city councils in the application of state laws related to closures, conversions, or subdivision of mobilehome parks. We have been actively involved in defending our clients' rights during hostile conversion attempts by mobilehome park owners who resist oversight of their conversion applications. We have been the lead counsel or the lead counsel of the *amici* on several actions dealing with this highly contentious issue. Three of those cases have resulted in the three most important published opinions on this issue, granting cities discretion to review and approve, deny or conditionally approve these subdivisions. (*Carson Harbor Village, Ltd. v. City of Carson* (2015) 239 Cal. App. 4th 56; *Pacific Palisades Bowl Mobile Estates, LLC v. City of Los Angeles* (2012) 55 Cal. 4th 783; *Goldstone v. County of Santa Cruz* (2012) 207 Cal. App. 4th 1038 [petition for review denied].) We have also been in the forefront of working on legislation on these important issues, successfully passing SB 510.

### ATTORNEYS

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## Expertise

- Development of Rent Stabilization Ordinances



- Administrative hearings before rent control review boards
- Rent increase applications
- Disputes on capital improvements rent and project maintenance
- Drafting and defending rent control ordinances
- Park closures and closure ordinances
- Drafting and defending ordinances on conversion from rental to condominium ownership
- Conversion economic studies
- Relocation and relocation assistance
- Developing financing programs
- State and Federal housing assistance programs
- Resident park ownership
- Park valuation issues
- Mobilehome park legislation
- Moratoria
- Subdivision Map Act and Conversions
- Regulatory takings

## Expertise in Action

Our attorneys have successfully represented our clients or the *amici* in the following sample of published and unpublished matters:

- *Carson Harbor Village, Ltd. v. City of Carson* (2015) 239 Cal. App.4th 56
- *218 Properties, LLC v. City of Carson* (2014) 226 Cal. App. 4th 182
- *Colony Cove Properties, LLC v. City of Carson* (2013) 220 Cal. App. 4th 840
- *Colony Cove Properties, LLC v. City of Carson, et al.* (9th Cir. 2011) 640 F.3d 948 [certiorari denied]
- *Guggenheim v. City of Goleta* (9th Cir., en banc, 2010) 638 F.3d 1111 [certiorari denied]
- *Pacific Palisades Bowl Mobile Estates, LLC v. City of Los Angeles* (2012) 55 Cal. 4th 783
- *Colony Cove Properties, LLC v. City of Carson* (2010) 187 Cal. App. 4th 1487
- *Goldstone v. County of Santa Cruz* (2012) 207 Cal. App. 4th 1038 [petition for review denied]
- *Chino MHC, LP v. City of Chino* (2012) 210 Cal. App. 4th 1049
- *Carson Gardens, LLC v. City of Carson Mobilehome Park Rental Review Board* (2006) 140 Cal. App. 4th 1323



- *El Dorado Palm Springs, Ltd. v. Rent Review Com.* (1991) 230 Cal. App. 3d 335; See also, *El Dorado Palm Springs, Ltd. v. Rent Review Commission*, Court of Appeal Case Nos. E011072, E010773, E011103, E011126, E0111682, and E017518
- *Carson Harbor Village, Ltd. v. City of Carson* (2010) 2nd Appellate District Case No. B211777 [petition for review denied]
- *Colony Cove Properties, LLC v. City of Carson Mobilehome Park Rental Review Board*, LASC Case No. BS106676, Court of Appeal Case No. B208994
- *Carson Harbor Village, Ltd. v. City of Carson Mobilehome Park Rental Review Board*, LASC Case No. BS077148, Court of Appeal Case No. B180317
- *Carson Harbor Village, Ltd. v. City of Carson Mobilehome Park Rental Review Board*, LASC Case No. BS077364, Court of Appeal Case No. B170146
- *Carson Harbor Village, Ltd. v. City of Carson Mobilehome Park Rental Review Board*, LASC Case No. BS085137, Court of Appeal Case No. B181771
- *Carson Estates v. City of Carson Mobilehome Park Rental Review Board*, LASC Case No. BS079860, Court of Appeal Case No. B171598
- *Carson Gardens, LLC v. City of Carson Mobilehome Park Rental Review Board*, LASC Case No. BS072845, Court of Appeal Case No. B180308