

**RENT ADJUSTMENT COMMISSION  
QUARTERLY REPORT 2008  
Period Covered: July to September**

**EXECUTIVE SUMMARY**

During the third quarter of 2008, the RAC heard reports on the status of mobile home parks relating to the rights of prospective tenants; air conditioners in rental units; an increase in relocation payments required under the Los Angeles Municipal Code; and evictions of tenants in foreclosed RSO Properties. The RAC held their annual retreat on September 4, 2008. Members of the Mobile Home Park Task Force (MHPTF) assisted with the revision of the Mobile Home Park Reference Guide which was completed in this quarter. The Internal Review Committee (IRC) of the RAC reviewed, recommended and completed changes in RAC Regulations 960.00 and 310.00.

Issues discussed by the Commission during this quarter included:

- **Increase in relocation payments**
- **Mobile home parks tenants rights**
- **Air conditioner in rental units**
- **RAC Retreat**
- **Foreclosed RSO properties**
- **Internal Review Committee progress and recommendations**
- **Future activities**
- **Recommendations**

**INCREASE IN RELOCATION PAYMENTS**

On Thursday, July 17, 2008, LAHD staff presented a report on the LAHD transmittal to Council on the implementation of the Tenant Relocation Ordinance (Ordinance 178632). Staff reported on a Council motion to maintain the current categories of eligibility for relocation payments pursuant to Ordinance 178632, as well as an increase in relocation payments based on the Consumer Price Index.

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**MOBILE HOME PARK TENANTS' RIGHTS**

On Thursday, July 17, 2008, LAHD staff presented a report on the status of the ordinance relating to the rights of prospective tenants in mobile home parks to sign leases subject to the Rent Stabilization Ordinance. A report on the Mobile Home Park Task Force meeting of July 30, 2008 was provided to the Rent Adjustment Commission on August 7, 2008. Staff also reported that the Mobile Home Park Task Force completed the update of the Mobile Home Park Reference Guide in this quarter. The Commission also received a staff report on the Council Resolution to maintain the current categories of eligibility for relocation payments pursuant to Ordinance 178632.

**AIR CONDITIONERS IN RENTAL UNITS**

During this quarter, the RAC was provided with a presentation from the LAHD Code Enforcement Division and Los Angeles Department of Building & Safety on housing code requirements with regards to air conditioners. Darryl Gordon of the Department of Water and Power (DWP) provide a presentation on the DWP's conservation efforts along with their recommendations.

**RAC RETREAT**

During this quarter, the RAC planned and conducted a retreat on September 4, 2008. Agenda items included: the goals and objectives of the Rent Adjustment Commission (RAC), the Internal Review Committee (IRC), and the Mobile Home Park Task Force (MHPTF). A follow-up topic of discussion for future RAC agendas is the recommendation to require posting of a notice indicating whether a rental property is subject to the Rent Stabilization Ordinance.

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**FORECLOSED RSO PROPERTIES**

During this quarter, LAHD staff reported on the Department's expanded outreach efforts regarding foreclosed RSO properties, which included a mass mailing to more than 2,000 bankers, bank agents, and realtors regarding a training session for lenders, and the development of a new RSO Foreclosure bulletin for public distribution.

**INTERNAL REVIEW COMMITTEE**

During this quarter, the members of the Internal Review Committee (IRC) were Jeffery J. Daar (Chairperson), Paula G. Leftwich (Vice-Chairperson), and Ramon Muñiz. The IRC reviewed and recommended changes to RAC Regulation 310.00 to conform with the RSO, which were adopted by the RAC on July 17, 2008. The IRC also reviewed and recommended changes to RAC Regulation 960.00 – Relocation Assistance Escrow Account. These recommendations were adopted by the RAC on September 18, 2008.

**FUTURE ACTIVITIES**

The RAC requested that City Council and their staff members be invited to future RAC meetings. The RAC will continue to review and update existing RAC Regulations.

**RECOMMENDATIONS**

No recommendations are submitted for this quarter.