

District 1 — Justin Lardinois
District 3 — Barry Del Buono
District 5 — Ruben Navarro
District 7 — Vacant
District 9 — Julie Quinn
Mayor — Nhi Duong

(VC) Alex Shoor — District 2
Huy Tran — District 4
(C) Andrea Wheeler — District 6
Vacant — District 8
Michael Fitzgerald — District 10
Martha O’Connell — CAAC MR
Ryan Jasinsky — CAAC ML

*Commissioners are appointed by corresponding Council Members, but do not represent the Council District.

MEETING AGENDA

5:45 PM

APRIL 11, 2019

CITY HALL WING ROOMS 118-119

I. Call to Order & Orders of the Day

II. Introductions

III. Consent Calendar

- A. Approve the Minutes for the Meeting of March 14, 2019
ACTION: Approve the March 14, 2019 action minutes

IV. Reports and Information Only

- A. Chair
B. Director
C. Council Liaison

V. Open Forum

Members of the Public are invited to speak on any item that does not appear on today’s Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.

VI. Old Business

VII. New Business

A. Rent Stabilization Program Fees (F. Tran, Housing Department)

ACTION: It is recommended that the Commission: a) Review the proposed fee structure for Fiscal Year 2019-2020 for the Rent Stabilization Program, as stated below; and, b) Recommend its approval to the City Council:

- 1) Annual Apartment Rent Control Fee: increase from \$77.30 to \$83.50 per unit;
- 2) Annual Apartment Non-Rent Control Fee: increase from \$6.20 to \$8.00 per unit;

- 3) Annual Mobilehome Rent Control Fee: increase from \$25.70 to \$23.00 per unit;
- 4) Fees in connection with withdrawal of a building under the Ellis Act Ordinance: increase from \$2,258 to \$2,354 per unit for up to ten units and decrease from \$872 to \$826 per unit for over ten units.

B. Rent Stabilization Program Reports for FY 2018-19 Third Quarter for Apartments and Mobilehomes (F. Tran, Housing Department)

ACTION: Review information from the Rent Stabilization Program's FY 2018-19 Third Quarter reports for apartments and mobilehomes.

C. Ad hoc committee Report-back on Mobilehome Resident Evictions Tracking (Chair A. Wheeler)

ACTION: Discuss the report back of the ad hoc committee on tracking mobilehome resident evictions, and authorize the ad hoc committee to return to Commission with a letter to the City Council on tracking mobilehome resident evictions for approval within six months of the ad hoc committee's January 17, 2019 formation date.

D. Housing Trust Fund Budget FY 2019-20 (K. Hemphill, Housing Department)

ACTION: That the Housing and Community Development Commission, acting as the Housing Trust Oversight Committee, recommend that the Director of Housing approve the following expenditure plan for the Housing Trust Fund for \$1,972,088 for Fiscal Year 2019 – 2020.

VII. Open Forum

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VIII. Meeting Schedule

The next regular meeting is scheduled to be held on Thursday, May 9, 2019 at 5:45 p.m. in Wing Rooms 118-120 at San José City Hall, 200 E. Santa Clara St, San José, CA 95113.

IX. Adjournment

The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.

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Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting.

Agendas, Staff Reports and some associated documents for the Commission items may be viewed on the Internet at <http://www.sanjoseca.gov/hcdc>.

Correspondence to the Housing & Community Development Commission is public record and will become part of the City's electronic records, which are accessible through the City's website. Before posting online, the following may be redacted: addresses, email addresses, social security numbers, phone numbers, and signatures. However, please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the Housing & Community Development Commission, will become part of the public record. If you do not want your contact information included in the public record, please do not include that information in your communication.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk, 200 East Santa Clara Street, 14th Floor, San José, California 95113, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions or other items posted on the Internet site or distributed in advance of the commission meeting may not be the final documents approved by the commission. Contact the Office of the City Clerk for the final document.

On occasion, the Commission may consider agenda items out of order.

The Housing & Community Development Commission meets every Second Thursday of each month (except for July and December) at 5:45pm, with special meetings as necessary. If you have any questions, please direct them to the Commission staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

To request an accommodation or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events, or printed materials, please call (408) 535-1260 as soon as possible, but at least three business days before the meeting.

Please direct correspondence and questions to:

City of San José
Attn: Viviane Nguyen
200 East Santa Clara Street, 12th Floor
San José, California 95113
Tel: (408) 975-4462
Email: viviane.nguyen@sanjoseca.gov

Para residentes que hablan español: Si desea mas información, favor de llamar a Theresa Ramos al 408-975-4475.

Riêng đối với quý vị nói tiếng Việt : Muốn biết thêm chi-tiết, xin vui lòng tiếp xúc với Viviane Nguyen, Đ.T. 408-975-4462.

對於說華語的居民: 請電 408-975-4450 向 Ann Tu 詢問詳細事宜。說粵語的居民則請撥打 408-975-4425 與 Yen Tiet 聯絡。

Para sa mga residente na ang wika ay tagalog: Kung kinakailangan pa ninyo ng inpormasyon, tawagan si Shirlee Victorio sa 408-975-2649. Salamat Po.

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

SPECIAL MEETING ACTION MINUTES

MARCH 14, 2019

MEMBERS PRESENT: Andrea Wheeler Chair
 Alex Shoor Vice Chair (Arrived 6:10 PM)
 Martha O’Connell Commissioner
 Justin Lardinois Commissioner
 Huy Tran Commissioner (Arrived 5:50 PM)
 Nhi Duong Commissioner (Arrived 5:50 PM)
 Michael Fitzgerald Commissioner
 Ruben Navarro Commissioner (Arrived 6:02 PM)
 Julie Quinn Commissioner (Exited 7:04 PM)

MEMBERS ABSENT: Ryan Jasinsky Commissioner
 Barry Del Buono Commissioner
 District 7 Vacant
 District 8 Vacant

STAFF: Helen Chapman Council Liaison
 Kristen Clements Housing Department
 Selena Copeland Housing Department
 Viviane Nguyen Housing Department
 Rachel VanderVeen Housing Department

(I) Call to Order & Orders of the Day

Chair Wheeler called the meeting to order at 5:50 PM.

Item VII-D will be deferred to the next meeting on Thursday, April 11, 2019 per Commissioner Jasinsky’s request.

(II) Introductions – Commissioners and staff introduced themselves.

(III) Consent Calendar

A. Approve the Minutes for the Meeting of March 14, 2019

ACTION: Approve the March 14, 2019 action minutes

Commissioner O’Connell made the motion to approve the minutes as amended, with a correction to Commission Liaison Helen Chapman’s update that the bill AB 705 is regarding park closures and Chair Wheeler’s correction to include the vote count 9-0 in item VII-B that the ad hoc committee was approved unanimously, with a second by Chair Wheeler. The motion passed unanimously (8-0).

Yes: Navarro, Fitzgerald, Duong, Wheeler, O’Connell, Quinn, Lardinois, Tran (8-0)

Note: Vice Chair Shoor arrived after this motion was made.

DRAFT

(IV) Reports and Information Only

A. Chair: Chair Wheeler reminded commissioners to try to arrive on time so the Commission can have a quorum, which is more important given that two seats are currently empty.

B. Director: Ms. Kristen Clements had no report.

C. Council Liaison: Ms. Helen Chapman had no report.

(V) Open Forum

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Commissioner O'Connell noted that a mobilehome park owner was reportedly sending staff who speak Vietnamese out with long-term contracts written in English to Vietnamese-speaking mobilehome residents, which is unfair for people who do not speak English well. She asked that the City Council be made aware of this issue.

(VI) Old Business

None.

(VII) New Business

A. Recognition for Commissioner Thompson (K. Clements, Housing Department)

Ms. Clements and Chair Wheeler thanked former Commissioner Thompson for his years of capable service on the Commission, Commissioner Thompson made remarks, and attendees enjoyed cake.

B. Affordable Housing Investment Plan Update (R. VanderVeen, Housing Department)

ACTION: Review the staff report on the Update of the FY 2017/18 - FY 2021/22 Housing Investment Plan for expenditure of affordable housing funds, and make possible recommendation to the City Council.

Chair Wheeler made the motion to accept the report with the recommendation, except funding for acquisition/rehabilitation and for the missing middle, with a second by Commissioner Tran. The motion passed unanimously (9-0).

Yes: Navarro, Fitzgerald, Duong, Wheeler, O'Connell, Quinn, Lardinois, Tran, Shoor

Commissioner Tran made the motion to approve staff's recommendation for funding acquisition/rehabilitation, with a second by Commissioner O'Connell. The motion passed (8-1).

Yes: Navarro, Fitzgerald, Duong, O'Connell, Quinn, Lardinois, Tran, Shoor

No: Wheeler

DRAFT

Commissioner Tran made the motion to adopt staff recommendation for the missing middle, with a second by Commissioner Navarro. The motion approved unanimously (9-0).

C. Ad hoc committee Report-back on Ellis Act Recontrol Provisions (Chair A. Wheeler)

ACTION: Discuss the report back of the ad hoc committee on Ellis Act recontrol provisions, review the committee's draft letter to Council and authorize submittal of the letter as amended consistent with Policy 0-4, or request the ad hoc committee to return to the Commission with a letter to the City Council on this subject for approval at a future meeting.

Commissioners came to consensus on several proposed edits to the ad hoc committee's draft letter.

Commissioner Shoor made the motion to replace the word "meaningless" with "the council devalues our input as well as the inputs of the residents in San Jose" with a second by Commissioner Duong. The motion failed (3-6).

Yes: Fitzgerald, Duong, Shoor

No: Navarro, O'Connell, Quinn, Lardinois, Tran, Wheeler

Commissioner Lardinois moved to accept the letter as amended, with a second by Commissioner Tran. The motion passed (8-1).

Yes: Navarro, Duong, O'Connell, Quinn, Lardinois, Tran, Shoor, Wheeler

No: Fitzgerald

D. Ad hoc committee Report-back on Mobilehome Resident Evictions Tracking (Chair A. Wheeler)

ACTION: Discuss the report back of the ad hoc committee on tracking mobilehome resident evictions, and authorize the ad hoc committee to return to Commission with a letter to the City Council on tracking mobilehome resident evictions for approval within six months of the ad hoc committee's January 17 formation date.

Due to Commissioner Jasinsky's absence, a member of the ad hoc committee, this item was deferred until the April 11, 2019 meeting.

E. Housing Crisis Workplan Update (R. VanderVeen and K. Clements, Housing Department)

ACTION: Review staff's report on progress in implementing the City Council-approved 2018 Housing Crisis Workplan, and make possible recommendation to the City Council.

Information only.

(VIII) Open Forum

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DRAFT

Ms. Viviane Nguyen announced the upcoming community meeting on Ellis Act Ordinance on March 20, 2019.

Commissioner O'Connell brought forward the concern of Mobilehomes in Urban Villages that could be converted to other uses, and asked for additional information on forthcoming land use actions regarding mobilehome parks.

Chair Wheeler and other commissioners asked for an update on Hope Village, the City's sanctioned homeless encampment. Staff agreed to send the Information Memo on this topic after the meeting.

(IX) Meeting Schedule

The next regular meeting is scheduled to be held on Thursday, April 11, 2019, in Wing Rooms 118-120 at San José City Hall, 200 E. Santa Clara St, San José, CA 95113.

(X) Adjournment

Chair Wheeler adjourned the meeting at 9:23 PM.

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Memorandum

TO: HOUSING & COMMUNITY
DEVELOPMENT COMMISSION

FROM: Jacky Morales-Ferrand

**SUBJECT: RENT STABILIZATION PROGRAM
FEES**

DATE: April 4, 2019

Approved

Date

RECOMMENDATION

It is recommended that the Commission: a) Review the proposed fee structure for Fiscal Year 2019-2020 for the Rent Stabilization Program, as stated below; and, b) Recommend its approval to the City Council:

- 1) Annual Apartment Rent Control Fee: increase from \$77.30 to \$83.50 per unit;
- 2) Annual Apartment Non-Rent Control Fee: increase from \$6.20 to \$8.00 per unit;
- 3) Annual Mobilehome Rent Control Fee: increase from \$25.70 to \$23.00 per unit;
- 4) Fees in connection with withdrawal of a building under the Ellis Act Ordinance: increase from \$2,258 to \$2,354 per unit for up to ten units and decrease from \$872 to \$826 per unit for over ten units.

BACKGROUND

As part of the annual budgetary process, the Housing Department completes an analysis to determine the fee amounts for the various fees associated with operating the Rent Stabilization Program. The Rent Stabilization Program administers the ordinances covered under Ch. 17.22 and Ch. 17.23 of the San Jose Municipal Code, specifically the Mobilehome Rent Ordinance (Ch. 17.22), the Apartment Rent Ordinance (Parts 1-9 of Ch. 17.23), the Ellis Act Ordinance (Part 11 of Ch. 17.23), and the Tenant Protection Ordinance (Part 12 of Ch. 17.23). The provisions within those Ordinances provide the basis for setting and collecting fees on an annual basis. The fee analysis below are for these Ordinances.

The Apartment Rent Ordinance and Tenant Protection Ordinance-Chapter 17.23:

Chapter 17.23 of San Jose Municipal Code authorizes the imposition of fees chargeable against each Rental Unit covered under the Chapter. Section 17.23.400 of Ch. 17.23 states, in relevant part, "The costs of providing services and administering this Chapter shall be reimbursed to the General Fund by imposition of a fee chargeable against each Rental Unit in the City of San José subject to the provisions of this Chapter. This is the fee previously codified in Section 17.23.480 and 17.23.490 pursuant to Ordinance No. 19696 adopted August 7, 1979.

Annually there are two fees imposed to administer the Apartment Rent Ordinance (Parts 1-9) and Tenant Protection Ordinance (Part 12) under Chapter 17.23. The annual Apartment Rent Control Fee covers only rent-controlled properties. The annual Apartment Non-Rent Control Fee covers non-rent-controlled properties of three or more units. While the Rent Control Fee has existed since the Apartment Rent Ordinance was originally adopted in 1979, the Apartment Non-Rent Control Fee was later adopted in Fiscal Year 2003-2004 when Part 7 was added to Ch. 17.23. Part 7 essentially provided for non-binding mediation to non-rent-controlled landlords and tenants when no-cause notices to vacate were served.

On June 16, 2017, the Tenant Protection Ordinance (“TPO”) was adopted to replace and supersede Part 7. Unlike the prior Part 7, the TPO applies to all apartments with three or more units. The Tenant Protection Ordinance eliminated no-cause notices and requires at least one of the 13 just causes in SJMC Section 17.23.1250(A) to terminate a tenancy. Landlords must submit all notices of terminations to the Program within three days. The Rent Stabilization Program had reallocated a portion of existing staff to initially implement the TPO. The Program also hired additional staff, as described below in Phase II in Table 1, to track notices, educate tenants and landlords regarding their rights and responsibilities under the TPO and ensure proper monitoring of the TPO.

On November 14, 2017, the City Council adopted modifications to the ARO. At the same meeting, City Council adopted the staffing plan to implement the ARO, Tenant Protection Ordinance, and Ellis Act Ordinance.

Ellis Act Ordinance:

Section 17.23.1130 of the Ellis Act Ordinance states, “The city shall establish fees for city-incurred costs which shall be paid by any owner who exercises the privilege to withdraw covered units from rent or lease. The city shall set the fee so as to recover all costs of administering this part.”

Mobilehome Rent Ordinance:

Section 17.22.900 of the Mobilehome Rent Ordinance states, “A rent dispute fee is hereby imposed upon each unit which is subject to the provisions of this chapter. Said fee is imposed for the purpose of reimbursement to the City’s general fund the costs of providing and administering the administrative hearing process by this chapter.” Additionally, Section 17.22.910 states, “The city manager and the commission shall report to the city council not less than once each fiscal year their recommendation regarding the amount of the fee necessary to recover the cost of administering this chapter. The amount of the fee shall be set forth in the schedule of fees adopted by resolution of the City Council.”

ANALYSIS

Staff annually conducts a cost recovery analysis for each fee program. This analysis considers the number of apartments and mobilehomes covered by the ARO, Tenant Protection Ordinance,

Ellis Act Ordinance, and the Mobilehome Rent Ordinance, and evaluates the costs to administer those ordinances. An allocation of staffing cost and non-personal costs are calculated on a program basis.

Rent Controlled Unit Fees

This year the rent stabilized units will pay the ARO fee and the TPO fee. This is a proposed change to the methodology used to develop the program fees and will result in a change to the billing system. The reason for this change is due to the fact that apartment buildings with three units or more built prior to September 7, 1979, benefit from both the ARO and the TPO. Buildings with three units or more built after September 7, 1979 only participate in the TPO.

As directed by the City Council, the Housing Department engaged a consultant (Management Partners) to develop a staffing plan to implement the updated Apartment Rent Ordinance. The staffing proposal prepared by the consultant recommended a phased approach to introducing new positions and increasing the program fees summarized in **Table 1**.

Staff recommended that Phase III be further divided into two sub-components. As approved by Council, some positions would be filled at the beginning of the year with the remainder coming on board later in the year. This will result in lower expenditures in 2018-2019 than originally anticipated in the November 2017 staffing plan. Three positions are planned to be added for Phase III b in Spring 2019 which include an analyst, office specialist, and public information representative.

An analyst will focus on tracking and monitoring notices received for the TPO. The Program plans to develop an administrative citation program. The citations will be for discrete, transitory, and clear violations of the San Jose Municipal Code. The Program plans to increase the overall community compliance of the TPO. The analyst will conduct outreach to inform the community on program updates and offer counseling services to walk in customers and incoming phone calls.

An office specialist role is to support the compliance team administratively. Answering the phone and routing calls to the appropriate analyst will greatly improve the daily efficiency for staff. The specialist will follow up on just cause monitoring of the TPO. The specialist will research and validate the data of notices submitted. Communications will be directed to stakeholders that are not in compliance of the of the Ordinances. Supporting the analyst and attorney with the development of the administrative citation program will also be tasked for the current year.

A public information representative will be assisting the public information manager communicate consistent messaging from the Program. There are constant media responses and public information requests from the community. Targeted outreach will also be conducted to inform stakeholders on the Ordinances.

The estimated proposed fees for the apartments covered by the ARO is \$83.50. A summary of this analysis is included in **Attachment A**.

April 4, 2019

Subject: Rent Stabilization Program Fees

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Table 1: Phased Staffing Plan and Fee Levels

Phase	Effective Date	Estimated Fee Level (Nov 2017)	Proposed Fee Level (June 2018)	FTE	Description
Phase I	July 1, 2017	\$30.30	Implemented	8.5	Two additional positions approved on April 18, 2017 to implement Tenant Protection and Ellis Act Ordinances as well as one existing position reallocated to this program.
Phase II	January 1, 2018	\$55.80	Implemented	6.0	Six new positions added in January 2018 to support and implement the Rent Registry and new petition process included in the updated ARO.
Admin	July 1, 2018		Implemented	1.6	Rent Stabilization Program share of department-wide administration.
Phase III a	July 1, 2018	\$77.30	Implemented	3.5	Three and a half new positions will be added in July 2018 to support the implementation and public outreach efforts of Rent Stabilization Program.
Phase III b	July 1, 2019	\$83.50	Proposed	3.0	The final phase of staffing implementation was delayed to April 2019 to continue evaluating staffing needs of program implementation. The fee structure in FY 2019-2020 will reflect a full year of all new positions added in Phase III.
Annualized Costs	July 1, 2020	\$86.16 Estimated	Projected	0.0	Anticipated increases in overall staffing costs.
Total				22.6	

Non-Rent Control Fees (Tenant Protection Ordinance Fee)

The fees for non-rent controlled apartments will increase from \$6.20 to \$8.00. The TPO became effective on June 16, 2017 and the Program leveraged the existing ARO staff to assist with implementation of the TPO (successor to Part 7 in the ARO). The TPO covers most rental apartments in the City, including those covered by the Apartment Rent Ordinance and non-rent controlled buildings of three or more units. The Program has hired an additional analyst and attorney to administer compliance of the TPO. There were approximately ten thousand notices submitted to the Program during Fiscal Year 2018. Staff continues to collect and track all notices submitted for termination of tenancy. Staff reviews and validates the details of the just cause

terminations and corresponding notices submitted. If required, staff will inquire with the landlords and tenants to assure the information submitted is accurate and not in violation of the TPO. A work plan is also being implemented to ensure proper compliance of the TPO requirements. Further analysis of the notices submitted is also being developed and staff is working with other agencies to attain an additional data source from the County. A summary of this analysis is included as **Attachment A**.

Ellis Act Ordinance Fees

The Ellis Act Ordinance Fees were established upon approval of the Ellis Act Ordinance in April 2017. To date, two properties have initiated an Ellis Act eviction, each paying the \$2,258.00 fee. To date, \$4,516 in fees have been paid by property owners seeking to remove their apartments from the rental market through the Ellis Act Ordinance. As a result, actual staff time allocated to the fee analysis will be updated. The analysis completed in preparation for the 2019-2020 proposed fees and charges included an update of the associated staffing costs. A summary of this analysis is included as **Attachment B**. The following are the proposed changes to the Ellis Act fee structure:

- Increase from \$2,258 to \$2,354 per unit for up to ten units, and
- Decrease from \$874 to \$826 per unit for over ten units.

Mobilehome Fees

Over the past year, staffing resources were temporarily reallocated to support projects related to the ARO due to staffing turnover. This shift caused a one-time accumulation of mobilehome fees in the fund balance. Staff utilized the fund balance by allowing a one-time fee to decrease for the FY 2018-2019 year in the mobilehome fee program. In addition, no rent increase petitions were filed this past year by Park owners. This also contributed to lower costs to the Mobilehome Rent Program for FY 2018-2019. A new staff member was hired to focus on mobilehome issues and the Program anticipates utilizing the fee at rates similar to prior years in FY 2019-2020. Staff is proposing the Mobilehome fees be increased from \$25.70 to \$23.00.

EVALUATION AND FOLLOW-UP

Full implementation of the Rent Stabilization Program staffing plan will extend through the current fiscal year. The following public meetings will be held by the City Council to consider the proposed 2018-2019 Fees and Charges:

- April 11, 2019 – Public hearing at the Housing and Community Development (HCDC) Commission;
- TBD – City Council Action

PUBLIC OUTREACH

On April 11, 2019 the Housing and Community Development Commission will review the updated associated fee recommendations prior to City Council.

HOUSING COMMUNITY AND DEVELOPMENT COMMISSION

April 4, 2019

Subject: Rent Stabilization Program Fees

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/s/

JACKY MORALES-FERRAND

Director, Housing Department

For questions, please contact Rachel VanderVeen, Deputy Director, at (408) 535-8231.

ATTACHMENTS:

- **Attachment A** – Program Fees and Changes Summary
- **Attachment B** – Ellis Act Fees and Charges Analysis

JOB CODE	19-20 FTE	SALARIES	TOTAL		TOTAL OVERHEAD rate	% CONTROL	RENT CONTROL		% CONTROL	MOBILE HOME		% CONTROL	NON-RENT CONTROL
			TOTAL RETIREMENT	TOTAL BENEFITS			TOTAL PERSONAL SERVICES	RENT CONTROL		RENT CONTROL	MOBILE HOME		
JC_1345 Senr Sysms Apps Prgmr	0.5	63,954	32,037	2,176	12,906	100%	111,073	111,073	0%	-	0%	-	-
JC_1627 Analyst I C	1	76,972	39,837	8,577	15,533	20%	28,184	28,184	70%	98,643	10%	14,092	14,092
JC_1632 Analyst II C	1	96,561	60,788	17,079	19,486	80%	155,131	155,131	20%	-	20%	38,783	38,783
JC_8074 Division Manager	1	144,986	76,069	25,315	29,258	70%	192,940	192,940	0%	-	30%	82,689	82,689
JC_1231 Accountant I	0.2	15,113	7,929	1,754	3,050	50%	13,923	13,923	25%	6,961	25%	6,961	6,961
JC_1622 Staff Specialist	1	65,807	34,526	8,944	13,280	70%	85,790	85,790	10%	12,256	20%	24,511	24,511
JC_1632 Analyst II C	1	83,869	43,456	8,947	16,925	80%	122,557	122,557	0%	-	20%	30,639	30,639
JC_2191 Deputy City Attorney III U	1	132,049	69,281	10,371	26,647	60%	143,009	143,009	10%	23,835	30%	71,504	71,504
JC_1654 Senr Analyst	1	121,479	60,772	14,526	24,514	70%	154,904	154,904	10%	22,129	20%	44,258	44,258
JC_2123 Legal Analyst I	1	74,293	38,978	9,002	14,992	80%	109,812	109,812	0%	-	20%	27,453	27,453
JC_1654 Senr Analyst	1	104,679	65,422	24,662	21,124	60%	129,532	129,532	30%	64,766	10%	21,589	21,589
JC_1632 Analyst II C	1	83,947	43,497	14,418	16,941	80%	127,042	127,042	0%	-	20%	31,761	31,761
JC_1632 Analyst II C	1	89,935	46,790	15,914	18,149	80%	136,630	136,630	0%	-	20%	34,158	34,158
JC_1632 Analyst II C	1	98,864	48,837	3,883	19,951	20%	34,307	34,307	0%	-	80%	137,228	137,228
JC_4234 Public Information Rep II	1.0	77,005	40,402	24,265	15,540	100%	157,212	157,212	0%	-	0%	-	-
JC_1130 Office Specialist II	1	50,344	26,414	23,833	10,159	100%	110,750	110,750	0%	-	0%	-	-
JC_1675 Public Information Manager	0.5	75,401	2,580	1,343	15,216	70%	66,178	66,178	0%	-	30%	28,362	28,362
JC_1632 Analyst II C	1	80,411	42,189	24,320	16,227	80%	130,518	130,518	0%	-	20%	32,629	32,629
JC_2152 Deputy City Attorney II U	1	113,671	59,641	16,473	22,939	80%	170,179	170,179	0%	-	20%	42,545	42,545
JC_1632 Analyst II C	1	80,411	42,189	24,320	16,227	100%	163,147	163,147	0%	-	0%	-	-
JC_1632 Analyst II C	1	80,411	42,189	24,320	16,227	100%	163,147	163,147	0%	-	0%	-	-
JC_1622 Staff Specialist	1	65,807	34,526	24,084	13,280	80%	110,157	110,157	0%	-	20%	27,539	27,539
JC_3989 Dir Housing U	0.3	72,352	44,681	3,417	14,601	0%	-	-	0%	-	0%	-	-
JC_1622 Staff Specialist	0.5	33,756	17,556	10,904	6,812	0%	-	-	0%	-	0%	-	-
JC_1159 Administrative Assist C	0.3	22,482	13,426	821	4,537	0%	-	-	0%	-	0%	-	-
JC_1640 Deputy Dir U	0.4	71,985	45,316	10,352	14,527	0%	-	-	0%	-	0%	-	-
JC_1355 Info Sysys Analyst	0.5	67,195	66,241	8,520	13,560	100%	155,516	155,516	0%	-	0%	-	-

\$ 75.50

Personal Services
Total Personal Services

2,616,123
2,616,123

228,590
228,590

696,702
696,702

Ellis Act Filing Fees

Staff Member/Time in Hours										
Task	Initial Review (10 Units)					Review for Units Greater than 10				
	Analyst	Division Manager	Staff Specialist	Non-Personal	Total Staff Time	Analyst	Division Manager	Staff Specialist	Non-Personal	Total Staff Time
Review and Update City Forms and Website	8.00		8.00		16.00	8.00		8.00		16
Review Notice of Intent to Withdraw	5.00	0.50			5.50	0.50	0.25			0.75
Review Relocation Specialist Scope of Services	1.30				1.30					0.00
Communication with Property Owner	16.00	1.00			17.00	1.00	0.50			1.50
Communication with Relocation Specialist	12.00	0.50			12.50	3.50				3.50
Communication with Tenants	2.00									
Review Escrow Deposits	1.50				1.50	0.50				0.50
Review Required Reports	5.50				5.50	3.50				3.50
Track Ordinance Deadlines	1.50				1.50					
Document and Store All Files			8.00		8.00			16.00		16.00
Totals	44.80	2.00			52.80	9.00	0.75			25.75

Hourly Rates \$72.37 \$133.61

Relocation Consultant Services (10 units)	\$20,000.00	\$7,500.00
Non-Personal/Equipment Costs (10 units)	28.56	13.93
Cost for the first 10 units	\$3,242.15	\$267.22
Cost per unit	\$324.21	\$26.72
	\$2,028.56	\$651.32
	\$2,002.86	\$65.13
	\$23,537.93	\$100.21
	\$2,353.79	\$10.02
		\$7,513.93
		\$751.39
		\$8,265.46
		\$826.55

Proposed Fees Filing fee per unit (up to 10 units) **\$2,354** Additional per unit (over 10 units) **\$826**



Memorandum

TO: HOUSING COMMUNITY
DEVELOPMENT COMMISSION

FROM: Fred Tran

SUBJECT: SEE BELOW

DATE: April 4, 2019

Approved

Date

**SUBJECT: RENT STABILIZATION PROGRAM REPORTS FOR FY 2018-2019
THIRD QUARTER ACTIVITIES FOR APARTMENTS**

PURPOSE

The Rent Stabilization Program is providing a summary of Program activities including reports, rental market status, apartment call log inquiries, petitions filed, and average San José rents, for the third quarter 2018–2019 to the Housing Community Development Commission (HCDC). The Rent Stabilization Program provides education and information to protect the rights of, and improve relations between tenants and property owners.

PROGRAM HIGHLIGHTS

Major actions taken during the third quarter FY2018–19 are summarized below.

Ellis Act Ordinance

To date, two properties have issued a notice to withdraw their apartments from the rental market. This amounts to nine apartments. One property is a four-unit ARO apartment proposing to rebuild 285 units. Another property is a five-unit apartment complex not subject to the ARO is proposing to rebuild 249 units, which is projected to remain as rental housing. The developers will be required to re-control the greater of either the number of apartments removed from the market, or 50% of newly built ARO apartments. For these two properties, the City fee has been paid, tenants have been properly noticed and the City's contracted relocation specialist has been working with the impacted tenants. No additional Ellis Act Ordinance filings were received by the Program in the current quarter.

On February 5, 2019 the City Council directed Staff to conduct additional analysis of the re-control provisions for the Ellis Act Ordinance and return with a verbal update. Staff has been conducting interviews with developers, lenders and tenants. Staff plans to report the findings to the City Council on April 9, 2019.

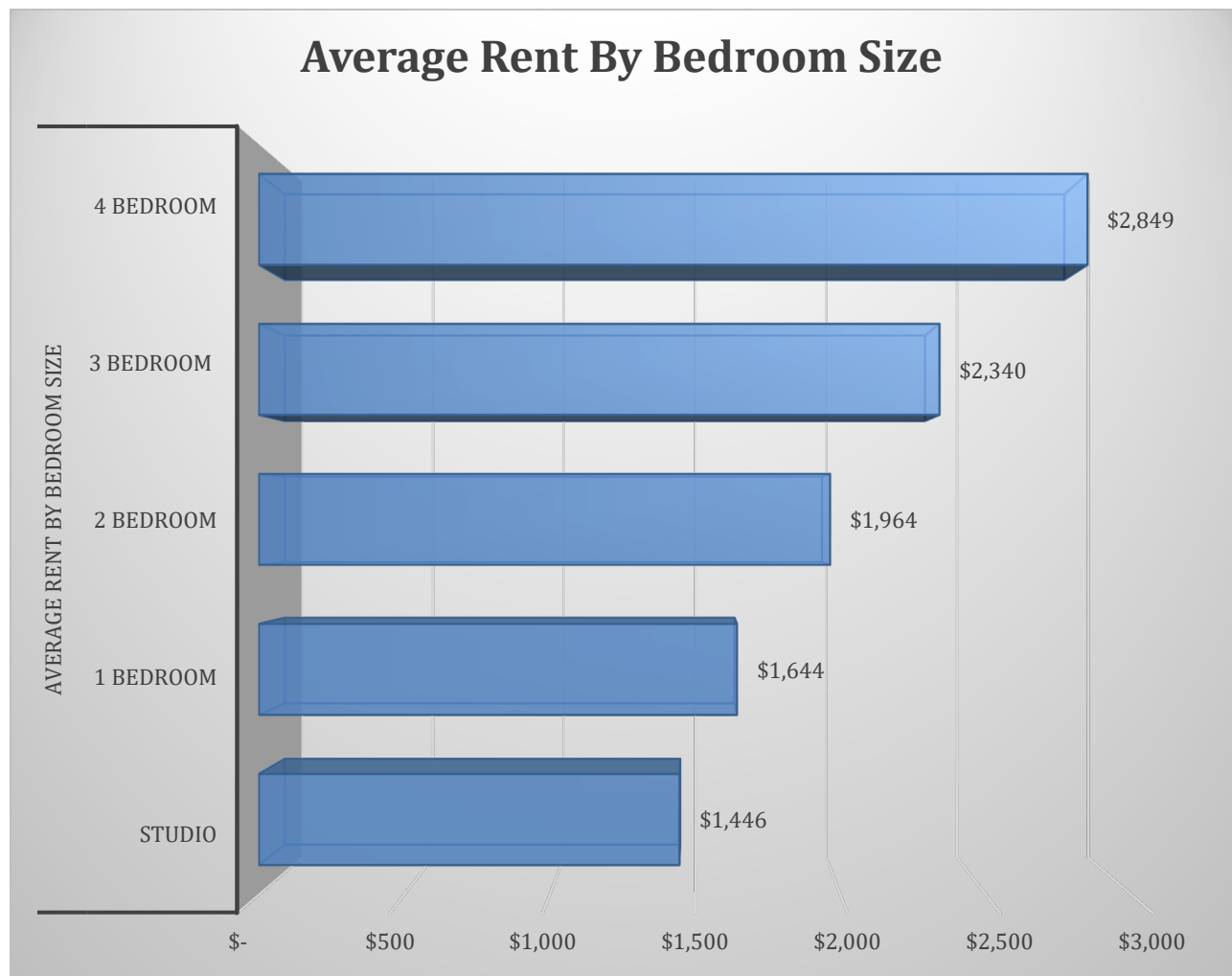
Rent Registry

The Rent Registry City of San José for Rent Stabilization Program opened August 1, 2018. All property owners subject to the can log into the Rent Registry, at <https://sjregistry.force.com>.

The City Council approved the creation of the Rent Registry to collect rent information and monitor rental activity among rent stabilized units. The first registration period ended on March 1, 2019 with 28,526 units registered. This number comprises 73% of the ARO housing stock.

Apartments not registered will be ineligible for general annual rent increases.

The following statistics reflect the rental information collected from the Rent Registry during the first registration period:



Public Outreach

Staff met with a wide range of stakeholders while conducting outreach and research for the Apartment Rent Ordinance, Tenant Protection Ordinance, and the Ellis Act Ordinance. A summary of all public meetings is listed in **Attachment A**.

Rent Stabilization Consortium

In March 2019 five Program Staff traveled to Southern California to meet with various Rent Stabilization Programs representing Northern and Southern California Cities. Los Angeles and West Hollywood hosted one day and staff discussed details of each programs' rent registry, Ellis Act Ordinance, and Soft Stories program. A Rent Stabilization Consortium in Santa Monica was attended by twelve Cities to focus on future rent stabilization legislature. Programs discussed recent challenges, successes, and shared vital information to strengthen and build each Program to better their community.

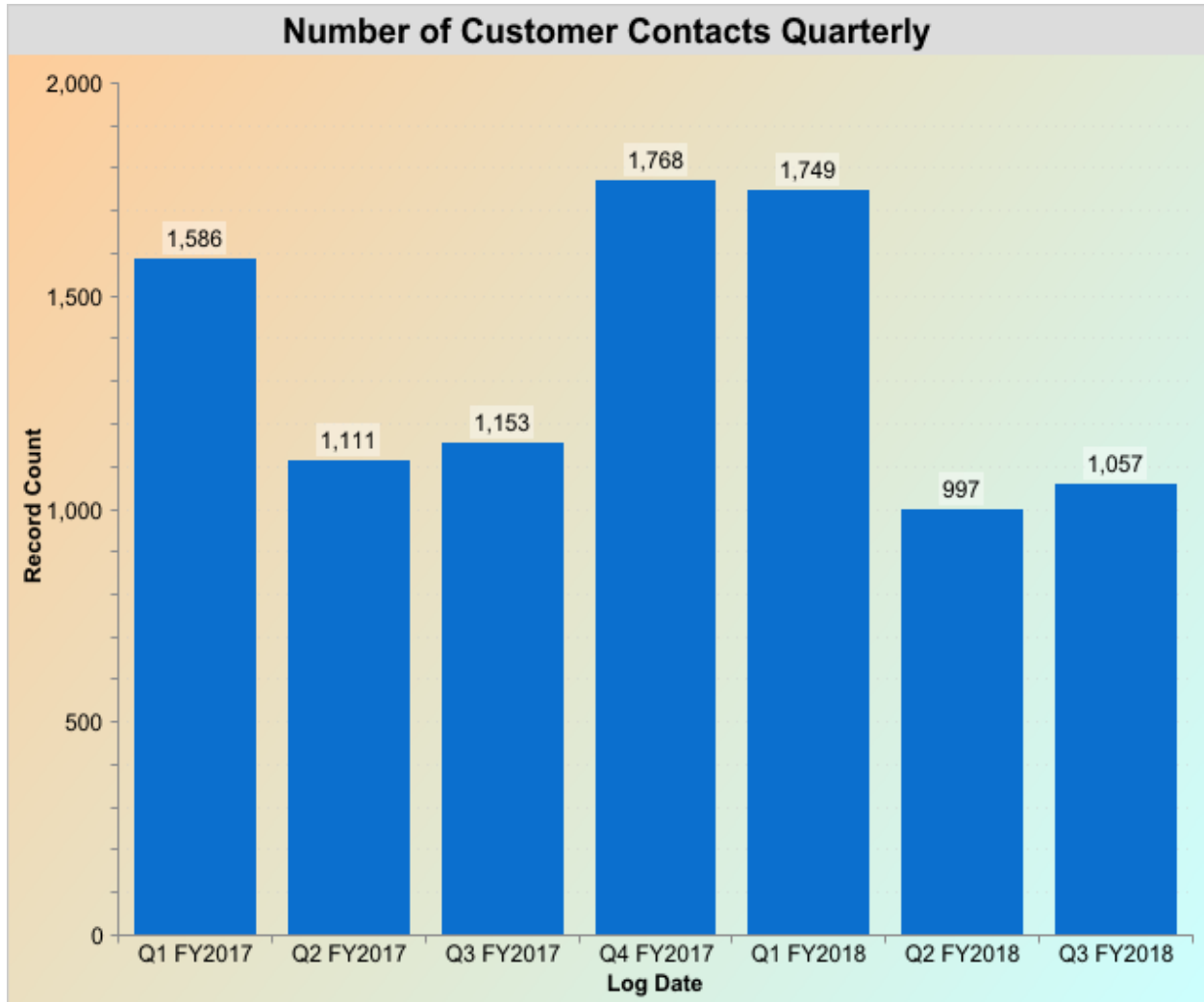
Ratio Utility Billing System (RUBS) – Landlord Petitions

The Apartment Rent Ordinance, Chapter 17.23 was amended on May 22, 2018 to allow for landlords to petition for a one-time offset increase to rent. An "Offset" Petition must have been filed by October 31, 2018 and determined to be complete by November 5, 2018 for eligibility. Landlords with written utility pass through contracts for water, sewer, and/or garbage in place prior to January 1, 2018 can file the petition for a one-time rent increase. The Rent Stabilization Program received 130 RUBS petitions between July 1, 2018 and October 31, 2018. Of the 130 petitions filed, staff has mailed out 39 (703 Units) Decisions and 91 (6,933 Units) are pending a Decision. Currently Rent Stabilization Program received 10 tenant's petitions regarding utility charges. All ten petitions are pending hearing.

Apartment Call Log Report Inquiries

From January 1, 2019 through March 31, 2019, the Rent Stabilization Program received 1,057 inquiries. During the third quarter primarily the calls received were regarding the rent registry, and landlords RUBS petitions.

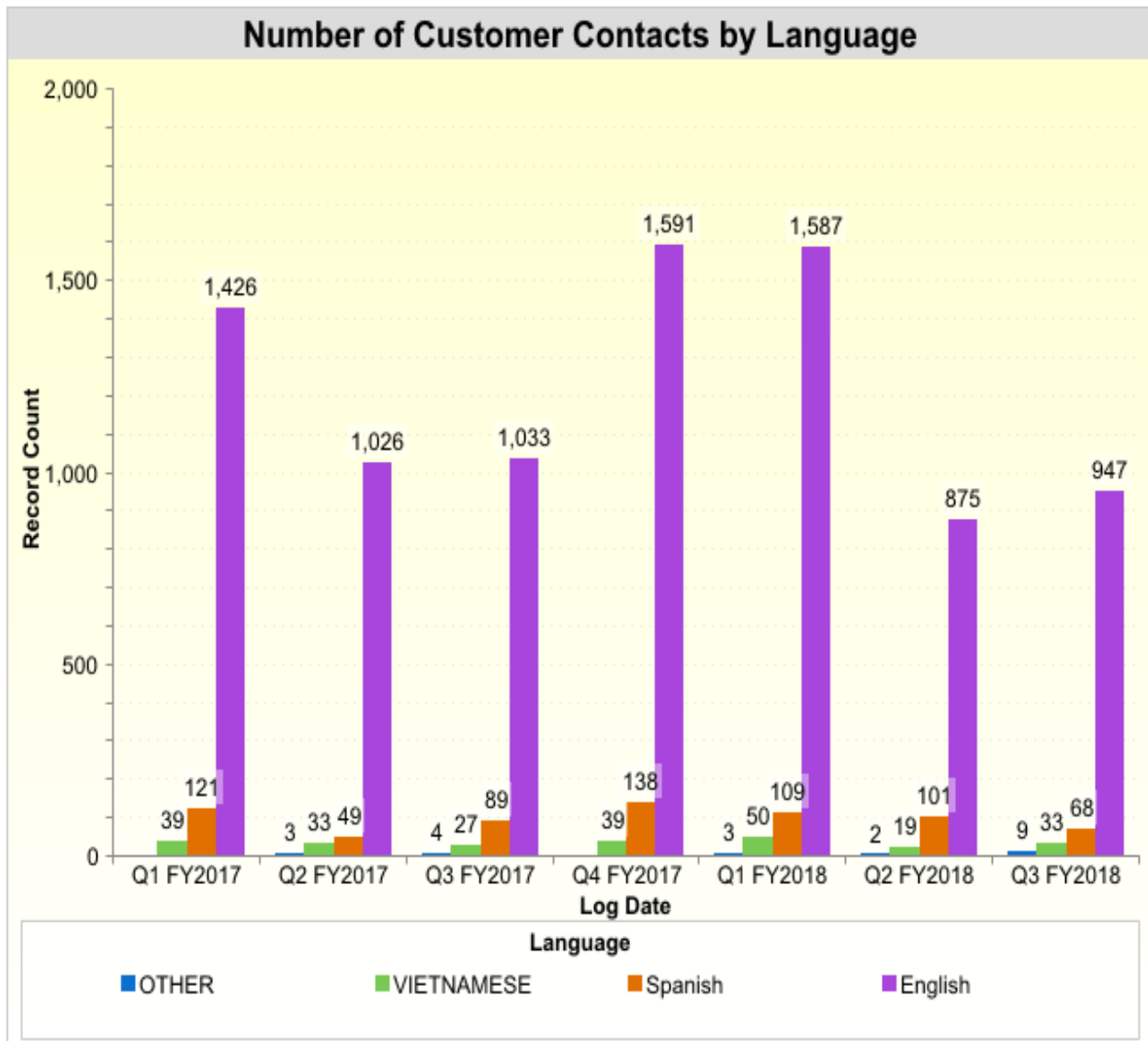
A summary of calls received by the Rent Stabilization Program during the last 7 quarters are provided below:



Number of Customer Contacts by Language

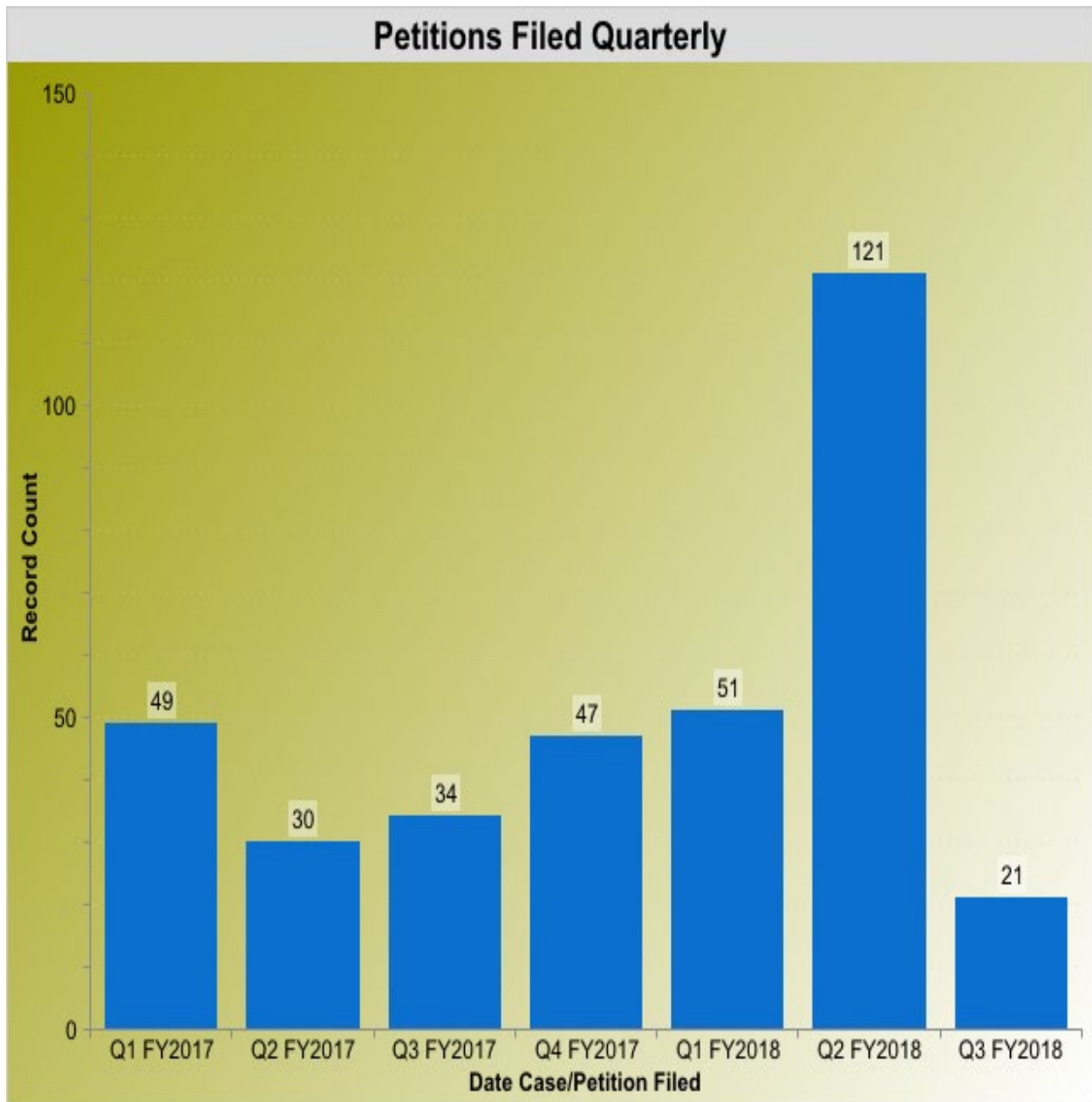
The Rent Stabilization Program received 1,057 inquiries during the third quarter 2018-2019. During the third quarter 2018-2019, the language spoken by individuals making inquiries is provided below. In early January the Rent Stabilization Program hired a new staff member who speaks both Mandarin and Cantonese. The majority of the “other” indicated below are Mandarin and Chinese. Moving forward, the program database will be updated to provide more detail on these additional languages spoken.

- 947 inquiries (90%) received in English;
- 68 inquiries (6%) received in Spanish;
- 33 inquiries (3%) received in Vietnamese; and
- 9 inquiries (1%) received in Other.



Petitions Filed

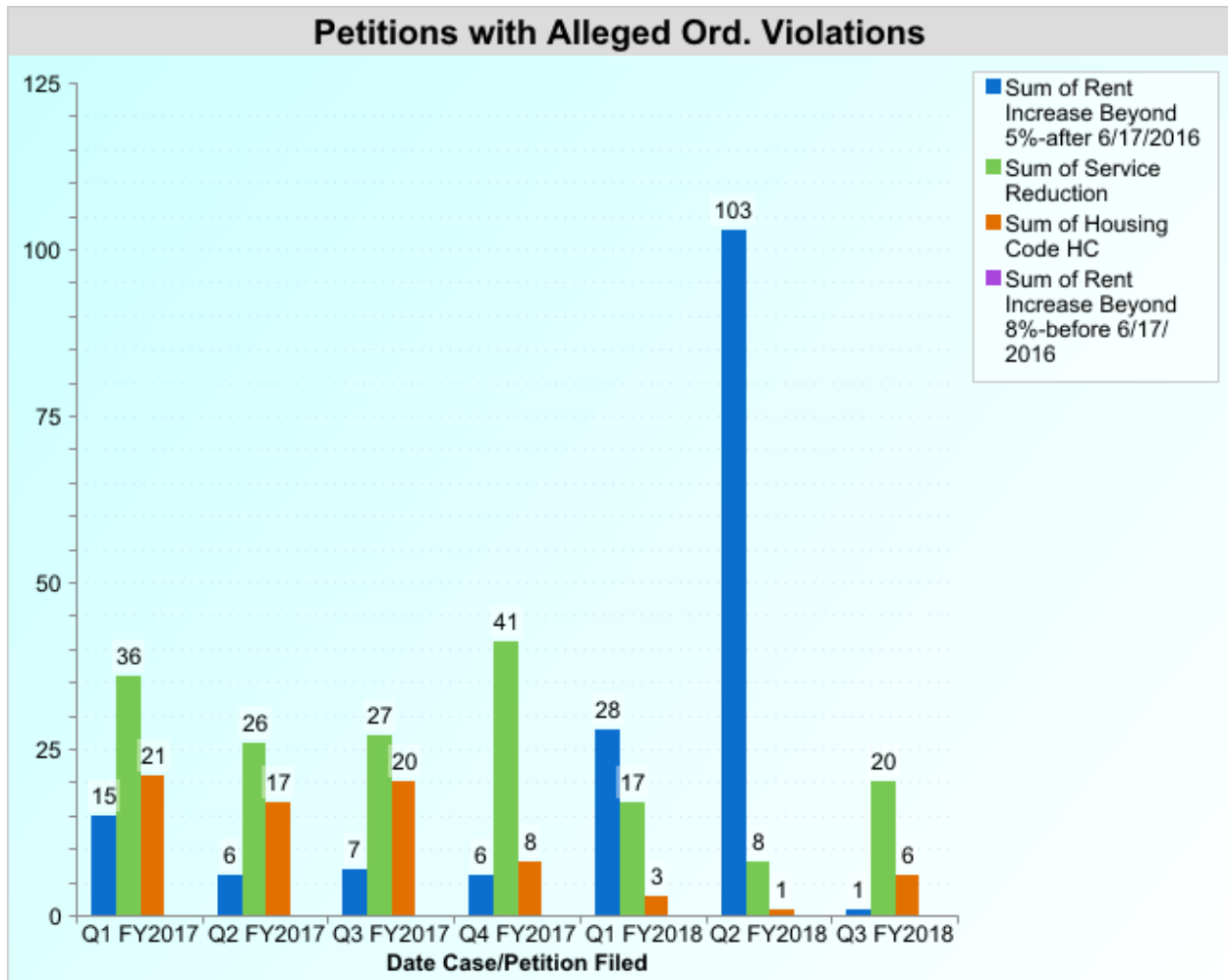
A summary of petitions filed quarterly is provided below. The Rent Stabilization Program received 21 petitions between January 1, 2019 and March 25, 2019, and 121 petitions between October 1, 2018 and December 31, 2018. Overall, the number of petitions filed with the Rent Stabilization Program decreased by 100 (83%) from previous quarter. The decrease from prior quarter is primarily due to no RUBS Petitions being filed in the third quarter. Multiple petitions were filed for housing service reductions. During the third quarter no petitions were filed by landlords.



Petitions Filed During the Third Quarter 2018-2019 with Alleged Ordinance Violations

A summary of petitions with alleged ordinance violations is provided below. As mentioned, the Rent Stabilization Program received 21 petitions during the third quarter 2018-2019. Below is a breakdown of those petitions:

- 21 petitions filed regarding service reductions;
- 2 petition ineligible for the petition.

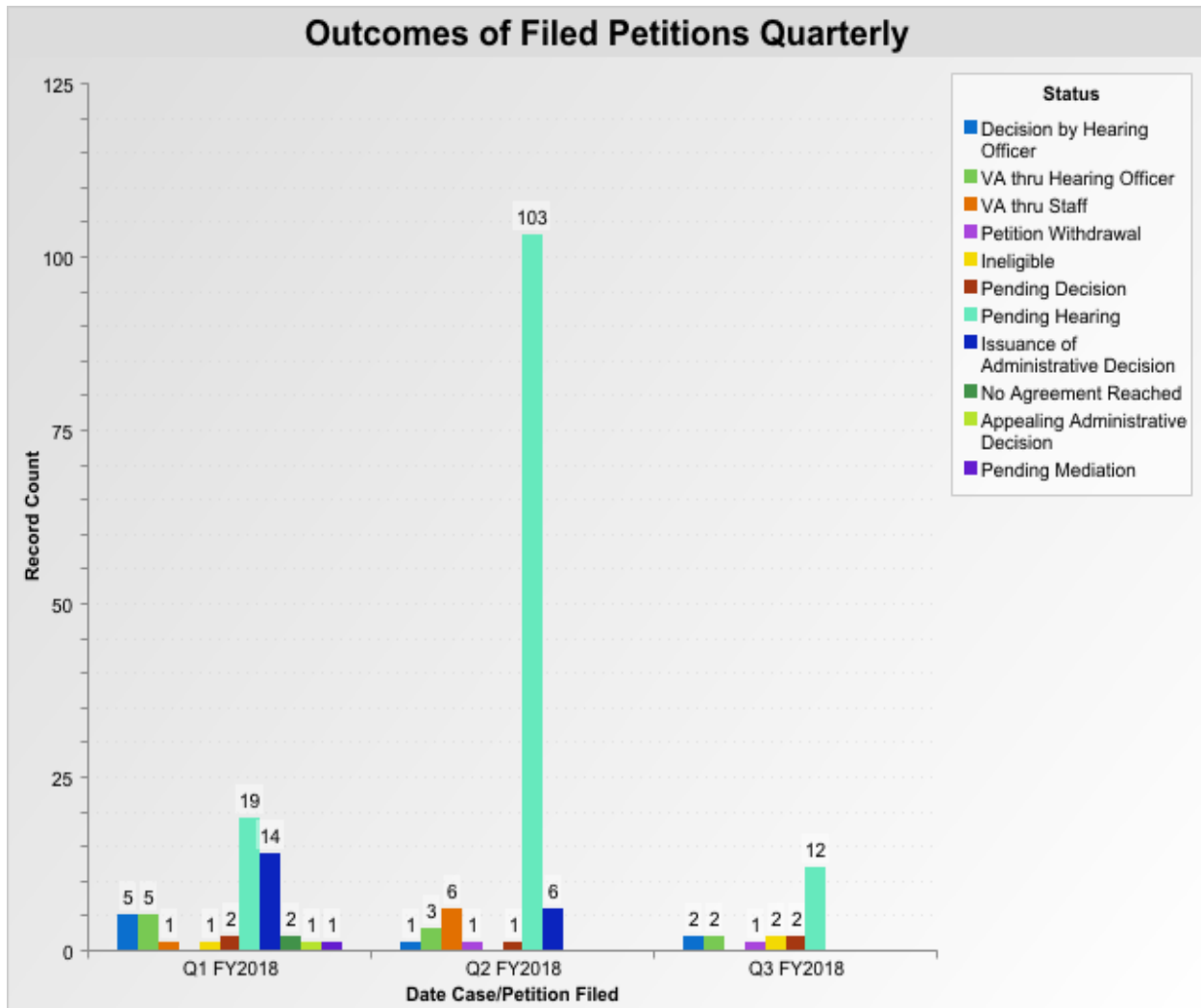


Outcomes of Filed Petitions

The outcome of the petitions filed with the Rent Stabilization Program for the third quarter is provided below.

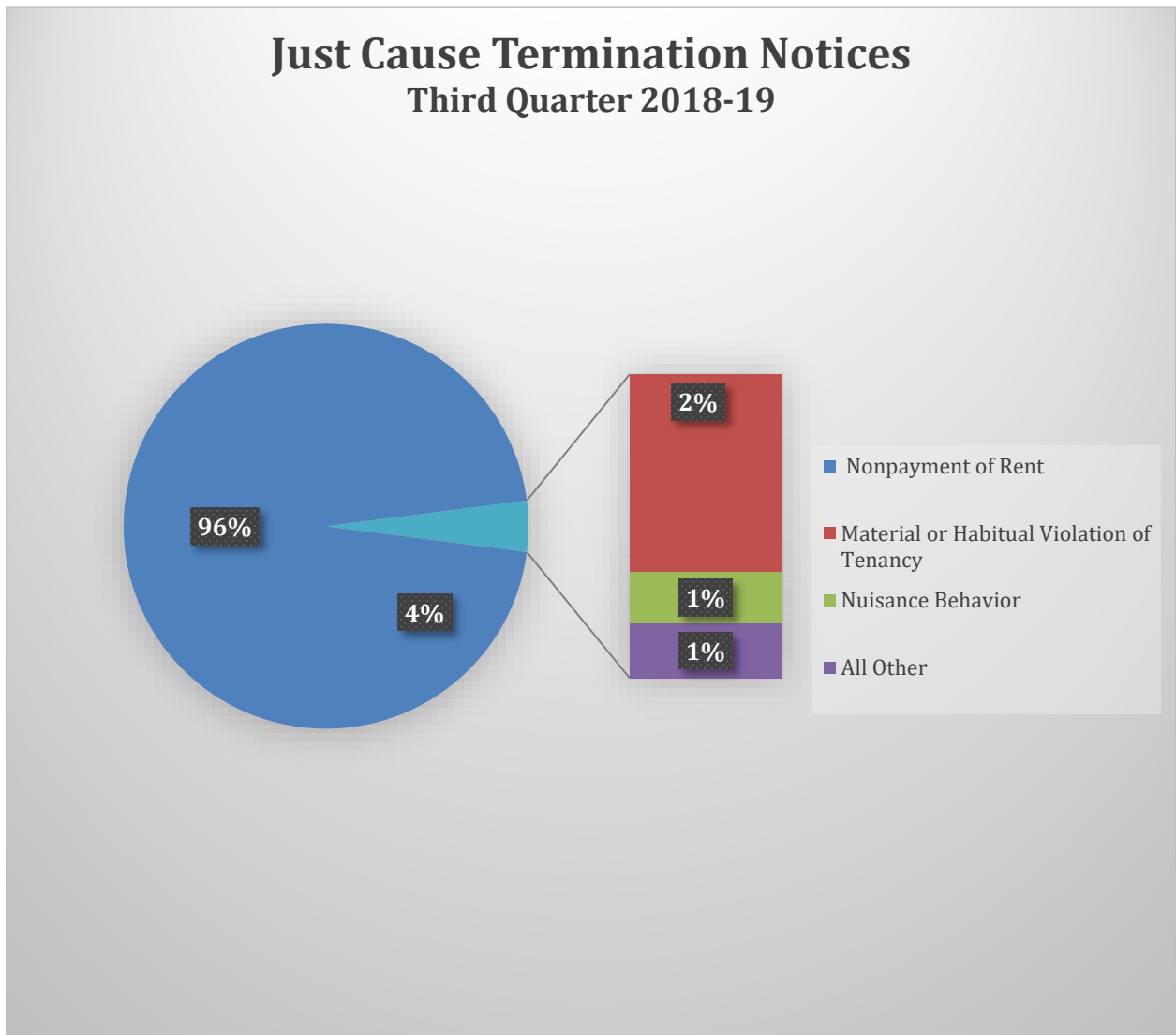
Percentage based by number petitions filed (21 petitions)

- 12 petition (57.14%) pending hearing;
- 1 petition (4.76%) pending Decision;
- 2 petitions (9.52%) resolved voluntarily by Hearing Officer;
- 3 petitions (14.29%) Hearing Officer Decision;
- 1 petition (4.76%) withdrawn;
- 2 petitions (9.52%) ineligible.



Just Cause Terminations

From January 1, 2018 through March 31, 2018 the Rent Stabilization Program received 2,050 Just Cause Termination notices, and from October 1, 2018 through December 31, 2018 there were 2,076 notices received. During the last two quarters 4,126 notices were filed with the Rent Stabilization Program. 96% or 1,967 of the third quarter notices were due to nonpayment of rent.



HOUSING COMMUNITY DEVELOPMENT COMMISSION

Subject: Rent Stabilization Program – Third Quarter Report

April 4, 2019

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Cause Stated on Termination Notice	Jan-19	Feb-19	Mar-19	Total
1. Nonpayment of rent	631	724	612	1,967
2. Material or habitual violation of tenancy	12	20	22	54
4. Refusal to agree to a like or new rental agreement	1	1	1	3
5. Nuisance behavior	5	5	4	14
7. Unapproved holdover subtenant	0	1	1	2
8. Substantial rehabilitation of the unit	0	0	7	7
11. Order to vacate	1	0	0	1
12. Vacation of unpermitted unit	0	0	1	1
13. Criminal Activity	0	1	0	1
Total	650	752	648	2,050

/s/

Fred Tran

Acting Program Manager

Rent Stabilization Program

**RENT STABILIZATION PROGRAM
Community Meetings and Outreach Summary**

Community Meetings

Meeting	Date	Time	Location
Policy Development Community Meeting	March 20, 2019	6:00	Seven Trees Community Center
Special Housing & Community Development Commission	March 7, 2019	6:45	San José City Hall – Wing Rooms
Housing & Community Development Commission	February 14, 2019	5:45 PM	San José City Hall – Wing Rooms
Housing & Community Development Commission	January 17, 2019	5:45 PM	Roosevelt Community Center

Community Outreach

Meeting	Date	Location
Little Saigon Business Association	March 28, 2019	Vietnam Town
Justice for Workers Conference	February 23, 2019	Yerba Buena High School
Tet Vietnamese New Year	February 16, 2019	Vietnamese American Community Center
Campbell Union School District @ Rosemary School	February 1, 2019	Rosemary School District



Memorandum

TO: HOUSING AND COMMUNITY
DEVELOPMENT COMMISSION

FROM: Theresa Ramos

SUBJECT: SEE BELOW

DATE: April 4, 2019

Approved

Date

SUBJECT: Rent Stabilization Program Reports for FY 2018-19 Third Quarter for Mobilehomes

PURPOSE

The Rent Stabilization Program (Program) is providing a summary of Program activity, including reports and mobilehome call log inquiries, for the third Quarterly Report, FY 2018-19, January 1, 2019 to March 31, 2019, regarding mobilehome issues and trends impacting San José mobilehome park communities.

This report also covers current issues in mobilehome community living. The Rent Stabilization Program provides education and information to protect the rights and improve relations between residents and park owners/managers. The Housing and Community Development Commission (HCDC) has requested periodic data from the Program.

PROGRAM HIGHLIGHTS-

Major actions taken during the third quarter of FY 2018-19 include community engagement, via public outreach and presentations about the Mobilehome Rent Ordinance. Program staff continues to engage the mobilehome community through e-mail, in-person, and telephone assistance, referrals to legal and social services, and updates of Program materials, including fact sheets and a multilingual guidebook available on the City's mobilehome website.

Mobilehome Resources

Program staff provided an updated resource guide in English, Spanish, Chinese, and Vietnamese (coming soon). The Mobilehome Resident and Park Owner Resource Guide is an easy to read guide which provides useful information about the Mobilehome Rent Ordinance and

Mobilehome Residency Law. The purpose of the guide is to educate and encourage residents and owners to stay updated and informed about mobilehome rights and responsibilities. The guide also lists resources and referrals, including a park roster, legal and social services.

Mobilehome Inquiries

During this third quarter, the Rent Stabilization Program received 84 mobilehome park inquiries (**Attachment A**).

Types of inquiries during this third quarter include:

- Residents' Rights
- Referral Advice
- Evictions (5)

Mayfair Mobilehome Park (54 Spaces)

Program staff received concerns from a resident advocate regarding sewer overcharges alleging a violation of the Mobilehome Residency Law (MRL), Section 798.41, titled "Utilities Separately Billed – Reduced from Rent" Program staff met with the park owner, manager and resident and provided an analysis of an overpayment of the resident's billing invoices. Program staff assisted the resident with a reimbursement of \$997.42.

San Jose Verde Mobilehome Park (149 Spaces)

Program staff continues to receive complaints, including but not limited to service reductions and overcharges from the residents' Home Owner Association (HOA) President as they file complaints with multiple enforcement agencies throughout the state. Program staff referred the HOA President to a mobilehome resident advocate group and legal services for assistance.

Program staff also received complaint from a resident who alleged he was coerced into a long-term lease agreement which exempts his space from rent control. The resident's rent is at market rate and he is experiencing difficulty in selling his mobilehome. Program staff referred the resident to legal services for assistance.

Colonial Mobile Manor Mobilehome Park (207 Spaces)

On December 14, 2018, Program staff mailed a reconsidered decision titled "Order on Petition for a Writ of Mandate After Remand from Superior Court" to all parties in a 2013 Landlord Petition. The decision followed a superior court order vacating the Hearing Officer's prior decision issued on February 10, 2014. The Hearing Officer's reconsideration decision change a rent increase from \$0 to a \$45.06 rent increase per space per month. Program staff received numerous inquiries and Program staff briefly explained the petition process, the decision, the appeal and the reconsideration for the rent increase. Program staff informed residents that the new decision could not be appealed with the City of San Jose's Rent Stabilization Program and referred residents to legal services for assistance.

Eastridge Estates Mobilehome Park (187 Spaces)

Program staff received a resident complaint regarding a tree dispute. According to the resident, the park manager has requested that the resident pay for a tree removal on their lot. A contracted arborist determined that the tree suffers from a fungal infection that cannot be treated, and if not properly taken care of, will become hazardous. The resident claims that the tree was overgrown upon their move in, seven years ago. The resident has cared for the tree by trimming and watering it to the best of their ability. The tree now poses a potential hazard to the resident's home and the resident believes that the park owner is responsible for its removal, in accordance with the Mobilehome Residency Law, Section 798.37.5, titled "Trees and Driveways".

Per the resident, the previous manager verbally stated that the park would remove the tree if it became hazardous, however, nothing was put in writing. New park manager proposes to remove the tree and to split the cost, 50%-50% for removal costs where the resident can pay 50% of the cost in payments to the park. However, the resident does not agree to the manager's proposal. Program staff conducted a site visit to meet and discuss the issue with the resident and park manager. The parties were unable to come to an agreement. Program staff has referred the resident and park manager to legal services for assistance.

Mobilehome Manor Mobilehome Park (81 Spaces)

Program staff received resident complaints about their safety due to ongoing inspections of their home without notice. According to a resident, two men, who would not identify themselves, took pictures of their home, entered the property without permission or notice and returned to the manager's office. Residents have invited Program staff to participate in workshop to provide a presentation about the City's Mobilehome Rent Ordinance and their rights and responsibilities.

Oakcrest Estates Mobilehome Park (158 Spaces)

Program staff received an invitation to speak at a Home Owner Association (HOA) meeting and provide a presentation about utility overcharges. Program staff provided information and resources, including but not limited to the Mobilehome Rent Ordinance, Mobilehome Residency Law, Weights and Measures, California Public Utilities Commission, and legal services. Program staff has received one inquiry about a possible overcharge in utility billing.

Winchester Mobilehome Park (111 Spaces)

Program staff received a complaint from a resident advocate regarding anti-displacement allegations. Program staff is tracking self-reported mobilehome evictions and has referred impacted residents to legal services for assistance.

In addition, residents continue to be impacted by a park closure as subject to the Mobilehome Conversion Ordinance. On March 21, 2019, residents attended a community meeting hosted by the City of San Jose's Planning, Building, and Code Enforcement (PBCE). The meeting was about a Notice of Preparation of an Environmental Impact Report for the Winchester Ranch Residential Project (File No: GP18-014- PDC18-037). The project applicant listed Pulte Homes Company, LLC. who provided a presentation about the scope of the Environmental Impact

Report and addressed resident concerns of traffic congestion, emergency preparedness, and proposed amenities for the proposed layout of the new buildings.

Magic Sands Mobilehome Park (541 Spaces)

Program staff received a complaint from a resident who received an eviction notice for violating their park rules. Program staff referred the resident to resident advocacy group and legal services for assistance. The resident later notified Program staff that the eviction notice was rescinded with the assistance from a resident organization.

Evictions

The Housing and Community Development Commission were concerned with mobilehome anti-displacement and requested from Program staff data on mobilehome eviction notices. In response to the Commission, Program staff has five (5) self-reported cases and is limited to the outcome to each self-report. Below is a brief summary of each eviction.

Winchester Ranch

A resident received an eviction notice because of alleged health and safety code violations. The resident retained a private attorney to assist with the eviction.

Riverbend Mobilehome Park

A resident received an eviction notice due to a satellite dish, allegedly in violation of state health and safety codes. The resident received assistance from a resident advocacy group.

Unavailable

A resident received an eviction notice without cause. The resident was referred to legal services and provided a copy of the Mobilehome Residency Law, which denotes the seven authorized reasons for just-cause evictions.

Magic Sands Mobilehome Park

A resident received an eviction for feeding feral cats on their property. The resident was received assistance from a resident advocacy group and the eviction noticed was rescinded.

Mobilehome Manor

Program staff received resident claims of harassment and potential evictions. The resident was referred to a resident advocacy group and legal services for assistance.

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

Subject: 2018-2019 Third Quarterly Mobilehome Report

March 31, 2019

Page 5 of 5

Willow Glen Mobilehome Park

A resident received an eviction notice for a non-payment of rent. The resident notified the City who holds a legal ownership of the mobilehome to relinquish his right to the home. Program staff is attempting to contact the park owner to address the issue.

/s/

Theresa Ramos

Senior Analyst, Department of Housing

Rent Stabilization Program

ATTACHMENT:

Attachment A: Mobilehome Call Log

Attachment B: Mobilehome Owner and Resident Guidebook (Spanish, English, and Cantonese)

Attachment C: Mobilehome Fact Sheet



Memorandum

TO: HOUSING & COMMUNITY DEVELOPMENT COMMISSION (HCDC)

FROM: Theresa Ramos

SUBJECT: CALL LOG REPORT

DATE: 4/2/2019

Total Calls=84

	Date	Requestor	Mobilehome Park	Topic	Resolution Suggested
Jan	1/7/2019	Property Manager	HOMETOWN EASTRIDGE ESTATES	Office Information	Information
Jan	1/7/2019	RESIDENT	COLONIAL MOBILE MANOR MOBILEHOME PARK	Office Information	Information
Jan	1/8/2019	RESIDENT	CHATEAU LA SALLE MOBILEHOME PARK	Allowable Rent Increase;Ordinance	Information
Jan	1/8/2019	RESIDENT	COLONIAL MOBILE MANOR MOBILEHOME PARK	Office Information	Other
Jan	1/8/2019	RESIDENT	MILL POND 1	Office Information	Referral
Jan	1/10/2019	RESIDENT	TOWN & COUNTRY MOBILE VILLAGE	Allowable Rent Increase;Referral Advice;Office Information	Information
Jan	1/10/2019	RESIDENT	SAN JOSE VERDE MOBILEHOME PARK	Office Information	Information
Jan	1/10/2019	RESIDENT	SUMMERSET MOBILEHOME PARK	Referral Advice	Referral
Jan	1/10/2019	RESIDENT	COLONIAL MOBILE MANOR MOBILEHOME PARK	Referral Advice	Referral
Jan	1/11/2019	RESIDENT	COLONIAL MOBILE MANOR MOBILEHOME PARK	Office Information	Information
Jan	1/14/2019	Property Manager	MAGIC SANDS	Referral Advice	Information
Jan	1/14/2019	RESIDENT	MAGIC SANDS	Referral Advice	Information

Jan	1/14/2019	RESIDENT	SUMMERSET MOBILEHOME PARK	Office Information	Information
Jan	1/15/2019	RESIDENT	COLONIAL MOBILE MANOR MOBILEHOME PARK	Office Information	Information
Jan	1/15/2019	RESIDENT	SUMMERSET MOBILEHOME PARK	Office Information	Information
Jan	1/15/2019	RESIDENT	Unavailable	Office Information	Referral
Jan	1/15/2019	LANDLORD	HOMETOWN EASTRIDGE ESTATES	Ordinance;Office Information	Information
Jan	1/16/2019	RESIDENT	MAGIC SANDS	Referral Advice	Referral
Jan	1/17/2019	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Referral Advice;Rights	Referral
Jan	1/22/2019	RESIDENT	COLONIAL MOBILE MANOR MOBILEHOME PARK	Petition/Hearing	Information
Jan	1/22/2019	RESIDENT	MAYFAIR TRAILER PARK	Allowable Rent Increase	Information
Jan	1/22/2019	RESIDENT	MAGIC SANDS	Office Information	Information
Jan	1/22/2019	RESIDENT	RIVERBEND MOBILEHOME PARK	Eviction	Information
Jan	1/25/2019	RESIDENT	MOBILEHOME MANOR MOBILEHOME PARK	Harrasment;Referral Advice	Referral
Jan	1/28/2019	RESIDENT	RIVER GLEN MOBILEHOME PARK	Referral Advice	Referral
Jan	1/28/2019	RESIDENT	WESTERN TRAILER MOBILEHOME PARK	Referral Advice	Referral
Jan	1/28/2019	LANDLORD	CASA ALONDRA MOBILEHOME PARK	Ordinance	Information
Jan	1/28/2019	RESIDENT	Unavailable	Referral Advice	Information
Jan	1/28/2019	RESIDENT	MAGIC SANDS	Office Information	Information
Jan	1/28/2019	LANDLORD	CASA ALONDRA MOBILEHOME PARK		Information
			COLONIAL MOBILE MANOR		

Jan	1/28/2019	RESIDENT	MOBILEHOME PARK	Referral Advice	Information
Jan	1/30/2019	RESIDENT	SILVER CREEK MOBILEHOME PARK	Referral Advice	Referral
Jan	1/31/2019	RESIDENT	MOBILEHOME MANOR MOBILEHOME PARK	Harrasment;Referral Advice	Referral
Jan	1/31/2019	RESIDENT	COYOTE CREEK MOBILEHOME COMMUNITY	Code Issue	Information
Jan	1/31/2019	RESIDENT	WESTWINDS MANUFACTURED HOME COMMUNITY	Ordinance	Information
Feb	2/4/2019	RESIDENT	MOBILEHOME MANOR MOBILEHOME PARK	Lease Dispute	Information
Feb	2/5/2019	RESIDENT	SAN JOSE VERDE MOBILEHOME PARK	Maintenance;Rights	Information
Feb	2/5/2019	RESIDENT	SUNSHADOW MOBILEHOME PARK	Referral Advice	Referral
Feb	2/5/2019	RESIDENT	COLONIAL MOBILE MANOR MOBILEHOME PARK	Allowable Rent Increase;Rights	Information
Feb	2/6/2019	RESIDENT	WINCHESTER RANCH MOBILEHOME COMMUNITY	Eviction	Referral
Feb	2/7/2019	RESIDENT	HOMETOWN EASTRIDGE ESTATES	Referral Advice;Rights	Referral
Feb	2/7/2019	LANDLORD	MAYFAIR TRAILER PARK	Allowable Rent Increase;Ordinance	Information
Feb	2/8/2019	RESIDENT	MAGIC SANDS	Referral Advice	Referral
Feb	2/8/2019	RESIDENT	RIVER GLEN MOBILEHOME PARK	Referral Advice	Referral
Feb	2/8/2019	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Referral Advice;Rights	Referral
Feb	2/11/2019	RESIDENT	CHATEAU LA SALLE MOBILEHOME PARK	Rights;Office Information	Information

Feb	2/11/2019	RESIDENT	HOMETOWN EASTRIDGE ESTATES	Rights	Information
Feb	2/11/2019	RESIDENT	MOBILEHOME MANOR MOBILEHOME PARK	Rights	Other
Feb	2/11/2019	RESIDENT	SUMMERSET MOBILEHOME PARK	Referral Advice	Referral
Feb	2/11/2019	RESIDENT	CHATEAU LA SALLE MOBILEHOME PARK	Allowable Rent Increase;Code Issue;Referral Advice	Other
Feb	2/12/2019	RESIDENT	MAYFAIR TRAILER PARK	Allowable Rent Increase;Ordinance	Information
Feb	2/13/2019	TENANT	Unavailable	Rights	Referral
Feb	2/14/2019	RESIDENT	COLONIAL MOBILE MANOR MOBILEHOME PARK	Allowable Rent Increase	Information
Feb	2/14/2019	RESIDENT	MOBILEHOME MANOR MOBILEHOME PARK	Referral Advice;Rights	Information
Feb	2/19/2019	OTHER	GOLDEN WHEEL PARK	Service	Referral
Feb	2/21/2019	Property Manager	MAYFAIR TRAILER PARK	Allowable Rent Increase;Code Issue;Ordinance	Information
Feb	2/21/2019	RESIDENT	CHATEAU LA SALLE MOBILEHOME PARK	Ordinance;Office Information	Information
Feb	2/21/2019	RESIDENT	MAYFAIR TRAILER PARK	Allowable Rent Increase	Ordinance
Feb	2/21/2019	Property Manager	WESTERN TRAILER MOBILEHOME PARK	Code Issue;Office Information	Information
Feb	2/21/2019	RESIDENT	HOMETOWN EASTRIDGE ESTATES	Office Information	Information
Feb	2/26/2019	RESIDENT	SAN JOSE VERDE MOBILEHOME PARK	Office Information	Information
Feb	2/26/2019	RESIDENT	SAN JOSE VERDE MOBILEHOME PARK	Discrimination;Referral Advice	Referral
March	3/1/2019	RESIDENT	MAGIC SANDS	Eviction	Referral
			WESTERN		

March	3/6/2019	Property Manager	TRAILER MOBILEHOME PARK	Office Information	Information
March	3/6/2019	RESIDENT	MOBILEHOME MANOR MOBILEHOME PARK	Eviction;Harrasment	Referral
March	3/6/2019	RESIDENT	PEPPERTREE MOBILEHOME ESTATES	Referral Advice	Information
March	3/6/2019	RESIDENT	OAKCREST ESTATES MOBILEHOME PARK	Referral Advice	Information
March	3/6/2019	RESIDENT	MAGIC SANDS	Referral Advice	Information
March	3/7/2019	RESIDENT	HOMETOWN EASTRIDGE ESTATES	Code Issue	Information
March	3/7/2019	RESIDENT	Unavailable	Referral Advice	Information
March	3/8/2019	RESIDENT	MOBILEHOME MANOR MOBILEHOME PARK	Eviction;Harrasment	Referral
March	3/12/2019	RESIDENT	SOUTH BAY MOBILEHOME PARK	Referral Advice	Information
March	3/13/2019	RESIDENT	LAMPLIGHTER MOBILEHOME PARK	Code Issue;Maintenance;Referral Advice	Referral
March	3/14/2019	RESIDENT	SAN JOSE VERDE MOBILEHOME PARK	Referral Advice	Referral
March	3/14/2019	Real Estate Professional	MILL POND 1	Referral Advice	Referral
March	3/15/2019	RESIDENT	WINCHESTER RANCH MOBILEHOME COMMUNITY	Eviction	Information
March	3/15/2019	RESIDENT	MOBILEHOME MANOR MOBILEHOME PARK	Eviction;Harrasment	Referral
March	3/18/2019	RESIDENT	HOMETOWN EASTRIDGE ESTATES	Referral Advice	Referral
March	3/19/2019	RESIDENT	FOOTHILLS MOBILELODGE	Allowable Rent Increase	Information
March	3/20/2019	RESIDENT	Unavailable	Code Issue;Referral Advice	Information
			MOBILEHOME MANOR		

March	3/21/2019	RESIDENT	MOBILEHOME PARK	Discrimination;Harrasment	Information
March	3/21/2019	RESIDENT	Unavailable	Referral Advice	Information
March	3/27/2019	RESIDENT	CARIBEES MOBILEHOME PARK	Allowable Rent Increase;Eviction	Referral
March	3/29/2019	RESIDENT	WILLOW GLEN MOBILEHOME ESTATES	Eviction	Information

Brief Synopsis on Disposition of Calls

1/7/2019 - HOMETOWN EASTRIDGE ESTATES

Other: Property Manager contacted the Program to request the maximum annual percentage notice. Program staff let the Park manager know that the percentage is calculated and notices are distributed in June.

1/7/2019 - COLONIAL MOBILE MANOR MOBILEHOME PARK

Resident's Issue: Resident called Program staff to inquire about updates to the proposed informational memorandum regarding recent Park decision. Program staff let the resident know that the info memo would be made available shortly. Program staff also let the resident know that the park owner recently filed an objection to the December 2018 decision. Staff referred the resident to the Superior Court's website to pull information on the decision.

1/8/2019 - CHATEAU LA SALLE MOBILEHOME PARK

Resident's Issue: Resident inquired about in-place transfers and current rent control policies relating to mobilehomes. Program staff offered the appropriate information.

1/8/2019 - COLONIAL MOBILE MANOR MOBILEHOME PARK

Other: Mailing service was unable to deliver the Program's correspondence to the resident. Program staff contacted the park manager to obtain the resident's new address.

1/8/2019 - MILL POND 1

Resident's Issue: Resident requested information about renewing registration for their manufactured home. Program staff directed the resident to the Housing and Community Development website where home owners can enter their decal to determine whether their registration is up to date.

1/10/2019 - TOWN & COUNTRY MOBILE VILLAGE

Resident's Issue: Caller inquired about rent control and requested to know whether their space and their neighbor's was covered by the Mobilehome Rent Ordinance. Program staff confirmed that their spaces were covered and space rent is currently limited to 3% every 12 months. Resident also requested information about the Mobilehome Residency Law. The resident also requested referrals to legal agencies on behalf of their neighbor. Staff provided referrals to legal agencies.

1/10/2019 - SAN JOSE VERDE MOBILEHOME PARK

Resident's Issue: Resident called staff to request names of City attorneys familiar with their open case. Staff provided the names of the attorneys who support the Rent Stabilization Program.

1/10/2019 - SUMMERSET MOBILEHOME PARK

Other: Caller requested information about mobilehome resident advocacy associations. Program staff offered referrals.

1/10/2019 - COLONIAL MOBILE MANOR MOBILEHOME PARK

Other: Program staff called the resident to share the Superior Court of Santa Clara's online case portal for further information on recent litigation regarding the resident's Park.

1/11/2019 - COLONIAL MOBILE MANOR MOBILEHOME PARK

Other: Resident inquired about upcoming landlord responsibilities workshop hosted by Project Sentinel. Program staff reserved a spot for the resident.

1/14/2019 - MAGIC SANDS

Other: Program staff called park manager to inquire about actions taken to resolve ongoing resident criminal and disorderly behavior. Program staff learned that management needs legal assistance to obtain police reports. Program staff referred management to legal services and will continue to work with management.

1/14/2019 - MAGIC SANDS

Resident's Issue: Resident called with concerns about ongoing disorderly behavior from a neighbor. On several occasions, the police department has had to respond. The resident feels that their safety and enjoyment of their community is threatened by the ongoing behavior. Program staff called park management to further inquire about the issue. Program staff learned that park management has not been successful in obtaining police reports, which may be helpful in resolving the issue. Program staff offered management and ownership referrals to legal agencies. Then, staff followed up with the resident via email. Program staff will be in contact with Park management to learn about further steps.

1/14/2019 - SUMMERSET MOBILEHOME PARK

Resident's Issue: Resident included Program staff on a letter where they requested park management to give residents a full 90-day notice before implementing the annual allowable rent increase. Program staff mailed residents Program staff business cards to encourage residents to call for follow up.

1/15/2019 - COLONIAL MOBILE MANOR MOBILEHOME PARK

Other: Resident requested a list of all 59 mobilehome parks in San Jose. Program staff emailed a list to the resident.

1/15/2019 - SUMMERSET MOBILEHOME PARK

Resident's Issue: Resident contacted Program staff with concerns about park management business practices, particularly with the park's approach to park rule enforcement. The resident requested that program staff contact ownership to confirm park manager's name and contact information. After contacting ownership, Program staff followed up with the resident. Program staff also let the resident know that currently the park does not have a homeowners association, per the resident's inquiry.

1/15/2019 - Unavailable

Resident's Issue: Program staff received a voicemail from a mobilehome resident who has questions about transferring an existing title. Program staff returned the missed call and offered the California Department of Housing and Community Development's website where transfer of title forms may be found. Program staff has not received any follow-up calls from the resident. The mobilehome park is unknown.

1/15/2019 - HOMETOWN EASTRIDGE ESTATES

Other: New park manager inquired about the Program fee term language. Program staff clarified confusion and explained that the term dates are set to 45-days from the invoice date, per the Mobilehome Rent Ordinance.

1/16/2019 - MAGIC SANDS

Resident's Issue: Resident contacted Program staff requesting legal advice on park ownership's responsibility in addressing a resident's habitual violation of park rules. Program staff referred the resident to legal agencies for assistance.

1/17/2019 - CASA ALONDRA MOBILEHOME PARK

Resident's Issue: Resident contacted Program staff for advice on intermittent park rule enforcement. Program staff recommended that the resident request a copy of their lease and park rules to ensure that they are in compliance with park rules. Program staff also offered to help the resident obtain these documents. The resident agreed to reach out if necessary.

1/22/2019 - COLONIAL MOBILE MANOR MOBILEHOME PARK

Resident's issue: Resident requested information regarding a reissued decision and a meeting at their mobilehome park. Program staff explained the decision's history and referred the resident to the flyer for information.

1/22/2019 - MAYFAIR TRAILER PARK

Resident's Issue: Resident advocate contacted Program staff on behalf of mobilehome park resident who had claims of sewer and rent overcharges. Program staff requested that the resident provide staff with copies of utility bills for further investigate their claims. Upon review, staff discovered that the claims were justified. Program staff provided an analysis of the resident's bills to the owner and requested that the mobilehome resident be reimbursed and that their rent be lowered in accordance with the Mobilehome Residency Law.

1/22/2019 - MAGIC SANDS

Other: Resident requested to be referred to a mobilehome resident advocate. Program asked for permission to share their contact information and put them in contact with the advocate.

1/22/2019 - RIVERBEND MOBILEHOME PARK

Other: Resident advocate called to report an eviction on behalf of a mobilehome park resident. The eviction, according to the resident advocate, is in regards to a dish satellite. Program staff requested that the resident advocate share the Rent Stabilization Program's contact information to better assist the impacted mobilehome resident.

1/25/2019 - MOBILEHOME MANOR MOBILEHOME PARK

Resident's Issue: Resident alleges claims of harassment and intimidation from park management and park owner. Resident requested that Program staff contact the park management and request a copy of his lease agreement and park rules. Program staff referred the resident to Bay Area Legal Aid to assist him with his legal concerns. Program staff also obtained a copy of the resident's lease agreement and park rules and shared them with the resident.

1/28/2019 - RIVER GLEN MOBILEHOME PARK

Resident's Issue: Resident requested information on health and safety code standards regarding their mobilehome porch/deck and railings. Program staff prepared and mailed an information packet with the State's pamphlets and resources on health and safety codes.

1/28/2019 - WESTERN TRAILER MOBILEHOME PARK

Resident's Issue: Resident left a voicemail requesting for information regarding a mobilehome title change. Program staff returned the call and left a voicemail with the State's phone number.

1/28/2019 - CASA ALONDRA MOBILEHOME PARK

Other: Property manager contacted Program staff to request information on temporary moratorium on residential eviction for non-payment of rent by tenants affected by the federal government shutdown. Program staff returned the call and left a voicemail.

1/28/2019 - Unavailable

Other: Resident left Program staff a voicemail with referrals for an issue at a mobilehome park in Hollister, CA. Program staff returned the call and left a voicemail.

1/28/2019 - MAGIC SANDS

Other: Resident called and left a voicemail. Program staff returned the call but was unable to reach the resident.

1/28/2019 - CASA ALONDRA MOBILEHOME PARK

Other: Program staff requested more information on the temporary moratorium on residential eviction for non-payment of rent by tenants affected by the federal government shutdown. Program staff shared additional details.

1/28/2019 - COLONIAL MOBILE MANOR MOBILEHOME PARK

Resident's Issue: Resident called Program staff to learn if their property owner had filed a motion in response to the Superior Court's decision to deny the owner's request for retroactive payment. Program staff referred the resident to the Superior Court's Case Informational Portal, which offers live data on cases.

1/30/2019 - SILVER CREEK MOBILEHOME PARK

Other: Resident accidentally mailed their Certificate of Title to the City rather than the State. Program staff mailed back their original and contacted the resident. The resident asked if Program staff would send the State a copy of their Certificate of Title on their behalf. Program staff mailed a copy of the title to the State.

1/31/2019 - MOBILEHOME MANOR MOBILEHOME PARK

Resident's Issue: Resident called Program staff to request for assistance with ongoing harassment from park management. The resident feels targeted by park management and has had to call the police on different occasions because of physical altercations. The resident also has park health and safety concerns. Program referred the resident to legal aid for claims of harassment and to the State for health and safety concerns. Program staff also recommended that the resident document all interactions with park management.

1/31/2019 - COYOTE CREEK MOBILEHOME COMMUNITY

Resident's Issue: Resident called with concerns about utility shut off for their mobilehome space. Program staff called at number provided and left a voicemail.

1/31/2019 - WESTWINDS MANUFACTURED HOME COMMUNITY

Resident's Issue: Resident called to inquire about the Rent Ordinance Summary notice. Program staff informed the resident that the notice was a summary of the local rent control law that applies to their mobilehome space.

2/4/2019 - MOBILEHOME MANOR MOBILEHOME PARK

Other: Upon request, program staff mailed the resident a copy of their park rules and lease agreement.

2/5/2019 - SAN JOSE VERDE MOBILEHOME PARK

Resident's Issue: Park management has removed all but one laundry machine, of which 5 were previously available. Park resident claims that park management stated that the laundry machines were not producing enough profit, so they will be shutting down the laundry room. Resident would like Program staff to investigate the complaint and determine whether the Mobilehome Residency Law indicates anything about service reductions. Program staff will follow up with the resident and address the complaint along with several others via a letter.

2/5/2019 - SUNSHADOW MOBILEHOME PARK

Other: Resident walk-in request for mobilehome rehabilitation programs. Program staff provided the residents with an application for Habitat for Humanity's Home Repair Program. Program staff then helped prepare the application and faxed it to Habitat.

2/5/2019 - COLONIAL MOBILE MANOR MOBILEHOME PARK

Other: Resident advocate contacted Program staff on behalf of another resident regarding a rent increase notice above the allowable maximum annual percentage. Program staff requested that the resident advocate submit the notice for review. Program staff followed up with the regional manager of Silver Creek Mobilehome Park and clarified the misunderstanding. New notices, which clearly state a 3% rent increase, will be re-distributed to the residents and to Program staff.

2/6/2019 - WINCHESTER RANCH MOBILEHOME COMMUNITY

Resident's Issue: Resident advocate contacted Program staff to report an unlawful detainer lawsuit filed against a mobilehome resident. Program staff followed up with the resident and provided referrals to legal agencies.

2/7/2019 - HOMETOWN EASTRIDGE ESTATES

Resident's Issue: Resident and Park management are in dispute about the removal of a tree on the resident's lot. Program staff provided the resident's with a copy of the Mobilehome Residency Law section on Trees and Driveways and referred them to legal services for further assistance and legal interpretation.

2/7/2019 - MAYFAIR TRAILER PARK

Other: Program staff met with Park Owner regarding a rent increase above the allowable percentage. Staff is providing analysis of resident bills to assist in resolving the issue.

2/8/2019 - MAGIC SANDS

Resident's Issue: Resident requested an application for duplicate of title. Program staff directed the resident to the State's Housing and Community Development Department, Registration and Titling Forms. Program staff followed up in an email and sent the resident the form.

2/8/2019 - RIVER GLEN MOBILEHOME PARK

Resident's Issue: Resident called to request information regarding health and safety codes pertaining to modifying their mobilehome deck. Program staff referred the question to the State's Mobilehome Assistance Center.

2/8/2019 - CASA ALONDRA MOBILEHOME PARK

Resident's Issue: Resident is unable to pay their rent in full due to an unusual spike in their gas utility bill. Program staff analyzed previous bills and also noted a spike in usage. Program staff referred the complaint to Weights and Measures to have the resident's gas meter inspected for accuracy. Program staff also referred the resident the Emergency Response Network for one-time rent payment assistance. Program staff has not heard back from the resident.

2/11/2019 - CHATEAU LA SALLE MOBILEHOME PARK

Resident's Issue: Resident would like to schedule a homeowner's association meeting and has invited program staff to attend. The resident would like Program staff to provide resources such as copies of the Mobilehome Rent Ordinance and the State's Mobilehome Residency Law. Program staff has agreed to come and is waiting to confirm dates.

2/11/2019 - HOMETOWN EASTRIDGE ESTATES

Resident's Issue: Resident requested program staff to provide them with their park owner's name and contact information. Program staff called park ownership to ask if their information could be shared with the residents.

Program staff then provided park residents with park ownership's contact information.

2/11/2019 - MOBILEHOME MANOR MOBILEHOME PARK

Resident's Issue: Park resident would like to know if the park is scheduled for a State inspection, since park management and ownership were conducting a community inspection. Program staff called on the resident's behalf to inquire about the issue and follow up with the resident. The State inspector noted that there were no scheduled inspections, but that they had a meeting scheduled with ownership.

2/11/2019 - SUMMERSET MOBILEHOME PARK

Other: Resident requested referrals for residents interested in engaging in mobilhome issues. Program staff shared with the resident a list of resources.

2/11/2019 - CHATEAU LA SALLE MOBILEHOME PARK

Resident's Issue: Homeowner's association president reached out to request program staff's presence at an upcoming meeting. Residents would like Program staff to bring informational materials from the City and the State.

2/12/2019 - MAYFAIR TRAILER PARK

Other: Program staff reached out to schedule a park visit regarding sewer overcharges. Program staff intends to meet with park management and the resident in question to resolve the issue and inform all parties of the applicable laws.

2/13/2019 - Unavailable

Resident's issue: Resident requested legal advice regarding illegal eviction. Program staff referred the resident to legal services for assistance.

2/14/2019 - COLONIAL MOBILE MANOR MOBILEHOME PARK

Resident's Issue: Resident reported a possible rent increase of \$48, without proper noticing in accordance with State law. Program staff investigated the issue and spoke to ownership.

2/14/2019 - MOBILEHOME MANOR MOBILEHOME PARK

Resident's Issue: Resident requested state and local resources to prepare for a state mobilehome park inspection. Program staff prepared a packet of information including the mobilhome resident inspection booklet, a home repair program application, and local resources.

2/19/2019 - GOLDEN WHEEL PARK

Other: Animal services called to report a hoarding issue. Program staff referred the issue to the State Ombudsman Office.

2/21/2019 - MAYFAIR TRAILER PARK

Other: Program staff plans to conduct a site visit to provide park management with outreach materials on the local Rent Ordinance (English and Spanish), and State resources on the Mobilehome Residency Law.

2/21/2019 - CHATEAU LA SALLE MOBILEHOME PARK

Resident's Issue: Resident contacted Program staff to learn about City and State protections for mobilehome residents. Program staff provided a list of resources, including the City's Mobilehome Rent Ordinance, the State's Mobilehome Residency Law, and referrals to social services and legal counsel.

2/21/2019 - MAYFAIR TRAILER PARK

Other: Program staff conducted a site visit and met with the resident and property management to resolve a sewer overcharge and rent roll back issue. Park management and the resident agreed with Program staff's analysis. Park management paid the resident in full for overcharges, and also agreed to lower the resident's rent to the correct amount.

2/21/2019 - WESTERN TRAILER MOBILEHOME PARK

Other: Program staff contacted Park manager on behalf of a mobilehome resident has concerns about a tree on their lot. The park manager will assess the issue and determine whether a tree arborist should be called or if park ownership should remove it right away. Management will contact Program staff when the issue has been resolved.

2/21/2019 - HOMETOWN EASTRIDGE ESTATES

Resident's Issue: Resident has questions and concerns about their mortgage payment and interest rates. Program staff assisted the resident to the best of their ability and referred the resident to the loan company for further questions.

2/26/2019 - SAN JOSE VERDE MOBILEHOME PARK

Resident's Issue: Resident requested Program staff's assistance with producing copies of their complaints for their records. Program staff provided assistance.

2/26/2019 - SAN JOSE VERDE MOBILEHOME PARK

Resident's Issue: According to the resident, they were coerced into signing a long-term lease agreement, which exempts the space from rent control. The resident is now in a predicament as they try and sell their mobilehome, since the starting rent for the purchasing resident will go up by \$600, versus a mere 3%. According to the resident, their interested buyer has pulled out of the deal because the space rent is no longer affordable. Program staff has referred the resident to legal counsel for further assistance.

3/1/2019 - MAGIC SANDS

Resident's Issue: Resident may be receiving an eviction notice because of 'repeated park rule violations,' including feeding feral cats. Program staff provided the resident referrals to legal council and a resident advocacy organization.

3/6/2019 - WESTERN TRAILER MOBILEHOME PARK

Other: Manager contacted Program staff to offer an update on an ongoing tree issue. Park management has trimmed and removed decaying parts of the tree.

3/6/2019 - MOBILEHOME MANOR MOBILEHOME PARK

Resident's Issue: A resident and his elderly mother feel harassed by their manager. According to the resident the manager has insisted that the residents need to leave. Program staff shared a list of private attorneys, the Mobilehome Residency Law, Golden State Manufactured Home-Owner's League contact information, and the Program's Resource Guide.

3/6/2019 - PEPPERTREE MOBILEHOME ESTATES

Resident's Issue: Resident reported a homeless encampment at the Monterrey Hwy entrance to Pepper Tree Mobilehome Park. The resident is concerned for the health and safety of their community. The resident has contacted their Council Member for support.

3/6/2019 - OAKCREST ESTATES MOBILEHOME PARK

Other: Program staff was invited to speak at an Homeowner's Association meeting to speak about utility overcharges. Program staff provided resources, such as the MRL, contact information for Weights and Measures, the California Public Utilities Commission, and legal counsel. Program staff has asked residents to submit their utility bills for further review and analysis.

3/6/2019 - MAGIC SANDS

Other: Resident let Program staff know that they contacted a mobilehome-resident advocacy organization to assist them with their issue. The resident's eviction notice has been rescinded.

3/7/2019 - HOMETOWN EASTRIDGE ESTATES

Resident's Issue: Resident requested staff's presence during a meeting with park management regarding an ongoing tree issue. Program staff provided English interpretation to assist the two parties in reaching a resolution. The resident felt that they were not met with a fair resolution, so Program staff referred the issue to a local mobilehome resident advocacy group.

3/7/2019 - Unavailable

Resident's Issue: Resident needs help navigating mobilehome title changes. Program staff shared the State's website and forms specific to the resident's issue.

3/8/2019 - MOBILEHOME MANOR MOBILEHOME PARK

Resident's Issue: Resident is being harassed by park management and ownership. Resident has reason to believe that park ownership intends to evict him. Program staff had previously offered a referral to Law Foundation, but after failed attempts to assist the residents, program staff has decided to offer private attorney referrals. Resident is looking to file a housing discrimination case.

3/12/2019 - SOUTH BAY MOBILEHOME PARK

Resident's Issue: Resident is applying for assistance from Rebuilding Together, however, their mobilehome registration is overdue. Program staff referred the resident to the State's website where registration may be paid.

3/13/2019 - LAMPLIGHTER MOBILEHOME PARK

Resident's Issue: Resident contacted Housing staff to report an electrical outage at the park impacting 17 mobilehomes. According to the resident, the electricity has been out for a month without repair, and thus impacting resident's ability to cook, use their heaters, and dryers. Residents have incurred high costs, due to no electricity. Program staff recommended that residents come together and speak to an attorney or contact a mobilehome resident advocacy organization for support. Staff also referred the resident to the Mobilehome Residency Law, which covers instances when utility services are interrupted without notice or repair.

3/14/2019 - SAN JOSE VERDE MOBILEHOME PARK

Resident's Issue: Resident requested assistance with a duplicate of title for their mobilehome. Program staff assisted the resident in completing and sending the required form to State.

3/14/2019 - MILL POND 1

Other: Realtor requested information on paying mobilehome property taxes. Staff referred them to the State's website.

3/15/2019 - WINCHESTER RANCH MOBILEHOME COMMUNITY

Resident's Issue: The park owners have served the resident with an eviction notice. The resident's attorney will be filing an answer before the deadline.

3/15/2019 - MOBILEHOME MANOR MOBILEHOME PARK

Resident's Issue: Resident requested that Program staff work with legal services to set up a workshop on resident's rights to address harassment from management occurring at the park. Program staff reached out to legal services to set up a meeting.

3/18/2019 - HOMETOWN EASTRIDGE ESTATES

Resident's Issue: Resident requested referrals to a home repair program.

3/19/2019 - FOOTHILLS MOBILELODGE

Resident's issue: Resident requested information regarding allowable rent increases. Program staff explained to the resident the annual percentage increase is 3%.

3/20/2019 - Unavailable

Resident's Issue: A Morgan Hill mobilehome resident met with Program staff to address questions about State permit process, health and code standards, and registration and titling. Program staff offered a slew of resources, including two different home repair programs, the State's assistance center, the State's Mobilehome Residency Law, legal services, and the State's online payment portal for registration.

3/21/2019 - MOBILEHOME MANOR MOBILEHOME PARK

Resident's Issue: Resident is concerned about their safety due to recent inspection of his property without notice. According to the resident, two men, who would not identify themselves took pictures of his home and entered the property without permission or notice. Upon their inspection they returned to the management's office, but refused to say whether they worked with the State or were new employees of the park. Program staff has referred the resident to legal counsel, but will also work with the Law Foundation to see how the Department can inform the residents of their rights.

3/21/2019 - Unavailable

Resident's Issue: Resident is going to be gifted a mobilehome, but is unsure how to navigate the title change process. Staff directed the resident to the State's Duplicate of Title Form and resources.

3/27/2019 - CARIBEES MOBILEHOME PARK

Resident's Issue: Resident believes that they are being retaliated against for not paying attorney fees that the park has incurred. Park management refuses to cash the resident's check and has verbally stated that the resident is going to be evicted for not having paid the fees. Program staff shared the Mobilehome Residency Law, which denotes the seven authorized reasons for just cause-evictions. Program staff also referred the resident to the Law Foundation of Silicon Valley and the Golden State Manufactured Homeowner's League.

3/29/2019 - WILLOW GLEN MOBILEHOME ESTATES

Resident's Issue: A resident received an eviction notice for non-payment of rent. Program staff became aware of the eviction because the City holds legal ownership of the mobilehome. Program staff learned that the resident is unable to maintain ownership due to severe medical issues. The resident is currently receiving medical attention out of State and would like to relinquish his rights as a homeowner

Theresa Ramos
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GUÍA DE RECURSO PARA RESIDENTES Y PROPIETARIOS DE CASAS MÓVILES

2019



Sobre el Programa de Estabilización de Alquiler

La misión del Programa de Estabilización de Alquiler de la Ciudad de San José es supervisar las Ordenanzas de Apartamentos y Casas Móviles mediante la educación, participación, y colaboración para crear y mantener comunidades seguras, sostenibles, y saludables.

Esta guía es para los propietarios e inquilinos de San José cuyas propiedades están cubiertas por la ciudad mediante la Ordenanza y Reglamentos sobre el Alquiler de Casas Móviles.

La Ordenanza de Alquiler de Casas Móviles es un suplemento del CÓDIGO CIVIL DEL ESTADO DE CALIFORNIA, sección 798 a 799.6 de la Ley de Residencia de Casas Móviles (MRL) que rige los parques de casas móviles.

Los residentes pueden solicitar una copia de este documento de su parque o visitando el sitio web: <http://leginfo.ca.gov>, seleccione el Código Civil y busque 798. Las actualizaciones del MRL se completan y se ponen a disposición del público el 1 de febrero de cada año.

Aclaración: Esta guía es informativa y no está diseñado para proveer aviso legal o para reemplazar la Ordenanza. Para más información, por favor visite nuestra página web a www.sanjoseca.gov/rent o llame al Programa de Estabilización de Alquiler al 408-975-4480. Nuestro personaje puede ofrecer más información sobre la Ordenanza. Nosotros no somos abogados y no podemos ofrecer consejo legal, pero podemos hacer referencias.

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CONOZCA LOS FUNDA- MENTOS

¿Qué es la Ordenanza de Alquiler de Casas Móviles?

La Ordenanza de Alquiler de Casas Móviles de San José cubre (59) cincuenta y nueve parques de casas móviles y aproximadamente 10,838 lotes de casas móviles en la Ciudad de San José.

La Ordenanza:

- Permite aumentos de renta sin una Audiencia Administrativa cuando el aumento de renta no excede el Aumento de Porcentaje Anual Máximo.
- Las fechas de aumento de renta se han consolidado en una **fecha de aniversario** para cada parque.

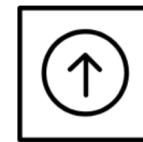
El Aumento de Porcentaje Anual Máximo:

- Es el 75% del aumento en el Índice de Precios al Consumidor (IPC) de todos los artículos de San Francisco-Oakland-San José de abril, con un mínimo del 3% y un máximo del 7%.
- Se aplica a todos los aumentos de renta, con una fecha efectiva desde del 1 de octubre al 30 de septiembre del año siguiente.

Consulte la Ordenanza de Alquiler de Casas Móviles, Parte 4, Aumentos de Alquiler Permitidos.

CONOZCA LOS FUNDAMENTOS

¿QUE ES EL AUMENTO DE PORCENTAJE MAXIMO ANUAL?



La Ordenanza de Alquiler de Casas Móviles **prohíbe más de un** aumento de alquiler en cualquier período de doce (12) meses. En virtud de la Ley de Residencia de Casas Móviles de California, así como de la Ordenanza de Alquileres de Casas Móviles de la Ciudad de San José, el propietario de un parque debe proporcionar a los residentes de casas móviles una notificación de aumento de alquiler de **(90) noventa días**.

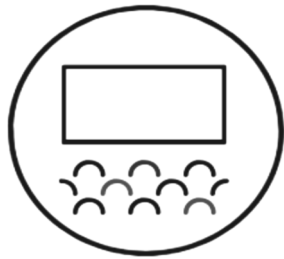
El Aumento de Porcentaje Máximo Permitido se calcula en tres cuartos del Índice de Precios al Consumidor, sin embargo, la Ordenanza permite entre un mínimo de **3% a un máximo de 7%**. La Ciudad determina anualmente el aumento de la renta.

Un aviso de la Ciudad del Aumento de Porcentaje Máximo Permitido se distribuye anualmente en junio a todos los propietarios de parques para su publicación.

Fórmula de Aumento de Porcentaje Máximo Permitido:

El IPC de abril de 2018 para el área de San Francisco establecido por la Oficina de Estadísticas Laborales reflejó un incremento porcentual anual de 3.21%. Tres cuartas partes del aumento del IPC es del 2.41%, que está por debajo del mínimo del 3%. Por lo tanto, de acuerdo con los requisitos de **El Capítulo 17.22 del Código Municipal**, el Porcentaje Anual Máximo para el 1 de octubre de 2018, hasta el 30 de septiembre de 2019, se establece en **3%**.

¿QUE ES LA COMISION DE VIVIENDA Y EL DESAROLLO COMUNITARIO?



La Comisión de Vivienda y Desarrollo Comunitario ofrece un foro para que los propietarios de parques y residentes ofrezcan información sobre las Ordenanzas del Programa de Estabilización de Alquileres, que incluyen las Ordenanza de Control de Alquileres de Casas Móviles.

La Comisión también reserva un asiento para:

- Un representante residente de casas móviles y
- Un representante de propietarios de parques de casa móviles.

Algunas de las funciones de los trece (13) miembros de la Comisión de Vivienda y Desarrollo Comunitario son hacer recomendaciones con respecto a:

- Reglas, regulaciones, enmiendas y/o cambios que puedan considerarse necesarios para garantizar las operaciones en curso y administración de las Ordenanzas; y
- Los niveles de personal y las tarifas necesarias para operar y mantener el proceso de mediación y audiencia administrativa.

Visite <http://www.sanjoseca.gov/index.aspx?nid=1262> para más información sobre la Comisión y cómo participar.

CAUSA JUSTA DE DEVOLUCION A LOS PROPIETARIOS DE CASAS MOVILES

Bajo la Ordenanza de Renta de Casas Móviles, los propietarios de parques pueden presentar una petición para una devolución justa y razonable.



Al presentar una solicitud de devolución justa, el propietario del parque está solicitando un aumento en exceso del porcentaje máximo anual, establecido previamente por el Programa de Estabilización de Alquileres en un 3%.



Por ejemplo, si los ingresos actuales de un parque de casas móviles, después de que se hayan pagado los gastos, no sean tan grandes como lo fueron en 1985 (cuando se ajustaron por inflación), entonces el propietario del parque puede solicitar un aumento de la renta.

Consulte la Ordenanza de alquiler de Casas Móviles, Parte 4, Aumentos de Alquiler Permitidos

SOBRE EL PROCESO DE PETICIONES

Responsabilidad del propietario del parque:

- Presentar una solicitud por lo menos (95) noventa y cinco días calendario, pero no más de (120) ciento veinte días calendario antes de la fecha del aumento de renta propuesto con el Programa de Estabilización de Alquileres;
- Presentar evidencia de apoyo;
- Notificar a los residentes de casas móviles dentro de (5) cinco días hábiles a partir de la fecha de presentación de la solicitud;
- Poner a disposición copias de la petición junto con toda la documentación de apoyo en la oficina del parque de casas móviles; y
- Incluir los nombres y direcciones de los residentes sujetos al aumento de la renta.



Responsabilidad del Programa:

Dentro de (10) diez días hábiles a partir de la recepción de la petición del propietario del parque por parte del Programa, el personal del Programa notificará a los propietarios del parque y a los residentes de casas móviles sobre:

- fecha, hora, ubicación;
- Fechas de la audiencia previa y la audiencia;
- El nombre del Oficial de Audiencias Administrativas

Consulte la Ordenanza de Alquiler de Casas Móviles, parte 6, Petición de Alquiler del Aarrendador y los Capítulos 17.22.700 a 17.22.720

CONOZCA LOS FUNDAMENTOS

Sobre el Proceso de Audiencia

Se lleva a cabo una Conferencia Previa a la Audiencia para:

- Revisar la documentación presentada para ser presentada en la Audiencia, y
- Determinar una agenda para la audiencia.

Cualquier determinación hecha en la Conferencia Previa a la Audiencia será obligatorio para todos los miembros de la audiencia.

Se lleva a cabo una Audiencia Administrativa para:

- Revisar toda la evidencia y el testimonio presentado por todas las partes involucradas; y
- Tomar una decisión escrita final y legalmente vinculante.

Una vez que se toma una decisión final, el personal del Programa enviará una copia de la decisión al propietario del parque, a los residentes y representantes.

Consulte la Ordenanza de Alquiler de Casas Móviles, Parte 7, Título administrativo, del Capítulo 17.22.750 al 17.22.850.

¿QUIÉN?, ¿QUÉ?, Y ¿CUÁNDO?



Los asistentes a la audiencia incluyen:

- Funcionario de audiencia, propietario del parque, residentes, sus testigos y representantes; y
- Personal del Programa de Estabilización de Alquileres.



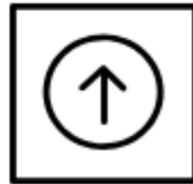
Petición y Documentación de Apoyo:

- Tales como grabaciones de audio, otros materiales de casos y copias de decisiones son registros públicos oficiales.



Reducciones de Servicio:

- Solo se puede presentar si el propietario de un parque solicita un aumento de renta por encima del Aumento Anual; y
- Un residente presenta una reclamación por escrito de que se ha producido una reducción del servicio.



Aumentos de renta por encima del Máximo Permitido Porcentaje:

- Se permiten si el propietario del parque ha presentado una petición y el personal del Programa lo ha aprobado y notificado a los residentes; y
- Un oficial de audiencia lo ha autorizado.

CONOZCA LOS FUNDAMENTOS

CUOTA DE CASAS MOVILES

Casas Móviles Cubiertas



Los propietarios de parques son responsables del pago de la "tarifa de casa móvil" para todos los lotes de casas móviles cubiertos por la Ordenanza el **31 de enero** de cada año o antes.

Los propietarios de los parques pueden pasar **la mitad** del costo a los residentes.

Consulte la Ordenanza de alquiler de casas móviles, Parte 8, Tarifas.

Casas Móviles Exentas



Los lotes de casas móviles que **no** están sujetos a la Ordenanza, no están obligados a pagar la "Cuota de casa móvil" anual.

Los propietarios de parques que reclaman una exención deben enviar al Programa un Formulario de Solicitud de Exención de Tarifa de casa móvil completado con toda la documentación requerida en el plazo indicado en el Formulario.

Consulte la Ordenanza de Alquiler de Casas Móviles, Capítulos 17.22.900 a 17.22.950.

AUMENTOS DE ALQUILER PERMITIDOS SIN REVISIÓN



Razones bajo la Ordenanza de Alquiler de Casas Móviles:

- No supera el Porcentaje Máximo Anual de Incremento;
- El último aumento de la renta fue hace más de 24 meses; y
- Inmediatamente sigue una vacante de un residente de casa móvil en las siguientes circunstancias, como la falta de pago del alquiler, los pagos atrasados, la violación importante del contrato de alquiler.



Razones bajo la Ley de Residencia en Casas Móviles:

- Después de la finalización de la tenencia del residente de la casa móvil por parte del arrendador de acuerdo con la Ley de Residencia en Casas Móviles, Secciones 798.55-798.60; y
- Inmediatamente sigue una vacante voluntaria por parte del propietario de la casa móvil

Consulte la Ordenanza de Alquiler de Casas Móviles, Capítulo 17.22.450, Sección (A-E)



PREGUNTAS FRECUENTES

PREGUNTAS FRECUENTES

La Ordenanza de Renta de Casas Móviles

Pregunta: ¿Dónde puedo encontrar una copia de la Ordenanza de Alquiler de Casas Móviles de la ciudad?

Respuesta: Visite el sitio web del Programa de Estabilización de Alquiler en <http://www.sanjoseca.gov/rent> o comuníquese con el Programa de Estabilización de Alquiler al 408.975.4480 para obtener más información sobre la Ordenanza de Rentas de Casas Móviles.

Pregunta: ¿Cómo define una "casa móvil" la Ordenanza de Alquiler de Casas Móviles?

Respuesta: Una estructura transportable en una o más secciones, diseñados y equipados para contener no más de una unidad de vivienda, para ser utilizados con o sin base.
Consulte el Capítulo 17.22.160 de la Ordenanza de Alquiler de Casas Móviles.

Pregunta: ¿Cómo define Ordenanza de Alquiler de Casas Móviles a un "Residente"?

Respuesta: Una persona, incluido el propietario de una casa móvil o inquilino de una casa móvil, que ocupa una casa móvil.
Consulte el Capítulo 17.22.200 de la Ordenanza de Alquiler de Casas Móviles

Pregunta: ¿Cómo define la Ordenanza de rentas de casas móviles a un "inquilino"?

Respuesta: Una persona que alquila o arrienda una casa móvil de un dueño de casa móvil.
Consulte el Capítulo 17.22.290 de la Ordenanza de Alquiler de Casas Móviles.

PREGUNTAS FRECUENTES

La Ordenanza de Renta de Casas Móviles

Pregunta: ¿Cómo saber si la Ordenanza de Alquiler de Casas Móviles cubre mi casa móvil?

Respuesta: Los espacios para casas móviles permitidos antes del **7 de septiembre de 1979**, y tienen un contrato de alquiler mensual (12 meses), están cubiertos por la Ordenanza de la Ciudad.

Pregunta: ¿Qué espacios no están cubiertos por la Ordenanza?

Respuesta: Los espacios de casas móviles están permanentemente exentos cuando:

- Los permisos de plomería, electricidad y alcantarillado se emitieron **después** de 7 de septiembre de 1979.
- El propietario de un parque ocupa un espacio de casa móvil.
- Las unidades son propiedad u operadas por una entidad gubernamental o subsidiado por un programa de pago de asistencia
- Un residente ha firmado voluntariamente un contrato de alquiler con un propietario del parque donde el contrato cumple con todos los siguientes criterios:
 1. El contrato de alquiler fue firmado en o después de 1 de enero de 1986;
 2. El plazo del contrato de alquiler se ha excedido más de doce (12) meses de duración;
 3. El espacio de la casa móvil que es el objeto del contrato de alquiler se utiliza para el personal y residencia actual del residente de la casa móvil; y
 4. El primer párrafo del contrato de alquiler contiene una disposición que notifica al residente que el espacio de la casa móvil estará exento de la Ordenanza de Renta de Casas Móviles.

Consulte el Capítulo 17.22.350 a 17.22.390 de la Ordenanza de Alquiler de Casas Móviles.

AUMENTOS DE ALQUILER

Pregunta: ¿Con qué frecuencia puede aumentar mi renta?

Respuesta: Los aumentos de alquileres ocurren una vez en un (12) doce meses período. Si el aumento no se ha ocurrido en (24) veinticuatro meses o más, el propietario del parque puede aumentar la renta igual al total acumulado del Máximo Porcentaje Anual para el año en curso y el año anterior (6%, por ejemplo).

Pregunta: ¿Hay excepciones al Máximo Porcentaje Anual?

Respuesta: El alquiler se puede aumentar cuando hay una liquidación posterior al juicio, la casa móvil este abandono, o en el caso de que un comerciante retire una casa móvil fuera del parque.

Consulte el Capítulo 17.22.135 de la Ordenanza de Alquiler de Casas Móviles y el Capítulo 17.22,

Pregunta: ¿Con quién debo comunicarme si creo que mi aumento de renta ha excedido el Máximo Porcentaje Anual permitido?

Respuesta: Los residentes pueden considerar hablar con su gerente, llamando al Programa de Estabilización de Alquileres, o contactando a una agencia legal (provista en la sección de Recursos).

LISTA DE CASAS MOVILES



LISTA DE CASAS MOVILES

Nota: Los parques para personas mayores son comunidades con restricción de edad, mayores de 55 años. Póngase en contacto con el parque para preguntar sobre las restricciones de edad.

A

Ace Trailer Inn Village

2800 Monterey Rd.
San Jose, CA 95111
(408) 225-3204
Distrito 7

Arbor Point

540 Bonita Ave.
San Jose, CA 95116
408-292-9684
Distrito 3

B

Bella Rosa Mobilodge

1500 Virginia Place
San Jose, CA 95116
408-923-3066
Distrito 5

C

California Hawaiian Mobile Estates

3637 Snell Ave.
San Jose, CA 95136
408-227-0330
Distrito 10

Caribees Mobilehome Park

411 Lewis Rd.
San Jose, CA 95111
408-629-0624
Distrito 7

Casa Alondra

5450 Monterey Hwy.
San Jose, CA 95111
408-578-5050
Distrito 2

Casa Del Lago Mobilehome

2151 Old Oakland Rd.
San Jose, CA 95131
408-432-1320
Distrito 4

Chateau La Salle

2681 Monterey Hwy.
San Jose, CA 95111
408-298-3230
Distrito 7

Colonial Manor Mobilehome

Parques para Personas Mayores
3300 Narvaez Ave.
San Jose, CA 95136
408-269-4404
Distrito 9

Cottage Trailer Grove

111 Barnard Ave.
San Jose CA, 95112
408-294-3811
Distrito 7

County Fair Mobile Estates

270 Umbarger Rd.
San Jose, CA 95111
408-225-4333

LISTA DE CASAS MOVILES

Coyote Creek Mobilehome Park

2580 Senter Rd.
San Jose, CA 95111
408-279-0925
Distrito 7

F

Foothills Mobilodge

655 S. 34th St.
San Jose, CA 95116
408-251-3655
Distrito 5

G

Garden City Trailer Park

1309 Oakland Rd.
San Jose, CA 95112
408-288-9481
Distrito 3

Golden Wheel Park

900 Golden Wheel Park Dr.
San Jose, CA 95112
408-453-3575
Distrito 3

H

Hillview Mobilehome Park

241 S. Jackson St.
San Jose, CA 95116
408-288-9481
Distrito 5

Hilton Mobile Park

661 Bonita Ave.
San Jose, CA 95116
408-297-2363
Distrito 3

Hometown Eastridge Mobile Estates

1955 Quimby Rd.
San Jose, CA 95122
408-251-1401
Distrito 8

Hometown Monterey Oaks

6130 Monterey Rd.
San Jose, CA 95138
408-225-1475
Distrito 2

I

Imperial San Jose Mobile Estates

5770 Winfiled Blvd.
San Jose, CA 95123
408-227-1390
Distrito 10

L

La Buona Vita Mobile Park

Parques para Personas Mayores
445 N. Capitol Ave.
San Jose, CA 95133
408-923-3119
Distrito 5

Lamplighter San Jose

4201 N. 1st St.
San Jose, CA 95134
408-321-9331
Distrito 4

M

Magic Sands Mobile Community

165 Blossom Hill Rd.
San Jose CA, 95123
408-225-1010
Distrito 2

Mayfair Trailer Park

1840 S. 7th St.
San Jose, CA 95112
408-294-1707
Distrito 7

Mill Pond I Mobilehome Park

Parques para Personas Mayores
2320 Canoas Garden Ave.
San Jose, CA 95125
408-267-9790
Distrito 7

Mill Pond II Mobilehome Park

Parques para Personas Mayores
2320 Canoas Garden Ave.
San Jose, CA 95125
408-267-9790
Distrito 6

Mobilehome Manor

1300 E. San Antonio St.
San Jose, CA 96116
408-294-6789
Distrito 3

Moss Creek Mobilehome Park

Parques para Personas Mayores
2929 Aborn Square
San Jose, CA 95121
408-274-5600
Distrito 8

Mountain Shadows Mobilehome Park

633 Shadow Creek Dr.
San Jose, CA 95136
408-269-9090
Distrito 9

Mountain Springs Mobilehome Park

Parques para Personas Mayores
625 Hillsdale Ave.
San Jose, CA 95136
408-266-7611
Distrito 7

O

Oak Crest Estates

4271 N. First St.
San Jose, CA 95134
408-321-9499
Distrito 4

Old Orchard Mobile Park

2135 Little Orchard St.
San Jose, CA 95125
408-244-9220
Distrito 7

P

Pepper Tree Estates

Parques para Personas Mayores
2150 Monterey Rd.
San Jose CA, 95112
408-275-0588
Distrito 7

Q

Quail Hollow Mobilehome Park

Parques para Personas Mayores
1445 S. Bascom Ave.
San Jose, CA 95128
408-371-0116
Distrito 6

R

Rancho Santa Teresa Mobile Estates

510 Saddle Brook Dr.
San Jose CA, 95136
408-227-9033
Distrito 2

River Glen Mobilehome Park

Parques para Personas Mayores
2150 Almaden Rd.
San Jose CA, 95125
408-269-2367

Riverbend Family Park

1358 Oakland Rd.
San Jose, CA 95112
408-453-5656
Distrito 3

S

San Jose Trailer Park

527 McLaughlin Ave.
San Jose CA, 95116
408-292-8942
Distrito 3

San Jose Verde Mobilehome Park

555 Umbarger Rd.
San Jose, CA 95111
408-295-3342
Distrito 7

Silver Creek Mobile Estates

1520 E. Capitol Exwy.
San Jose, CA 95121
408-274-5455
Distrito 7

Sleepy Hollow Trailer Court

4210 Monterey Rd.
San Jose, CA 95111
408-227-8873
Distrito 2

South Bay Mobilehome Park

1350 Oakland Rd.
San Jose, CA 95112
408-453-8131
Distrito 3

Spanish Cove Mobilehome Park

2600 Senter Rd.
San Jose, CA 95111
408-275-9360
Distrito 7

Summerset Mobile Estates

P.O. Box 878 Alviso
San Jose CA, 95002
408-946-1990
Distrito 4

Sunset Mobile Manor

555 McLaughlin Ave.
San Jose CA, 95116
408-297-0360
Distrito 3

Sunshadow Mobilehome Park

1350 Panoche Ave.
San Jose, CA 95122
855-569-2736
Distrito 7

T

Town & Country Mobile Village

Parques para Personas Mayores
195 Blossom Hill Rd.
San Jose, CA 95123
408-225-3165
Distrito 2

Trailer Tel RV Park

1212 Oakland Rd.
San Jose, CA 95112
408-453-3535
Distrito 3

Trailer Terrace Park

3010 Monterey Hwy.
San Jose, CA 95111
408-225-3165
Distrito 7

Triangle Trailer Park

1410 N. Tenth St.
San Jose, CA 95112
408-453-3535
Distrito 3

V

Villa Teresa Mobile Community

Parques para Personas Mayores
5680 Santa Teresa Blvd.
San Jose, CA 95123
408-629-2424
Distrito 2

Village of the Four Seasons Mobilehome Park

200 Ford Rd.
San Jose, CA 95138
408-275-6771
Distrito 2

W

Walnut Mobilehome Park

4320 Monterey Rd.
San Jose, CA 95111
408-226-1900
Distrito 2

Western Trailer Park

2784 Monterey Rd.
San Jose, CA 95111
408-225-7255
Distrito 7

Westwinds Mobilehome Park

500 Nicholson Ln.
San Jose, CA 95134
408-225-2441
Distrito 4

Whispering Hills Mobilehome Park

2780 E. Capitol Expy.
San Jose, CA 95148
408-227-8473
Distrito 8

Willow Glen Mobile Estates

1850 Evans Ln.
San Jose, CA 95125
408-432-7440
Distrito 6

Winchester Ranch Mobilehome Community

Parques para Personas Mayores
500 Charles Cali Dr.
San Jose, CA 95117
408-274-4233
Distrito 1

Woodbridge Mobilehome Park

3051 Towers Ln.
San Jose, CA 95121
408-264-5020
Distrito 7

Guía de Recursos y Referencias



CIUDAD DE SAN JOSE

Oficina del Ayuntamiento

200 E. Santa Clara St., Piso 12, San José, CA 95113

(408) 535-4900

www.sanjose.gov

Comuníquese con su Miembro del Concejo Municipal para hablar sobre temas en su Distrito del Consejo. Consulte la Lista de Casas Móviles para determinar su distrito.

Departamento de Viviendas

Programa de Estabilización de Alquileres

200 E. Santa Clara St. Piso 12, San José, CA 95113

408-975-4480 (Línea Principal)

408-975-2645 (Analista de Casas Móviles)

www.sanjoseca.gov/rent

Proporciona referencias e información general con respecto a la Ordenanza y Reglamentos de Casas Móviles.

Reciclaje y Basura

200 E. Santa Clara St., Piso 10, San José, CA 95113

(408) 535-3500

<http://www.sanjoseca.gov>

Ayuda con la facturación y preocupaciones de basura y aguas residuales.

CONDADO DE SANTA CLARA

Departamento de Salud Ambiental

1553 Berger Dr., Edificio 2, San José, CA 95112

(408) 918-3400

www.sccgov.org

Asiste con quejas sobre piscinas, aguas residuales, desbordamiento y basura

Pesos y Medidas

1553 Berger Dr., Edificio 1, San José, CA 95112

(408) 918-4601

www.sccgov.org

Ayuda con quejas con respecto a las lecturas del medidor de servicios públicos. Protege a compradores y vendedores en transacciones monetarias que utilizan el peso, la medida o el conteo.

Corte de Reclamos Menores

191 N. First St., San José, CA 95113

(408) 882-2100 (Oprima # 2, luego Oprima # 6)

www.scselfservice.org

Proporciona información sobre cómo presentar una reclamación, qué esperar en los procedimientos judiciales y preguntas sobre las decisiones de la corte.

ESTADO DE CALIFORNIA

Viviendas y Desarrollo Comunitario

2020 W. El Camino Ave. Sacramento, CA 95833

(800) 952-5275

www.hcd.ca.gov

Asiste con el registro de casas móviles, desarrollo de planificación y comunidad, normas de construcción, subvenciones y financiación, y póliza e investigación.

Oficina del Ombudsman de Casas Móviles

P.O. Box 31, Sacramento, CA 95812

(916) 263-4742 (área de Sacramento)

(800) 735-2929 (Número TTD)

www.hcd.ca.gov

Ayuda con la presentación de quejas y/o la obtención de información relacionada con problemas de salud y seguridad, ventas de casas móviles fraudulentas, Ley de Residencia de Casas Móviles, y recursos locales.

Comisión de Servicios Públicos de California

505 Van Ness Ave., San Francisco, CA 94102

(415) 703-2782

www.cpuc.ca.gov

Regula la electricidad privada, el gas natural, las telecomunicaciones, y el agua. Ayuda con la facturación de servicios públicos o problemas de servicio y acepta quejas.

Departamento de Empleo Justo y Vivienda

2218 Kausen Dr., Suite 100, Elk Grove, CA 95758

(800) 884-1684

(800) 700-2320 (TTY)

www.dfeh.ca.gov

Protege a la gente de California de la discriminación ilegal en empleo, vivienda, y más.

Corte Superior de California

Self Service Center

191 N. First St., San José, CA 95113

(408) 882-2926

www.scscourt.org/self_help

PREGUNTAS Y PREOCUPACIONES LEGALES

Ayuda Legal del Área de la Bahía

Línea de Asesoramiento Legal

(800) 551-5554

www.baylegal.org

Proporciona asesoría legal gratuita y representación a inquilinos de bajos ingresos con problemas de vivienda .

Fundación Legal de Silicon Valley

Proyecto de Ley de Equidad de Vivienda

(408) 280-2452

Clínica de Asistencia de Desalojo Voluntario

(408) 280-2424

www.lawfoundation.org

Proporciona asesoría legal a inquilinos y propietarios de viviendas y otros asuntos civiles. También puede proporcionar representación legal a clientes calificados

Proyecto Sentinel

(408) 720-9888

www.housing.org

Proporciona servicios de mediación y asesoramiento legal en relación con los problemas entre propietarios e inquilinos. Investiga las demandas de discriminación de vivienda.

Servicio de Referencia de Abogados del Colegio de Abogados del Condado de Santa Clara

(408) 971-6822

www.sccba.org

Proporciona servicios a los residentes de la ciudad de San José, Milpitas, Los Gatos, Campbell, Willow Glen, Cupertino y Sunnyvale .

Asistencia Legal para Adultos Mayores (SALA)

Oficina Central del Condado

(408) 295-5991

www.sala.org

160 E. Virginia St., Ste. 260, San José, CA 95112

Proporciona una gama de servicios legales para personas de 60 años o más del Condado de Santa Clara.

Alianza de Derecho Asiático

991 W. Hedding St., Ste. 202, San José, CA 95126

(408) 287-9710

www.asianlawalliance.org

Proporciona asesoría legal y servicios en materia de vivienda y otros recursos

ASOCIACIONES DE CASAS MOVILES

Organizaciones Para Residentes del Parque:

Liga de Propietarios de Casas Prefabricadas de Golden State (GSMOL)

14802 Beach Blvd., La Mirada, CA 90638

(714) 994-9528

(800) 888-1727

www.gsmol.org

Proporciona apoyo legislativo a sus miembros y educación a nivel nacional, estatal y local para proteger y promover la salud, seguridad, Bienestar, derechos e inversión de los socios.

Organizaciones Para Propietarios de Parques de Casas Móviles:

Fideicomiso Educativo de Vivienda Manufacturada (MHET)

25241 Paseo de Alicia, Ste. 120, Laguna Hills, CA 92653

(949) 380-3303

www.mhet.com

Proporciona educación a los propietarios de parques y a los administradores de parques de casas móviles sobre las operaciones de parques de casas móviles y los problemas de la comunidad

Asociación Occidental de Comunidades de Viviendas Manufacturadas (WMA)

455 Capitol Mall, Ste. 800, Sacramento, CA 95814

(916) 448-7002

www.wma.org

Promueve y protege los intereses de los propietarios de parques, operadores y desarrolladores de comunidades de parques de casas móviles en California.

SERVICIOS COMUNITARIOS

Sociedad de Vivienda Comunitaria

20 Jones St., Ste. 200, San Francisco, CA 94102

(415) 852-5300

www.chp-sf.org

Proporciona administración de casos, servicios de salud y servicios para jóvenes y familias.

Línea Directa de Grafiti

1661 Senter Rd., Building G., San José, CA 95112

(408) 277-4444

www.sanjoseca.gov/prns/antigraffiti/

Proporciona reducción de grafiti a través de informes públicos .

Confianza de la Salud

Comidas a Domicilio

3180 Newberry Dr., Ste. 200, San José, CA 95118

(408) 961-9870

www.healthtrust.org

Brinda una entrega de comidas calientes y nutritivas cinco días a la semana a personas confinadas en el hogar.

Servicios Comunitarios del Sagrado Corazón

1381 S. First St., San José, CA 95110

(408) 885-9071

www.sacredheartcs.org

Proporciona una variedad de recursos que incluyen, entre otros, alimentos, ropa, y asistencia de vivienda para los residentes del Condado de Santa Clara.

Reparaciones de Casas Móviles:

Hábitat para la Humanidad- Programa de Reparación y Rehabilitación en el Hogar

2619 Broadway, Oakland, CA 946112

(510) 803-3388

www.habitatsv.org

Proporciona una subvención para reparaciones en el hogar a través de su programa de rehabilitación para residentes de casas móviles que califican. Los formularios de solicitud se pueden encontrar en línea.

¡Gracias por mantenerse informado!



Programa de Estabilización de Alquiler

Departamento de Viviendas

200 Calle Este Santa Clara, Piso 12, San José, CA 95113

408-975-4480 • www.sanjoseca.gov/rent RSP@sanjoseca.gov

MOBILEHOME RESIDENT & PARK OWNER RESOURCE GUIDE

2019



ABOUT THE RENT STABILIZATION PROGRAM

The Rent Stabilization Program's mission is to oversee the City of San José's Apartment and Mobilehome ordinances. Program staff members engage, educate and collaborate with residents of San José to build and maintain safe, healthy, and sustainable communities.

This guide is for San José mobilehome park owners and residents whose mobilehome space lots are covered by the City's Mobilehome Rent Ordinance (MHRO) and Regulations.

The Mobilehome Rent Ordinance is supplemental to the STATE OF CALIFORNIA CIVIL CODE, Section 798 through 799.6 of the *Mobilehome Residency Law (MRL)* that governs mobilehome parks.

Residents may request a copy of this document from their park manager or they can visit the website: <http://leginfo.ca.gov> select Civil Code, and search for 798. Updates of the MRL are completed and made available to the public by February 1st of each year.

Disclaimer: This guide is not intended to be legal advice or a substitute for the Mobilehome Ordinance. The City of San José takes no responsibility for the quality of services provided by non-City agencies.

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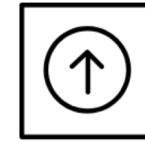
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KNOW THE BASICS

KNOW THE BASICS

WHAT IS THE MAXIMUM ANNUAL PERCENTAGE INCREASE?



WHAT IS THE MOBILEHOME RENT CONTROL ORDINANCE?

The San José Mobilehome Rent Ordinance covers (59) fifty-nine mobilehome parks and approximately 10,838 mobilehome spaces in the City of San José.

The Ordinance:

- Allows rent increases without an Administrative Hearing when the rent increase does not exceed the Maximum Annual Percentage Increase.
- Rent increase dates have been consolidated into one **anniversary date** for each park.

The Maximum Annual Rent Increase:

- Is 75% of the increase in the April San Francisco-Oakland-San José All-item Consumer Price Index (CPI) with a minimum of 3% and a maximum of 7%.
- Applies to all rent increases, with an effective date from October 1st through September 30th of the following year.

Refer to the Mobilehome Rent Ordinance, Part 4, Allowable Rent Increases.

The Mobilehome Rent Ordinance prohibits more than one rent increase in any (12) twelve-month period, for a continuous tenancy. Under the California *Mobilehome Residency Law* as well as the City of San José Mobilehome Rent Ordinance, a park owner must provide mobilehome residents with a **(90) ninety-day** rent increase notice.

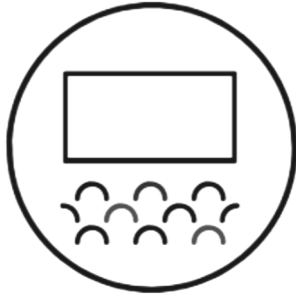
The Maximum Allowable Percentage Increase is calculated at three quarters of the Consumer Price Index. However, the Ordinance allows rent increases of **3% to 7%**. The City calculates the allowable rent increase annually.

A City notice of the Maximum Allowable Percentage Increase is distributed each **June** to all park owners for posting.

Maximum Allowable Percentage Increase Formula:

The April 2018 CPI for the San Francisco Area established by the Bureau of Labor Statistics reflected an annual percentage increase of 3.21%. Three-quarters of the CPI increase is 2.41% which is below the minimum of 3%. Therefore, in accordance with the requirements of **Municipal Code Chapter 17.22**, the Maximum Annual Percentage for October 1, 2018, through September 30, 2019, is set at **3%**.

WHAT IS THE HOUSING & COMMUNITY DEVELOPMENT COMMISSION?



The Housing and Community Development Commission provides a forum for park owners and residents to offer input regarding the Rent Stabilization Program's Ordinances, including the Mobilehome Rent Control Ordinance.

The Commission also reserves a seat for:

- One Mobilehome Resident representative and
- One Mobilehome Owner representative.

Some of the functions of the 13-member Housing and Community Development Commission are to make recommendations regarding:

- Rules, regulations, amendments, and/or changes that may be deemed necessary to ensure the ongoing operations and administration of the Ordinances; and
- Staffing levels and fees necessary to operate and maintain the mediation and administrative hearing process.

Visit <http://www.sanjoseca.gov/index.aspx?nid=1262> for more information about the Commission and how to get involved.

KNOW THE BASICS

FAIR RATE OF RETURN TO MOBILEHOME PARK OWNERS

Under the Mobilehome Rent Ordinance, park owners may file a Petition for a fair and reasonable return .



By filing a petition for a fair return, the park owner is requesting an increase in excess of Maximum Annual Percentage, previously set by the Rent Stabilization Program at 3%.



For example, if a mobilehome park's current income, after expenses have been paid, is not as large as it was in 1985 (when adjusted for inflation), then the park owner may request a rent increase.

Refer to the Mobilehome Rent Ordinance, Part 4, Allowable Rent Increases.

PETITION PROCESS BRIEF OVERVIEW

Park Owner's Responsibility:

- File a petition at least (95) ninety–five calendar days, but not more than (120) one hundred twenty calendar days before the date of the proposed rent increase with the Rent Stabilization Program;
- Submit supporting evidence;
- Notify mobilehome residents within (5) five working days of the date petition is filed;
- Make copies of the petition available along with all supporting documentation at the mobilehome park office; and
- Include the names and addresses of the mobilehome residents subject to the rent increase.



Program's Responsibility:

Within (10) ten working days of the Rent Stabilization Program's receipt of the park owner's petition, the Program staff will notify both park owners and mobilehome residents of the:

- Date, time, location of
- Pre-Hearings and Hearing dates, and
- The Administrative Hearing Officer's name.

Refer to the Mobilehome Rent Ordinance, part 6, Landlord Rent Petition, and Chapters 17.22.700 through 17.22.720

KNOW THE BASICS

HEARING PROCESS BRIEF OVERVIEW

A Pre-Hearing Conference is held to:

- Review submitted documentation to be presented at the Hearing, and
- Determine an agenda for the Hearing.

Any determinations made at the Pre-Hearing Conference are **binding** on all parties at the Hearing.

An Administrative Hearing is held to:

- Review all evidence and testimony presented by all parties involved; and
- Make a final and legally binding written decision.

Once a final decision is made, Program staff will mail a copy of the decision to the park owner, residents, and representatives.

Refer to the Mobilehome Rent Ordinance, Part 7, Administrative Hearing, from Chapter 17.22.750 through 17.22.850.

WHO, WHAT, WHEN?



Hearing Attendees Include:

- Hearing Officer, park owner, residents, their witnesses and representatives
- Rent Stabilization Program staff



Service Reductions:

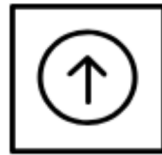
- A mobilehome resident may file a service reduction claim if the park owner petitions for a rent increase*
- A resident files the written claim with Program staff and provides proof of their claim for the Hearing Officer's review

*Mobilehome residents may seek civil penalties through the courts if management reduces services without filing a Petition for an Administrative Hearing.



Petition and Supporting Documentation:

- Such as audio recordings, other case materials, and copies of decisions are official public record



Rent Increases above the Maximum Allowable Percentage Increase:

- Are allowed if the park owner has petitioned and Program staff has approved and notified the residents of the petition
- A Hearing Officer has authorized the rent increase

KNOW THE BASICS

MOBILEHOME FEE

Covered Mobilehomes



Park owners are responsible for payment of the "mobilehome fee" for all mobilehome spaces covered by the Ordinance on or before **January 31** of each year.

Park owners may pass **one-half** of the fee on to the residents.

Refer to the Mobilehome Rent Ordinance, Part 8, Fees.

Exempt Mobilehomes



Mobilehome lots, **not** subject to the Ordinance, are not required to pay the annual "Mobilehome Fee."

Park owners who claim an exemption are required to submit to the Program a completed Mobilehome Fee Exemption Request Form with all required documentation by the deadline listed on the Form.

Refer to the Mobilehome Rent Ordinance, Chapters 17.22.900 through 17.22.950.

ALLOWABLE RENT INCREASES WITHOUT REVIEW— BRIEF OVERVIEW



Reasons Under Mobilehome Rent Ordinance:

- Does not exceed the Maximum Annual Percentage Increase; AND
- Last rent increase was more than 24 months ago; OR
- Immediately follows a vacancy by a mobilehome resident under certain circumstances, such as nonpayment of rent, late payments, material violation of the rental agreement



Reasons Under Mobilehome Residency Law:

- Following the termination of tenancy of the mobilehome resident by the landlord in accordance with the Mobilehome Residency Law, Sections 798.55-798.60; OR
- Immediately follows a vacancy by a mobilehome resident under certain circumstances, such as nonpayment of rent, late payments, material violation of the rental agreement

Refer to the Mobilehome Rent Ordinance, Chapter 17.22.450, Section (A-E)



FREQUENTLY ASKED QUESTIONS

Frequently Asked Questions

MOBILEHOME ORDINANCE

Question: Where can I find a copy of the City’s Mobilehome Rent Ordinance?

Answer: Visit the City of San José, Rent Stabilization’s website at www.sanjoseca.gov/rent or contact the Rent Stabilization Program at 408.975.4480 for more information about the Mobilehome Rent Ordinance.

Question: How does the Mobilehome Rent Ordinance define a “mobilehome?”

Answer: A structure transportable in one or more sections, designed and equipped to contain not more than one dwelling unit, to be used with or without a foundation system.

Refer to the Mobilehome Rent Ordinance Chapter 17.22.160.

Question: How does the Mobilehome Rent Ordinance define a “Resident?”

Answer: A person, including a mobilehome owner or mobilehome tenant, who occupies a mobilehome.

Refer to the Mobilehome Rent Ordinance Chapter 17.22.200.

Question: How does the Mobilehome Rent Ordinance define a “Tenant?”

Answer: A person who rents or leases a mobilehome from a mobilehome owner.

Refer to the Mobilehome Rent Ordinance Chapter 17.22.210.

Frequently Asked Questions

MOBILEHOME ORDINANCE

Question: How do I know if the Mobilehome Rent Ordinance covers my mobilehome?

Answer: Mobilehome spaces permitted before September 7, 1979, **and** have a month-to-month rental agreement, are covered by the City’s Ordinance.

Question: What spaces are not covered by the Ordinance?

Answer: Mobilehome spaces are permanently exempt when:

- Plumbing, electrical, and sewer permits were issued after September 7, 1979.
- A mobilehome space is occupied by a park owner
- Units are owned or operated by a government entity or subsidized by a Housing Assistance Payment Program
- A resident has voluntarily entered into a rental agreement with a park owner where the rental agreement meets all of the following criteria:
 1. The rental agreement was entered into on or after January 1, 1986;
 2. The term of the rental agreement is excess of the twelve (12) months’ duration;
 3. The mobilehome space that is the subject of the rental agreement is used for the personal and actual residence of the mobilehome resident; and
 4. The first paragraph of the rental agreement contains a provision notifying the resident that the mobilehome space is exempt from the Mobilehome Rent Ordinance.

Refer to the Mobilehome Rent Ordinance Chapter 17.22.350 through 17.22.390

RENT INCREASES

Question: How often may my rent increase?

Answer: Rents increases occur once in a (12) twelve-month period. If the increase has not occurred in (24) twenty-four months or more, the park owner may increase the rent equal to the cumulative total of the Maximum Annual Percentage for the current and previous year.

Question: Can rents be increased above Maximum Allowable Percentage Increase?

Answer: Rents may be increased above the Maximum Allowable Percentage when there is a post-judgment settlement, abandonment, or in a case when a dealer removes a mobilehome out of the park.

Refer to the Mobilehome Rent Ordinance Chapter 17.22.135 and Chapter 17.22, Part 4 Allowable Rent Increases.

Question: Who should I contact if I believe my rent increase has exceeded the Maximum Allowable Percentage Increase?

Answer: Residents may consider speaking to their manager, calling the Rent Stabilization Program, or contacting a legal agency (provided in the Resource section).

MOBILEHOME PARK ROSTER



MOBILEHOME PARK ROSTER

Note: Senior Parks are age-restricted communities, 55 years and older.

A

Ace Trailer Inn Village

2800 Monterey Rd.
San Jose, CA 95111
(408) 225-3204
District 7

Arbor Point

540 Bonita Ave.
San Jose, CA 95116
408-292-9684
District 3

B

Bella Rosa Mobilodge

1500 Virginia Place
San Jose, CA 95116
408-923-3066
District 5

C

California Hawaiian Mobile Estates

3637 Snell Ave.
San Jose, CA 95136
408-227-0330
District 10

Caribees Mobilehome Park

411 Lewis Rd.
San Jose, CA 95111
408-629-0624
District 7

Casa Alondra

5450 Monterey Hwy.
San Jose, CA 95111
408-578-5050
District 2

Casa Del Lago Mobilehome

2151 Old Oakland Rd.
San Jose, CA 95131
408-432-1320
District 4

Chateau La Salle

2681 Monterey Hwy.
San Jose, CA 95111
408-298-3230
District 7

Colonial Manor Mobilehome

Senior Park
3300 Narvaez Ave.
San Jose, CA 95136
408-269-4404
District 9

Cottage Trailer Grove

111 Barnard Ave.
San Jose CA, 95112
408-294-3811
District 7

County Fair Mobile Estates

270 Umbarger Rd.
San Jose, CA 95111
408-225-4333
District 7

MOBILEHOME PARK ROSTER

Coyote Creek Mobilehome Park

2580 Senter Rd.
San Jose, CA 95111
408-279-0925
District 7

F

Foothills Mobilodge

655 S. 34th St.
San Jose, CA 95116
408-251-3655
District 5

G

Garden City Trailer Park

1309 Oakland Rd.
San Jose, CA 95112
408-288-9481
District 3

Golden Wheel Park

900 Golden Wheel Park Dr.
San Jose, CA 95112
408-453-3575
District 3

H

Hillview Mobilehome Park

241 S. Jackson St.
San Jose, CA 95116
408-288-9481
District 5

Hilton Mobile Park

661 Bonita Ave.
San Jose, CA 95116
408-297-2363
District 3

Hometown Eastridge Mobile Estates

1955 Quimby Rd.
San Jose, CA 95122
408-251-1401
District 8

Hometown Monterey Oaks

6130 Monterey Rd.
San Jose, CA 95138
408-225-1475
District 2

I

Imperial San Jose Mobile Estates

5770 Winfiled Blvd.
San Jose, CA 95123
408-227-1390
District 10

L

La Buona Vita Mobile Park

Senior Park
445 N. Capitol Ave.
San Jose, CA 95133
408-923-3119
District 5

Lamplighter San Jose

4201 N. 1st St.
San Jose, CA 95134
408-321-9331
District 4

M

Magic Sands Mobile Community

165 Blossom Hill Rd.
San Jose CA, 95123
408-225-1010
District 2

Mayfair Trailer Park

1840 S. 7th St.
San Jose, CA 95112
408-294-1707
District 7

Mill Pond I Mobilehome Park

Senior Park
2320 Canoas Garden Ave.
San Jose, CA 95125
408-267-9790
District 7

Mill Pond II Mobilehome Park

Senior Park
2320 Canoas Garden Ave.
San Jose, CA 95125
408-267-9790
District 6

Mobilehome Manor

1300 E. San Antonio St.
San Jose, CA 96116
408-294-6789
District 3

Moss Creek Mobilehome Park

Senior Park
2929 Aborn Square
San Jose, CA 95121
408-274-5600
District 8

Mountain Shadows Mobilehome Park

633 Shadow Creek Dr.
San Jose, CA 95136
408-269-9090
District 9

Mountain Springs Mobilehome Park

Senior Park
625 Hillside Ave.
San Jose, CA 95136
408-266-7611
District 7

O

Oak Crest Estates

4271 N. First St.
San Jose, CA 95134
408-321-9499
District 4

Old Orchard Mobile Park

2135 Little Orchard St.
San Jose, CA 95125
408-244-9220
District 7

P

Pepper Tree Estates

Senior Park
2150 Monterey Rd.
San Jose CA, 95112
408-275-0588
District 7

Q

Quail Hollow Mobilehome Park

Senior Park
1445 S. Bascom Ave.
San Jose, CA 95128
408-371-0116
District 6

R

Rancho Santa Teresa Mobile Estates

510 Saddle Brook Dr.
San Jose CA, 95136
408-227-9033
District 2

River Glen Mobilehome Park

Senior Park
2150 Almaden Rd.
San Jose CA, 95125
408-269-2367

Riverbend Family Park

1358 Oakland Rd.
San Jose, CA 95112
408-453-5656
District 3

S

San Jose Trailer Park

527 McLaughlin Ave.
San Jose CA, 95116
408-292-8942
District 3

San Jose Verde Mobilehome Park

555 Umbarger Rd.
San Jose, CA 95111
408-295-3342
District 7

Silver Creek Mobile Estates

1520 E. Capitol Exwy.
San Jose, CA 95121
408-274-5455
District 7

Sleepy Hollow Trailer Court

4210 Monterey Rd.
San Jose, CA 95111
408-227-8873
District 2

South Bay Mobilehome Park

1350 Oakland Rd.
San Jose, CA 95112
408-453-8131
District 3

Spanish Cove Mobilehome Park

2600 Senter Rd.
San Jose, CA 95111
408-275-9360
District 7

Summerset Mobile Estates

P.O. Box 878 Alviso
San Jose CA, 95002
408-946-1990
District 4

Sunset Mobile Manor

555 McLaughlin Ave.
San Jose CA, 95116
408-297-0360
District 3

Sunshadow Mobilehome Park

1350 Panoche Ave.
San Jose, CA 95122
855-569-2736
District 7

T

Town & Country Mobile Village

Senior Park
195 Blossom Hill Rd.
San Jose, CA 95123
408-225-3165
District 2

Trailer Tel RV Park

1212 Oakland Rd.
San Jose, CA 95112
408-453-3535
District 3

Trailer Terrace Park

3010 Monterey Hwy.
San Jose, CA 95111
408-225-3165
District 7

Triangle Trailer Park

1410 N. Tenth St.
San Jose, CA 95112
408-453-3535
District 3

V

Villa Teresa Mobile Community

Senior Park
5680 Santa Teresa Blvd.
San Jose, CA 95123
408-629-2424
District 2

Village of the Four Seasons Mobilehome Park

200 Ford Rd.
San Jose, CA 95138
408-275-6771
District 2

W

Walnut Mobilehome Park

4320 Monterey Rd.
San Jose, CA 95111
408-226-1900
District 2

Western Trailer Park

2784 Monterey Rd.
San Jose, CA 95111
408-225-7255
District 7

Westwinds Mobilehome Park

500 Nicholson Ln.
San Jose, CA 95134
408-225-2441
District 4

Whispering Hills Mobilehome Park

2780 E. Capitol Expy.
San Jose, CA 95148
408-227-8473
District 8

Willow Glen Mobile Estates

1850 Evans Ln.
San Jose, CA 95125
408-432-7440
District 6

Winchester Ranch Mobilehome Community

Senior Park
500 Charles Cali Dr.
San Jose, CA 95117
408-274-4233
District 1

Woodbridge Mobilehome Park

3051 Towers Ln.
San Jose, CA 95121
408-264-5020
District 7

Mobilehome Referrals & Resources



CITY OF SAN JOSE

City Council Office

200 E. Santa Clara St. 18th Floor, San José, CA 95113

(408) 535-4900

www.sanjose.gov

Contact your City Council Member to speak about issues in your Council District. Refer to the Mobilehome Roster to determine your district.

Department of Housing

Rent Stabilization Program

200 E. Santa Clara St. 12th Floor, San José, CA 95113

408-975-4480 (Main Line)

408-975-2645 (Mobilehome Analyst)

www.sanjoseca.gov/rent

Provides referrals and general information on Mobilehome Rent Ordinance and Regulations.

Recycling & Garbage

200 E. Santa Clara St. 10th Floor San José, CA 95113

(408) 535-3500

<http://www.sanjoseca.gov>

Assists with garbage and sewage billing and concerns.

COUNTY OF SANTA CLARA

Department of Environmental Health

1553 Berger Dr., Bld. 2, San José, CA 95112

(408) 918-3400

www.sccgov.org

Assists with filing complaints regarding swimming pools, sewage overflow, garbage and trash.

Weights and Measures

1553 Berger Dr., Bld. 1, San José, CA 95112

(408) 918-4601

www.sccgov.org

Assists with filing complaints regarding utility meter readings.

Small Claims Court

191 N. First St., San José, CA 95113

(408) 882-2100 (Option # 2, then Option # 6)

www.scsselfservice.org

Provides information on how to file a claim, what to expect at court, and questions about court judgement decisions.

STATE OF CALIFORNIA

Housing and Community Development

2020 W. El Camino Ave. Sacramento, CA 95833

(800) 952-5275

www.hcd.ca.gov

Assists with mobilehome registration, planning and community development, building standards, grants and funding, and policy and research.

Office of the Mobilehome Ombudsman

P.O. Box 31, Sacramento, CA 95812

(916) 263-4742 (Sacramento Area),

(800) 735-2929 (TTD Number)

www.hcd.ca.gov

Assists with filing complaints and/or obtaining information regarding health and safety concerns, fraudulent mobilehome sales, Mobilehome Residency Law, and local resources.

California Public Utilities Commission

505 Van Ness Ave., San Francisco, CA 94102

(415) 703-2782

www.cpuc.ca.gov

Regulates privately owned electric, natural gas, telecommunications, water, and more. Assists with utility billing or servicing issues and accepts complaints.

Department of Fair Employment & Housing

2218 Kausen Dr., Suite 100, Elk Grove, CA 95758

(800) 884-1684

(800) 700-2320 (TTY)

www.dfeh.ca.gov

Protects the people of California from unlawful discrimination in employment, housing, and more.

Superior Court of California

Self Service Center

191 N. First St., San José, CA 95113

(408) 882-2926

www.scscourt.org/self_help

LEGAL QUESTIONS & CONCERNS

Bay Area Legal Aid

Legal Advice Line

(800) 551-5554

www.baylegal.org

Provides free legal advice and representation to low-income tenants with housing issues.

Law Foundation of Silicon Valley

Fair Housing Law Project

(408) 280-2452

Volunteer Eviction Assistance Clinic

(408) 280-2424

www.lawfoundation.org

Provides legal advice tenants and landlords with housing and other civil issues. May also provide legal representation to qualifying patrons.

Project Sentinel

(408) 720-9888

www.housing.org

Provides mediation services and legal advice regarding Landlord-Tenant problems. Investigates housing discrimination claims.

Santa Clara County Bar Association Lawyer Referral Service

(408) 971-6822

www.sccba.org

Provides services to city residents from San José, Milpitas, Los Gatos, Campbell, Willow Glen, Cupertino, and Sunnyvale.

Senior Adults Legal Assistance (SALA)

Central County Office

(408) 295-5991

www.sala.org

160 E. Virginia St., Ste. 260, San José, CA 95112

Provides a range of legal services to persons of age 60 or older of Santa Clara County.

Asian Law Alliance

991 W. Hedding St., Ste. 202, San José, CA 95126

(408) 287-9710

www.asianlawalliance.org

Provides legal advice and services in housing and other resources.

MOBILEHOME ASSOCIATIONS

Park Resident Organizations:

Golden State Manufactured-Home Owners League (GSMOL)

14802 Beach Blvd., La Mirada, CA 90638

(714) 994-9528

(800) 888-1727

www.gsmol.org

Provides legislative advocacy and education for its members at state and local levels to protect and promote resident rights and the health, safety, welfare and investment of members. Local GSMOL representatives offer case-by-case assistance to its members, by holding meetings with management, writing letters on behalf of the resident, and offering referrals to GSMOL's Corporate Counsel.

Park Owner Organizations:

Manufactured Housing Educational Trust (MHET)

25241 Paseo de Alicia, Ste. 120, Laguna Hills, CA 92653

(949) 380-3303

www.mhet.com

Provides education to park owners and managers of mobilehome parks about mobilehome park operations and community issues.

Western Manufactured Housing Communities Association (WMA)

455 Capitol Mall, Ste. 800, Sacramento, CA 95814

(916) 448-7002

www.wma.org

Promotes and protects the interest of park owners, operators, and developers of mobilehome park communities in California.

COMMUNITY SERVICES

Community Housing Partnership

20 Jones St., Ste. 200, San Francisco, CA 94102

(415) 852-5300

www.chp-sf.org

Provides case management, health services, and youth & family programs.

Graffiti Hotline

1661 Senter Rd., Building G., San José, CA 95112

(408) 277-4444

www.sanjoseca.gov/prns/antigraffiti/

Provides graffiti abatement via public reporting.

Health Trust

Meals on Wheels

3180 Newberry Dr., Ste. 200, San José, CA 95118

(408) 961-9870

www.healthtrust.org

Provides a delivery of hot, nutritious meals five days a week to home-bound individuals.

Sacred Heart Community Services

1381 S. First St., San José, CA 95110

(408) 885-9071

www.sacredheartcs.org

Provides a variety of resources including but not limited to, food, clothing, and housing assistance to residents of Santa Clara County.

Mobilehome Repairs:

Habitat for Humanity- Home Repair and Rehabilitation Program

2619 Broadway, Oakland, CA 946112

(510) 803-3388

www.habitatetsv.org

Provides a home repair grant through their rehabilitation program for qualifying mobilehome residents. Application forms may be found online.

Thank you for staying informed!



Rent Stabilization Program • Department of Housing
200 East Santa Clara St, 12th Floor, San José, CA 95113
408-975-4480 • www.sanjoseca.gov/rent
RSP@sanjoseca.gov

流動房屋居民及房東的資料指南

2019

請隨時查詢及了解有關流動房屋的資料！



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租金穩定部的簡介

租金穩定部門的使命是通過教育，參與和合作的渠道來監督聖何西市的公寓和流動房屋條例，藉此可持續地建立和保障社區健康及安全的狀況。

本指南提供資料給那些被流動房屋租賃條例（MHRO）所管制的聖何西市的流動房屋居民及業主。

「流動房屋租賃條例」是對加州民法典第798至799.6條的補充，而流動房屋居住法（MRL）是管理流動房屋社區。

居民可以向其流動房屋社區經理索取該文件的副本，或上此網站：www.leginfo.ca.gov/calaw.html，選擇 Civil Code，然後查看第798條。流動房屋居住法在每年的2月1日更新，請到時留意。

免責聲明：本指南不提供任何法律建議或替代「流動房屋條例」。而聖何西市並不能保證非本市所屬機構的服務質量。

社區住房合作社

20 Jones St., Ste. 200, San Francisco, CA 94102

(415) 852-5300

www.chp-sf.org

提供案例管理，健康服務以及青少年和家庭計劃

塗鴉熱線

1661 Senter Rd., Building G., San José, CA 95112

(408) 277-4444

www.sanjoseca.gov/prns/antigraffiti/

通過公眾的報告減少及排除塗鴉。

送餐上門計劃

Meals on Wheels

3180 Newberry Dr., Ste. 200, San José, CA 95118

(408) 961-9870

www.healthtrust.org

為行動不便的人仕提供每週五天送上門的熱食營養餐。

Sacred Heart Community Services

1381 S. First St., San José, CA 95110

(408) 885-9071

www.sacredheartcs.org

為聖塔克拉拉縣的居民提供各種資源，包括食品，衣服和住房等的援助。

流動房屋的修理

家居維修和康復計劃

2619 Broadway, Oakland, CA 946112

(510) 803-3388

www.habitatebsv.org

為合資格的流動房屋居民的提供維修服務補助金，其申請表可在網址上找到。

流動房屋協會

流動房屋社區居民組織

Golden State Manufactured-Home Owners League (GSMOL)

14802 Beach Blvd., La Mirada, CA 90638

(714) 994-9528

(800) 888-1727

www.gsmol.org

为州和地方各级成员提供立法宣传和教育，以保护和促进居民权利以及成员的健康，安全，福利和投资。当地GSMOL代表通过与管理层举行会议，代表居民写信以及向GSMOL的公司法律顾问提供推荐，为其会员提供逐案协助。

流動房屋社區主業組織

Manufactured Housing Educational Trust (MHET)

25241 Paseo de Alicia, Ste. 120, Laguna Hills, CA 92653

(949) 380-3303

www.mhet.com

為流動房屋社區業主和管理者提供關於其社區的運營及有關資料。

Western Manufactured Housing Communities Association (WMA)

455 Capitol Mall, Ste. 800, Sacramento, CA 95814

(916) 448-7002

www.wma.org

促進並保護加州流動房屋社區業主，運營商和發展商的利益。

社區服務

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基本的資料



Project Sentinel

(408) 720-9888

www.housing.org

提供有關房東 租戶問題的調解服務和法律建議, 以及調查住屋歧視索賠。

Santa Clara County Bar Association Lawyer Referral Service

(408) 971-6822

www.sccba.org

為San José 聖何西市, Milpitas 苗比特市, Los Gatos, Campbell, Willow Glen, Cupertino和Sunnyvale等城市的居民提供服務。

長者法律援助

Central County Office

(408) 295-5991

www.sala.org

160 E. Virginia St., Ste. 260, San José, CA 95112

為聖塔克拉拉縣60歲或以上的長者提供法律服務。

亞裔法律聯盟

991 W. Hedding St., Ste. 202, San José, CA 95126

(408) 287-9710

www.asianlawalliance.org

提供住房和其他資源的法律諮詢和服務。

公平就業和房屋部

2218 Kausen Dr., Suite 100, Elk Grove, CA 95758

(800) 884-1684

(800) 700-2320 (TTY)

www.dfeh.ca.gov

保護加州居民免受就業，住屋等方面的非法歧視。

加州高等法院

Self Service Center

191 N. First St., San José, CA 95113

(408) 882-2926

www.scscourt.org/self_help

有關法律上的問題

灣區法律援助

Legal Advice Line

(800) 551-5554

www.baylegal.org

為低收入租戶提供免費的有關住屋問題的法律諮詢和代理服務。

矽谷法律基金會

公平住屋法機構

(408) 280-2452

迫遷援取診所

(408) 280-2424

www.lawfoundation.org

為租戶和房東提供有關住屋和其他民事法律諮詢服務，也可以為合資格的客戶提供法律代理。

什麼是流動房屋租金管制條例？

聖何西市流動房屋租賃條例管制59個流動房屋社區，而聖何西市約有10,838間流動房屋。

流動房屋租賃條例：

- 當租金增長不超過最高年租金增幅，那就不需經過行政聽證會的同意而可增加租金。
- 統一每個流動房屋社區加租的日期。

最高年租金增幅說明如下：

- 是4月份舊金山 - 屋崙 - 聖何西「所有項目消費物價指數」（CPI）的增幅的75%，最低增幅為3%，最高為7%。
- 這最高年租金增幅有效於所有的租金加幅，生效日期為10月1日至下一年9月30日

請參閱“流動房屋租賃條例”第4部分“Allowable Rent Increases允許租金增加”。

什麼是每年最高租金增幅的百分比？



流動房屋租賃條例禁止業主對同一租客在十二個月內加租金多過一次。根據加州流動房屋居留法以及聖何西流動房屋租賃條例，流動房屋社區業主必須在租金增加前90天通知其租客。

每年最高租金增幅的百分比是按消費物價指數的四分之三計算，然而，該條例允許最低增長率3%，而最高為7%。每年租金的增幅是由聖何西市決定的。

每年的六月聖何西市會向所有的流動房屋社區業主公報最高租金增幅的百分比。

最高租金增幅百分比的計算公式：

由勞工統計局製定的2018年4月舊金山地區消費物價指數反映年增長率為3.21%。CPI增長的四分之三為2.41%，低於最低為最高租金增幅百分比的3%。因此，根據市政法第17.22章的要求，2018年10月1日至2019年9月30日的最高年度百分比設定為3%。

小額索償法庭

191 N. First St., San José, CA 95113

(408) 882-2100 (Option # 2, then Option # 6)

www.scsselfservice.org

提供有關如何提出索賠，法院的要求以及有關法院判決決定問題的資料。

在加州的資源

房屋及社區發展部

2020 W. El Camino Ave. Sacramento, CA 95833

(800) 952-5275

www.hcd.ca.gov

協助流動房屋登記，規劃和社區發展，建立標準，資金和撥款補助，以及有關房屋及社區的政策和研究。

流動房屋監管辦公室

P.O. Box 31, Sacramento, CA 95812

(916) 263-4742 (Sacramento Area),

(800) 735-2929 (TTD Number)

www.hcd.ca.gov

協助處理投訴和/或獲取有關衛生和安全問題，欺詐性流動房屋銷售，屋動房屋居留法和當地的資源。

加州公用事業委員會

505 Van Ness Ave., San Francisco, CA 94102

(415) 703-2782

www.cpuc.ca.gov

規範私營的電力，天然氣，水及電信等的服務。協助公用事業計費或服務問題，並接受有關的投訴。

在聖荷西市的資源

市議會辦公室

200 E. Santa Clara St. 18th Floor, San José, CA 95113
(408) 535-4900

www.sanjose.gov

請聯繫您的市議會成員，就您所在市議會區的問題發表意見。可參閱流動房屋名冊以確定您所住的地區。

房屋部門租金穩定計劃部

200 E. Santa Clara St. 12th Floor, San José, CA 95113
408-975-4480 (Main Line)
408-975-2645 (Mobilehome Analyst)

www.sanjoseca.gov/rent

提供有關房屋租賃條例及規例的轉介及有關資料。

回收和垃圾收集

200 E. Santa Clara St. 10th Floor San José, CA 95113
(408) 535-3500

<http://www.sanjoseca.gov>

協助處理垃圾和污水費的問題。

在聖塔克拉拉縣的資源

環境衛生部

1553 Berger Dr., Bld. 2, San José, CA 95112
(408) 918-3400

www.sccgov.org

協助提交有關游泳池，污水溢出和垃圾的投訴。

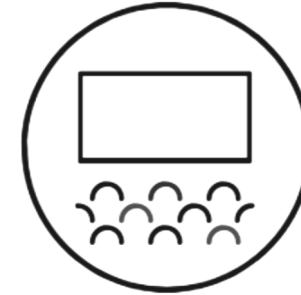
Weights and Measures

1553 Berger Dr., Bld. 1, San José, CA 95112
(408) 918-4601

www.sccgov.org

協助提交有關水電表讀數的投訴。在使用權重，計量或計數的貨幣交易中保護買方和賣方。

房屋及社區發展委員



房屋及社區發展委員會為流動房屋社區業主和居民提供一個論壇，就租金穩定計劃的條例提供意見，包括流動房屋租金管制條例。

委員會還保留一個席位給以下的人仕：

- 一名流動房屋居民代表，以及
- 一名流動房屋業主代表

十三名房屋及社區發展委員會成員的一些職責是就以下的方面提出建議：

- 必要的規則，規定，修訂和/或變更，以確保條例的持續運作和管理
- 員工配備和費用是否足夠來運作和維持調解及行政聽證程序。

請到<http://www.sanjoseca.gov/index.aspx?nid=1262> 這網站查詢有關委員會和如何參與的更多資料。

流動房屋社區業主的公平回報率

根據“流動房屋條例”，流動房屋社區業主可提交請願書，以獲得公平合理的回報



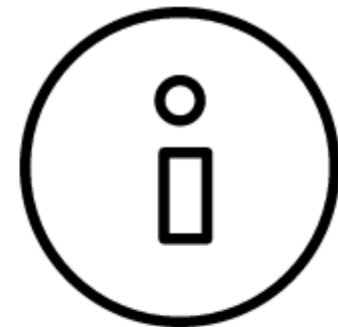
租金穩定部設定每年最高租金增幅為3%，但流動房屋社區業主可提交公平回報的請願書，要求每年最高租金增幅的超過3%。



例如，如果在支付費用之後，流動房屋社區業主現在的租金收入不及當前1985年的水平（根據通貨膨脹進行調整），那業主就可以要求增加租金。

參閱“房屋租賃條例”第4部分“允許租金增加”。

流動房屋的 資源和轉介



W

Walnut Mobilehome Park

4320 Monterey Rd.
San Jose, CA 95111
408-226-1900
District 2

Western Trailer Park

2784 Monterey Rd.
San Jose, CA 95111
408-225-7255
District 7

Westwinds Mobilehome Park

500 Nicholson Ln.
San Jose, CA 95134
408-225-2441
District 4

Whispering Hills Mobilehome Park

2780 E. Capitol Expy.
San Jose, CA 95148
408-227-8473
District 8

Willow Glen Mobile Estates

1850 Evans Ln.
San Jose, CA 95125
408-432-7440
District 6

Winchester Ranch Mobilehome Community

Senior Park
500 Charles Cali Dr.
San Jose, CA 95117
408-274-4233
District 1

Woodbridge Mobilehome Park

3051 Towers Ln.
San Jose, CA 95121
408-264-5020
District 7

請願申請程序簡介

流動房屋社區業主的責任:

- 在租金穩定部提議的租金增加日期之前至少 (95) 九十五個日曆日, 但不超過 (120) 一百二十個日曆日提交請願書;
- 提交所有支持的證據;
- 在提交申請日期後的5個工作日內通知流動房屋居民;
- 在流動房屋社區辦公室提供請願書的副本以及所有支持文件;
- 包括所有受加租影響的流動房屋居民的名稱和地址。



租金穩定部的責任:

在本部門收到流動房屋社區業主的請願書後的10個工作日內, 工作人員將通知業主和居民以下的資料:

- 日期, 時間, 地點
- 聽證會前和聽證會日期
- 行政聽證官的姓名

参阅“房屋租赁条例”, 第6部分, 业主租金申请, 以及第17.22.700至17.22.720章

聽證會流程簡介

舉行聽證會前會議, 會內將會 :

- 審口將在聽證會上提交的提交文件
- 以及確定聽證會的議程。

在聽證會前作出的任何決定對聽證會內各方都有約束力。

舉行行政聽證會, 會內將會 :

- 審查有關各方提供的所有證據和證詞;
- 並作出最終和具有法律約束力的書面決定

一旦作出最終決定後, 本部門工作人員將把決定的副本郵寄給流動房屋社區業主, 居民及其代表。

請參閱第17.22.750至17.22.850節的“流動房屋租賃條例”第7部分“行政標題”

South Bay Mobilehome Park

1350 Oakland Rd.
San Jose, CA 95112
408-453-8131
District 3

Spanish Cove Mobilehome Park

2600 Senter Rd.
San Jose, CA 95111
408-275-9360
District 7

Summerset Mobile Estates

P.O. Box 878 Alviso
San Jose CA, 95002
408-946-1990
District 4

Sunset Mobile Manor

555 McLaughlin Ave.
San Jose CA, 95116
408-297-0360
District 3

Sunshadow Mobilehome Park

1350 Panoche Ave.
San Jose, CA 95122
855-569-2736
District 7

T

Town & Country Mobile Village

Senior Park
195 Blossom Hill Rd.
San Jose, CA 95123
408-225-3165
District 2

Trailer Tel RV Park

1212 Oakland Rd.
San Jose, CA 95112
408-453-3535
District 3

Trailer Terrace Park

3010 Monterey Hwy.
San Jose, CA 95112
408-225-3165
District 7

Triangle Trailer Park

1410 N. Tenth St.
San Jose, CA 95112
408-453-3535
District 3

V

Villa Teresa Mobile Community

Senior Park
5680 Santa Teresa Blvd.
San Jose, CA 95123
408-629-2424
District 2

Village of the Four Seasons Mobilehome Park

200 Ford Rd.
San Jose, CA 95138
408-275-6771
District 2

Old Orchard Mobile Park

2135 Little Orchard St.
San Jose, CA 95125
408-244-9220
District 7

P

Pepper Tree Estates

Senior Park
2150 Monterey Rd.
San Jose CA, 95112
408-275-0588
District 7

Q

Quail Hollow Mobilehome Park

Senior Park
1445 S. Bascom Ave.
San Jose, CA 95128
408-371-0116
District 6

R

Rancho Santa Teresa Mobile Estates

510 Saddle Brook Dr.
San Jose CA, 95136
408-227-9033
District 2

River Glen Mobilehome Park

Senior Park
2150 Almaden Rd.
San Jose CA, 95125
408-269-2367

Riverbend Family Park

1358 Oakland Rd.
San Jose, CA 95112
408-453-5656
District 3

S

San Jose Trailer Park

527 McLaughlin Ave.
San Jose CA, 95116
408-292-8942
District 3

San Jose Verde Mobilehome Park

555 Umbarger Rd.
San Jose, CA 95111
408-295-3342
District 7

Silver Creek Mobile Estates

1520 E. Capitol Exwy.
San Jose, CA 95121
408-274-5455
District 7

Sleepy Hollow Trailer Court

4210 Monterey Rd.
San Jose, CA 95111
408-227-8873
District 2

關於聽證會的安排



聽證會參加者包括：

- 聽證官, 流動房屋社區業主,居民及其代表
- 租金穩定部的工作人員



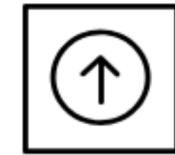
請願和支持文件：

- 聽證會的錄音,其他案件材料和決定的副本均為官方公開記錄



如流動房屋社區業主沒對屋社區作出需要的修理:

- 在這情況下,流動房屋居民可在業主提出加租而金額超過年度增長限制時提出反對意見*
- 居民可提交書面聲明來說明業主沒對屋社區作出需要的修理。



租金漲幅超過最大允許百分比增幅：

- 如果流動房屋社區業主的加租請願申請已被本部門批准,並已通知了居民,那業主就可以加租。
- 另一種情況就是聽證官已授權。

*移动房屋居民可以通过管理法院寻求民事处罚，减少服务而无需提交行政听证申请。

流動房屋的費用

法令所涵盖的移动房屋



根據流動房屋條例,流動房屋社區業主有責任在每年1月31日或之前繳交所有的“流動房屋費”。

業主可將一半的費用轉嫁給居民。

詳情請參閱“房屋租賃條例”，第8部分，Fees費用。

豁免的流動房屋



不受條例管制的流動房屋地段是不需要支付流動房屋的年費。

申請豁免費的業主必須在表格上說明的截止日期前,向本部門提交一份完整的免除流動房屋費的申請表,並要提供所需的文件。

詳情請參閱“流動房屋租賃條例”，第17.22.900至17.22.950章。

Lamplighter San Jose

4201 N. 1st St.
San Jose, CA 95134
408-321-9331
District 4

M

Magic Sands Mobile Community

165 Blossom Hill Rd.
San Jose CA, 95123
408-225-1010
District 2

Mayfair Trailer Park

1840 S. 7th St.
San Jose, CA 95112
408-294-1707
District 7

Mill Pond I Mobilehome Park

Senior Park
2320 Canoas Garden Ave.
San Jose, CA 95125
408-267-9790
District 7

Mill Pond II Mobilehome Park

Senior Park
2320 Canoas Garden Ave.
San Jose, CA 95125
408-267-9790
District 6

Mobilehome Manor

1300 E. San Antonio St.
San Jose, CA 96116
408-294-6789
District 3

Moss Creek Mobilehome Park

Senior Park
2929 Aborn Square
San Jose, CA 95121
408-274-5600
District 8

Mountain Shadows Mobilehome Park

633 Shadow Creek Dr.
San Jose, CA 95136
408-269-9090
District 9

Mountain Springs Mobilehome Park

Senior Park
625 Hillside Ave.
San Jose, CA 95136
408-266-7611
District 7

O

Oak Crest Estates

4271 N. First St.
San Jose, CA 95134
408-321-9499
District 4

移口房屋公園名冊

Coyote Creek Mobilehome Park

2580 Senter Rd.
San Jose, CA 95111
408-279-0925
District 7

F

Foothills Mobilodge

655 S. 34th St.
San Jose, CA 95116
408-251-3655
District 5

G

Garden City Trailer Park

1309 Oakland Rd.
San Jose, CA 95112
408-288-9481
District 3

Golden Wheel Park

900 Golden Wheel Park Dr.
San Jose, CA 95112
408-453-3575
District 3

H

Hillview Mobilehome Park

241 S. Jackson St.
San Jose, CA 95116
408-288-9481
District 5

Hilton Mobile Park

661 Bonita Ave.
San Jose, CA 95116
408-297-2363
District 3

Hometown Eastridge Mobile Estates

1955 Quimby Rd.
San Jose, CA 95122
408-251-1401
District 8

Hometown Monterey Oaks

6130 Monterey Rd.
San Jose, CA 95138
408-225-1475
District 2

I

Imperial San Jose Mobile Estates

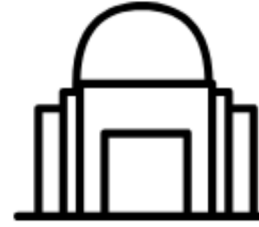
5770 Winfiled Blvd.
San Jose, CA 95123
408-227-1390
District 10

L

La Buona Vita Mobile Park

Senior Park
445 N. Capitol Ave.
San Jose, CA 95133
408-923-3119
District 5

無需審查的允許租金加幅-簡介



流動房屋租賃條例下的理由：

- 不超過年度最大百分比增幅；
- 上次租金上漲是超過24個月前
- 如果流動房屋居民沒支付租金，延遲付款或違反租賃協議而導致要空置單位的情況下，那租金加幅便無需受審查的允許。

流動房屋居民法下的理由：

- 如流動房屋業主按照流動房屋居住法第798.55-798.60條終止租約後，便可作出租金加幅
- 如流動房居民自願性搬出單位後，業主可立即作出租金加幅。

參閱“房屋租賃條例”，第17.22.450章，第（A-E）節



常問的問題

移动房屋公园名册

注意:高级公园是年龄限制的社区, 55岁及以上。联系公园以询问年龄限制。

A

Ace Trailer Inn Village

2800 Monterey Rd.
San Jose, CA 95111
(408) 225-3204
District 7

Arbor Point

540 Bonita Ave.
San Jose, CA 95116
408-292-9684
District 3

B

Bella Rosa Mobilodge

1500 Virginia Place
San Jose, CA 95116
408-923-3066
District 5

C

California Hawaiian Mobile Estates

3637 Snell Ave.
San Jose, CA 95136
408-227-0330
District 10

Caribees Mobilehome Park

411 Lewis Rd.
San Jose, CA 95111
408-629-0624
District 7

Casa Alondra

5450 Monterey Hwy.
San Jose, CA 95111
408-578-5050
District 2

Casa Del Lago Mobilehome

2151 Old Oakland Rd.
San Jose, CA 95131
408-432-1320
District 4

Chateau La Salle

2681 Monterey Hwy.
San Jose, CA 95111
408-298-3230
District 7

Colonial Manor Mobilehome

Senior Park
3300 Narvaez Ave.
San Jose, CA 95136
408-269-4404
District 9

Cottage Trailer Grove

111 Barnard Ave.
San Jose CA, 95112
408-294-3811
District 7

County Fair Mobile Estates

270 Umbarger Rd.
San Jose, CA 95111
408-225-4333

移动房屋公园 名册



常問的問題

流動房屋租賃條例

問: 在哪裡可以找到聖荷西市流動房屋租賃條例?

答: 請參考這租金穩定部網頁 www.sanjoseca.gov/rent, 或致 408-975-4480 向租金穩定部以獲取更多流動房屋租賃條例的資料。

問: “流動房屋租賃條例” 是如何定義 “流動房屋” ?

答: 一個或多個部分合併起來而可移動的結構, 其設計和裝備不超過一個居住單元, 可建在地基上或不需要使用地基。

請參閱“流動房屋租賃條例”第17.22.160章。

問: “流動房屋租賃條例” 是如何定義 “居民” ?

答: 一個佔據流動房屋的人, 包括流動房屋業主或移動房屋租戶
請參閱“流動房屋租賃條例”第17.22.200章。

問: “流動房屋租賃條例” 是如何定義 “租戶” ?

答: 一個向流動房屋業主租賃流動房屋的人。

請參閱“移動房屋租賃條例”第17.22.210章。

移动房屋条例

問：我如何知道“流動房屋租金條例”是否保護我的流動房屋？

答：聖荷西市條例會涵蓋在1979年9月7日之前批准的流動房屋空間，而又有一個月租賃協議。

問：哪些流動房屋空間不受條例管制？

答：流動房屋空間在以下的情況是永久不受條例管制的：

- 1979年9月7日之後獲批准的管道，電氣和下水道。
- 流動房屋的空間被流動房屋社區的業主佔用
- 那些由政府擁有或管理的單位，或由房屋援助支助計劃提供補貼的單位
- 居民自願與社區業主簽訂租賃協議，而租賃協議符合以下所有條件：
 1. 租賃協議是在1986年1月1日或之後生效的；
 2. 租賃協議的期限超過十二（12）個月的期限；
 3. 租賃協議說明流動房屋的空間是流動房屋居民真正的居所；
 4. 租賃協議的第一段載有一項條文，通知居民該房屋空間將獲豁免遵守“房屋租賃條例”。

請參閱“流動房屋租賃條例”第17.22.350至17.22.390條

租金增幅

問：我的租金會多久加一次？

答：租金在12個月內會增加一次。如果在（24）二十四個月或更長時間內也沒有增加，社區業主可把現年和去年加租的百分比合起來作出一次加幅。

問題：業主提出加租時，加幅可否超過最大允許租金增幅的百分比？

答：當法律判決後或單位被棄置情況下，又或者有經銷商將一所流動房屋搬出社區時，租金增幅的百分比便可能會增加。

請參閱“流動房屋租賃條例”第17.22.135章和第17.22章第4部分“允許的租金增幅”。

問：如果我認為我的租金漲幅超過最大允許的百分比，我應該跟誰聯繫？

答：居民可以考慮與其經理交談，致電租金穩定部，或聯繫法律援助的機構（可參閱以下的資源和轉介）。

MOBILEHOME RENT ORDINANCE FACT SHEET

ABOUT THE ORDINANCE

The *Mobilehome Rent Control Ordinance*, set by the City of San José under Chapter 17.22 of the San José Municipal Code, allows annual rent increases between three and seven percent, based on 75% the Consumer Price Index (CPI). A rent increase is allowed **only once every 12-months**. The maximum annual percentage increase, effective October 1st of each year, can be found on the City of San José Housing Department's website www.sanjoseca.gov/rent.

Covered Mobilehomes Include:	Mobilehomes Not Covered Include: (SJMC Section 17.23.350-17.23.390)
<ul style="list-style-type: none"> Mobilehome lots that received operational permits on or prior to September 7, 1979 	<ul style="list-style-type: none"> Lots that received plumbing/electrical/sewer permits after September 7, 1979 Spaces owned, operated by a government agency, or subsidized by Housing Assistance Payments Program Voluntary* long-term lease agreements between a mobilehome owner and landlord

* This exclusion shall apply only for the duration of the term of the rental agreement and any extensions of the existing rental agreement. The Mobilehome Rent Control Ordinance shall become effective immediately if the rental agreement is not extended and a new rental agreement is not established (San José Municipal Code 17.22.370).

To see if your mobilehome is covered under the Mobilehome Rent Ordinance, speak to your landlord, or call the Rent Stabilization Program at (408) 975-4480.

MOBILEHOME RENT CONTROL ORDINANCE SUMMARY

Maximum Annual Percentage Increase

- The Mobilehome Rent Control Ordinance (MH Ordinance) allows a single yearly rent increase calculated by the Rent Stabilization Program called the Maximum Annual Percentage Increase.
- The Maximum Annual Percentage Increase is **75%** of the increase in the April San Francisco-Oakland-San José All-item Consumer Price Index (CPI) with a **minimum of 3% and a maximum of 7%**.
- In **June**, the Rent Stabilization Program mails out a notice to the landlord with the maximum allowable percentage increase for the fiscal year. Landlords are required to post a copy of this notice.
- The Maximum Annual Percentage Increase applies to all rent increases, with an effective date from October 1st to September 30th of the following year. The Rent Stabilization Program consolidated all rent increase into one anniversary date for each park.
- If rents have not been increased for more than 24 months, they may be increased by the combined total of the allowable annual rent increases for the current and previous year.
- Per the MH Ordinance, a park owner must provide a homeowner with a **(90) ninety-day** rent increase notice.
- Increases above the Maximum Annual Percentage Increase may be allowed immediately following a vacancy during a court-ordered eviction, abandonment, and a dealer pull out. Exceptions may be verified with the Rent Stabilization Program.

Refer to the *Mobilehome Rent Ordinance, Part 4, Allowable Rent Increases*

Landlord Rent Petition (SJMC 17.22.700-17.22.720)

- Park owners may file a petition seeking a rent increase above Maximum Annual Percentage Increase. An administrative hearing must be held for these petitions.
- The petition shall include a statement of gross income and operating expenses incurred during the base year and the year immediately preceding the filing of the petition. A determination is made of the base year and the current year's net operating income.

To learn more about Landlord Rent Petitions, please contact the Rent Stabilization Program at (408) 975-4480.



Service Reductions (SJMC 17.22.780)

- If the Rent Stabilization Program approves a landlord's petition, mobilehome residents from that Park may present written documentation, including service reduction allegations during the hearing.
- Service Reductions are considered by administrative hearing officers when determining whether to accept the rent increase.
- The State's Mobilehome Residency Law allows mobilehome park residents to make a written request for a meeting regarding service problems with the park owner or their representative.
- If your park owner has filed a petition with the Rent Stabilization Program, you will have an opportunity to file a written claim that a service reduction has occurred. Based on the evidence provided by the mobilehome owner, a hearing officer will determine:
 - if the service reduction is a type that may be considered under the Ordinance;
 - what, if any, amount of the rent should be decreased in order to compensate for the value of the service.

Mobilehome Rental Dispute Fee (SJMC 17.22.900-17.22.950)

- Mobilehome Rental Dispute Fees are set on a yearly basis and are approved by City Council and the Housing and Community Development Commission;
- One-half of the fee may be passed on to the resident of each rent controlled space;
 - Example: If the 2018 Rental Dispute Fee Amount was set at \$25.70 per space, then one half of that fee, \$12.85, may be passed on to the resident
- The pass-through fee amount should be indicated on the resident's bill separate from the base rent;
- Park owners that would like to file a Mobilehome Rental Dispute Fee Exemption should contact the Rent Stabilization Program to learn about allowable exemptions and required documentation.

Housing and Community Development Commission

The Commission acts in an advisory capacity to the City Council and or the Department of Housing. Some of the functions of the thirteen-member Housing and Community Development Commission are to make recommendations regarding:

- Rules, regulations, amendments, and/or changes that may be deemed necessary to ensure the ongoing operations and administration of the Ordinances, including the Mobilehome Rent Control Ordinance;
- Staffing levels and fees necessary to operate and maintain the mediation and administrative hearing process.

The Housing and Community Development Commission provides a forum for landlords and residents to offer input regarding the Rent Stabilization Program's Ordinances, including the Mobilehome Rent Control Ordinance. The Commission also reserves a seat for one Mobilehome Resident representative and one Mobilehome Owner representative. Meetings are scheduled for the second Thursday at 5:45PM of each month at San José City Hall. Please contact the Rent Stabilization Program to determine where the commission meetings will be held.

MOBILEHOME RESIDENCY LAW SUMMARY

The *Mobilehome Residency Law (MRL)* is a summary of the state law governing mobilehome parks. The MRL covers topics such as, rental agreements, rules and regulations, fees and charges, utilities, rent control, termination of tenancy, and registration and titling.

The park owners must provide mobilehome residents with a copy of this document by February 1st of each year.

The *Mobilehome Residency Law* is available on the State Legislature's website: www.hcd.ca.gov and can be found in Section 798 of the Civil Code. If mobilehome residents have not received a copy of the *Mobilehome Residency Law*, residents should ask their park managers to provide them with a copy.

Please note that this document is intended for informational purposes only, not legal advice. The fact sheet may be incomplete as it is a brief summary of the Ordinance. Please visit our website or call for the most up to date fact sheet and complete details of the Ordinance.





Memorandum

TO: HOUSING AND COMMUNITY
DEVELOPMENT ADVISORY
COMMISSION

FROM: Kelly Hemphill

**SUBJECT: HOUSING TRUST FUND
BUDGET – FY 2019-20**

DATE: April 4, 2019

RECOMMENDATION

That the Housing and Community Development Commission, acting as the Housing Trust Oversight Committee, recommend that the Director of Housing approve the following expenditure plan for the Housing Trust Fund for \$1,972,088 for Fiscal Year 2019 – 2020.

BACKGROUND

In the early 1990s, the Housing and Homeless Fund was established as the repository of funds with relatively few requirements that the Housing Department receives from time to time. The name of the fund was subsequently changed to “Housing Trust Fund” (HTF).

The HTF was established in part because most other funding sources available for affordable housing programs specifically prohibit expenditures on homeless shelters or for the case management services that many chronically homeless individuals need in order to succeed in obtaining and retaining permanent housing.

The Municipal Code specifies that the Director of Housing will administer the HTF (and any other funding source) grants, contracts or other expenditures exceeding \$290,000 need approval by the City Council while the Director is authorized to act independently for those under \$290,000. The Code also specifies that there be a committee to advise the Director on the use of HTF funds. By resolution, the City Council named the Housing and Community Development Advisory Commission (and, by extension, the Housing and Community Development Commission) to act as that committee.

ANALYSIS

Each year, the Department presents the Commission with the proposed HTF budget for the upcoming Fiscal Year (FY). In order to provide context and trends, the HTF budget for the previous year FY 2018 – 2019 is included as well as the proposed 2019 – 2020 expenditures. High-level summaries of the complete HTF budgets are provided as **Attachment A** for FY 2018

– 2019 and **Attachment B** for FY 2019 - 2020. Below details the proposed HTF budget for FY 2019 – 2020:

- **Homeless Initiatives (\$50,000)**

- UPLIFT - Transit Passes (\$50,000)

The “Universal Pass for Life Improvement from Transportation” program is operated by the County of Santa Clara Office of Supportive Housing. The program purchases quarterly transit passes – at deeply discounted rates – from the Valley Transportation Authority for homeless individuals who are receiving case management services. The County contributes the staff time necessary to run the program plus funds for purchasing the transit passes in an amount twice the size of the City’s contribution. This funding will assist with 1,000 bus passes in the coming fiscal year.

- **Housing and Homeless Projects (\$1,000,000)**

- Employment Initiative (\$125,000)

The Employment Initiative is managed by Destination: Home. The program aligns system resources and living-wage jobs for homeless or formerly homeless individuals participating in supportive housing programs. Destination: Home leverages other funding sources for operations of the Employment Initiative. This funding will be used to contribute to the two-year contract with Destination: Home to fund the manager position for the Employment Initiative with an annual goal of placing 100 individuals into fulltime jobs

- All the Way Home campaign (\$75,000)

The All the Way Home campaign launched on Veterans Day 2015 and is managed by Destination: Home. The program works with landlords and apartment owners to access rental units for homeless veterans and their families. This funding will be used to contribute to the two-year contract with Destination: Home to fund the manager position for the All the Way Home campaign with the overall goal of ending homelessness for all local veterans. The Housing Department further supports the campaign with \$5M from a different funding source (Housing Authority Litigation Award) to help landlords improve their properties to provide housing to veterans, as well as provide rental subsidies for veterans.

- Dignity on Wheels (\$300,000)

Dignity on Wheels is a mobile shower and laundry trailer that is operated by Project WeHOPE six days per week at various locations throughout San José. The goal of the program is to assist up to 1,000 homeless individuals to overcome the barriers preventing them from attending their medical, housing, job, or case management appointments through mobile hygiene opportunities. In the upcoming fiscal year, Project WeHOPE will receive \$250,000 from a different funding source (Homeless Emergency Aid Program) to purchase two additional trailers. One trailer will provide showers and laundry while the other will be designed as a mobile rest stop, which will offer case management and essential services, including restrooms and WiFi. The

increased HTF funding from FY 18-19 will support the operations of all three trailers in FY 2019-20.

- **Safe Parking Pilot Program (\$250,000)**
Operated by LifeMoves, the Safe Parking Pilot Program for Families began on November 1, 2018 at Seven Trees Community Center. The program creates a safe and secure place for car and recreation vehicle dwellers to park and sleep, increase access to available services, reduce traffic and the number of people living illegally in their vehicles on the streets, decrease enforcement actions and resulting legal costs to homeless individuals, and provide resources to secure permanent housing and economic stability. On March 26, 2019, City Council approved the expansion of this pilot at two additional city-owned sites. The two-year contract to LifeMoves will fund ongoing operations at the Seven Trees location. LifeMoves will receive \$400,000 from a different funding source (Homeless Emergency Aid Program) to operate the two expanded safe parking sites at Roosevelt Community Center and Southside Community Center. While the HTF grant award will support the Seven Trees Pilot, serving 17 vehicles on any given evening, the LifeMoves contract will include all three sites and combine funding from the two sources. Operations at three sites will increase capacity to over 60 vehicles per evening.
- **Homeless Services (\$250,000)**
During the 2017 homeless census, 4,350 people were found to be homeless within the City's boundaries (a total of 7,394 were counted throughout Santa Clara County). Of the 4,350 counted in San José's point-in-time count, 74% were unsheltered (living on the streets, in parks or in homeless encampments). In the upcoming year, this Homeless Services money is set aside as a contingency, to be used supplement or enhance existing programs or to fund new programs for homeless households with the end goal of attaining permanent housing.
- **Emergency Assistance (\$63,000)**
 - Emergency assistance funding provides Homelessness Response Team staff with a flexible resource to cover costs such as motel stays for temporary housing emergencies, such as a fire, natural disaster or condemnation of a home, that would otherwise result in homelessness for adults, youth, and families. This funding will be provided by the County of Santa Clara and used to continue these services in the coming fiscal year.
- **Non-Personnel (\$50,000)**
 - The non-personnel funding allows for the Homelessness Response Team to enhance programs and invest in staff retention. The funding will pay for costs not allowable with more restricted funds, such as staff trainings and meeting reservations.

April 4, 2019

Subject: Housing Trust Fund Budget – FY 2019-20

Page 4

- **Transfers to Other City Departments (\$68,500)**
 - Parking Fund/Public Restrooms (\$31,200)
This funding is set aside to partially pay for the maintenance of the public restrooms in the downtown core of San José, which are often utilized by homeless persons. The funding is transferred to the Department of Transportation.
 - Rent (\$37,300)
This funding is set aside to cover costs associated with the Homelessness Response Team's rent on the 12th Floor of the Tower at City Hall. The funding is transferred to the Finance Department.
- **City Staffing and Overhead (\$740,588)**
 - This funding will pay for four positions whose duties are related to responding to homelessness. HTF is one of the only eligible funding sources to pay for positions on the Homelessness Response Team. A minimal amount of funding is set aside (\$37,588) for the City Attorney's Office for legal services associated with these services.

A representative from the Department's Homelessness Response Team will be at the meeting on April 11, 2019 and will be able to answer any questions.

/s/
Kelly Hemphill
Homelessness Response Manager

ATTACHMENTS:

Attachment A – HTF Budget Summary for FY 2018 – 2019

Attachment B – HTF Budget Summary for FY 2019 – 2020

Attachment A

**HOUSING TRUST FUND
FY 2018-19 BUDGET**

SOURCE OF FUNDS

PROJECTED FY 2018-19 BEGINNING FUND BALANCE	\$3,411,556
Projected FY 2018-2019 Revenue	<u>\$ 815,000</u>
TOTAL	<u>\$4,226,556</u>

USE OF FUNDS

Homeless Initiatives	\$325,000
• HMIS (\$150,000)	
• 2019 Homeless Census (\$125,000)	
• UPLIFT - Transit Passes (\$50,000)	
Housing and Homeless Projects	\$1,031,200
• Overnight Warming Locations (\$350,000)	
• Litter Removal (\$150,000)	
• Dignity on Wheels (\$200,000)	
• Safe Parking (\$250,000)	
• Homeless Services (\$50,000)	
• Public Restrooms (\$31,200)	
Emergency Assistance	\$50,000
City Staffing and Overhead	\$618,672
TOTAL	<u>\$2,024,872</u>

<u>PROJECTED FY 2018-19 ENDING FUND BALANCE</u>	<u>\$2,201,684</u>
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Attachment B

**HOUSING TRUST FUND
FY 2019-20 BUDGET**

SOURCE OF FUNDS

PROJECTED FY 2019-20 BEGINNING FUND BALANCE	\$2,201,684
Projected FY 2019-2020 Revenue	<u>\$ 950,000</u>
TOTAL	<u>\$3,151,684</u>

USE OF FUNDS

Homeless Initiatives	
• UPLIFT - Transit Passes (\$50,000)	\$50,000
Housing and Homeless Projects	\$1,000,000
• Employment Initiative (\$125,000)	
• All the Way Home Campaign (\$75,000)	
• Dignity on Wheels (\$300,000)	
• Safe Parking Pilot Program (\$250,000)	
• Homeless Services (\$250,000)	
Emergency Assistance	\$63,000
Non-Personnel	\$50,000
Transfers	\$68,500
City Staffing and Overhead	\$740,588
TOTAL	<u>\$1,972,088</u>

<u>PROJECTED FY 2019-20 ENDING FUND BALANCE</u>	<u>\$1,179,596</u>
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Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Sergio Jimenez

SUBJECT: AB 705 (Stone) Mobile Home Park Closures **DATE:** March 28, 2019

Approved by:

Date:

3/27/19

RECOMMENDATION

1. Adopt a position of support for AB 705 (Stone) on Mobile Home Park Closures.
2. Recommend this item be agendaized for the April 9, 2019 City Council Meeting so that the City's Legislative Representatives have direction to advocate for AB 705.

ANALYSIS

On several occasions I have stated that we need to protect our affordable housing stock with the same vigor we protect our threatened employment lands. In San Jose we have approximately 35,000 mobile home park residents, the largest number of mobile home households in any city in California. Furthermore, we know for a fact that if mobile home residents are displaced they will likely have no comparable housing available to them in San Jose or even Santa Clara County. For this reason I urge my Council colleagues to support Assemblyman Mark Stone's, AB 705, which seeks to clarify and strengthen protections for mobile home owners facing displacement due to park closures or conversions.

This bill would ensure that when a mobile home park containing low and moderate income housing is converted for a different use, it will not result in the unmitigated loss of affordable housing. Current law requires the preservation of mobile homes which are a source of affordable housing, but the enforcement mechanisms are inconsistent and can result in the loss of mobile home spaces and displacement of park residents.