

Memorandum

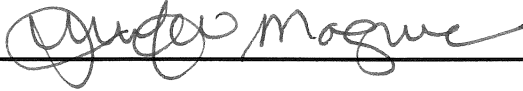
TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: March 7, 2019

Approved



Date

3-8-19

INFORMATION

SUBJECT: REQUEST FOR PROPOSAL FOR RELOCATION CONSULTANT SERVICES - UPDATE

As San José City property owners remove apartments from the rental market and/or convert a mobilehome park, relocation consulting services become necessary for tenants and mobilehome residents covered by the City's Municipal Code. On August 3, 2017, the Rent Stabilization Program released a Request for Proposal seeking bids from entities, both private and or non-profit, whom were interested in providing relocation consultant services to residents displaced by either the City's Ellis Act Ordinance (SJMC Chapter 17.23.1100) and/or the Mobilehome Conversion Ordinance (SJMC Section 20.180.630 of Chapter 20.180).

On October 4, 2018, the Rent Stabilization Program produced an informational memorandum titled, "Request for Proposal for Relocation Consultant Services," to inform the Mayor and City Council of qualified relocation services consultants to perform the services under the Ellis Act and Mobilehome Conversion Ordinances. At the time, staff provided a list of four firms for Ellis Act relocation services and reported that Associated Right of Way Services was the only relocation consultant agency available for contracting in relation to the Mobilehome Conversion Ordinance.

ANALYSIS

This report provides a revised list of qualified entities who will be made available for relocation consultant services under the Ellis Act Ordinance or Mobilehome Conversion Ordinance, San José Municipal Code, Chapter 20.180, and its supplemental Council Policy, Number 6-33, states that a mobilehome park owner may object to the Designated Resident Organization's selection of consultant agency, and vice versa. Therefore, it is important that both parties have access to a list of relocation consultant agencies versus a single option. After further consideration, three consultant agencies that indicated the ability to provide relocation services for displaced mobile home residents will be added to the City approved list. Consistent with Municipal Code and

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Council Policy, the mobilehome owner and residents will evaluate their options and make a selection.

The following agencies are available to conduct relocation services for the Ellis Act Ordinance and Mobilehome Park Conversions:

- 1.) Paragon Partners, Ltd.
- 2.) Overland, Pacific & Cutler, Inc.
- 3.) Associated Right of Way Services, Inc.

/s/

Jacky Morales-Ferrand
Director of Housing

For any additional questions related to the selection process for relocation services, please contact Deputy Director, Rachel VanderVeen, at 408-535-8231.