

MOBILEHOME RENT SPACE STABILIZATION ORDINANCES (ALAMEDA COUNTY JURISDICTIONS)

Effective Date	# of Mobilehome Communities (# of Spaces)	Permissible Rent Increases	Other Requirements
<p>Alameda County: Original: 1990 Revised: 4/11/2017 Only applies to unincorporated Alameda County.</p>	<p>Alameda County: 20 parks (644)</p>	<p>Alameda County:</p> <ul style="list-style-type: none"> • 4% maximum increase in rent/year for existing tenant with required County notice; • Can petition non-standard rent increases once a year that includes Capital Improvements; Non-standard rent increases: <ul style="list-style-type: none"> • Unanticipated operating costs; • Capital improvements; • Vacancy decontrol if voluntary transfer or removal of MH, abandonment, or eviction. 	<p>Alameda County:</p> <ul style="list-style-type: none"> • Staffing: Rent Review Officer (portion of an FTE job description) & Hearing Officer on call as-needed; • Accountability to City: registration required and fee paid by parks owners with partial pass-through (50%) to MH Park residents; • Hearings with a petition by renter of a MH space; • Appeals allowed to Rent Review Officer, then to Housing Director, then to Board of Supervisors. • Direct costs to evaluate a non-standard rent increase request to be paid by MH Park Owner.
<p>Fremont: Established: July 12, 2016</p>	<p>Fremont: 3 parks (732);</p>	<p>Fremont:</p> <ul style="list-style-type: none"> • Rent regulation exemption to MH Park residents with pre-existing rental agreements that cite CA Civ. Code Sections 798.17(a) & (b); • Greater of 60% of CPI, 3% of rent, or \$10/month allowed rent increase; • Cap of 6% increase in 12 month period; • 100% pro-rata share of capital improvements costs pass-through allowed with prescriptive approval process; • Partial vacancy decontrol of 15% rent increase for initial turnover; • Full vacancy decontrol if new home, eviction, abandonment. Exception to vacancy decontrol if MH is transferred to family, domestic partner or joint tenant. 	<p>Fremont:</p> <ul style="list-style-type: none"> • Staffing: Rent Review Officer (portion of an FTE job description) & Hearing Officer on call as-needed; • Accountability to City: fee paid by parks owners with proscriptive pass-through to MH Park residents and allowed only one time/year; • Hearings with a petition by renter of a MH space; • Protections for retaliation against MH owners.
<p>Hayward: Established: August 29, 2008</p>	<p>Hayward: 9 parks (2,231)</p>	<p>Hayward:</p> <ul style="list-style-type: none"> • Greater of 3% or 60% of CPI; cannot be greater than 6% in a 12 month period; noticing requirements; • Can petition non-standard rent increases once a year; • No "banking" of prior year unrealized allowed rent increases; • Can request a hearing to evaluate non-standard rent increases including unanticipated operating costs and capital improvements; • Strict vacancy control; • No provision for capital improvement pass-through; 	<p>Hayward:</p> <ul style="list-style-type: none"> • Staffing: Rent Review Officer (portion of an FTE job description) & Hearing Officer on call as-needed; • Accountability to City: fee paid by parks owners with allowed 50% pass-through pro-rata share to MH Park residents with required notice; • Provisions for rent dispute resolution and arbitration hearings; • Appeals allowed; • Protections for retaliation against MH owners.

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<p>Pleasanton: March 17, 1992 Latest revision: 1/1/2001 Ordinance 1843 §2 has new park ownership clause; has amortization schedule for capital improvements (requires resident approval) and maintenance standards.</p>	<p>Pleasanton: 3 parks (371)</p>	<p>Pleasanton:</p> <ul style="list-style-type: none"> • After 2004 proscriptive rent increase formula; • Allowed petition by MH Park Resident for base year rent adjustment; • Allowed petition MH Park Owner to increase rent to adjust for a "fair return on investment;" • 100% pro-rata share of capital improvements costs pass-through to tenants allowed; 	<p>Pleasanton:</p> <ul style="list-style-type: none"> • Accountability to City: required registration; • Direct costs to evaluate petitions for fair return and rent adjustment recovered as determined by outcome of petition review; • Protections for retaliation against MH owners.
<p>Union City: Original: 1990 Latest revision: 8/8/2001</p>	<p>Union City 2 parks (896)</p>	<p>Union City:</p> <ul style="list-style-type: none"> • Allowance for rental agreements that cite CA Civ. Code Sections 798.17(a) & (b) with required notice of impacts of State law on local rent regulations; • Lesser of 90% of CPI or 7% of rent; Rent increases >7% can petition for rent adjustment; • Can petition non-standard rent increases once a year; • No "banking" of prior year unrealized allowed rent increases; • Strict vacancy control; • Allowed vacancy decontrol when unit is being replaced; • No provision for capital improvement pass-through; 	<p>Union City:</p> <ul style="list-style-type: none"> • Staffing: City staff (?) & Hearing Officer on call as-needed; Hearing Officer requirement that they must be retired administrative law judge or Superior Court Judge; • Accountability to City: Direct costs to evaluate petitions a non-standard rent increase request to be paid by MH Park Owner; • Protections for retaliation against MH owners.