

Presentation on Mobilehome Parks in San Leandro

City Council

July 16, 2018

Mobilehome Parks in San Leandro

- 9 mobilehome parks (855 spaces) in San Leandro
 - Bal Trailer Court (14831 Bancroft Ave) – 31 spaces
 - Bayshore Commons (1468 Grand Ave) – 40 spaces
 - Golden State (1511 150th Ave) – 18 spaces
 - Sandev (2100 Lewelling Blvd) – 71 spaces*
 - San Leandro (2470 Washington St) – 45 spaces
 - Salel's Mobilehome Park (747 Lewelling Blvd) – 66 spaces
 - Trailer Haven (2399 E. 14th St) – 160 spaces*
 - Mission Bay (15333 Wicks Blvd) – 366 spaces
 - Hesperian (15263 Hesperian Blvd) – 58 spaces

**also has RV spaces*

Map of Mobilehome Parks



State Oversight

- In California, State laws and regulations govern mobilehome parks
 - Mobilehome Parks Act (CA Health & Safety Code)
 - California Housing and Community Development = governing agency
- Mobilehome Residency Law (CA Civil Code)
 - Rights & responsibilities of park owner, tenants & management
 - Enforced by courts, not State HCD
- Office of Mobilehome Ombudsman
 - information resource
 - filing of complaints

California Cities/Counties with Mobilehome Park Ordinances

- 97 local jurisdictions in California have mobilehome park regulations
- In Alameda County, 6 jurisdictions have regulations:
 - Alameda County (19 parks/712 spaces)
 - Fremont (3 parks / 732 spaces)
 - Hayward (16 parks / 2,160 space)
 - Oakland (3 parks / 49 spaces)
 - Pleasanton (4 parks / 412 spaces)
 - Union City (3 parks / 918 spaces)

Recent City Efforts to Assist Mobilehome Parks –Trailer Haven

- New owner purchased in 2016 & increased space rents substantially
- City worked with new owner to provide relief/assistance programs for residents
- City Council created Trailer Haven Mobilehome Rehabilitation Grant Program
 - allocated \$150,000 from real estate transfer tax revenue
 - Contracted with nonprofit Rebuilding Together – Oakland/East Bay
 - Currently there are 11 applications being processed for eligible mobilehome owners

Recent City Efforts to Assist Mobilehome Parks – Bayshore Commons

- New owner purchased in Fall 2017 and increased rents substantially
- Housing and ECHO Housing staff met/spoke with multiple residents to provide information and with the new owner to retain or provide relief to residents in need
 - City worked with new owner to provide rental subsidy program for cost burdened residents
- 3 residents qualified for Rent Review Board Hearing
 - 1 case resolved
 - 1 case withdrawn
 - 1 case was not resolved and the resident moved out of state

Existing San Leandro Services for Mobilehome Park Residents

- Rent Review Program/Tenant Relocation Assistance
 - Only applies to tenants who are renting their mobilehome units
 - Does not apply to space leases
- Landlord-Tenant Housing Counseling/Fair Housing Services via ECHO Housing
- Owner-Occupied Housing Rehabilitation Program
 - Minor home repair grants up to \$5,000 for lower income households including mobilehome owners
 - City contracts with the nonprofit Rebuilding Together Oakland/East Bay
- Condominium Conversion Ordinance