

MOBILEHOME RENT SPACE STABILIZATION ORDINANCES (ALAMEDA COUNTY JURISDICTIONS)

Effective Date	# of Mobilehome Communities (# of Spaces)	Permissible Rent Increases	Other Requirements <i>[Vacancy Control at In-Place Sale]</i>
Alameda County: Original: 1990 Revised: 4/11/2017 Unincorporated area only	Alameda County: 20 parks (644)	Alameda County: <ul style="list-style-type: none"> • 4% maximum increase in rent/year for existing tenant; • Can petition non-standard rent increases once a year; • Vacancy decontrol if voluntary transfer or removal of HM, abandonment, or eviction; • 100% pro-rata share of capital improvement costs pass-through allowed; 	Alameda County: <ul style="list-style-type: none"> • Required staffing: Rent Review Officer designated to administer program; Hearing Officer whose designation is determined administratively. • Vacancy decontrol <ul style="list-style-type: none"> • At voluntary sale, transfer or other conveyance with MH remaining; • At voluntary removal of MH; • At vacancy where owner obtains a judgement of unlawful detainer; • 100% Capital Improvement pass-through allowed as a temporary rent increase per IRS regulations on depreciation of capital improvements; • Non-standard rent increase allowed by petition; • Mobile Home Park registration required; • A hearing within 10 days of petition for non-standard rent increase; • MH owner's allowed right of refusal to pay rent if unlawful increase in rent; • Hearing Officer to adopt findings within 10 days after the hearing; • Parks owners to pay a fee and can pass 50% of pro-rata share to MH Park residents; • Appeals allowed to Rent Review Officer, then to Housing Director, then to Board of Supervisors.
Fremont: July 12, 2016	Fremont: 3 parks (732);	Fremont: <ul style="list-style-type: none"> • Rent regulation exemption to MH Park residents with pre-existing rental agreements the cite CA Civ. Code Sections 798.17(a) & (b); • Greater of 60% of CPI, 3% of rent, or \$10/month; • 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. 	Fremont: <ul style="list-style-type: none"> • Required staffing: Rent Review Officer designated to administer program and Hearing Officer with J.D. designated to hear rent increase cases; • Modified vacancy decontrol: 15% increase allowed until 2019. After 2019, CPI change between times of transfer allowed, not to exceed 15%; • 100% pro-rata share of City administration fees per MH Park space passed on to residents allowed only one time/year; • 100% pro-rate Capital Improvement pass-through if owner complies with following procedures: <ul style="list-style-type: none"> • Application and pre- or post-certification of CIP costs required by City, • Required declaration that amortizing CIP cost according to federal income tax purposes, • Allowed to charge interest on amortized costs; • Rent increase notice (City-mandated language) must be provided to tenant and City; • 15-day requirement for mobilehome owner to file a complaint; • Petition Hearings with binding decision by Hearing Officer; • Pass-through of program costs: <ul style="list-style-type: none"> • General Administrative Costs determined by actual costs incurred in prior year of program, • Direct Costs incurred for dispute resolution hearing apportioned on a pro-rata basis for all mobile home spaces involved in the dispute, • 35% allowed pass-through to Mobile Home Park residents and remainder paid by Mobile Home Park owners.
Hayward: August 29, 2008	Hayward: 9 parks (2,231)	Hayward: <ul style="list-style-type: none"> • 60% of CPI with floor and ceiling – but no greater than 6% of CPI; • no banking; • administration fees passed on to residents; non-standard rent increase allowed by petition. 	Hayward: <ul style="list-style-type: none"> • Strict vacancy control • No provision for capital improvement pass-through • Non-standard rent increase allowed by petition

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Pleasanton: March 17, 1992 Latest revision Ord 1843 §2 (1-1-2001) has new park ownership clause; has amortization schedule for capital improvements (requires resident approval) and maintenance standards.	Pleasanton: 3 parks (371)	Pleasanton: 100% of CPI with floor and ceiling; no banking; administration fee passed on to residents; non-standard rent increase allowed by petition.	Pleasanton: <ul style="list-style-type: none"> • Strict vacancy control • No provision for capital improvement pass-through • Non-standard rent increase allowed by petition
Union City: Original: 1990 Latest revision = 2001 (8-8-2001)	Union City 2 parks (896)	Union City: Lesser of 90% of CPI or 7% of rent; no banking; non-standard rent increases allowed by petition.	Union City: <ul style="list-style-type: none"> • Strick vacancy control; • No provision for capital improvement pass-through • Non-standard rent increase allowed by petition • Hearing Officer requirement: must be retired Superior Court Judge. • Exception to vacancy control when unit is being replaced

Note: according to Alameda County Community Development Agency Housing & Community Development Department Mobile Park Rent Stabilization Ordinance dated September 28, 2016:

February 2015 CPI for San Francisco-Oakland-San Jose area = 2.5%
Average reported mobile home space rent in the unincorporated county of \$624/month