



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: April 24, 2020

Approved

Date

4/24/20

SUPPLEMENTAL

SUBJECT: ACTIONS RELATED TO A TEMPORARY MORATORIUM ON RENT INCREASES FOR RENT STABILIZED APARTMENTS AND MOBILEHOMES, SUSPENSION OF LATE FEE CHARGES FOR APARTMENT RENT ORDINANCE PROGRAM FEES, ALLOW LANDLORDS AND TENANTS TO ENTER INTO AGREEMENTS TO REDUCE RENT, AND WAIVER OF BUILDING FEES FOR APARTMENT BUILDINGS WITH 20 OR FEWER UNITS

REASON FOR SUPPLEMENTAL

This supplemental memorandum includes a list of annual anniversary dates for rent increases in mobilehome parks throughout San José.

BACKGROUND

The City of San José is home to 59 mobilehome parks, about 10,838 space lots, with an estimated 30,000 - 35,000 residents living in the mobilehome park communities. The Mobilehome Rent Ordinance was passed in 1987 and applies to all mobilehomes in San José.

ANALYSIS

The Mobilehome Rent Ordinance, Chapter 17.22.155 outlines the mechanism by which mobilehome park owners may annually increase rent, known as the "Maximum Standard Annual Percentage Increase." The Ordinance limits annual rent increases to 75% of the San Francisco-Oakland Consumer Price Index (CPI) with a minimum of 3% and a maximum of 7%. Chapter 17.22.450.B provides that if a rent increase has not been implemented in more than 24 months, the rent may be increased by the combined total of the allowable annual rent increase for the

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Subject: Extension of the Residential Eviction Moratorium, Consideration of a Rent Freeze and Convene Stakeholders to Explore Solutions for the Rental Community Impacted by COVID-19

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current and previous year. City Staff has provided a listing of all mobilehome park anniversary dates (Attachment A). The typical process for mobilehome parks is to provide a 90-day notice to residents prior to the anniversary date of the annual rent increase. According to Attachment A, seven mobilehome parks have an April 1 anniversary date and an additional 11 parks with anniversary dates in May 1 and June 1.

The Moratorium on Rent Increases, if passed, would suspend the Maximum Standard Annual Percentage Increase, until December 31, 2020. Suspension would require mobilehome park owners to postpone the collection of the annual increase if the rent increase was set to occur during the moratorium. However, the Mobilehome Rent Control Ordinance states that after more than 24 months have elapsed since the last effective rent increase, a park owner may calculate and charge the combined allowable maximum rent increase for the current and previous year.

For example, if a mobilehome park owner typically increases rent in July, and expected to do so in July 2020 then, in compliance with this Moratorium on Rent Increases, the park owner would be unable to charge and collect the increased rent. The mobilehome park owner may increase the rents on January 1, 2021 following the expiration of the Moratorium on Rent Increases. As an alternative, in August 2021, the park owner would be permitted, under the existing Mobilehome Rent Ordinance Chapter 17.22.450.B, to increase rent equal to the cumulative total of the maximum annual percentage increase for the current year (in this example, year 2021) and the previous year (in this example, year 2020), because the last effective date of the of rent increase was in 2019.

/s/

JACKY MORALES-FERRAND
Director, Housing Department

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

Attachment: Summary of Mobilehome Parks and Anniversary Dates of Rent Increases

Summary of Mobilehome Parks and Anniversary Dates of Rent Increases

#	Mobilehome Park	Anniversary Date
1.	Arbor Point Mobilehome Park	January 1
2.	Hilton Mobile Park	January 1
3.	Mountain Springs Mobilehome Park	January 1
4.	Quail Hollow Mobilehome Park	January 1
5.	Village of the Four Seasons	January 1
6.	Winchester Ranch	January 1
7.	Ace Trailer Inn Village	February 1
8.	Casa Del Lago Mobilehome Park	February 1
9.	San Jose Verde Mobilehome Park	February 1
10.	Sunset Mobile Manor	February 1
11.	County Fair Mobilehome Park	March 1
12.	Imperial San Jose Mobile Estates	March 1
13.	River Glen Mobilehome Park	March 1
14.	Silver Creek Mobile Estates	March 1
15.	Whispering Hills Mobilehome Park	March 1
16.	Caribees Mobilehome Park	April 1
17.	Golden Wheel Park	April 1
18.	Oakcrest Estates	April 1
19.	Summerset Mobile Estates	April 1
20.	Trailer-Tel Mobile Manor	April 1
21.	Western Trailer Park	April 1
22.	Cal-Hawaiian Mobile Estates	April 1
23.	Magic Sands Mobilehome Park	May 1
24.	Mayfair Trailer Park	May 1
25.	Town & Country Mobile Village	May 1
26.	Trailer Terrace Park	May 1
27.	Walnut Park	May 1
28.	Colonial Mobile Manor	June 1
29.	Moss Creek Mobilehome Community	June 1
30.	Riverbend Mobilehome Park	June 1
31.	San Jose Mobilehome & RV Park	June 1
32.	South Bay Mobile Home Park	June 1
33.	Willow Glen Mobile Home Estates	June 1

#	Mobilehome Park	Anniversary Date
34.	Foothills Mobile Lodge	July 1
35.	Lamplighter San Jose	July 1
36.	San Jose Trailer Park	July 1
37.	Cottage Trailer Park	August 1
38.	Coyote Creek Mobilehome Community	August 1
39.	Hometown Eastridge Mobile Estates	August 1
40.	La Buona Vita Mobile Park	August 1
41.	Villa Teresa	August 1
42.	Chateau la Salle	September 1
43.	Mountain Shadows Mobilehome Park	September 1
44.	Sunshadow Mobilehome Community	September 1
45.	Westwinds Manufactured Homes	September 1
46.	Casa Alondra Mobilehome Park	October 1
47.	Old Orchard Mobilehome Park	October 1
48.	Pepper Tree Mobilehome Estates	October 1
49.	Sleepy Hollow Trailer	October 1
50.	Bella Rosa Mobile Lodge	November 1
51.	Garden City Trailer Park	November 1
52.	Rancho Santa Teresa	November 1
53.	Woodbridge Mobilehome Community	November 30
54.	Hometown Monterey Oaks	December 1
55.	Spanish Cove Mobilehome Park	December 1
56.	Mill Pond I	December 15
57.	Mill Pond II	December 15
58.	Triangle Trailer Park	Information Currently Unavailable
59.	Hillview Mobile Home Park	Information Currently Unavailable