

WEBVTT

1  
00:00:10.386 --> 00:00:12.576  
HSG Webinar: Good evening, everyone.

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00:00:23.296 --> 00:00:25.935  
HSG Webinar: Good evening, everyone. My name is Sarah Fields.

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00:00:26.056 --> 00:00:33.295  
HSG Webinar: I am one of the Deputy Directors for the Housing Department of the Sioux San Jose from River Valley.

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00:00:33.536 --> 00:00:44.926  
HSG Webinar: We are covering the mobile home rent ordinance and some proposed changes that will be coming before City Council on January 27th, this meeting tonight.

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00:00:45.096 --> 00:00:54.446  
HSG Webinar: Those proposed changes have also, been heard by the Absolute Community Development Commission earlier this month.

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00:00:55.816 --> 00:01:04.166  
HSG Webinar: I will... thank you. I will just be handing this off to...

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00:01:07.166 --> 00:01:13.506  
HSG Webinar: We will be, hearing from my colleagues Banu San and hisop, in just a moment.

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00:01:13.646 --> 00:01:27.046  
HSG Webinar: And I will just ask that if any of you have questions, you can direct them to me. My name in this, webinar is Housing Webinar, H-S-V space webinar.

9  
00:01:27.156 --> 00:01:31.866  
HSG Webinar: Please direct your questions to me and chat them in the chat function.

10  
00:01:32.206 --> 00:01:39.356  
HSG Webinar: And I will now pass it along to Banu San, my fellow deputy director, to interpret.

11  
00:01:39.356 --> 00:01:40.886  
Emily Hislop: Sorry.

12  
00:01:41.136 --> 00:01:50.375  
HSG Webinar: Yes, there is interpretation available in Spanish, Vietnamese, and Mandarin, if that is your preferred language access.

13  
00:01:50.566 --> 00:01:58.265  
HSG Webinar: You can flip through... To access that, interpretation during this presentation.

14  
00:01:58.556 --> 00:02:00.166  
HSG Webinar: Thank you for honoring that.

15  
00:02:00.696 --> 00:02:03.136  
HSG Webinar: With that, I want to be able to.

16  
00:02:03.536 --> 00:02:14.795  
Banu San: Thank you, Sarah. Hi, everybody. I'm Banu-san, the Deputy Director of the Production, Preservation, Asset Management, and the Rent Stabilization Program. Emily is on my team.

17  
00:02:14.796 --> 00:02:31.055  
Banu San: I just want to thank everybody for joining us today. This is the second in a series of community meetings where we will walk you through the proposed changes of the mobile home rent ordinance. I'll give a brief overview of each proposed change.

18  
00:02:31.166 --> 00:02:44.846  
Banu San: Explain why these updates are needed, and then we'll have time for questions at the end. These amendments are being brought to Council on January 27th, along with a lot of other housing items as well.

19  
00:02:45.716 --> 00:02:47.995  
Banu San: First slide, please.

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00:02:49.856 --> 00:02:52.446  
Banu San: Emily, you're controlling it, right? Okay, thank you.

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00:02:53.096 --> 00:03:13.086

Banu San: So as a reminder, these proposed updates have come directly from the direction of a City Council, which they gave when it was... when the rent stabilization Strategic Plan was adopted in September of 2024. And that plan really set the foundation of why we're doing this work.

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00:03:13.266 --> 00:03:17.646

Banu San: And since September 2024, Council has given additional direction.

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00:03:17.806 --> 00:03:27.245

Banu San: And that plan created improvements across all three rental, programs, the apartment rent ordinance, the tenant protection ordinance, and the mobile home rent ordinance.

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00:03:27.596 --> 00:03:32.106

Banu San: For the mobile home ordinance, there are four big goals driving these updates.

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00:03:32.236 --> 00:03:43.756

Banu San: The first is the improving data collection. So, our existing regulations are over 30 years old, which limits our ability to track rents, petitions, and conditions across parks.

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00:03:44.196 --> 00:03:53.355

Banu San: Secondly, increasing transparency. Without updated regulations, it's difficult to provide accurate information to residents and park owners.

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00:03:53.826 --> 00:04:02.156

Banu San: So, and then thirdly, streamlining program administration. We need clearer processes to help both residents

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00:04:02.386 --> 00:04:04.625

Banu San: And owners navigate the system.

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00:04:04.666 --> 00:04:22.626

Banu San: So these revisions include removing procedural details, which have been there for the past 30 years, as I mentioned, so the ordinance can remain focused on policy rather than day-to-day administration. And then, fourthly, creating accessible, practical ways for residents to enforce their rights.

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00:04:22.836 --> 00:04:31.385

Banu San: While also ensuring owners can receive a fair return. So everything we're proposing today ties back to these core goals.

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00:04:31.686 --> 00:04:35.555

Banu San: These four focus areas represent the Council's direction.

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00:04:35.766 --> 00:04:42.986

Banu San: For updates to the mobile home ordinance, and two related ordinances with further work planned for the coming year.

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00:04:43.796 --> 00:04:45.205

Banu San: Next slide, please.

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00:04:47.586 --> 00:04:48.516

Banu San: So...

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00:04:55.146 --> 00:05:02.866

Banu San: Just waiting for the... It's the map slide, Emily. Okay, thank you very much.

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00:05:03.146 --> 00:05:12.205

Banu San: Alright, this map shows all the mobile homes across the city of San Jose. There are more than 10,000 spaces total, and you can see the

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00:05:12.516 --> 00:05:17.625

Banu San: Park... you can see the parks are heavily concentrated in four council districts.

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00:05:17.816 --> 00:05:28.836

Banu San: heavy concentration, beginning with the... mostly in the District 7, and then there's 2 and 3 and 4. And the size and the distribution of this portfolio make it especially important.

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00:05:28.966 --> 00:05:42.576

Banu San: to modernize our ordinance, the scale creates challenges related to data collection, resident protections, and consistency in the program administration. So, these updates are designed to meet those challenges.

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00:05:43.646 --> 00:05:44.795

Banu San: Next slide.

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00:05:47.256 --> 00:05:55.686

Banu San: So, here's a quick overview of how we got here. The mobile home ordinance has been around for a long time. It was first adopted in 1979.

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00:05:55.806 --> 00:06:01.585

Banu San: Revised in 1985, and last meaningfully update was in 1992.

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00:06:01.786 --> 00:06:08.556

Banu San: Because the rules haven't been refreshed in more than 3 decades, we've run into gaps, in data.

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00:06:08.706 --> 00:06:24.026

Banu San: issues with transparency and outdated administrative processes. So, that's why Council directed us in 2024 to modernize the ordinance, and why the Housing and Community Development Commission added this work to its 2025 plan.

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00:06:24.406 --> 00:06:29.416

Banu San: The purpose of the mobile rent ordinance still guides everything we're doing here.

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00:06:29.646 --> 00:06:42.875

Banu San: Prevent excessive rent increases, prevent exploitation of the city's shortage of mobile home spaces, ensure owners can receive a fair return, and then establish a fair process for resolving disputes.

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00:06:43.066 --> 00:06:54.665

Banu San: These updates help align resident rights across our other programs, and they clarify how capital improvements and other administrative steps should be handled moving forward.

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00:06:54.816 --> 00:07:00.976

Banu San: So, now I'm going to turn it over to our division manager, Emily Hislop, to work... walk us through the changes.

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00:07:09.706 --> 00:07:11.226

Banu San: You're muted, Emily.

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00:07:21.196 --> 00:07:27.016

Emily Hislop: My apologies. I appreciate your patience for a little bit of a late start and for that.

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00:07:27.326 --> 00:07:37.535

Emily Hislop: I'm going to start where Banu left off, with the... the 40-year history of the mobile home rent

ordinance, and, begin

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00:07:37.686 --> 00:07:42.695

Emily Hislop: This is the timeline of... All the work that leads us to today.

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00:07:42.736 --> 00:08:02.625

Emily Hislop: So, in August and September, the goals of the Rent Stabilization Strategic Plan and all the regulatory updates across all the programs that encompass our division were discussed during the Housing and Community Development Commission regular meeting, City Council Committee Meeting, and the City Council meeting.

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00:08:02.976 --> 00:08:10.516

Emily Hislop: From summer to fall of this year, we've been developing new regulations and drafting new amendments.

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00:08:10.626 --> 00:08:18.686

Emily Hislop: On November 6, 2025, a memo summarizing the amendments was initially posted to the Housing and Community Development

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00:08:18.986 --> 00:08:26.915

Emily Hislop: mission website, for its regular November meeting. That meeting didn't occur at... and,

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00:08:27.906 --> 00:08:36.106

Emily Hislop: Rather, it was postponed to December 11th. During November and December, we had informal discussions with various stakeholders.

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00:08:36.336 --> 00:08:46.326

Emily Hislop: And in November 2025, we sent a mailer out to all park residents, all 58 parks, and 10,000

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00:08:46.676 --> 00:08:50.216

Emily Hislop: 500, 700 residents, or households.

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00:08:50.506 --> 00:09:03.915

Emily Hislop: Notifying them of the Housing and Community Development Commission meeting, where these proposed amendments would be discussed, and also about the first in a series of community meetings, which was held virtually on November 20th.

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00:09:04.346 --> 00:09:14.826

Emily Hislop: On December 11th, we held, the Housing and Community Development Commission. It's a citizen advisory commission.

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00:09:15.436 --> 00:09:25.996

Emily Hislop: Their regular meeting was held, and we went over the proposed amendments. At that meeting, there was a lot of public comment and participation.

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00:09:26.086 --> 00:09:39.195

Emily Hislop: And today is our second community meeting, and then the third one will be held at the beginning of the year in person at Leninger Community Center at 6 p.m.

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00:09:39.436 --> 00:09:49.166

Emily Hislop: And January 15th at that same week, we will have another meeting held virtually to give everyone an opportunity, to get their questions,

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00:09:49.636 --> 00:09:58.556

Emily Hislop: Kept... Questions addressed prior to City Council, considering the proposed amendments on January 27th.

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00:09:58.656 --> 00:10:13.105

Emily Hislop: Just during this... and all of this information is on our website, tracking these proposed changes, which, I'll ask that Sarah include, if she's able to put the link in the chat,

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00:10:13.256 --> 00:10:27.955

Emily Hislop: to that website, and if possible, we can send that link out via email to everybody who registered for this webinar. So during this process, we have responded to... the department has responded to over 300 questions from the public.

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00:10:27.956 --> 00:10:42.655

Emily Hislop: All of the information regarding these meetings and links to the Housing and Community Development Commission meeting materials, which includes the correspondence from the public and our responses to, is all, can be reached through the website that I just referenced.

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00:10:46.796 --> 00:10:56.906

Emily Hislop: So, high level, the... the six ways that we, the proposed amendments are addressing the current ordinance.

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00:10:57.186 --> 00:11:01.715

Emily Hislop: We are, making amendments to reflect changes in state law.

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00:11:01.876 --> 00:11:05.845

Emily Hislop: We are removing, various expired provisions.

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00:11:06.036 --> 00:11:10.145

Emily Hislop: This ordinance has not been updated in a few decades.

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00:11:10.396 --> 00:11:26.595

Emily Hislop: We are strengthening residents' protections. We are separating policy from program procedure and hearing processes by putting the procedural aspects into the regulations, so that the ordinance focuses just on policy.

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00:11:26.986 --> 00:11:39.045

Emily Hislop: We will be establishing a rent registration for all parks, and revising the provisions that govern vacancy decontrol. I will get into each of these in the next slides.

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00:11:45.216 --> 00:11:52.156

Emily Hislop: So, before I get... start, I want to make very clear there are very... lots of... the primary

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00:11:52.706 --> 00:11:56.216

Emily Hislop: Provisions of this ordinance are not being changed.

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00:11:56.326 --> 00:11:59.856

Emily Hislop: The annual rent... increased calculation.

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00:12:00.046 --> 00:12:11.946

Emily Hislop: which has typically been 3%, is not changing at all. For current residents, you will still see the typical increases in rents that you have seen over the decades.

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00:12:13.056 --> 00:12:20.516

Emily Hislop: there is still vacancy control for a state transfer, so if there's a transfer from one family member to another that reside in the unit.

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00:12:20.796 --> 00:12:24.196

Emily Hislop: That rent will still remain the same.

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00:12:24.546 --> 00:12:43.246

Emily Hislop: There is still a fair return petition process for park owners. This is the only way for owners to address increasing costs due to replacement of capital improvements and maintenance and repair. That is a full financial review. That process has not changed.

82

00:12:44.106 --> 00:13:03.295

Emily Hislop: And for the segment of mobile homes that are occupied by renters, where a park or an individual owner owns the mobile home and rents it out to a tenant, they will continue to be... also be covered by the provisions of the mobile home rent ordinance, as they always have been.

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00:13:09.476 --> 00:13:24.796

Emily Hislop: So, I referenced that we will be eliminating outdated provisions from the ordinance and conforming to current state law. The most notable is the state law that required an exemption for

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00:13:24.926 --> 00:13:41.705

Emily Hislop: leases of space rent for longer than 10... 12 months, which was referred to as the long-term lease exemption. Under state law, that... that exemption sunsetted as of January 1st, 2025. We have that exemption in our ordinance, and we need to remove it to conform to state law.

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00:13:42.206 --> 00:13:58.255

Emily Hislop: We are removing sections that were only applicable during time periods in the 1980s and 1990s, and we're updating definitions and administrative positions to reflect our current city structure and department structure, and align with state and federal law.

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00:13:58.376 --> 00:14:12.145

Emily Hislop: When this ordinance was last amended, I believe the city was half as large as... if not less than it is now, and the city structure has much more... many more departments, and that should be reflected in the ordinance.

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00:14:15.956 --> 00:14:26.056

Emily Hislop: The next set of amendments address streamlining our ordinance and regulations and aligning, our... with the program's... the overall program's strategic plan.

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00:14:26.126 --> 00:14:39.285

Emily Hislop: The petition and administrative processes will now be only, the procedures for those will only be found in the regulations. This will allow for efficiency and flexibility

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00:14:39.296 --> 00:14:46.166

Emily Hislop: in program administration, as per Council's direction, in approving our strategic plan.

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00:14:47.166 --> 00:14:55.506

Emily Hislop: Our hearing processes are now, will now be detailed in the regulations, as opposed to the ordinance, which is,

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00:14:55.806 --> 00:15:06.875

Emily Hislop: not something typically done in the modern times. These rent stabilization ordinances were newer in the 1980s, and a lot of those provisions are very

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00:15:07.066 --> 00:15:25.575

Emily Hislop: have not kept up with the changes in how we conduct business. For example, we are now on Zoom. That was not contemplated in the 1980s or 90s, and a lot of our provisions that are in the ordinance don't, align with the way we do business electronically.

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00:15:26.226 --> 00:15:35.025

Emily Hislop: So this... having those provisions in the regulations will allow us to adapt to changing technology and make things more efficient.

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00:15:36.786 --> 00:15:37.856

Emily Hislop: and accessible.

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00:15:39.696 --> 00:15:57.266

Emily Hislop: One notable... this is a very notable change to our current ordinance. We're strengthening resident protections for establishing an administrative hearing process for residents to initiate and settle rent disputes. This does not exist in the current form of the ordinance.

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00:15:57.636 --> 00:16:02.365

Emily Hislop: To dispute an increase in rent or other charge.

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00:16:02.616 --> 00:16:20.596

Emily Hislop: All this the program can do is try to speak to both parties, but somebody would have to initiate an action report to try to resolve it in a legal way. By establishing an administrative process, we are making an accessible way for residents to address these concerns and have an enforceable decision.

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00:16:21.726 --> 00:16:37.366

Emily Hislop: We're establishing a process for residents to appeal petition decisions. Currently, there is no appeal process in the ordinance when a fair return petition decision is issued. That is a petition that allows a

99

00:16:37.366 --> 00:16:50.076

Emily Hislop: owner to increase the rent by significantly more than the annual allowable. If residents want to challenge such a decision, their only recourse right now is to go file a court lawsuit.

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00:16:50.156 --> 00:16:57.136

Emily Hislop: Which is not only expensive and typically requires legal counsel, it can take years to resolve.

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00:16:57.726 --> 00:17:07.286

Emily Hislop: So, by establishing an appeal process, which is similar to what we have in our apartment rent ordinance, there's an intermediary step for both residents and

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00:17:07.396 --> 00:17:12.136

Emily Hislop: Park owners can, appeal the decision, and...

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00:17:12.346 --> 00:17:16.466

Emily Hislop: Have it reconsidered, or... In some... changed in some way.

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00:17:17.386 --> 00:17:29.425

Emily Hislop: We are... the third thing we are doing is establishing a park rent registry for all units that park owners must complete annually prior to being allowed to implement any rent increases.

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00:17:29.536 --> 00:17:35.635

Emily Hislop: This aligns with... we currently do this with our apartment rent ordinance. This will allow us to gather data.

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00:17:35.886 --> 00:17:43.166

Emily Hislop: About rents in parks, what is happening in parks, whether... how... the rate of

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00:17:43.596 --> 00:17:46.116

Emily Hislop: Global homes being changed to ownership.

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00:17:46.236 --> 00:17:54.386

Emily Hislop: This will drive a lot more informed decision-making in the future, and we can make adjustments as we learn more, when we gather more data.

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00:17:57.036 --> 00:18:11.086

Emily Hislop: Finally, we are balancing park owner interest and establishing a process to create... to encourage park improvements. The first of these changes is that upon the sale of a mobile home.

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00:18:11.186 --> 00:18:17.196

Emily Hislop: There would be a one-time increase of 10% on the new mobile home owner.

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00:18:18.316 --> 00:18:25.565

Emily Hislop: That this is not, as I said before, if a mobile home passes through an estate, this does not get triggered.

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00:18:26.006 --> 00:18:35.785

Emily Hislop: This would be a one-time increase, and then thereafter, that new owner would then just be subject to the limits of the MRO in their annual rent increases.

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00:18:36.866 --> 00:18:44.806

Emily Hislop: We are establishing a process, and I want to make sure this doesn't confu- get confused with what must be pursued through a fair return petition.

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00:18:45.206 --> 00:18:51.295

Emily Hislop: We would like owners to have a way to recover some costs if they do

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00:18:51.446 --> 00:19:00.215

Emily Hislop: An improvement that adds a material added benefit to residents in the form of safety or energy efficiency.

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00:19:00.336 --> 00:19:13.155

Emily Hislop: This... examples of this are flood mitigation projects, or installing solar, or some other alternative energy source, and required. That would lead to lower

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00:19:13.436 --> 00:19:23.205

Emily Hislop: Utility bills for residents. Flood mitigation, of course, mitigates the risk for damage due to floods to both residents and the park.

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00:19:23.506 --> 00:19:36.266

Emily Hislop: This is not in... this is not for normal replacement projects. This is not for normal maintenance and repair. These are extraordinary projects. We have a similar process in, the

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00:19:36.366 --> 00:19:42.696

Emily Hislop: the apartment rent ordinance. So these are special, capital improvements are limited.

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00:19:43.386 --> 00:19:51.385

Emily Hislop: Finally, as I said before, we're establishing an appeal process that gives an extra step before filing,

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00:19:51.806 --> 00:20:00.856

Emily Hislop: Pursuing a court filing to challenge a decision, and this appeal process also would apply to fair return decisions, and that owners also can do the appeal.

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00:20:03.576 --> 00:20:05.625

Emily Hislop: And I will turn it back over to Don.

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00:20:05.886 --> 00:20:07.215

Banu San: Thank you, Emily.

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00:20:07.556 --> 00:20:21.856

Banu San: Alright, so to close, here are the key points to remember. These amendments carry out direction from City Council and implement the strategic plan I mentioned earlier. They modernize and streamline outdated regulations.

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00:20:22.286 --> 00:20:28.016

Banu San: They increase tenant protections and create clear, accessible processes.

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00:20:28.326 --> 00:20:34.546

Banu San: They balance resident stability with park owners' need to maintain aging infrastructure.

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00:20:35.096 --> 00:20:39.575

Banu San: And they strengthen due process with added appeal opportunities.

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00:20:40.366 --> 00:20:44.865

Banu San: So, we'll continue the community outreach, further in January.

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00:20:45.136 --> 00:20:50.336

Banu San: And these amendments, as I mentioned, are planned to go to Council on January 27th.

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00:20:50.696 --> 00:20:55.595

Banu San: Thank you for being here, and I believe we can now take questions, Sarah.

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00:20:57.296 --> 00:20:58.925

Banu San: Over to... back over to you.

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00:21:01.416 --> 00:21:06.505

HSG Webinar: Thank you, and thank you to everyone who's asked some questions during this process, and please

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00:21:06.586 --> 00:21:12.666

HSG Webinar: continue to ask us questions. I see we've got a few in the chat already.

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00:21:12.676 --> 00:21:28.445

HSG Webinar: So please, feel free to send more to Housing Webinar to meet Sarah Field. I see the first question we have in the chat, which was sent very early on, so thank you for your immediate participation. Emily, maybe we don't need to share

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00:21:28.646 --> 00:21:32.666

HSG Webinar: anymore, but up to you. Here's the first question.

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00:21:32.726 --> 00:21:48.765

HSG Webinar: There's a question about the partial vacancy decontrol, the 10%, the maximum 10% increase when there's a sale of a mobile home. The question is, is there an exception for when titles are transferred

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00:21:49.406 --> 00:21:57.715

HSG Webinar: probate. So, someone doesn't have a will, there's a process through probate, wherein, you'll see

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00:21:58.006 --> 00:22:03.746

HSG Webinar: Title. Emily, I see you unmuted, so I think you're probably the best person to answer this one.

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00:22:04.166 --> 00:22:11.656

Emily Hislop: As well as said at the beginning of the presentation, they can see control will remain for estate transfers and a probate.

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00:22:12.026 --> 00:22:16.575

Emily Hislop: If the home is sold in probate.

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00:22:16.986 --> 00:22:24.836

Emily Hislop: That may constitute a sale, but if it is going to a family member, that would be considered a state transfer.

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00:22:27.816 --> 00:22:41.315

HSG Webinar: And I'll just add, you know, that the 10% increase, or the maximum 10% increase, is triggered when there is both a change... a sale and a change in occupancy.

143

00:22:41.506 --> 00:22:56.566

HSG Webinar: And so, if there's a family member who is living in the mobile home, the 10% would not apply. It would continue at the rent-stabilized number of 3%.

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00:22:57.236 --> 00:23:03.056

HSG Webinar: Is there anything else you want to add, Emily, on,

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00:23:03.176 --> 00:23:06.805

HSG Webinar: Sort of transfer within a family member, or on,

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00:23:06.996 --> 00:23:08.716

Emily Hislop: No, thank you for clarifying.

147

00:23:08.716 --> 00:23:10.265

HSG Webinar: Yes, of the Nathan.

148

00:23:10.506 --> 00:23:13.886

HSG Webinar: So a question on,

149

00:23:14.016 --> 00:23:24.285

HSG Webinar: HCDC heard the item. Obviously, we shared the agenda in the chat. There's a question about what HCDC recommended.

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00:23:24.396 --> 00:23:27.736

HSG Webinar: I know that HCBC had

151  
00:23:27.886 --> 00:23:33.176  
HSG Webinar: Multiple motions, within their meeting.

152  
00:23:33.326 --> 00:23:37.236  
HSG Webinar: Emily, I don't know, are you able to,

153  
00:23:38.316 --> 00:23:43.085  
HSG Webinar: provide an update on what HCDC recommended, or should we...

154  
00:23:43.576 --> 00:23:45.315  
HSG Webinar: Send that out to the group.

155  
00:23:46.776 --> 00:23:48.915  
Emily Hislop: Let me look up...

156  
00:23:49.136 --> 00:23:53.905  
Emily Hislop: what the, the final motion was. Go on to the next question, it should be.

157  
00:23:53.906 --> 00:24:01.796  
HSG Webinar: There are three different motions at the HCBC meeting, so very reasonable that you need a moment to check in on that.

158  
00:24:01.956 --> 00:24:10.915  
HSG Webinar: So, a question on, again, asking about the 10%

159  
00:24:12.966 --> 00:24:18.485  
HSG Webinar: Partial decontrol, when... when there's a sale of a mobile home.

160  
00:24:24.286 --> 00:24:28.546  
HSG Webinar: really, I think that the question is,

161  
00:24:29.546 --> 00:24:36.556  
HSG Webinar: you know, sort of where is this number coming from, and how do you move on at a 10% Partial B control?

162

00:24:36.786 --> 00:24:40.285

HSG Webinar: The legacy of the City of the housing department.

163

00:24:40.426 --> 00:24:46.406

HSG Webinar: And within the HCBC meeting, given the concerns that were raised.

164

00:24:49.066 --> 00:24:52.535

HSG Webinar: You know, how are you balancing that out, and where were the...

165

00:24:52.636 --> 00:24:55.696

HSG Webinar: There's the conclusion on 10% from above.

166

00:24:56.286 --> 00:24:58.645

HSG Webinar: So Bon, do you want to speak to...

167

00:24:58.646 --> 00:25:14.086

Banu San: I mean, I do want to make... I mean, this, the 10% amendment, we've gotten a lot of questions and comments about it, so I want to just generally address this, and then if there is any specifics, Emily you want to get into, please do so.

168

00:25:14.136 --> 00:25:21.525

Banu San: It doesn't... the 10% increase does not affect current residents. It only applies when a home is sold.

169

00:25:21.736 --> 00:25:41.535

Banu San: The annual rent caps, they stay in place, so the 3% or the 75% of, CPI, for everyone that's living there, it's the same, it stays the same. And the policy says that annual rent increases are... so they're limited to 3% or 75%, whichever one's lower, of the inflation rate.

170

00:25:41.676 --> 00:25:54.455

Banu San: So, it lets rents rise more slowly than inflation, you know, protecting residents, especially those on fixed income. So, it avoids larger sudden rent hikes in

171

00:25:54.456 --> 00:26:02.885

Banu San: That hurt fixed-income residents, and it also supports, reinvestment in aging parks, because there are parks that are 50, 60 years old.

172

00:26:03.066 --> 00:26:11.826

Banu San: The mobile home parks have rising costs. There's insurance, there's infrastructure, labor, that utilities don't cover.

173

00:26:12.056 --> 00:26:19.695

Banu San: And so, has... and San Jose is not an outlier. Many cities allow 10-15% resale increases.

174

00:26:19.816 --> 00:26:24.236

Banu San: Some allow full vacancy decontrol. San Jose does not allow that.

175

00:26:24.516 --> 00:26:27.565

Banu San: And, without these, updates, I mean.

176

00:26:27.766 --> 00:26:35.516

Banu San: It's the... the owners will be struggling to keep these parks, open and healthy and maintained and, you know, updated.

177

00:26:35.826 --> 00:26:41.816

Banu San: So, the bottom line is that, you know, many cities are allowing 10-15% increases.

178

00:26:41.936 --> 00:26:46.526

Banu San: And some are allowing unlimited increases, and we looked at these other cities.

179

00:26:46.726 --> 00:26:53.595

Banu San: And our proposal is more moderate and doesn't allow vacancy... full vacancy decontrol.

180

00:26:53.706 --> 00:27:12.265

Banu San: And that's a balanced preservation approach, and where we're able to protect the existing residents, and while keeping the mobile home communities viable in the long term. If you look at some other cities, some examples are Sunnyvale allows up to 15% rent increase at resale capital, 10-15% increase.

181

00:27:12.466 --> 00:27:15.975

Banu San: Fremont, 15%. This is our research on this.

182

00:27:16.176 --> 00:27:22.066

Banu San: Los Angeles, 10%, and then there are cities that allow full vacancy control.

183

00:27:22.326 --> 00:27:31.726

Banu San: Gilroy has no limit, when a unit is sold, and Lancaster as well. So, there's a lot of research behind this, number.

184

00:27:31.846 --> 00:27:37.625

Banu San: I just wanted to make some general comments about that, and Emily, did you have anything you wanted to add to that?

185

00:27:39.416 --> 00:27:49.385

Emily Hislop: I just... just a quick correction that the, calculation, 75% of the change of CPI, the... it's a minimum of 3%.

186

00:27:49.596 --> 00:27:53.796

Emily Hislop: And then it's that... to insulate spikes in inflation.

187

00:27:54.116 --> 00:28:05.305

Emily Hislop: The ceiling is 7%, and I'll just note in... since 1993, only 4 times has the rent increase been higher than 3%, and most of the time it was below 4%.

188

00:28:06.186 --> 00:28:06.966

Banu San: Thank you.

189

00:28:08.916 --> 00:28:21.555

HSG Webinar: So another question, this is a pretty straightforward question. Does the park owner, under the proposed changes have to raise the rent 10% at sale? Can they opt out into rents at the same

190

00:28:22.966 --> 00:28:23.856

HSG Webinar: Price.

191

00:28:24.656 --> 00:28:27.915

Emily Hislop: That it's... it's a may, it's not a must.

192

00:28:28.116 --> 00:28:29.725

Emily Hislop: Much like the...

193

00:28:30.056 --> 00:28:39.286

Emily Hislop: Annual rent increase is the maximum allowable rent increase, so they may increase the rent for the new owner and occupant up to 10%.

194

00:28:39.846 --> 00:28:44.565

Banu San: I don't know if we mentioned this, this is going to go through the city's review and approval.

195

00:28:44.946 --> 00:28:48.726

Banu San: I don't know, and then we have to ensure that it's actually benefiting.

196

00:28:48.726 --> 00:28:59.855

Emily Hislop: So we are making... yeah, that's a good point, Bonu. We... as we gather data, we are including in the ordinance that the 10% would be subject to city review.

197

00:28:59.976 --> 00:29:03.176

Emily Hislop: There were questions raised. There are many

198

00:29:03.636 --> 00:29:07.415

Emily Hislop: Good park owners, but there's always, in every

199

00:29:08.166 --> 00:29:15.536

Emily Hislop: group of stakeholders, some not-so-great actors, and once... as we gather data and track trends, we

200

00:29:15.646 --> 00:29:22.976

Emily Hislop: We also can, evaluate if there was any bad faith or other activity that,

201

00:29:23.096 --> 00:29:30.646

Emily Hislop: would make such a rent increase unjust. So, in the ordinance, that means we're saying it's subject to department review.

202

00:29:30.896 --> 00:29:37.605

Emily Hislop: And that's where our resident petition comes in, process comes in, because a resident could petition to have that determination made.

203

00:29:39.266 --> 00:29:42.755

HSG Webinar: Thank you for that. Another question,

204

00:29:43.886 --> 00:29:59.905

HSG Webinar: you know, just trying to understand a clear under definition of improvements that increase the quality of life for residents. This would be understood within the added benefit capital improvement, as opposed to, sort of, regular maintenance.

205

00:30:00.176 --> 00:30:03.446

HSG Webinar: You know, I'll...

206

00:30:03.516 --> 00:30:11.756

HSG Webinar: I'll sort of start us off with saying that we understand, you know, an added improvement to be different and distinct from

207

00:30:11.816 --> 00:30:31.596

HSG Webinar: typical maintenance. So, you know, keeping things a standard of operations is typical maintenance, and an added benefit is, for example, Emily, you're unmuted, so I'll pass it over to you, but, you know, flood mitigation,

208

00:30:31.626 --> 00:30:35.126

HSG Webinar: Energy sustainability, anything else you want to add to that list?

209

00:30:35.496 --> 00:30:51.196

Emily Hislop: Before I add, I want to emphasize that this is another petition process. It's not a... I fill the... the owner fills out a paperwork and is able to pass on some portion of the cost. It must go through our administrative review. Residents can

210

00:30:51.896 --> 00:31:01.535

Emily Hislop: can respond. If they don't feel it's an added benefit, there will be a process for them to raise those concerns before an approval.

211

00:31:04.056 --> 00:31:11.976

HSG Webinar: Right, so there's... there will be, within this proposal, there is additional student oversight, is that fair to say?

212

00:31:13.446 --> 00:31:14.026

Emily Hislop: Yes.

213

00:31:14.526 --> 00:31:21.575

HSG Webinar: There we go. So just a question again about the partial vacancy decontrol,

214

00:31:22.126 --> 00:31:41.405

HSG Webinar: to an understanding that 10% is the maximum allowable increase. Then there's a follow-up question about the rent registry. What information will be included, and is there any personal information that mobile homeowners will be expected to share?

215

00:31:42.676 --> 00:31:57.505

Emily Hislop: This rent registry is for park owners. We want to know if rents... the rent amount, the rent increase amount, if there's a change in ownership or turnover in a mobile home spot.

216

00:31:57.826 --> 00:31:58.676

Emily Hislop: Home.

217

00:31:58.806 --> 00:32:05.435

Emily Hislop: If any of the mobile homes are rented, but we are not collecting any personally identified

218

00:32:05.576 --> 00:32:08.116

Emily Hislop: Information in this process.

219

00:32:09.066 --> 00:32:28.526

HSG Webinar: And then a follow-up question to that is, who will have access to the rent registry? And I'll just add that we have... the City of San Jose has an apartment rent ordinance which has a rent registry associated with it, so maybe that's a good comparison, where, of course, we know that mobile homes are a different product.

220

00:32:28.616 --> 00:32:45.175

HSG Webinar: a different, sort of structure than an apartment, but we do have a parallel system in place that we're looking to align to with the apartment rent ordinance. So, Emily, why don't you answer, kind of, who would have access to that rent registry?

221

00:32:45.416 --> 00:32:57.006

Emily Hislop: This is... it would be subject to any public... it's a public record, like anything else at the city, but we do not disclose confidential or personally identifiable information.

222

00:32:57.366 --> 00:33:00.686

Emily Hislop: So, it could be subject to public record acts.

223

00:33:01.335 --> 00:33:02.126

Emily Hislop: requests.

224

00:33:05.635 --> 00:33:09.006

Emily Hislop: Does that sufficiently answer the question, you think, Sarah?

225

00:33:09.496 --> 00:33:10.135

HSG Webinar: Yes.

226

00:33:17.376 --> 00:33:26.625

HSG Webinar: And then here's a question about long-term leases. I think there was some clarification in state law about long-term leases.

227

00:33:27.016 --> 00:33:37.456

HSG Webinar: That we were looking to align with. Can one of you answer the question about, is there alignment with long-term leases? I imagine long-term leases, in this case, means more than 12 months.

228

00:33:37.706 --> 00:33:56.875

Emily Hislop: Correct. So in 1985, a state passed, in the mobile home residency law, an exemption from rent stabilization or rent control local jurisdictions if a resident and a park owner voluntarily entered into a lease for longer than 10... 12 months.

229

00:33:57.206 --> 00:34:12.336

Emily Hislop: We have city memos going back then that... that... that the city felt they would be... might be running afoul with state law if they did not incorporate the same provision in, the mobile home rent ordinance.

230

00:34:12.526 --> 00:34:21.286

Emily Hislop: the bill... remember, I can't think of off the top of my head, in 2020 that passed, proposed a sunset to that exemption.

231

00:34:21.425 --> 00:34:30.755

Emily Hislop: Again, it was voluntarily... leases voluntarily entered into with park owners and park residents, and so that...

232

00:34:31.076 --> 00:34:46.195

Emily Hislop: That exemption officially was no longer as of January 1st, 2025. So to conform our law with state law, we are removing that exemption because that is the only reason it was put into the ordinances in the first place.

233

00:34:57.646 --> 00:34:59.706

HSG Webinar: Additional questions?

234

00:35:03.566 --> 00:35:09.225

HSG Webinar: Would space number be accessible through the rent registry?

235

00:35:12.086 --> 00:35:26.756

Emily Hislop: So, we have to have a manner of being able to, if a resident petitions, to match up what is in the registry, if what they're claiming they're being charged is what the owner has reported.

236

00:35:27.416 --> 00:35:34.016

Emily Hislop: there is... ways for... Owners to use a different numbering system.

237

00:35:34.236 --> 00:35:39.475

Emily Hislop: As long as we know what it corresponds to, or the resident knows what it corresponds to.

238

00:35:39.886 --> 00:35:46.186

HSG Webinar: But we have to have a way of differentiating each space and having a unique identifier for each.

239

00:35:46.186 --> 00:35:53.365

Emily Hislop: So that if... A, so we're collecting data to track trends, but also for enforcement purposes.

240

00:36:05.916 --> 00:36:11.436

HSG Webinar: Great, there's a question around the petition appeal process.

241

00:36:11.816 --> 00:36:12.776

HSG Webinar: And...

242

00:36:13.006 --> 00:36:26.375

HSG Webinar: what the role of the housing director will be in that appeal process. Maybe, Bonnie, do you

want to start us off in explaining, kind of, what the process is today under the current ordinance?

243

00:36:26.506 --> 00:36:31.545

HSG Webinar: And the proposed changes... Isn't that appeal.

244

00:36:32.016 --> 00:36:35.945

Banu San: I think Emily can't... you can take this, you have a lot of the details on the process.

245

00:36:36.296 --> 00:36:36.986

HSG Webinar: Okay, very good.

246

00:36:37.826 --> 00:36:45.006

Emily Hislop: So, first I'm going to talk about the mobile home rent ordinance. Right now, the only

247

00:36:45.516 --> 00:36:49.326

Emily Hislop: The only way to question a decision

248

00:36:49.746 --> 00:36:54.296

Emily Hislop: A fair return, because that's the only petition that we have right now, is a fair return petition.

249

00:36:54.466 --> 00:37:02.076

Emily Hislop: Issued by a hearing officer, is if there... a resident or a park owner feels there was a miscalculation.

250

00:37:02.596 --> 00:37:11.825

Emily Hislop: numbers didn't add up right. So, there's a mathematical correction that they want. That's the only thing that is in our ordinance right now. If a resident feels that

251

00:37:12.016 --> 00:37:17.625

Emily Hislop: that a parent officer came to the wrong conclusion.

252

00:37:18.096 --> 00:37:28.336

Emily Hislop: didn't accurately apply the law or permitted expenses. They would have to go file a lawsuit in court.

253

00:37:29.616 --> 00:37:35.856

Emily Hislop: In our apartment rent ordinance, which was most recently amended in 2016,

254

00:37:36.126 --> 00:37:46.356

Emily Hislop: The appeal process is that a resident or a tenant or a landlord can appeal aspects of a decision, saying there wasn't sufficient evidence.

255

00:37:46.486 --> 00:37:55.476

Emily Hislop: To support the conclusion, sufficient documentation, or that they did not apply the law or regulations correctly.

256

00:37:56.166 --> 00:38:06.186

Emily Hislop: When they appeal, the department does a review, and the director's sole authority under the apartment rent ordinance regulations is to

257

00:38:06.336 --> 00:38:09.886

Emily Hislop: Tell the hearing officer to reconsider

258

00:38:10.396 --> 00:38:22.536

Emily Hislop: one of their conclusions and give the reasons why, or to say the hearing officer came to a reasonable and substantiated conclusion. So we are proposing a process that mirrors their

259

00:38:22.656 --> 00:38:27.106

Emily Hislop: That... It... it can be sent back to a hearing officer.

260

00:38:27.396 --> 00:38:31.176

Emily Hislop: Or, or the decision affirmed.

261

00:38:32.896 --> 00:38:37.455

Emily Hislop: Or some other extraordinary review in particular circumstances.

262

00:38:38.196 --> 00:38:46.216

Emily Hislop: But that decision, it's important to know if it is a reconsidered, or the decision is, new.

263

00:38:46.386 --> 00:39:00.426

Emily Hislop: and a resident or park owner disagrees with it, they can still go to court. The court option is always there. We're just creating an extra step, a more accessible step, for people to,

264  
00:39:01.046 --> 00:39:07.806  
Emily Hislop: Decisions reconsidered, or... Otherwise... changed himself.

265  
00:39:08.636 --> 00:39:16.946  
Banu San: And Emily, we had a question about this today, and I just want to make sure everybody understands it's not the director that's making the final decision, correct?

266  
00:39:18.386 --> 00:39:22.956  
Emily Hislop: They make the final decision if the hearing officer's decision is

267  
00:39:23.156 --> 00:39:25.496  
Emily Hislop: Needs to be changed or not.

268  
00:39:25.866 --> 00:39:29.406  
Emily Hislop: That is all in some aspect, not the entirety of it.

269  
00:39:31.936 --> 00:39:40.825  
Emily Hislop: And hearing officers are independent contractors, they are licensed attorneys, they are contractors with the city, they are not employees of the city.

270  
00:39:41.266 --> 00:39:45.095  
Emily Hislop: And they are held to standards of, like, an arbitrator.

271  
00:39:45.256 --> 00:39:47.256  
Emily Hislop: It's a quasi-judicial function.

272  
00:40:00.396 --> 00:40:02.825  
Banu San: Any more questions, Sarah? You're muted.

273  
00:40:06.016 --> 00:40:14.765  
HSG Webinar: Yes, Emily, are... where are we, and have you been able to make a determination on the HCDC meeting? I know we had the.

274  
00:40:14.766 --> 00:40:15.995

Emily Hislop: Yes, I have.

275

00:40:16.016 --> 00:40:19.096

HSG Webinar: Different, motions, or maybe more.

276

00:40:19.386 --> 00:40:20.166

Emily Hislop: So the...

277

00:40:20.326 --> 00:40:21.186

HSG Webinar: Report back on.

278

00:40:22.036 --> 00:40:31.156

Emily Hislop: The surviving motion, I think is the way to put it, is that the commission voted on Commissioner Finn's original motion to accept only

279

00:40:31.386 --> 00:40:42.005

Emily Hislop: Fit proposed ordinance amendments that conform to the state law, which, it's a reference to the long-term lease exemption we just discussed.

280

00:40:42.036 --> 00:40:42.846

HSG Webinar: Yes, indeed.

281

00:40:43.146 --> 00:40:44.916

HSG Webinar: 2718.

282

00:40:45.396 --> 00:40:46.026

Emily Hislop: Yes.

283

00:40:46.556 --> 00:40:53.876

Emily Hislop: And it passed with 9... Yay votes, 4, no votes, and 1 abstent.

284

00:40:57.646 --> 00:41:01.346

HSG Webinar: Very good. So thank you for including that. I know that was all

285

00:41:01.486 --> 00:41:11.555

HSG Webinar: and ask within the chat. There's a question that I don't believe we know necessarily the specifics of, but I'll still... I looked it up because I really want to

286

00:41:11.896 --> 00:41:24.886

HSG Webinar: Of course, be transparent in the questions. When a mobile home is listed for sale, will the rent be listed within the 10% increase?

287

00:41:25.676 --> 00:41:32.015

HSG Webinar: Or would it be listed within the current rent? I'm not sure we know the answer, but Emily.

288

00:41:32.476 --> 00:41:33.466

HSG Webinar: recognize you.

289

00:41:33.856 --> 00:41:46.825

Emily Hislop: This will be addressed in regulations, and because this is a May, there should be disclosure in the listing that that... the rent increase may have... be subject to a one-time 10% increase.

290

00:41:49.486 --> 00:41:50.236

HSG Webinar: Okay.

291

00:41:50.236 --> 00:41:56.725

Emily Hislop: So, I believe it's a disclosure requirement. It doesn't automatically mean that the rent is 10% more.

292

00:41:56.906 --> 00:42:06.265

Emily Hislop: The mobile home has to be sold, and the owner has to choose to increase... I mean, the mobile home park owner has to choose to issue that one-time rent.

293

00:42:07.086 --> 00:42:14.185

Emily Hislop: within certain... Okay. As we lay out in the regulations what that procedure looks like.

294

00:42:15.656 --> 00:42:24.955

HSG Webinar: Okay, so, I think I have two more questions, and I'll ask if anyone else has an additional question. Please feel free to send it. I'll also remind the group that

295

00:42:25.306 --> 00:42:35.115

HSG Webinar: We have two more, mobile home rent ordinance information sessions. The presentations will

be the same as you heard previously, but I'll just

296

00:42:35.216 --> 00:42:51.865

HSG Webinar: let everyone know that we have two more sessions scheduled in January, one in person and one in the same virtual format, and then the City Council will be taking this issue up, this item up, on Housing Day, which is January 27th.

297

00:42:52.006 --> 00:42:54.436

HSG Webinar: Tuesday, January 27th.

298

00:42:54.586 --> 00:43:11.806

HSG Webinar: So two more questions, but please, feel free to submit more. We have, 10 more minutes left in this session. So, the first of all those two more questions, and then certainly if we get more, I'll try and put them in. How do these changes impact

299

00:43:11.866 --> 00:43:18.516

HSG Webinar: The park closure process, that's within the...

300

00:43:18.926 --> 00:43:23.235

HSG Webinar: City Charter? And has this been evaluated?

301

00:43:24.416 --> 00:43:25.655

HSG Webinar: Oh, this is...

302

00:43:25.826 --> 00:43:34.115

Emily Hislop: A different part of the ordinance, this is only the mobile home rent ordinance. There is no proposed changes to the conversion

303

00:43:34.516 --> 00:43:35.396

Emily Hislop: ordinance.

304

00:43:38.016 --> 00:43:39.725

Emily Hislop: Was not part of this.

305

00:43:40.856 --> 00:43:42.696

Emily Hislop: proposed amendment process.

306

00:43:48.366 --> 00:44:00.396

HSG Webinar: Okay, so, thank you for that clarifying point. And this is a pretty direct question. Has the City Attorney's Office reviewed this proposal?

307

00:44:02.806 --> 00:44:11.535

HSG Webinar: Excuse me? Yeah, has this... that's the whole question. Has the City Attorney's office reviewed this proposal? I believe the answer is yes. Yes.

308

00:44:11.536 --> 00:44:18.986

Emily Hislop: The City Attorney is involved in the entire process of proposed amendments, as they're in charge of drafting amendments to ORCID system.

309

00:44:21.226 --> 00:44:34.456

HSG Webinar: Very good, and I will just add, for the group that, you can read more about the proposed changes in the link that was just shared to the group, you can see, there it is,

310

00:44:35.086 --> 00:44:36.616

HSG Webinar: Pretty straightforward.

311

00:44:42.986 --> 00:45:00.866

HSG Webinar: Very good. With that, I will say to this group, there will be additional, sessions held on the mobile home rent ordinance, the proposed changes, I should say, in January of next year.

312

00:45:00.976 --> 00:45:05.226

HSG Webinar: Well, it's already almost 2026. I will...

313

00:45:05.426 --> 00:45:10.116

HSG Webinar: Share the calendar for the housing department in the chat.

314

00:45:10.416 --> 00:45:16.216

HSG Webinar: In just a moment... Please stay in touch with us.

315

00:45:16.486 --> 00:45:18.726

HSG Webinar: Please review the... the...

316

00:45:18.896 --> 00:45:27.446

HSG Webinar: the Housing Department's calendar. We see we have an in-person meeting scheduled for January 12th, that's a Monday.

317

00:45:27.976 --> 00:45:31.666

HSG Webinar: And then a following, a virtual meeting.

318

00:45:32.336 --> 00:45:34.825

HSG Webinar: Let me just make sure I get the date correct.

319

00:45:35.416 --> 00:45:46.336

HSG Webinar: on January 15th. So the in-person meeting will be at 6 p.m, and the virtual meeting on January 15th will be at 4pm.

320

00:45:46.536 --> 00:45:49.196

HSG Webinar: You can look there.

321

00:45:49.316 --> 00:46:02.936

HSG Webinar: We will be sharing additional information on our website, and again, January 27th, Tuesday, will be the City Council meeting, where, proposed changes to

322

00:46:02.936 --> 00:46:17.136

HSG Webinar: Even though the home rent ordinals will be heard by the City Council, and for the lead on, there will be also opportunity for in-person public comment. We can't make that meeting in person. You can send public comments by email to the City Clerk.

323

00:46:17.686 --> 00:46:20.986

HSG Webinar: All that information is available on the City's website.

324

00:46:21.106 --> 00:46:23.595

HSG Webinar: And with that, I will say thank you very much.

325

00:46:23.866 --> 00:46:24.786

HSG Webinar: the blunt.

326

00:46:25.676 --> 00:46:26.905

Banu San: Thank you, everyone.

