



Mountain View Coalition for Sustainable Planning
817 Montgomery Street
Mountain View, CA 94041

January 22, 2018

Mountain View Rental Housing Committee
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: Mobile Home space rental issues

Dear Rental Housing Committee members:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to provide comments on some issues related to mobile home space rentals you will be considering tonight.

In essence, we support comments made by the Mountain View Mobile Home Alliance in response to questions Staff seeks your feedback on. We believe these are both reasonable and fair, and we anticipate they will be seriously and strongly considered by your committee tonight.

As the Alliance puts it:

City Staff is asking these questions at the meeting:

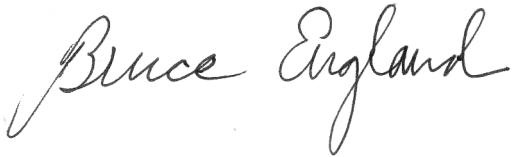
- Does the RHC desire to pursue a particular form of vacancy control for mobile home spaces?
- Does the RHC have informal guidance for park owners and park residents to promote a fair and reasonable implementation of the rent rollback required by the CSFRA?

What is vacancy control? Apartments aren't allowed – when a tenant moves out, and a new tenant moves in there is “de-control” – meaning the landlord can charge whatever the market rate is for that apartment. So what happens when a mobile home is sold to a new owner – what will the new space rent be? State mobile home law does allow a city to put a limit on how much the space rent can go up when there is a new owner. This matters to the current owner because, for example, if the space rent for the new owner will go from 1500 up to 3000 a month just for the space, it is harder to sell your mobile home. If there was a limit of 10% on how much the space rent could go up for the new owner? Then it would only be 1650. A limit of 10% or something similar on space rent increase for a new owner is called vacancy control.

The second staff question is asking should mobile home park owners have to pay the rollback amounts right away or over time? Here is an opportunity for us to propose generosity to park owners, because paying the full rollbacks all at once may be an unexpected burden for some park owners.

Thank you again for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Bruce England". The signature is written in black ink and is positioned above the typed name and affiliation.

Bruce England
for the Mountain View Coalition for Sustainable Planning

cc:

Anky van Deursen, Staff Liaison

Dan Rich, City Manager

Wanda Wong, City Clerk

Trey Bornmann, Chair, Mountain View Mobile Home Alliance

Mountain View Mobile Home Alliance steering committee

About Mountain View Coalition for Sustainable Planning

The Mountain View Coalition for Sustainable Planning is a group of local volunteers dedicated to making Mountain View as beautiful, economically healthy, transit, bicycle, and pedestrian accessible, and affordable as possible. MVCSP member interest and expertise covers areas such as housing, transportation, the environment, the economy, and beyond!

For more information, see <http://www.mvcsp.org>.

To contact us, send email to mvcsp.info@gmail.com.