

City of San Leandro

Civic Center, 835 E. 14th Street
San Leandro, California 94577



July 19, 2019

Mobilehome Owner
Address, Space # ___
San Leandro, CA 945__

Re: City of San Leandro, Mobilehome Space Rent Stabilization Ordinance Effective 7/3/2019

Dear Mobilehome Owner,

The Mobilehome Space Rent Stabilization Ordinance (Title 4, Chapter 4-39 of the San Leandro Municipal Code) was recently adopted by the San Leandro City Council and took effect on July 3, 2019. This letter is to notify you of your obligations and rights as a Mobilehome Owner under the Ordinance, and to clarify some immediate issues.

1. The rent you were charged on July 1, 2018 is known as the “Base Rent.” As of July 3, 2019 a Mobilehome Park Owner is required to rent their mobilehome spaces at this rate and may increase the rent no more than once every 12 months. For 2019, Mobilehome Park Owners are allowed to increase the rent by no more than **3.9%** (CPI as of December 31, 2018) with a 90-day notice.
2. Please note that Mobilehome Park Owners have received paperwork that they need to fill-out in order to increase rents above the Base Rent. Mobilehome Park Owners must notify you of these applications to increase rents. This notification **will include the proposed effective date of this rent increase, but rent increases will need to be approved by the City if they exceed the annual increase allowed under the Ordinance (the allowed annual rent increase is capped at 4%).** You will receive a copy of any related City approval. The paperwork is called *Property Owner Petition for Approval of Rent Increase* and does the following:
 - a. A *Petition* for **Fair Return** allows the Mobilehome Park Owner the ability to change the Base Rent permanently by using a methodology called “maintenance of net operating income.” The new Base Rent would have an **effective date after the Petition has been vetted and approved by City staff;**

Pauline Russo Cutter, Mayor

City Council:

Victor Aguilar, Jr.

Ed Hernandez

Pete Ballew

Benny Lee

Deborah Cox

Corina N. López



