

RESPONSE TO COUNCIL QUESTIONS RE: 7/13/2021 CITY COUNCIL AGENDA

Agenda Item #: 2

Title: Housing Strategy Implementation: Consider Draft Mobile Home Park Memorandum of Understanding

Council Question: Can staff provide the history of CPI-U for SF Bay Area for the last 10 years?

Staff Response: The below table has been provided by the Finance Dept for CPI-U since 2009.

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1
2009		1.2		0.8		0.2		0.2		0.1		2.6	0.7	0.7
2010		1.8		1.7		1.1		1.0		0.9		1.5	1.4	1.7
2011		1.7		2.8		2.4		2.9		3.2		2.9	2.6	2.2
2012		3.0		2.1		2.6		2.8		3.2		2.2	2.7	2.6
2013		2.4		2.4		2.6		2.0		1.6		2.6	2.2	2.4
2014		2.4		2.8		3.0		3.0		3.2		2.7	2.8	2.7
2015		2.5		2.4		2.3		2.6		2.6		3.2	2.6	2.5
2016		3.0		2.7		2.7		3.1		3.6		3.5	3.0	2.8
2017		3.4		3.8		3.5		3.0		2.7		2.9	3.2	3.6
2018		3.6		3.2		3.9		4.3		4.4		4.5	3.9	3.4
2019		3.5		4.0		3.2		2.7		3.0		2.5	3.3	3.7
2020		2.9		1.1		1.6		1.6		1.1		2.0	1.7	2.0

Recommended for FY 2021/22

3.0	3 yr
3.0	5 yr
2.7	10 yr

Council Question: See that the residents only wanted a 10-year Term as opposed to a 20-year term (staff recommendation). I would think that the 20-year term provides more long-term protection. Can Staff give reasoning behind a shorter term?

Staff Response:

Per the Residents, “Residents are uncomfortable with a 20-year term; too much can change during such a long period of time, and if the agreement does not work well for either party there is no way out for up to two decades. Residents unanimously favor a 10 year term, with a proviso in the MOU that no later than 12 months prior to its expiration all parties would agree to meet in good faith to review the performance of the MOU up to that point, and determine whether an additional term, with the same or different provisions, is desired or prudent.”

Council Question: Assuming that the MOU is approved:

- a) How will that be communicated to the residents?
- b) How will the lease addendums to residents be communicated to residents/monitored by City Staff to ascertain acceptance/compliance?

Staff Response:

- a) Staff will establish educational handouts for residents and provide FAQs, and will work with each management office of each park to ensure successful and fair offering of the new MOU lease.
- b) Each park has on site management. This management staff is responsible for overseeing lease execution, and other tenant/owner topics. It is up to each park to handle offering the new lease to any residents who wish to accept the new MOU. Staff will work closely with the management and the owners to ensure compliance and ensure each park has the resources that are needed. Residents with existing long-term leases will not be required to execute the new lease if they do not wish. However, at lease renewal, the MOU terms will be required.

Council Question: Staff is recommending to draft an RSO in case any Owner is reticent, how quickly can staff draft an ordinance for Council to review/approve? Staff report refers to possibly creating an “RSO that would be more restrictive than the MOU”, does Staff have any specific RSO terms in mind at this point?

Staff Response: Staff anticipates an RSO could be presented to the Council by the end of the calendar year, no exact timeframe has been established. No terms are considered yet, however, an RSO will likely mirror neighboring RSO terms more so than the MOU, which would explain why the RSO could be seen as more restrictive to owners who do not sign the MOU. Many aspects of the MOU will also be used in the RSO which is why the timeframe to prepare is shorter than normal for an RSO.