

Overview of Bay Area Jurisdictions with MHP Space Rent Stabilization Ordinances (SRSO)

City	County	Date	Parks	Spaces	Annual General Adjustment of Rent	Vacancy Control	Fair Rate of Return Process
Alameda	Alameda	1990-09	22	712	4%	No	No, only capital improvement process: <ul style="list-style-type: none"> • Materially adds value • Prolongs useful life • Adapt to new uses Amortized Not part of base rent
East Palo Alto	San Mateo	1983-11	2	146	100% CPI	No	Yes
Fremont	Alameda	1987-02	3	732	3% or \$10 or 60% CPI, 6% Cap	Yes CPI% change between transfers, 15% cap	Yes, and capital improvement process with 5% cap on rent increases
Gilroy	Santa Clara	1987-05	4	349	80% CPI, 5% Cap	No	No
Hayward	Alameda	1980-03	16	2,397	Lesser of 3% or 60% CPI, 6% Cap	Yes AGA	Yes
Los Gatos	Santa Clara	1980-10	2	138	100% CPI, 3% Min., 5% Cap	Yes \$25 or AGA	Yes

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Milpitas	Santa Clara	1992-08	3	521	50% CPI, 5% Cap	Yes AGA	Yes
Morgan Hill	Santa Clara	1983-08	6	531	75% CPI, 8% Cap	Yes AGA	Yes
Pleasanton	Alameda	1993-02	3	371	100% CPI, 5% Cap	Yes \$30 and AGA, Cap 5%	Yes, and a capital improvement process. Residents have voting rights. Not part of base rent.
San Jose	Santa Clara	1985-07	58	10,667	75% CPI, Min. 3%, 7% Cap	Yes 8%	Yes
Santa Cruz	Santa Cruz	1979-01	24	1,630	75% CPI, 8% Cap	Yes AGA	Yes
Scotts Valley	Santa Cruz	1980-11	3	261	100% CPI, Min. 3.5%, 7% Cap	Yes \$30 or 10%. Once per three years	Yes, and a capital improvement process. Residents have voting rights. Not part of base rent.
Watsonville	Santa Cruz	1989-03	9	1,066	70% CPI, 5% Cap	Yes AGA	Yes