

Summary of Comparable Jurisdictions

This attachment provides a summary of comparable mobile home rent stabilized programs in 9 Bay Area Counties, including 36 jurisdictions (30 cities and 6 counties with rent stabilization programs) covering approximately 340 mobile home parks and 45,000 mobile homes.

Table 1: Summary of AGA, Floor, and Ceiling Combinations

Jurisdiction	Mobile Homes	AGA	Floor/ Ceiling	Jurisdiction	Mobile Homes	AGA	Floor/ Ceiling
Santa Clara County	No County level program			Alameda County	710	70% CPI	0/5%
Mountain View	1,130	100% CPI	2/5%	Pleasanton	371	100% CPI	1/5%
San Jose	10,836	75% CPI	3/7%	Hayward	2,397	3%-60% CPI	0/6%
Milpitas	521	50% CPI	0/5%	Fremont	732	3%, \$10, or 60% CPI	0/6%
Morgan Hill	531	75% CPI	0/8%	Sonoma County	3736	70% CPI	0/4%
Los Gatos	138	100% CPI	3/5%	Rohnert Park	1,316	75% CPI	0/4%
Santa Cruz County	2,013	50% CPI	None	Sebastopol	177	75% CPI	0/3%
Santa Cruz City	250	75% CPI	0/8%	Petaluma	874	70% CPI	0/4%
Scotts Valley	250	100% CPI	3.5/7%	Cotati	110	100% CPI	0/6%
Watsonville	1,066	70% CPI	0/5%	Santa Rosa	2,154	70% CPI	0/4%
San Mateo County	750	75% CPI	0/5%	Windsor	436	75% CPI	0/4%
Union City	896	90% CPI	0/7%	Cloverdale	174	Board*	0/10%
Daly City	501	100% CPI	0/5%	Solano County	No County level program		
East Palo Alto	146	100% CPI	None	Fairfield	123	100% CPI	0/4%
Pacifica	93	75% CPI	None	Vacaville	1089	75% CPI	None
Napa County	3,661	60% CPI	None	Vallejo	1,244	100% CPI	None
Calistoga	673	100% CPI	0/6%	Marin County	No County level Program		
Contra Costa County	0	60% CPI	0/3%	Novato	722	100% CPI	0/4%
Concord	1,412	60% CPI	0/3%	San Rafael	397	75% CPI	None
Antioch	3,718	60% CPI	0/3%				

*"Board" means that the annual rent increase is set by a rent board instead of a CPI or other set methodology.

Distribution of Jurisdictions and Mobile Homes with same AGA, Floor, and Ceiling Combination

Table 2A regroups the jurisdictions in Table 1 to show the number and percentage of jurisdictions with the same AGA, floor, and ceiling combinations. Many jurisdictions have combinations unique to their jurisdictions, while some combinations are shared by two or three jurisdictions. There are no combinations with more than three jurisdictions, indicating that a wide variation of combinations exist.

Mountain View has a combination of 100% CPI, 2% floor, and 5% ceiling (red box below). It is the only jurisdiction with this particular combination.

Table 2A: Number/Percentage of Jurisdictions with Same AGA, Floor, and Ceiling Combination

AGA	Floor/ Ceiling	Number of jurisdictions	Percentage of total	AGA	Floor/ Ceiling	Number of jurisdictions	Percentage of total
100% CPI	3.5/7%	1	3%	Board	0/10%	1	3%
100% CPI	3/5%	1	3%	75% CPI	0/4%	2	6%
100% CPI	2/5%	1	3%	75% CPI	0/3%	1	3%
100% CPI	1/5%	1	3%	75% CPI	None	3	9%
100% CPI	0/6%	2	6%	70% CPI	0/5%	2	6%
100% CPI	0/5%	1	3%	70% CPI	0/4%	3	9%
100% CPI	0/4%	2	6%	60% CPI	3/6%	2	6%
100% CPI	None	1	3%	60% CPI	0/3%	3	9%
90% CPI	0/7%	1	3%	60% CPI	None	1	3%
75% CPI	3/7%	1	3%	50% CPI	0/5%	1	3%
75% CPI	0/8%	2	6%	50% CPI	None	1	3%
75% CPI	0/5%	1	3%				

Table 2B shows the number and percentage of mobile homes covered under a particular combination. Again, Mountain View is the only jurisdiction with a combination of 100% CPI, 2% floor, and 5% ceiling (red box below). The rows highlighted in green show the three combinations that cover the most mobile homes. Note that the green row, left column with a combination of 75% CPI, 3% floor, and 7% ceiling reflect mobile homes from just one jurisdiction (San Jose).

Table 2B: Number/Percentage of Mobile Homes Covered Under Same AGA, Floor, and Ceiling Combination

AGA	Floor/ Ceiling	Number of mobile homes	Percentage of total	AGA	Floor/ Ceiling	Number of mobile homes	Percentage of total
100% CPI	3.5/7%	250	1%	Board	0/10%	174	0%
100% CPI	3/5%	138	0%	75% CPI	0/4%	1752	4%
100% CPI	2/5%	1,130	3%	75% CPI	0/3%	177	0%
100% CPI	1/5%	371	1%	75% CPI	None	1,579	4%
100% CPI	0/6%	673	2%	70% CPI	0/5%	1,776	4%
100% CPI	0/5%	501	1%	70% CPI	0/4%	7,200	16%
100% CPI	0/4%	845	2%	60% CPI	3/6%	3,029	7%
100% CPI	None	1,244	3%	60% CPI	0/3%	5,130	11%
90% CPI	0/7%	896	2%	60% CPI	None	3,661	8%
75% CPI	3/7%	10,836	24%	50% CPI	0/5%	619	1%
75% CPI	0/8%	531	1%	50% CPI	None	2,013	5%
75% CPI	0/5%	843	2%				