



**COMMUNITY DEVELOPMENT DEPARTMENT  
HOUSING DIVISION**

**DATE:** January 5, 2012  
**TO:** Housing and Human Services Commission  
**FROM:** Suzanne Isé, Housing Officer  
**RE:** **Consider Revisions to Zoning Code for Conversions of Mobile Home Parks to Other Uses**

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In 1987, Council adopted Sunnyvale Municipal Code (SMC) Chapter 19.72: Conversion of Mobile Home Parks to Other Uses ("the Ordinance"), which established minimum requirements for park closures or conversion of mobile home parks to another use. Since adoption of the Ordinance, Council has approved the conversion of five parks in Sunnyvale, after verifying compliance with its requirements.

In 2007, Flick's mobile home park was proposed for closure and redevelopment as new homes. During the hearings on Flick's closure, staff and Council noted areas where the Ordinance could be improved. In response, staff drafted a Study Issue paper (attached).

To complete the study, staff reviewed the prior park conversions in Sunnyvale, relevant state law, and conversion ordinances of nearby jurisdictions. Staff also held outreach meetings with park owners, managers, residents, and developers. The Planning Commission held a study session on this item at their April 25<sup>th</sup> meeting, and the Housing and Human Services Commission (HHSC) held a public hearing on it at their April 27<sup>th</sup> meeting. In addition to the issues noted in the study issue paper, staff identified areas for improvement to the organization and clarity of the Ordinance which could be made for the benefit of all parties.

Staff is currently preparing a Report to Council on proposed amendments to the zoning code to make improvements to the process for considering park conversions and/or closures. The Report will be presented to the Planning Commission later this month and to Council on February 28<sup>th</sup>. All materials will be provided on the City's website in advance of these meetings. A brief summary of the proposed changes is attached in the form of a table comparing the relocation assistance requirements under the current code, to those under the proposed code.

**Staff Recommendation:**

Hold a public hearing to receive comments on the proposed changes to the Zoning Code related to the relocation assistance requirements imposed on park owners proposing to close or convert a mobile home park. Following the public hearing, the Commission may provide additional input to staff regarding this matter, for consideration by Council.

Comparison of Current Relocation Assistance Requirements with  
Proposed Relocation Assistance Requirements (Draft New Ordinance Pending)

Assistance Item	CURRENT Ordinance	PROPOSED Ordinance
<b>Search for Vacant Mobile Home Spaces</b>	<ul style="list-style-type: none"> <li>• 20 miles and 200 miles</li> </ul>	<ul style="list-style-type: none"> <li>• Any location in CA, at mobile home owners' request</li> </ul>
<b>Eligibility for Services of Housing Specialist</b>	<ul style="list-style-type: none"> <li>• Only mobile home owners living in the park and tenants of mobile home owners</li> </ul>	<ul style="list-style-type: none"> <li>• EVERY park resident</li> </ul>
<b>Housing (Moving) Allowance</b>	<ul style="list-style-type: none"> <li>• Only for mobile home owners</li> <li>• Flat rate based on \$1,300 in 1980, to be adjusted for inflation = approximately \$3,700 in 2011</li> </ul>	<ul style="list-style-type: none"> <li>• EVERY park resident</li> <li>• Amount = Cost to move personal property + cost to reinstall/replace accessibility improvements, if any + 1 month's rent + security deposit for a location up to 100 miles away</li> </ul>
<b>First Right of Refusal to new housing built on site</b>	<ul style="list-style-type: none"> <li>• All mobile home owners and tenants of mobile homes</li> </ul>	<ul style="list-style-type: none"> <li>• EVERY resident</li> </ul>
<b>Relocation Assistance for Mobile Home Owners: Mobile Home Owner's Choice of either A or B: **</b>		
<b>A. Relocation of Mobile Home</b>	<i>The lesser of:</i>	Amount equal to lowest of three actual bids to relocate mobile home up to 100 miles from park (includes insurance, installation, hook-ups, etc.).
	<ul style="list-style-type: none"> <li>• Flat rate of \$3,200* for single-wide and \$12,650* multi-wide; <b>OR</b></li> <li>• actual cost of relocation and reinstallation of home and improvements</li> </ul>	
<b>B. Mobile Home Owners Opting to Sell Home to Park Owner Rather than Relocate**</b>	<ul style="list-style-type: none"> <li>• 85% of in-place value, based on appraisal process set forth in ordinance</li> </ul>	<u>If</u> homeowner opts to sell rather than relocate: 100% of in-place value based on appraisal, or price mutually agreed to between buyer and seller.

\* 1980 dollars, to be adjusted for inflation to value in year of move.

\*\* According to state law, the amount of relocation assistance required may not exceed the reasonable costs of relocation.