

POSSIBLE REVISIONS TO MOBILE HOME PARK CONVERSION PROCESS AND REQUIREMENTS

Council Report
Outreach Meeting

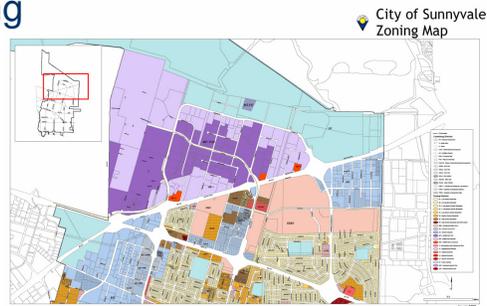


Topics

- Background
 - City Policies
 - Conversion Ordinance
- Origin and Goal of Study
- Identified Issues to be Addressed
- Options to Address Identified Issues

Related City Policies

- Preserve as Affordable Housing Option
- Maintain Land Zoned for Mobile Home Parks
- Minimize Displacement Impacts on Tenants



Mobile Home Park Conversions are Allowed

- Conversion Ordinance (SMC 19.72) Adopted in 1987
 - Balance Needs of Land Owners with Needs of Park Residents
 - Conversion Impact Report (CIR) Required
 - Requires Fair Compensation and Relocation Assistance to Mobile Home Owners (Residents)

Overview of Typical Conversion Process

- Land Owner Decides to Redevelop Park
- CIR Prepared by Land Owner/Applicant
- Meetings Held with Residents
- Public Hearings at Planning Commission and City Council
- Housing Specialist Works with Residents
- Land Owners Complete Actions in CIR

Conversion Impact Report Specifies

- Housing Specialist
- Relocation Benefits
- Compensation to Mobile Home Owners (residents)
- List of Mobile Home Parks with Vacancies

Conversions in Sunnyvale

- Five Parks Closed Since 1987
 - 1991 (Mobiland Manor)
 - 1992 (Deluxe)
 - 1998 (Moffett Trailer Village)
 - 2005 (Oasis)
 - 2007 (Flick's)
- Each Park Closure was Different
- Impact on All Residents Became Evident
- Zoning Code Needs Clarification

Goal of Study

Update Mobile Home Park Conversion Requirements to:

- Add Clarity to the Process
- Assure Appropriate Compensation, Assistance to Park Residents
- Possible Ordinance Amendments if Deemed Appropriate



Issues

- Conversion Process
- Role of Housing Specialist
- Content of CIR
- Resident Relocation Assistance/
Compensation

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Conversion Process

- Confusion in Sequences of Filing and Review of Applications
- Information Flow to Residents is Unclear
- Status Reports After Certification of CIR Not Required



Conversion Process

Options

1. CIR Needs Approval Prior to Development Application
2. Detailed Procedure Manual/Guidelines
3. Only City Council Reviews the CIR
4. Require Staff Verification of Information Prior to Distribution to Residents
5. Provide Additional Status Reports After Certification of CIR

Role of Housing Specialist

- Role Unclear to Mobile Home Owners (Residents)
- **Options:**
 1. Clarify the Role of the Housing Specialist
 2. Provide a Template for the Scope of Work
 3. Approve the Selection and Contract
 4. City Staff Attendance at Meetings

Content of CIR

- Long List of Mobile Home Parks with Vacancies is Required
- **Options:**
 1. Resident Driven
 2. Base Requirement on the Condition of the Coach
 3. Keep the 20-mile Requirement

Resident Relocation Assistance/Compensation

- Applies to Mobile Home Owners Only
- Does Not Apply to:
 - Individuals Renting a Mobile Home
 - Tenants Residing in Permanent Structures
- Minimum Compensation
- Past Practices

Resident Relocation Assistance/Compensation

- **Options:**
 1. Include Renters of Mobile Homes and Permanent Structures
 2. Specify Minimum Payments
 3. Reduce Housing Benefits to Non-Occupant Owners

Questions? Comments?

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