PROPOSED REVISIONS TO MOBILE HOME PARK CONVERSION REQUIREMENTS
Background

- City Policy on Mobile Home Park Preservation
- Sunnyvale Municipal Code (SMC) Chapter 19.72
- Study Issue Paper
- Background Research
In City General Plan and Zoning Code:

- Preserve parks as an affordable housing option
- Maintain at least 400 acres of land zoned for mobile home parks
- If parks are closed, minimize displacement impacts on tenants (also in State law)
Goal: Balance land owners’ needs with park residents’ needs
Conversion Impact Report required prior to closure/conversion
Relocation assistance required to mitigate impacts to tenants
Background: Study Issue Paper

- Study issue proposed in 2008 to:
  - Clarify process
  - Review tenant compensation
  - Clarify roles of parties
- Study now being completed as part of the Implementation Plan of the Housing Sub-element
Background Research

- Review state law
- Review ordinances of other local cities & counties
- Review city records on prior Sunnyvale park conversions
Proposed Amendments

- Clarify/Improve the Conversion Process
- Improve the Conversion Impact Report
- Clarify/Improve Assistance Requirements
Clarify/Improve Process

- Reorganized/Simplified Ordinance
- Housing and Human Services Commission reviews impact report & proposed assistance, not Planning Commission
- Provides right of negotiated purchase to designated resident organization
Eliminates requirement for voluminous and irrelevant information (vacancies in all parks within 200 miles).

Replaces with requirement for information on space availability in locations requested by mobile home owners with homes able to be relocated into another park.
## Clarify/Improve Assistance Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Current Ordinance</th>
<th>Proposed Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Search for vacant mobile home spaces</td>
<td>All parks within 20 miles and 200 miles of Sunnyvale</td>
<td>Locations in CA requested by home owners with mobile homes able to be relocated</td>
</tr>
<tr>
<td>Eligibility for services of Housing Specialist</td>
<td>Only mobile home owners living in the park, and renters of mobile homes</td>
<td>All park residents (including “stick-built” units)</td>
</tr>
</tbody>
</table>
## Clarify/Improve Assistance Requirements

<table>
<thead>
<tr>
<th>Assistance Item</th>
<th>Current Ordinance</th>
<th>Proposed Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing (Moving) Allowance</td>
<td>• Only for mobile home owners&lt;br&gt;• Flat rate based on $1,300 in 1980, to be adjusted for inflation (approximately $3,666 in 2011)</td>
<td>• Every park resident:&lt;br&gt;• Cost to move personal property&lt;br&gt;• Reinstall/replace accessibility improvements&lt;br&gt;• 1 month’s rent&lt;br&gt;• Security deposit</td>
</tr>
<tr>
<td>Assistance Item</td>
<td>Current Ordinance</td>
<td>Proposed Ordinance</td>
</tr>
<tr>
<td>------------------------------------------------------</td>
<td>------------------------------------------------------------</td>
<td>---------------------------------------------------------</td>
</tr>
<tr>
<td>First Right of Refusal to new housing built on site</td>
<td>All mobile home owners and tenants of mobile homes</td>
<td>Every park resident (includes stick built units)</td>
</tr>
</tbody>
</table>
Clarify/Improve Assistance Requirements

State Law says:

“the amount of relocation assistance required may not exceed the reasonable cost of relocation”
## Clarify/Improve Assistance Requirements

<table>
<thead>
<tr>
<th>Assistance Item</th>
<th>Current Ordinance</th>
<th>Proposed Ordinance</th>
</tr>
</thead>
</table>
| Relocation Assistance for mobile home owners (choice of A or B) | The lesser of:  
• Flat rates in 1980 dollars ($3,200 - $12,650), to be adjusted for inflation, OR  
• Actual cost of relocation and installation of home and improvements | Amount equal to the lowest of three actual bids to relocate mobile home up to 100 miles from park (includes insurance, installation, hook-ups, etc.). |
| A. Relocation of mobile home |                                                                 |                                                                                     |
### Clarify/Improve Assistance Requirements

<table>
<thead>
<tr>
<th>Assistance Item</th>
<th>Current Ordinance</th>
<th>Proposed Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Relocation Assistance for mobile home owners (choice of A or B)</td>
<td>• 85% of in-place value, based on appraisal, unless park owner can relocate to another park within 20 miles</td>
<td>Amount equal to relocation costs (A), or other price mutually agreed to by buyer and seller</td>
</tr>
<tr>
<td>B. If mobile home owner opts to sell home rather than relocate</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Next Steps

Public Hearings before:

- **Housing and Human Services Commission:**
  7:00pm on January 11, 2012 in the West Conference Room

- **Planning Commission:**
  8:00 pm on January 23, 2012 in the Council Chambers

- **City Council:**
  7:00 pm on February 28, 2012 in the Council Chambers
Contacts:

- Ernie DeFrenchi, Affordable Housing Manager
  Phone: (408) 730-2784
  Email: edefrenchi@ci.sunnyvale.ca.us

- Rosemarie Zulueta, Assistant Planner
  Phone: (408) 730-7434
  Email: rzulueta@ci.sunnyvale.ca.us

- Information online at:
  MobileHomeParks.inSunnyvale.com