

Proposed Changes to The Mobile Home Park Conversion Ordinance

Sunnyvale Municipal Code

Chapter 19.72



Mobile Home Park (MHP) Conversion Ordinance

- Background
- Study Goals
- Issues and Recommendations

Proposed Changes to the
Mobile Home Park Conversion Ordinance
Background



SMC Chapter 19.72

Current Conversion Ordinance

- Adopted 1987
- Balances Needs of Park Owners & Residents
- Requires:
 - Conversion Impact Report (CIR)
 - Relocation Assistance
 - Public Hearing
 - Council Approval of CIR

Related City Policies

⦿ General Plan Policies:

- Preserve Parks as Affordable Housing Option
- Maintain at Least 400 Acres of Land in Mobile Home Park Zoning District

⦿ Zoning Ordinance:

- Includes 400+ Acres of Land Zoned “Mobile Home Exclusive”

Current Conversion Process

- ◎ Park Owner:
 - Notifies Residents
 - Hires Relocation (Housing) Specialist to Meet with and Survey Residents
 - Prepares Conversion Impact Report for Public and Resident Review
- ◎ Planning Commission and City Council Hold Public Hearings, Approve CIR
- ◎ Park Owner Implements Approved Relocation Process

Conversion Impact Report

Identifies:

- Selected Relocation Specialist
- Relocation Assistance Options
- Compensation to Mobile Home Owners (Residents)
- Available Mobile Home Spaces in other Parks

Proposed Changes to the
Mobile Home Park Conversion Ordinance
Study Goals

Study Goals

- ① Clarify City Review Process & Requirements
- ① Assure Equitable Relocation Assistance
- ① Amend Ordinance if Necessary

The Study Does Not Address:

- Mobile Home Park Space Rent Control
- Park Maintenance Issues (State has Jurisdiction)

Proposed Changes to Mobile Home Park
Conversion Ordinance

Issues and Recommendations

Issues

- Conversion Process
- Role of Housing (Relocation) Specialist
- Content of Impact Report
- Relocation Assistance

Conversion Process Issues

- Confusion about Filing & Review of Applications
- Information Flow to Residents is Unclear
- Status Reports Not Required after Certification of CIR

Conversion Process Recommendations

- Provide 90-day Notice to Park Residents of the Intent to Convert
- City Staff Reviews Information to be Distributed to Residents
- Housing & Human Services Commission Reviews CIR, not Planning Commission

Conversion Process

Recommendations (continued)

- Council Reviews & Approves CIR Prior to Development Application
- Applicant Provides Additional Status Reports After Certification of CIR

Housing (Relocation) Specialist Issues

- Role of Specialist Unclear to Park Residents

Recommendations

- City Maintains List of Qualified Relocation Firms
- City Provides Templates for Scope of Work & Impact Report
- Park Owner Selects from City List of Qualified Firms and Uses City Templates

Recommendations, continued

- City Staff Proofread Notices
- City Staff Attend Resident Meetings Held by Specialist

Contents of Impact Report: Issues

- ⦿ Current requirement to list all park vacancies within 200 miles:
 - Data is not useful to most residents (many mobile homes too old to move)
 - Extremely time-consuming to gather and review data

Impact Report Recommendations

- Limit Search to Areas Identified by Mobile Home Owners with Newer Homes
(<20 years old)
- Retain Requirement to Identify Vacancies in Parks within 20 Miles

Relocation Issues

- ⦿ Older Mobile Homes Can't Be Relocated
- ⦿ In-Place Value Often Inadequate to Secure Replacement Housing
- ⦿ No Compensation for Accessibility Improvements
- ⦿ No Assistance Provided to Renters of Mobile Homes or other Dwellings

Relocation Recommendations

- ⦿ “Reasonable relocation cost” for very low income households to include rental assistance if:
 - Mobile home can’t be relocated and
 - In-place value is inadequate to rent housing
- ⦿ Include accessibility improvements in relocation cost
- ⦿ Require minimum assistance levels for renters to avoid displacement into homelessness

Relocation Recommendations, cont.

Minimum Assistance for all Park Residents:

- ⦿ Services of Relocation Specialist
- ⦿ Moving Allowance
- ⦿ Rental Assistance for Very Low Income, Senior, or Disabled Households, if Needed, for up to 2 years
- ⦿ Priority to Buy or Rent New Housing Built on Site, including BMR Units, if any

Relocation Recommendations, cont.

Mobile Home Owners Also Eligible For Compensation of Reasonable Relocation Cost:

- ⦿ A. Relocation of Mobile Home to Another Park (up to 100 miles of transport cost); *or*
- ⦿ B. 85% of In-Place Value of Mobile Home
- ⦿ Option B not provided if Park Owner can relocate mobile home to comparable park within 20 miles

Relocation Assistance Comparison: Sunnyvale & Nine Other Cities/Counties With Conversion Ordinances

Relocation Assistance Requirements	Required by Current Sunnyvale Ordinance	Number of Other Jurisdictions with Requirement (Total of 9 Surveyed)
Assistance for MH Owners	Yes	9
Compensation at 100% of In-Place Value	No (85% of In-Place Value)	7
Council Discretion over Assistance Amount	No (Flat Rates Set by Ordinance)	4
Includes Rent Subsidies (if Needed)	No	5
Assistance for MH Renters / Other Renters	No	2
Right of Negotiated Purchase	No	2

Park Owner Concerns

- ⦿ Risky to incur costs of CIR review & approval prior to entitlements
- ⦿ Council has discretion to change 400 acre minimum zoning / General Plan (GP) requirement
- ⦿ What is “adequate” assistance?
- ⦿ Required compensation is too costly for larger/newer parks
- ⦿ Who hires relocation specialist?
- ⦿ Park exemption requirements too burdensome

Clarifications

- Current ordinance also requires CIR approval prior to entitlements; can be processed concurrently
- Council could change 400-acre requirement if desired, but would require GP amendment
- “Adequate” means enough to secure replacement housing for at least 1 year, or as approved by Council
- Park Owner/Applicant hires relocation specialist
- Exemption requirements were set by Council

Next Steps

- ⦿ Public Outreach Meetings on June 4th and 14th
- ⦿ Commission Public Hearings:
 - Housing and Human Services Commission: July 25th
 - Planning Commission: September 10th
- ⦿ City Council Public Hearing in October 2012 (Date TBD)

Questions, Comments?

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