

2011 Council Study Issue

CDD 09-07 Consider Revisions to Zoning Code for Conversions of Mobile Home Parks to Other Uses

Lead Department Community Development

History **1 year ago** Below the line **2 years ago** Below the line

1. What are the key elements of the issue? What precipitated it?

In 1985 the City Council adopted the *Conversion of Mobile Home Parks to Other Uses* (SMC 19.72) which established minimum requirements for the closure or change in use of a mobile home park (MHP). The intent of the Code was to balance the need to protect mobile home park residents with the rights of the property owner to make decisions about their business and the use of their property. To close a park, the property owner is required to submit a Conversion Impact Report (CIR) which contains information on the park residents, their individual relocation plans, and the relocation assistance provided. The Council decides whether a CIR does or does not meet the minimum requirements of the Municipal Code.

Since the requirement was established, the City Council has reviewed five CIRs (a 105 unit MHP in 1991, 30 units in 1992, 41 units in 1996, 68 units in 2005, and 29 units in 2007). All five were determined to meet the minimum Code requirements. During the 2007 review of the Flick's MHP, staff and Council Members noted opportunities to improve the current Code, including:

- Clarify process (closure of park vs. redevelopment application);
- Increase tenant compensation (due to change in housing costs and other situations);
- Clarify types of support to all tenant types (owners, renter, and any non-MHP tenants);
- Clarify roles (applicant as developer vs. Housing Specialist as tenant advocate). This could include modifying Housing Specialist process where the City, rather than the developer, manages the contract (similar to the EIR process) and establishes minimum requirements for Housing Specialist;
- Clarify information flow to residents (if from applicant, prior staff verification);
- Modify requirement for applicant to provide all MHPs in 200 mile radius;
- Provide status reports after CIR certified (60 and 120 days).
- Possible variations to requirement for notifying residents of future sales of mobile home parks.

2. How does this relate to the General Plan or existing City Policy?

HOUSING AND COMMUNITY REVITALIZATION SUB-ELEMENT

GOAL C: ENSURE A HIGH QUALITY LIVING AND WORKING ENVIRONMENT

Policy C.9 Minimize displacement impacts on tenants as a result of rehabilitation programs or land use changes.

Action Statements C.9.a Require as a part of the City's application approval process that any land use change or rehabilitation program that displaces tenants shall include a plan stating the efforts taken by the property owner to assist relocation of tenants, including payment of relocation costs.

The tenant relocation plan could include: (1) favorable rental or purchase arrangements after work is completed, (2) location of vacancies in similar housing, (3) fixed payments of

moving costs, (4) no rent increases upon application and until relocation is secured, (5) right of first purchase refusal, (6) reduced purchase price options, and (7) assistance in locating new housing.

GOAL D: MAINTAIN DIVERSITY IN TENURE, TYPE, SIZE AND LOCATION OF HOUSING TO PERMIT A RANGE OF INDIVIDUAL CHOICES FOR ALL CURRENT RESIDENTS AND THOSE EXPECTED TO BECOME CITY RESIDENTS.

Policy D.5 Preserve mobile homes as an affordable housing option.

Action Statements D.5.a Maintain land zoned for mobile home parks.

Quantified Objective: Maintain 400 acres in mobile home park zoning

Action Statements D.5.b Continue to provide an equitable process with reasonable mitigation measures in the event of conversion of mobile home parks to a different use.

Sunnyvale adopted a Mobile Home Park Conversion ordinance (Zoning Code Chapter 19.72) in 1987. The regulations require notification of residents, preparation of an impact report, relocation assistance, and provide for a public hearing before a mobile home park can be converted to other uses.

3. Origin of issue

Council Member(s) Chu, Moylan

Board or Commission

4. Staff effort required to conduct study Major

5. Multiple Year Project? No **Planned Completion Year** 2011

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No

Does this issue require review by a Board/Commission? Yes

If so, which? Housing and Human Services
Commission, Planning Commission

Is a Council Study Session anticipated? No

7. Briefly explain cost of study, including consultant hours, impacted budget program, required budget modifications, etc. and amounts if known.

Study would be covered with 234 Planning operating budget. Major cost is over 300 staff hours.

8. Briefly explain potential fiscal impact of implementing study results (consider capital and operating costs, as well as potential revenue).

9. Staff Recommendation

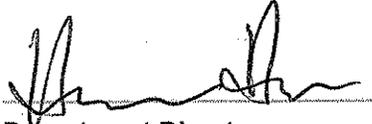
Staff Recommendation Against Study

If 'For Study' or 'Against Study', explain

This item is included in the Housing Element implementation plan, and does not need a

separate study.

Reviewed by



Department Director

10/29/10
Date

Approved by



City Manager

10-29-10
Date