



Memorandum

TO: COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: January 21, 2016

Approved

Date

1/21/16

SUPPLEMENTAL

SUBJECT: MOBILEHOME “OPT-IN/STAY IN BUSINESS” CONCEPT

REASON FOR SUPPLEMENTAL MEMORANDUM

This memorandum summarizes the discussion and actions taken on the Mobilehome Opt-in /Stay in Business Concept (Item G) at the January 14, 2016 Housing and Community Development Commission (HCDC).

ANALYSIS

On January 14, 2016 the HCDC discussed the Mobilehome Opt-in /Stay in Business Concept (Item G). Public comments on the Concept also occurred under Item F, when HCDC discussed General Plan and Zoning Ordinance Amendments and a new City Council Policy relating to mobilehome park conversion. Policy changes in HCDC Agenda Item F were heard by the Planning Commission on January 13, 2016.

Summary of HCDC Agenda Item G:

HCDC Item G was related to the “Opt-In/Stay In Business Concept. This item did not go before the Planning Commission because it is not within the Planning Commission’s land use scope. This item is on the 2016 CEDC workplan.

Public Comments:

Unless otherwise noted – the speakers were mobile home owner and residents of San José.

- Concept lacked specifics and was an end run around rent control.
- Many did not like the idea and commented that “Opt-In” was a fear tactic.

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- Would lower home values and make it harder for new mobilehome buyers to qualify for a loan.
- Opposed “Opt-in” because it removed controls on capital improvement pass throughs.
- “Opt In” skirts the existing petition process and many residents do not want it.
- A representative from the Law Foundation commented that “Opt-in” is too conceptual making it hard to provide feedback and that it is an untested concept.

Additionally, during the discussion of Item F, members of the public made some comments on the Opt-In.

- One park owner commented that more time is needed to figure out how to stay in business, especially for older mobilehome parks.
- Many park residents have spent time and attended several meetings but park owners are stalling and have not shown up to meetings.
- The concept is not connected to the land use changes that have been proposed by staff.

Public comments received via email since January 11, 2016 have been attached to this memorandum.

Commission Comments and Actions:

Commissioner Graves commented that the proposed City Council Policy discussed in item F was in direct conflict with the “Opt-In” and that is why dialogue with park owners broke down. Commissioner Graves commented that the severity of the policies in the City Council Policy offered no reason for park owners to enter into “Opt-In” agreements. Commissioner Thompson commented that it didn’t make sense for staff to continue working on the “Opt-In” at this time and that park owners should refine the concept and bring it back for review. Commissioner Graves made the motion to recommend to the Community and Economic Development Committee that staff should continue to study and work on the “Opt-in/Stay in Business” Concept. The motion failed 2-7. Chair O’Connell recused from the vote prior to discussion. Commissioner Thompson made the motion to recommend to the Community and Economic Development Committee that staff should cease work on the “Opt-in/Stay in Business” Concept. The motion passed 6-2-1 with Vice Chair Jones abstaining from the vote. Chair O’Connell recused from the vote prior to discussion.

/s/

JACKY MORALES-FERRAND
Director, Housing

For questions please contact Adam Marcus, Acting Policy Manager at (408) 975-4451.

Attachments:

- Public Correspondence since January 11, 2016
- HCDC Agenda from January 14, 2016