



Mobile Home Park Anti-Displacement
Policy Amendments – Public Hearing
City Council 09.07.21

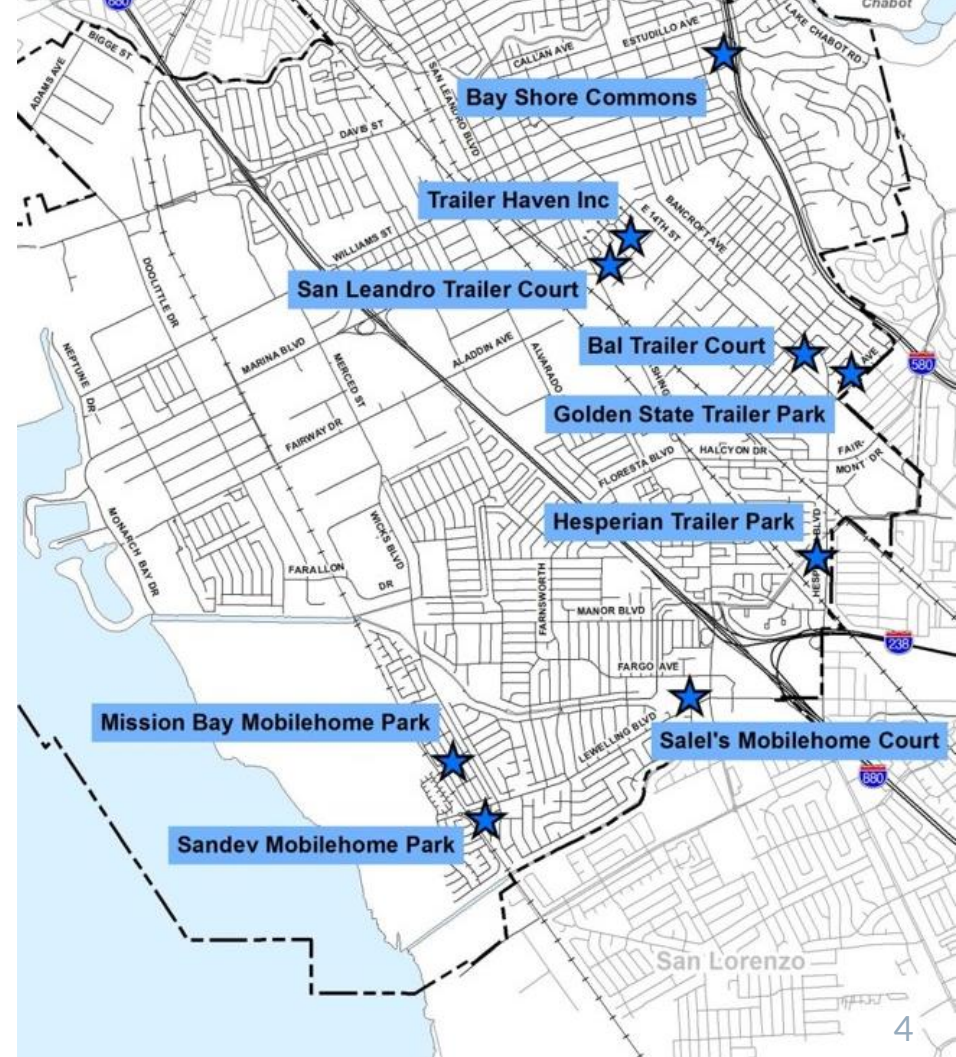
Background

- ▷ Mobile home parks are an important affordable housing resource in the community and nationwide
- ▷ Residents vulnerable to displacement pressures
- ▷ Existing policies address excessive space rent increases and mobile home park conversions
- ▷ In December 2020, Council directed staff to evaluate mobile home park protections and bring enhanced anti-displacement policy recommendations to Rules Committee in 6-8 months

Timeline

- ▶ July 2019 - City Council adopted the Mobilehome Space Rent Stabilization Ordinance
- ▶ May 2021 – Rules Committee reviewed proposed mobile home resident protection
- ▶ July 2021 – Planning Commission recommended approval of proposed mobile home tenant protections with modifications

- ▷ 9 mobile home parks
- ▷ Spaces range from 18-366 per park
- ▷ Mix of unit types such mobile homes and recreational vehicles (RVs)
- ▷ State HCD responsible for enforcing health and safety laws
- ▷ 900+ notices mailed to mobile home park residents and owners
- ▷ Notice sent to email distribution list



Mobile Home Park Conversion Ordinance

(Zoning Code Chapter 5.28)

- ▶ Requires Council approval prior to closure or conversion of a mobile home park
- ▶ Relocation Plan required to provide relocation assistance to full-time, low- and moderate-income residents of the park for at least 12 months
- ▶ To approve, Council must first find that displacement will not occur and adequate space exists for displaced mobile homes exists in general vicinity

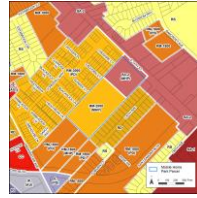
Space Rent Stabilization Ordinance

(Municipal Code Title 4, Chapter 4-39)

- ▶ City Council adopted the ordinance in 2019
 - response to displacement from recently purchased parks
- ▶ Caps annual mobile home space rents at 4% or annual CPI percent change, whichever is less

Proposed Zoning Map Amendments

- ▶ Adopt a new Zoning Overlay for nine existing mobile home parks
- ▶ Overlay prohibits uses other than mobile home parks and requires Council approval to remove



Proposed Zoning Code Amendments

- ▶ Expand anti-displacement scope of Conversion Ordinance to protect all park residents from conversions/closure
 - Protect all residential unit types (e.g., mobile homes, RVs)
 - Apply benefits to all residents regardless of income
 - Expand relocation benefits (10 miles to 125 miles)
- ▶ Close waiver loophole by adding relocation assistance requirement for waivers of Conversion Ordinance

City Council Rules Committee

- ▶ May 26, 2021
- ▶ Comments received:
 - Supportive of efforts generally
 - Need for definitions of income levels
 - Request for additional noticing
 - Concerns about waiver process
 - Ongoing health and safety concerns

Planning Commission Recommendation

- ▶ July 1, 2021
- ▶ Recommended Changes (incorporated into Exhibit A):
 - Protections apply equally to all residents regardless of income
 - Expand relocation benefits (10 miles to 125 miles)
 - Relocation assistance can commence at any time after the Use Permit for a conversion is granted
 - Term “general vicinity” replaced with “within 50 miles of the park”
 - Notice requirements to residents extended from 10 to 30 days
 - Term “adequate notice” replaced with notice “as required by this Code and applicable state law”

General Plan Consistency

- ▶ **Housing Element Policy 56.08** - Conservation of Mobile Home Parks. Promote the conservation and rehabilitation of mobile home parks without displacing tenants or reducing the number of affordable units. Mobile home parks should be recognized as an important affordable housing resource for San Leandro's seniors and low-income households.

CEQA

- ▶ Exempt from CEQA:
 - 15061(b)(3) - CEQA applies only to projects which have the potential for causing a significant effect on the environment
 - 15301 - exempts changes to existing facilities involving negligible or no expansion of use

Recommendation

- ▶ Hold public hearing
- ▶ Make necessary findings and determinations
- ▶ Adopt Ordinance:
 - Zoning Code Amendments to Add Chapter 3.34, MHP Mobile Home Park Overlay District, and Amend Chapter 5.28, Mobile Home Park Conversions
 - Zoning Map Amendments to Apply the MHP Overlay Zone to existing Mobile Home Park Sites
- ▶ 2nd reading tentatively scheduled for September 20