



Mobile Home Park Anti-Displacement Policy Amendments

Rules Committee 05.26.21

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

- ▷ 9 mobile home parks
- ▷ Spaces range from 18-366 per park
- ▷ Mix of unit types such as mobilehomes and recreational vehicles (RVs)



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 Policy Amendments

- ▶ Adopt a new Zoning Overlay for existing mobile home parks to prohibit other uses
- ▶ Expand anti-displacement scope of Conversion Ordinance to protect all park residents from conversions/closure
 - All residential unit types protected (e.g., mobile homes, RVs)
- ▶ Add relocation assistance requirement for waivers of Conversion Ordinance requirements

Outreach and Anticipated Next Steps

- ▶ 900+ notices mailed to mobile home park residents and owners
- ▶ Notice sent to email distribution list
- ▶ Anticipated public hearing schedule:

July

Planning Commission
Recommendation

September

City Council
Public Hearing

October

City Council
2nd Reading

Contact

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