

Sunnyvale Mobile Home Park Preservation Policies

**Council Study Session
June 28, 2016**



Mobile Home Parks in CA

- Found in many suburban and rural counties & cities
 - Senior communities
 - Family/all-age parks
 - Developed 1930's - 1970's
 - ↑ land values drive closures
 - Park closures regulated by state law and local laws in ~ 44 cities/counties
- State law prevents local agencies from prohibiting closures altogether



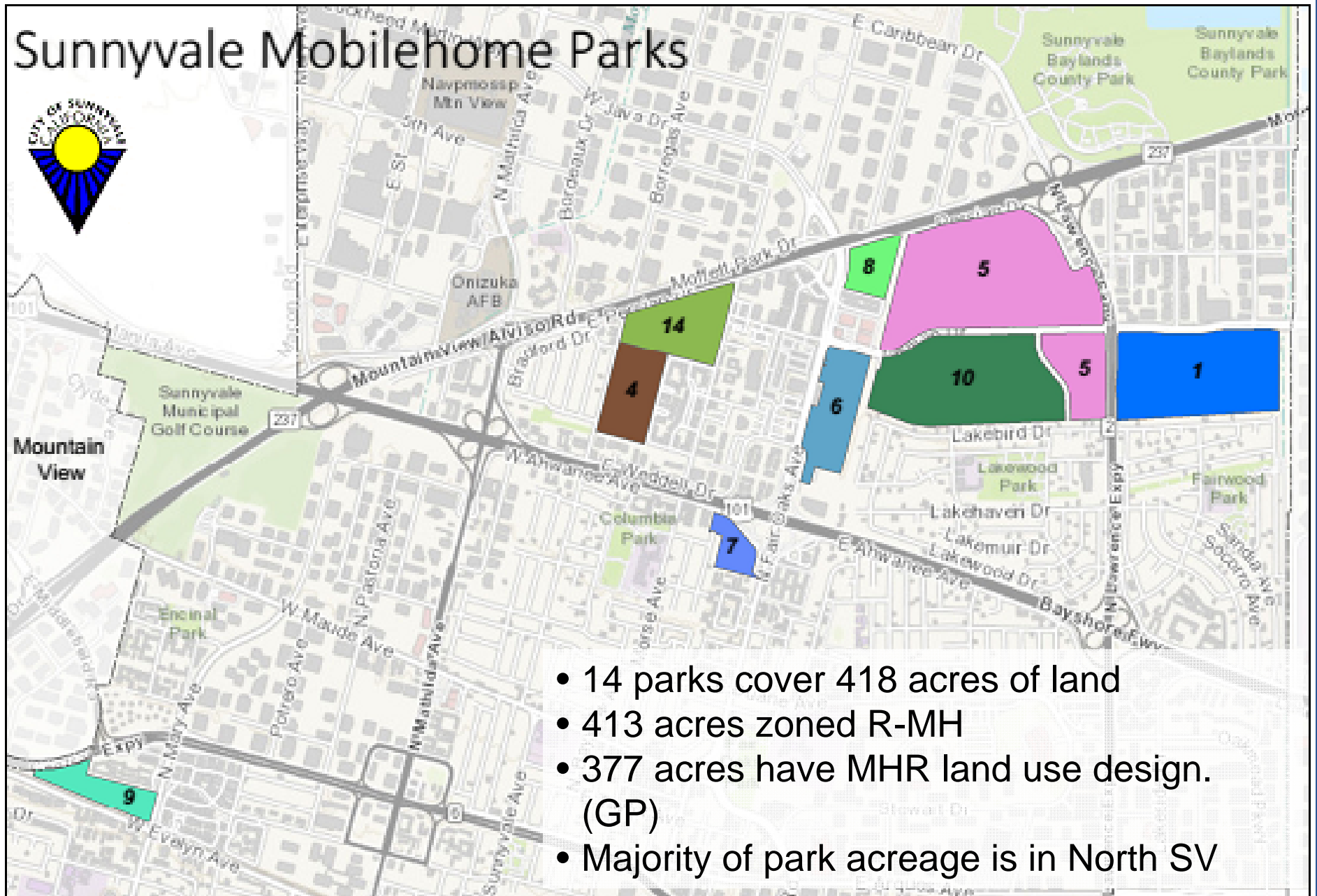
Parks Highly Regulated by State

Housing & Community Development Department, Division of Codes & Standards

- Mobile Home & Special Occupancy Parks Program Regulations
- Inspection of MH installations, park facilities
- MHP Ombudsman
- CA Civil Code (Tenant/landlord law)
- Registration & Titling
- Strict limits on local authority to regulate MHPs



Sunnyvale Mobilehome Parks



- 14 parks cover 418 acres of land
- 413 acres zoned R-MH
- 377 acres have MHR land use design. (GP)
- Majority of park acreage is in North SV

North Sunnyvale

Central Sunnyvale



Sunnyvale Policies to Protect Mobile Home Parks

- **General Plan Policies (MHP preservation):**
 - Maintain at least 400 acres of “Mobile Home Park” zoning
 - Maintain Land Use Designation in General Plan Land Use Map
- Sunnyvale Fire inspects parks



Sunnyvale Policies to Protect Mobile Home Parks

- One of 1st cities in CA to regulate mobile home park closures or conversions
 - Adopted in 1987, amended in 2012
 - Considered model for other cities
 - Protects residents in case of park closure:
 - Option to purchase park
 - Relocation assistance (moving costs and/or purchase at 100% of in-place value)
 - Rental assistance for 2 years for qualified tenants



Resources for Residents

Agency	Services
City Housing Division	<ul style="list-style-type: none">• Mobile Home Rehabilitation Loans• Minor Home Improvement Grants• Information & Referral
City Senior Center	<ul style="list-style-type: none">• Senior Care Management
State Ombudsman	<ul style="list-style-type: none">• Information & Referrals• Complaint investigation



Resources for Residents

Agency	Services
Project Sentinel	<ul style="list-style-type: none">• Dispute Resolution & Fair Housing Services• Information & Referrals
Senior Adults Legal Assistance	<ul style="list-style-type: none">• Free legal services for seniors
County Senior Nutrition Program	<ul style="list-style-type: none">• Meals on Wheels• Senior Lunch Program
Sunnyvale Community Services	<ul style="list-style-type: none">• Emergency Financial Assistance• Brown Bag Food Program• Case Management / Benefits Enrollment



Policy Issues



MHP Space Rent Stabilization (aka “rent control”):

- Sunnyvale ballot measure in 1993 failed to pass
- *Costa-Hawkins Act of 1995*: strict limits on new rent stabilization regulations
- ~ 17% of CA localities have MHP rent stabilization;
- More restrictive programs: park closures or resident conversions in high-cost areas
- Programs repealed in some areas due to litigation, etc. (Santa Cruz, Capitola, Hollister, Napa, Delano)

Plaza del Rey MHP



Long-time owner sold to Carlyle Group

- New management company (Zeman Homes)
- Retained prior on-site manager
- Rents increased by \$75 / month or approx. 7.5% on average. Company cited:
 - Increased property taxes due to reassessment
 - Capital improvements planned for park
- Hardship program offered:
 - for low-income households (seniors and those on fixed incomes) with liquid assets of less than 60 months' rent
 - Mitigates impact of rent increase for 2 years

PDR Resident Requests

- Rent stabilization
- Long-term leases
- Cancellation of recent rent increases
- Cancellation/adjustment of rent increase for new buyers
- Concerns about long-term affordability



What can City do?

Cannot:

- Prevent owner from selling park to buyer of choice
- Regulate who can buy park
- Regulate space rents
- Interfere with property management functions



Can:

- Refer parties to dispute resolution / mediation
- Provide information on local and state law
- Host meetings
- Refer tenants to State Ombudsman

Policy Options



- Maintain existing policies
- New study issue
- Monitor regional issues & developments
- Refer parties to Project Sentinel

For More Information

CA MHP Ombudsman: 800-952-5275

Project Sentinel: (408) 470-3744

Housing.org

Sunnyvale Housing Division: (408) 730-7250

Housing@sunnyvale.ca.gov

MobileHomeParks.inSunnyvale.com