



City of Sunnyvale

Excerpt Meeting Minutes - Draft Housing and Human Services Commission

Wednesday, June 23, 2021

7:00 PM

Telepresence Meeting: City Web Stream

CALL TO ORDER

Chair Hiremath called the meeting to order at 7:02 p.m.

ROLL CALL

Present: 7 - Chair Ken Hiremath
Vice Chair Elinor Stetson
Commissioner Scott Duncan
Commissioner Diana Gilbert
Commissioner Minjung Kwok
Commissioner Linda Sell
Commissioner Emily White

Council Liaison Gustav Larsson (present)

- 3** [21-0073](#) Housing Strategy Implementation: Update on Mobile Home
Park Memorandum of Understanding

Chair Hiremath introduced the item and gave a brief overview of how this item would be presented. Commissioner White noted that she needed to recuse herself from this item because she has a financial interest.

Housing Officer Jenny Carloni provided the staff report and slide presentation. She noted that during oral communications a member of the public noted an error on the report and that she would point out the correction during the presentation.

Ken Kravenas gave a short presentation on behalf of the mobile home park owners.

Bruce Stanton gave remarks on behalf of the mobile home park residents.

After some questions of staff from the commissioners, Chair Hiremath opened the public hearing at 8:29 p.m.

Tim Kerr, mobile home park resident, spoke regarding not being able to reach an

agreement on annual rent increase and new buyer space rent. He noted how important these items were to folks on fixed income. Encouraged the mobile home park owners to consider a 24-month cap on rent increases to new buyers.

Gail Rubino, mobile home park resident, spoke in support of having the greater of 3% or 75% of CPI with no maximum for annual space rent increases.

Dave Campagna, mobile home park resident, expressed concern regarding lack of transparency in the process, vacancy rates and pass-through cost to the residents, such as property taxes and capital improvements. He asked for help and protection for the residents from the City since the MOU is between the City and the Mobile Home Park Owners.

Doug Johnson, Western Manufactured Housing Communities Association, spoke in support of the process and urged the Commission to support the MOU.

Rick, spoke in opposition of the MOU.

Lacy J Lodes, expressed appreciation for the hard work to arrive at the current terms, but expressed concern about using averages instead of medians, specially when some mobile home parks have very high space rents and skew the average.

Debbie Wolter, Plaza del Rey resident, noted that the MOU is a temporary solution to protect residents but encouraged a Rent Stabilization Ordinance to protect residents in the long term and for the future of mobile home park communities. She noted that not all residents have signed long-term leases.

Danielle Hoversten, Plaza del Rey resident, spoke in support of the MOU, but doesn't see it as a win for mobile home park residents. The MOU is not enough to protect the resident in the long term.

Mari Adler, retired high school teacher and Adobe Wells resident, spoke to the difficulty of selling her mobile home due to the high space rents. She also noted that the increases are not sustainable for fixed income folks.

Chair Hiremath closed the public hearing at 8:51 p.m.

Bruce Stanton gave closing remarks on behalf of the mobile home park residents.

Ken Kravenas, COO for Hometown America, owners of Plaza del Rey, provided closing remarks on behalf of the mobile home park owners.

Chair Hiremath noted that there would be not action taken on this item by the Commission, but that staff was looking for feedback on the current agreed terms and input or recommendations to finalize the draft MOU and take it to Council on July 13.

The Commissioners recognized the progress made by the owners and residents to arrive at agreements on 15 of 17 items and encouraged them to continue the discussion to get the MOU to Council for approval and implementation.

The following items were noted during the Commission discussion:

The residents and park owners are encouraged to move forward with the MOU.

The Commissioners encourage the Mobile Home Park owners to continue to act in good faith and consider accepting the residents proposal of 3% or 75% of CPI, in the spirit of preserving affordable housing in Sunnyvale and taking into account that 36% of mobile home park residents are age 55 and older and potentially on a fixed income.

The commissioners expressed strong support for limiting rent increases on new mobile home owners to once in 24 months. Minimizing the frequency of larger rent increases for turn over has a direct impact on the ability to re-sell the mobile home.

A recommendation was also made to reconsider the rent cap for Plaza del Rey since \$2,250 is based on today, and a cumulative cap may be a better approach.