



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 16-0765, **Version:** 1

Study Session Summary of June 28, 2016 - Mobile Home Park Policies

Call to Order:

Mayor Hendricks called the meeting to order at 6 p.m. in Council Chambers.

City Councilmembers Present:

Mayor Glenn Hendricks
Vice Mayor Gustav Larsson
Councilmember Jim Griffith
Councilmember Pat Meyering
Councilmember Tara Martin-Milius
Councilmember Jim Davis

City Councilmembers Absent:

None.

Public Comment:

Marsha Marciano
Michael McCarthy
Drew Elkhart
Ronald Banks
Mary-Lou Clark
Christopher Fallon
David Adams
Louis Shouse
2 residents of Cape Code Village (mobile home park)
Arleen Musci

Study Session Summary:

Suzanne Isé, Housing Officer, and Trudi Ryan, Director of Community Development, provided a brief slide presentation with background on mobile home parks and California law as well as various City policies related to mobile home parks. These policies include: zoning and land use designations for mobile home park exclusive uses; a policy to maintain at least 400 acres of land in the City within the mobile home park zoning district; the mobile home park conversion ordinance; and several housing and human services programs funded by the City that are available to residents of mobile home parks. Staff mentioned that there was a measure on the local ballot in 1993 regarding rent stabilization that did not pass. Staff also mentioned that residents of the Plaza del Rey mobile home park had recently contacted the City regarding concerns about the new owner of Plaza Del Rey and rent increases imposed by the park owner. Some residents had requested that the City impose a new rent control or rent stabilization ordinance on mobile home parks to prevent steep rent increases in the future. In response to these concerns, staff referred residents, park management and the park

owner to Project Sentinel, a local agency that provides dispute resolution and mediation services related to housing disputes. Staff noted that consideration of policy options related to mobile home space rent might include: monitoring regional developments on this topic; a new study issue; and, continuing to facilitate discussions between the residents and park management, with the assistance of Project Sentinel.

Mayor Hendricks opened up the discussion for Council questions. Questions and responses included:

- What would the City have to do to impose rent control on the mobile home parks?
 - The Council could adopt an ordinance or a ballot referendum could be referred to the voters, or both actions could be taken.
 - Many communities place such measures on the ballot because then the regulation can only be modified or repealed by future actions of the voters.
- What is the total acreage, citywide, in the mobile home park zoning district, and which parks are not covered by that zoning?
 - About 418 acres in total are zoned for mobile home park only and only Aloha RV Park and Blue Bonnet Mobile Home Park are not zoned Residential- Mobile Home.
- What is the zoning for Thunderbird and the adjacent mobile home park?
 - Both Thunderbird and Ranchero mobile home parks are zoned Residential-Mobile Home but do not have the General Plan land use designation of Mobile Home Park.

Mayor Hendricks opened up the session for public comment.

Public speakers, most of whom were residents of Plaza del Rey or other Sunnyvale mobile home parks, expressed concerns related to space rent increases, new ownership, park management issues, space rents for new buyers (\$1,600), gentrification, the steep rent increases due to expansions by major businesses, loss of home equity due to increased space rents for new buyers into Plaza del Rey, concerns of seniors on fixed incomes, and the desire to see a rent control measure or moratorium on rent increases.

Councilmembers asked staff several follow-up questions regarding property tax assessment of mobile home parks and the services of Project Sentinel. Staff agreed to follow up with Project Sentinel to attempt to facilitate discussions and/or dispute resolution services between the park management and residents, assuming both parties agreed to participate.

Adjournment:

Mayor Hendricks adjourned the meeting at 7:03 p.m.