

From: Carol Bennett

Date: Thursday, February 13, 2020 at 3:01 PM

To: The Office of Mayor Sam Liccardo, District2 <District2@sanjoseca.gov>, District3 <district3@sanjoseca.gov>, District1 <district1@sanjoseca.gov>, District4 <District4@sanjoseca.gov>, District5 <District5@sanjoseca.gov>, District 6 <district6@sanjoseca.gov>, District7 <District7@sanjoseca.gov>, District8 <district8@sanjoseca.gov>, District9 <district9@sanjoseca.gov>, District 10 <District10@sanjoseca.gov>

Subject: MobilehomePark designation

My name is Carol J Bennett. I live in [REDACTED] support all Mobilehome Parks in San Jose , not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in San Jose General Plan. Please protect this portion of affordable housing in San Jose.

Thank You

From: Reneé Ingold

Date: Thursday, February 13, 2020 at 11:30 PM

To: Reneé Ingold

Subject: Mobilehome Park designation for ALL PARKS!

My name is Renee' Ingold and I am a resident at [REDACTED] in San Jose. My neighbors and I support that ALL Mobilehome Parks in San Jose, not just Mountain Springs and Westwinds, get the new Mobilehome Park designation in the General Plan.

Thank you,

Renee' Ingold

WORKING PARTNERSHIPS USA

February 19, 2020

TO: Mayor and City Council
FROM: Working Partnerships USA

RE: Apply MH Designation to All Parks

Working Partnerships USA urges San Jose City Council to vote in support of creating a new General Plan Mobilehome Park designation and applying the designation to all mobile home parks in San Jose. Amidst a sometimes confusing patchwork of existing land use designations, this measure would simplify critical preservation efforts for mobile home parks, an important source of affordable housing.

Mobile home parks represent one of the remaining sources of truly affordable housing in San Jose. Protecting these sources of affordable housing translates directly to the ability of working class residents, people of color, and elderly individuals on fixed incomes to stay in this city – a place that many have called home for decades. For these individuals, even the possibility of a park closure can represent significant psychological hardship – not to mention the financial and social challenges unhinged by an actual park closure.

This land use designation would promote much-needed stability for these vulnerable populations and advance the preservation of these critical sources of affordable housing. Perhaps most importantly, it would send the message that the City of San Jose stands behind the well-being of mobile home park residents. Working Partnerships USA is proud to join other affordable housing advocates in supporting this much-needed measure.

Sincerely,

A black rectangular redaction box covers the signature of Jeffrey Buchanan. A small blue mark is visible to the right of the box.

Jeffrey Buchanan
Director of Public Policy

From: **Joanne Curtis**

Date: Tue, Mar 3, 2020 at 4:37 PM

Subject:

To: <Mayoremail@sanjoseca.gov>, <District1@sanjoseca.gov>, <District2@sanjoseca.gov>, <District3@sanjoseca.gov>, <District4@sanjoseca.gov>, <District5@sanjoseca.gov>, <District6@sanjoseca.gov>, <District7@sanjoseca.gov>, <District8@sanjoseca.gov>, <District9@sanjoseca.gov>, <District10@sanjoseca.gov>,

My name is Joanne I live in [REDACTED]
[REDACTED]

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.

Joanne Curtis

From: **elizabeth silva**

Date: Tue, Mar 3, 2020 at 5:03 PM

Subject: I support

I am a resident of [REDACTED] asking that the City Council apply the new "Mobilehome Park designation" in the General Plan to ALL PARKS not just Westwinds and Mountain Springs.

Thank you

Elizabeth Silva

GOLDEN STATE MANUFACTURED - HOME OWNERS
LEAGUE



GSMOL Region Manager Region 1 Zone A-1

March 2, 2020

TO: Mayor and Council [REDACTED]

FROM: Martha O'Connell [REDACTED]
GSMOL Regional Manager

RE: 10.2 20-219 -- City Council meeting 3-10-20

GSMOL strongly supports the application of the new designation, Mobilehome Park, in the General Plan to **all Parks** in San Jose. As the oldest and largest state wide organization representing the residents in Mobilehome Parks, the Golden State Manufactured Home-Owners League (GSMOL) urges the City to end the inconsistent and confusing patchwork of GP land uses for Mobilehome Parks.

The recommendation to give all Parks a MH designation in the General Plan has been made for years. **The City of San Jose cannot continue to lurch from one Park to the other as rumors or realities of closure arise. Mobilehome Park residents need consistent and clear support from the City Council now.**

GSMOL is proud to stand with

- Law Foundation of Silicon Valley
- The Planning Commission, City of San Jose
- Housing and Community Development Commission, City of San Jose
- Affordable Housing Network
- Working Partnerships
- The hundreds and hundreds of MH owners who have signed petitions and sent emails

The current inconsistent and confusing patchwork of GP land uses for Mobilehome Parks must be ended. The City Council needs to send a strong message that it values Mobilehome Parks, the last bastion of affordable home ownership, and that it is taking **all** measures available to ensure their preservation.

WORKING PARTNERSHIPS USA

February 19, 2020

TO: Mayor and City Council

FROM: Working Partnerships USA

RE: Apply MH Designation to All Parks

Working Partnerships USA urges San Jose City Council to vote in support of creating a new General Plan Mobilehome Park designation and applying the designation to all mobile home parks in San Jose. Amidst a sometimes confusing patchwork of existing land use designations, this measure would simplify critical preservation efforts for mobile home parks, an important source of affordable housing.

Mobile home parks represent one of the remaining sources of truly affordable housing in San Jose. Protecting these sources of affordable housing translates directly to the ability of working class residents, people of color, and elderly individuals on fixed incomes to stay in this city – a place that many have called home for decades. For these individuals, even the possibility of a park closure can represent significant psychological hardship – not to mention the financial and social challenges unhinged by an actual park closure.

This land use designation would promote much-needed stability for these vulnerable populations and advance the preservation of these critical sources of affordable housing. Perhaps most importantly, it would send the message that the City of San Jose stands behind the well-being of mobile home park residents. Working Partnerships USA is proud to join other affordable housing advocates in supporting this much-needed measure.

Sincerely,



Jeffrey Buchanan
Director of Public Policy



General Plan - Mobilehome Park designation for ALL mobilehome parks

1 message

Lee Ellak

Tue, Feb 18, 2020 at 12:12 PM

To: "Vice Mayor Charles \"Chappie\" Jones" <District1@sanjoseca.gov>, Sergio Jimenez <District2@sanjoseca.gov>, Raul Peralez <District3@sanjoseca.gov>, Lan Diep <District4@sanjoseca.gov>, Magdalena Carrasco <District5@sanjoseca.gov>, "Devora \"Dev\" Davis" <District6@sanjoseca.gov>, Maya Esparza <District7@sanjoseca.gov>, Sylvia Arenas <District8@sanjoseca.gov>, Pam Foley <district9@sanjoseca.gov>, Johnny Khamis <District10@sanjoseca.gov>, [REDACTED] Mayor Liccardo <mayoremail@sanjoseca.gov>

February 16, 2020

TO:

Mayor and San Jose City Council

FROM:

Lee Ellak

[REDACTED]
Former HCDC Commissioner

RE:

HCDC vote – Apply MH Designation to All Parks

On 1-23-2020, I attended the Housing and Community Development Commission (HCDC) and I cheered when they voted 8-0-2 to recommend to the City Council that it create a new General Plan Mobilehome Park designation and apply the new designation to all Mobilehome Parks in San Jose.

Rather than just granting the designation to two parks, do it for all parks in San Jose. My neighbors are in fear of our park closing or any park closing because we could be next.

To even suggest a park closing has everyone on edge. Panic, fear, desperation, and uncertainty surface their ugly heads. We look to city leaders to help mitigate residents' feelings of hopelessness and to protect and preserve one of its last bastions of affordable housing in San Jose--Mobilehome Parks

Eliminate the current inconsistent and confusing patchwork of GP land uses for Mobilehome Parks; apply new General Plan Mobilehome Park designation and apply the new designation to all Mobilehome Parks in San Jose. **Please.**

Sincerely,

Lee Ellak

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████████████████████



Liccardo calls for new landuse designation

1 message

martha O'Connell [REDACTED]

Fri, Feb 14, 2020 at 7:33 AM

To: martha O'Connell [REDACTED], mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, district6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, district8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>, Louis Hansen [REDACTED]

On 5-18-17 the San Jose Mercury News reported on page B2 "Council declines to enact mobile home park policy." The vote was 10-1 with Khamis dissenting.

The vote was to reject the flawed "closure policy" and to stick with the original conversion ordinance. Mobilehome residents rejoiced.

As part of that 2017 article, the Mercury reported "Mayor Sam Liccardo recommended exploring creating a new land use designation just for the Parks."

It is three years later. Get it done now on March 10, 2020.

I support the MH designation for ALL Parks in the General Plan. No more delays as residents worry about displacement and lack of consistent, clear, and strong support for this last bastion of affordable housing in San Jose.



MobileHome Designation - General Plan

1 message

Shar Jones

Sat, Feb 15, 2020 at 10:19 AM

Reply-To: [Redacted]

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov

Honorable Public Servants,

I support ALL Mobilehome Parks in San Jose getting the "Mobilehome Designation" in the General Plan.

Where is the equity? If two parks have it, why not the rest of us?

No discrimination PLEASE!

We deserve protection by having this designation under the General Plan.

Please protect the thousands of us living in Manufactured/Mobile Home Communities.

Thank you,

Sharon and Jim Jones

[Redacted]

[Redacted]

[Redacted]



SJ mobile homes

1 message

Cynthia Stewart [REDACTED]
To: Mayoremail@sanjoseca.gov, District7@sanjoseca.gov
Cc: [REDACTED]

Sat, Feb 15, 2020 at 12:00 PM

I'm Cynthia Stewart and I live in [REDACTED] mobilecommunity and I support ALL Mobile home parks in San Jose getting the mobile home designation in the General Plan
Sent from my iPhone




Mobil home designation


1 message

George Van Buskirk 

Fri, Feb 14, 2020 at 5:28 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov, martha O'Connell


I support ALL Mobile home Parks in San Jose getting the Mobilehome Designation in the General Plan.

George Van Buskirk ~ 



MH GP designation for all Parks

1 message

martha O'Connell [REDACTED] Fri, Feb 14, 2020 at 5:02 PM
To: martha O'Connell [REDACTED], JoAnn Hiebert [REDACTED],
mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov,
District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7
<District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San
Jose <District10@sanjoseca.gov>

My name is JoAnn Hiebert.

I live in [REDACTED], a low to moderate income Senior Park in D9

I am not very good at emails so I am asking Martha O'Connell to forward this to you all

I support all mobilehome Parks in San Jose getting a Mobilehome Designation in the General Plan.

We need protection now. It has just been announced that a low income Park composed of mainly Hispanics in Redwood City is closing. San Jose must protect its Parks

Thank you.



MHP Designation

1 message

Lisa Bail

Fri, Feb 14, 2020 at 4:19 PM

To:

I am a homeowner in [REDACTED] and I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Thank you,
Lisa Bail





Mobilehome Designation

2 messages

barbara labuszewski 

Fri, Feb 14, 2020 at 6:44 PM

To: "Mayoremail@sanjoseca.gov" <Mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <District1@sanjoseca.gov>, "District2@sanjoseca.gov" <District2@sanjoseca.gov>, "District3@sanjoseca.gov" <District3@sanjoseca.gov>, "District4@sanjoseca.gov" <District4@sanjoseca.gov>, "District5@sanjoseca.gov" <District5@sanjoseca.gov>, "District6@sanjoseca.gov" <District6@sanjoseca.gov>, "District7@sanjoseca.gov" <District7@sanjoseca.gov>, "District8@sanjoseca.gov" <District8@sanjoseca.gov>, "District9@sanjoseca.gov" <District9@sanjoseca.gov>, "District10@sanjoseca.gov" <District10@sanjoseca.gov>, 

My name is Barbara Labuszewski, and I live in  Mobile Home Park in San Jose. I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Barbara Labuszewski

barbara labuszewski 

Fri, Feb 14, 2020 at 6:45 PM

To: martha O'Connell 

[Quoted text hidden]



Mobile homes

1 message

Caroline Thomas [REDACTED]

Fri, Feb 14, 2020 at 7:49 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov, [REDACTED]

My name is Caroline Thomas. I live in [REDACTED] Mobile Home Park, and I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Thank you!

—
Caroline



Mobilehome Parks in San Jose

1 message

Michelle Vuong

Sat, Feb 15, 2020 at 12:12 AM

To: Mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov,
[Redacted]

My name is TRAM VUONG

I live in [Redacted]

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan, but ALL parks.

Thank you,
Tram



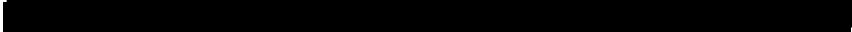
Mobilehome Designation

1 message

Janice Ewers

Sat, Feb 15, 2020 at 1:05 PM

To: "Mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <district1@sanjoseca.gov>, "District2@sanjoseca.gov" <district2@sanjoseca.gov>, "District3@sanjoseca.gov" <district3@sanjoseca.gov>, "District4@sanjoseca.gov" <district4@sanjoseca.gov>, "District5@sanjoseca.gov" <district5@sanjoseca.gov>, "District6@sanjoseca.gov" <district6@sanjoseca.gov>, "District7@sanjoseca.gov" <district7@sanjoseca.gov>, "District8@sanjoseca.gov" <district8@sanjoseca.gov>, "District9@sanjoseca.gov" <district9@sanjoseca.gov>, "District10@sanjoseca.gov" <district10@sanjoseca.gov>



Ladies & Gentlemen:

My name is Janice E Ewers, and I live in the [redacted] Mobilehome Community on Santa Teresa Blvd in San Jose.

I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Sincerely,

Janie Ewers [redacted]

I've always felt that a person's intelligence is directly reflected by the number of conflicting points of view he can entertain simultaneously on the same topic. - Abigail Adams

If you forward this email, PLEASE REMOVE all email addresses BEFORE you send it on. Also, use BCC when addressing your outgoing message.

Consider our friends, protect their privacy, and say "NO" to spammers.



Mobile homes

1 message

Barbara Mcconnell

Fri, Feb 14, 2020 at 3:40 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov,

Cc: Martha

My name is barbara mcconnell and I live in [redacted] mobile home
I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.



MH in GP - Laura Bryant

1 message

martha O'Connell [REDACTED]

Fri, Feb 14, 2020 at 3:24 PM

To: martha O'Connell [REDACTED], LAURA BRYANT [REDACTED],
mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov,
District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7
<District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San
Jose <District10@sanjoseca.gov>

Ms Bryant does not know how to send an email to multiple addresses so she asked me to forward this to you.

Laura Bryant
[REDACTED]

I support all Parks in San Jose getting the mobilehome designation in the General Plan.




Support Mobile Home Parks

1 message


Marsha Hovey 

Fri, Feb 14, 2020 at 3:16 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov,


Please support ALL mobile home parks in San Jose getting the Mobilehome Designation in the General Plan.

Thank you!

Marsha Hovey




Fwd: Mobilehome Designation

1 message

Kenneth Snowden [REDACTED]

Fri, Feb 14, 2020 at 3:13 PM

To: martha O'Connell [REDACTED]

----- Forwarded message -----

From: **Kenneth Snowden** [REDACTED]

Date: Fri, Feb 14, 2020 at 3:12 PM

Subject: Mobilehome Designation

To: <Mayoremail@sanjoseca.gov>

I support ALL Mobilehome Parks in San Jose receiving the Mobilehome Designation in the General Plan.

Kenneth Snowden
[REDACTED]




Please support

1 message

Norma Brannon 

Fri, Feb 14, 2020 at 3:08 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov

We are Carl and Norma Brannon and we live at  Mobile Home Park. A Senior Citizen Community. We support ALL Mobile Home parks in San Jose getting the Mobile Home Designation in the General Plan. We are asking that you support it too.

Thank you.

Sent from my iPad



[REDACTED]

Mobilehome Park designation for ALL PARKS!

Reneé Ingold [REDACTED]
To: Reneé Ingold [REDACTED]

Thu, Feb 13, 2020 at 11:29 PM

My name is Renee' Ingold and I am a resident at [REDACTED] Mobilehome Park in San Jose. My neighbors and I support that ALL Mobilehome Parks in San Jose, not just Mountain Springs and Westwinds, get the new Mobilehome Park designation in the General Plan.

Thank you,

Renee' Ingold
[REDACTED]
[REDACTED]




Re: Mobilehome Park Designation in the General Plan

1 message

Mathew Rabong 

Tue, Feb 18, 2020 at 6:27 AM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov,


I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Thank you,



Mathew Rabong

Project Manager



Waterproofing Associates Inc.

975 Terra Bella Avenue
Mountain View, CA 94043
www.roofwa.com



SJ mobile home Parks

2 messages

viet pham [redacted]
To: mayoremail@sanjoseca.gov
Cc: Martha O'Connell [redacted]

Mon, Feb 17, 2020 at 4:03 PM

Hi Mayor,

I'm a resident of [redacted] MHP. I would like to say " I support All Mobile home Parks in San Jose getting the Mobilehome Designation in the General Plan". I hope that you listen to and respond to the resident's aspirations in all mobilehome in this city.

Sincerely,

Viet Pham

martha O'Connell [redacted]

Mon, Feb 17, 2020 at 4:53 PM

To: Mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>, martha O'Connell [redacted]

Forwarding to you from this man

[Quoted text hidden]



Fwd: Mobilehome Park solution

1 message

Jim Garvey [redacted]
To: martha O'Connell <[redacted]>

Fri, Feb 14, 2020 at 2:42 PM

Done?

----- Forwarded Message -----

Subject: Mobilehome Park solution

Date: Fri, 14 Feb 2020 14:41:49 -0800

From: Jim Garvey [redacted]

To: Mayoremail@sanjoseca.gov, District7@sanjoseca.gov

I support all Mobilehome Parks in San Jose receiving Mobilehome designation in the General Plan.

James Garvey, [redacted]



Designation for Mobile home Parks in San Jose

1 message

Michael Zaplitny [REDACTED]

Fri, Feb 14, 2020 at 2:42 PM

To: martha O'Connell [REDACTED] >

Cc: District10@sanjoseca.gov, District9@sanjoseca.gov, District8@sanjoseca.gov, District7@sanjoseca.gov, District6@sanjoseca.gov, District5@sanjoseca.gov, District4@sanjoseca.gov, District3@sanjoseca.gov, District2@sanjoseca.gov, District1@sanjoseca.gov, Mayoremail@sanjoseca.gov

I support ALL Mobile Home Parks in San Jose getting the Mobile Home Designation in the General Plan.
Thank you, Michael Zaplitny ([REDACTED])



Fwd: I support the Mobilehome Park Designation in the General Plan

1 message

Ivan Erdos

Fri, Feb 14, 2020 at 2:43 PM

To: martha O'Connell <[redacted]>

----- Forwarded message -----

From: Ivan Erdos <[redacted]>

Date: Tue, Feb 11, 2020 at 9:39 AM

Subject: I support the Mobilehome Park Designation in the General Plan

To: <Mayoremail@sanjoseca.gov>, <District1@sanjoseca.gov>, <District2@sanjoseca.gov>, <District3@sanjoseca.gov>, <District4@sanjoseca.gov>, <District5@sanjoseca.gov>, <District6@sanjoseca.gov>, <District7@sanjoseca.gov>, <District8@sanjoseca.gov>, <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>

My name is Ivan Erdos and I live in the [redacted] Mobile Home Park for 5 years.

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.

--
Ivan Erdos





March 10 City Council Meeting vote on the new Mobilehome Park Designation

1 message

Marc Pupkin [redacted] >

Thu, Feb 13, 2020 at 8:22 PM

To: "Mayoremail@sanjoseca.gov" <Mayoremail@sanjoseca.gov>
Cc: "District1@sanjoseca.gov" <District1@sanjoseca.gov>, "District2@sanjoseca.gov" <District2@sanjoseca.gov>, "District3@sanjoseca.gov" <District3@sanjoseca.gov>, "District4@sanjoseca.gov" <District4@sanjoseca.gov>, "District5@sanjoseca.gov" <District5@sanjoseca.gov>, "District6@sanjoseca.gov" <District6@sanjoseca.gov>, "District7@sanjoseca.gov" <District7@sanjoseca.gov>, "District8@sanjoseca.gov" <District8@sanjoseca.gov>, "District9@sanjoseca.gov" <District9@sanjoseca.gov>, "District10@sanjoseca.gov" <District10@sanjoseca.gov>, [redacted]"

[redacted]

We are Ruth and Marc Pupkin, and we live in the [redacted] Mobile Home Community.

We support all Mobilehome Parks in San Jose, not just Mt. Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.



RE: Mobilehome Parks Designation

2 messages

Allen S. Nassau <[REDACTED]> Tue, Mar 3, 2020 at 9:13 AM

Reply-To: "Allen S. Nassau" <[REDACTED]>

To: "Mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <district1@sanjoseca.gov>, "District2@sanjoseca.gov" <district2@sanjoseca.gov>, "District3@sanjoseca.gov" <district3@sanjoseca.gov>, "District4@sanjoseca.gov" <district4@sanjoseca.gov>, "District5@sanjoseca.gov" <district5@sanjoseca.gov>, "District6@sanjoseca.gov" <district6@sanjoseca.gov>, "District7@sanjoseca.gov" <district7@sanjoseca.gov>, "District8@sanjoseca.gov" <district8@sanjoseca.gov>, "District9@sanjoseca.gov" <district9@sanjoseca.gov>, "District10@sanjoseca.gov" <district10@sanjoseca.gov>, [REDACTED]

Hi

My name is Allen S. Nassau

I live in [REDACTED] Mobile Home Park at [REDACTED]
[REDACTED] San Jose,
California [REDACTED]

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.

Thank you,

Allen S. Nassau



Request for application of "Mobile Home" designation to be applied to my park

1 message

Marg Cimafranca [REDACTED] > Thu, Feb 13, 2020 at 1:54 AM
To: "mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>, "district1@sanjoseca.gov" <district1@sanjoseca.gov>, "district2@sanjoseca.gov" <district2@sanjoseca.gov>, "district3@sanjoseca.gov" <district3@sanjoseca.gov>, "district4@sanjoseca.gov" <district4@sanjoseca.gov>, "district5@sanjoseca.gov" <district5@sanjoseca.gov>, "district6@sanjoseca.gov" <district6@sanjoseca.gov>, "district7@sanjoseca.gov" <district7@sanjoseca.gov>, "district8@sanjoseca.gov" <district8@sanjoseca.gov>

Sent from Mail for Windows 10

My name is Margaret Cimafranca. I live in the [REDACTED]
[REDACTED] Mobile home park, located at [REDACTED]
[REDACTED] San Jose, [REDACTED]

I am in support of both the Mountain Springs, and West Winds parks receiving the new designation of "Mobile Home" in the General Plan. However, I also feel it is imperative that not only these two, but all Mobile Home parks in San Jose be included and also receive this same designation. As a mobile home resident, I fully support this.



[REDACTED]

Fwd: Request for application of "Mobile Home" designation to be applied to my park

1 message

Marg Cimafranca [REDACTED]
To: "district9@sanjoseca.gov" <district9@sanjoseca.gov>

Thu, Feb 13, 2020 at 12:11 AM

My name is Margaret Cimafranca. I live in the [REDACTED]
[REDACTED] Mobile home park, located at [REDACTED]
[REDACTED].

I am in support of both the Mountain Springs, and West Winds parks receiving the new designation of "Mobile Home" in the General Plan. However, I also feel it is imperative that not only these two, but all Mobile Home parks in San Jose be included and also receive this same designation. As a mobile home resident, I fully support this.



We support ALL Mobile Home Parks in San Jose

1 message

Irina Kozachek

Wed, Feb 19, 2020 at 12:01 PM

To: "Mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <district1@sanjoseca.gov>, "District2@sanjoseca.gov" <district2@sanjoseca.gov>, "District3@sanjoseca.gov" <district3@sanjoseca.gov>, "District4@sanjoseca.gov" <district4@sanjoseca.gov>, "District5@sanjoseca.gov" <district5@sanjoseca.gov>, "District6@sanjoseca.gov" <district6@sanjoseca.gov>, "District7@sanjoseca.gov" <district7@sanjoseca.gov>, "District8@sanjoseca.gov" <district8@sanjoseca.gov>, "District9@sanjoseca.gov" <district9@sanjoseca.gov>, "District10@sanjoseca.gov" <district10@sanjoseca.gov>, [REDACTED]

Hello,

My name is Irina Kozachek. My husband - Aleksandr Kozachek and I are residents of [REDACTED] asking that the City Council apply the new "Mobilehome Park designation" in the General Plan to ALL PARKS not just Westwinds and Mountain Springs.

We support ALL Mobile Home Parks in San Jose getting the Mobilehome Designation in the General Plan.

Thank you,

Irina Kozachek
Aleksandr Kozachek



[REDACTED]

"I support ALL Mobile Home Parks in San Jose getting the Mobilehome Designation in the General Plan.

2 messages

Gail Ayres <[REDACTED]>
Reply-To: Gail Ayres <[REDACTED]>
To: [REDACTED]

Wed, Feb 19, 2020 at 12:02 PM

martha O'Connell [REDACTED] Wed, Feb 19, 2020 at 12:38 PM
To: Mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>, martha O'Connell [REDACTED]

Forwarding for this woman

----- Forwarded message -----

From: **Gail Ayres** [REDACTED]
Date: Wed, Feb 19, 2020 at 12:02 PM
Subject: "I support ALL Mobile Home Parks in San Jose getting the Mobilehome Designation in the General Plan."
To: [REDACTED]



Re: Automatic reply: Support for all Mobile homes

1 message

Judy Lara [REDACTED]

Wed, Feb 19, 2020 at 5:45 PM

Reply-To: Judy Lara [REDACTED]

To: District9 <district9@sanjoseca.gov>

Cc: Marge Lundberg [REDACTED], Saul [REDACTED], [REDACTED]

I and many of my neighbors will be watching very closely how the council member votes at the March meeting

I know many many people who would expect the council members support on this vote and we will vote in the council members next November election accordingly
Judy Lara

On February 19, 2020 at 12:13 PM District9 <district9@sanjoseca.gov> wrote:

Thank you for contacting our office.

We will review your email and get back to you soon. Should this matter be urgent, please call our office at (408) 535-4909.

If you would like to submit a City service request, I encourage you to use My San Jose, our city's website and mobile app that provides you a quick and easy way to file and track city service requests or reach one of our customer representatives.

I invite you to connect, engage, and be informed by signing up for my e-newsletter, and following me on Facebook / Twitter / Instagram to receive the latest information, updates, and events in District 9 and across the City of San José.

Thank you again for taking the time to contact me.

Sincerely,

Councilmember Pam Foley, District 9



Mobile Home Millpond

1 message

John Krepick

Wed, Feb 26, 2020 at 8:17 AM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov, martha O'Connell



I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.”

Thank you for helping your senior citizens !!

Sincerely

John H. Krepick

Susan H. Hamilton





Support for all Mobile homes

1 message

Judy Lara [REDACTED]

Wed, Feb 19, 2020 at 12:13 PM

Reply-To: Judy Lara [REDACTED]

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov, [REDACTED]

I, Judy Lara, support ALL Mobile Home Parks in San Jose getting the Mobilehome Designation in the General Plan."



Supporting all San Jose mobile homes designation in the general plan

1 message

Debra Snyder [REDACTED]

Tue, Feb 18, 2020 at 9:05 AM

To: Mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov, martha O'Connell [REDACTED]

“I Debra Snyder from [REDACTED] mobile home park support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.”

I am also sending this email for other residents of [REDACTED] who do not have email

Lana Wink- [REDACTED]

Sharon Flanery- [REDACTED]

Christine Velasquez - [REDACTED]

Kind Regards,

Debra Snyder



Urgent - Mobile Home Park Zoning Designation

1 message

Kathi Peterson [REDACTED] >

Sun, Feb 16, 2020 at 9:43 AM

To: "mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <District1@sanjoseca.gov>, "District2@sanjoseca.gov" <District2@sanjoseca.gov>, "district3@sanjoseca.gov" <district3@sanjoseca.gov>, "District4@sanjoseca.gov" <District4@sanjoseca.gov>, "District5@sanjoseca.gov" <District5@sanjoseca.gov>, "District6@sanjoseca.gov" <District6@sanjoseca.gov>, "District7@sanjoseca.gov" <District7@sanjoseca.gov>, "District8@sanjoseca.gov" <District8@sanjoseca.gov>, "District9@sanjoseca.gov" <District9@sanjoseca.gov>, "District10@sanjoseca.gov" <District10@sanjoseca.gov>, Martha O'Connell [REDACTED], "district2@sanjoseca.gov" <district2@sanjoseca.gov>

I am a 72 year old resident of [REDACTED] Mobile Home Park and am worried about the future of my home as well as all homes in mobile home parks in San Jose.

I urge you to change the zoning designation of all mobile home parks in San Jose to "Mobile Home Park" to protect our homes.

Kathi Peterson
[REDACTED]



Mobile Home Park Zoning Designation

2 messages

Kathi Peterson [REDACTED]
To: "mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>

Sun, Feb 16, 2020 at 2:49 AM

I am a senior resident of [REDACTED] Mobile Home Park and am asking the City Council apply the new "Mobilehome Park designation" in the General Plan to Mountain Mountain Springs and Westwinds as soon as possible.

Also please consider applying this same designation to all San Jose Mobile Home Parks.

Kathi Peterson
[REDACTED]

martha O'Connell [REDACTED] Sun, Feb 16, 2020 at 6:10 AM
To: District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>, martha O'Connell <homeownersforequity@gmail.com>

[Quoted text hidden]




re-zoning mobilehome parks in San Jose


1 message

Marjorie Lundberg 

Sat, Feb 15, 2020 at 4:49 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov,


Dear Mayor and Councilmembers,

I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan. I live in  Mobile Home Park. The City Council has the ability to make our parks harder to develop with this re-zoning. Thank you for supporting this.

Marge Lundberg





“Mobilehome Park designation”

4 messages

Saul S [redacted] Sat, Feb 15, 2020 at 8:00 PM

To: "Mayoremail@sanjoseca.gov" <Mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <District1@sanjoseca.gov>, "District2@sanjoseca.gov" <District2@sanjoseca.gov>, "District3@sanjoseca.gov" <District3@sanjoseca.gov>, "District4@sanjoseca.gov" <District4@sanjoseca.gov>, "District5@sanjoseca.gov" <District5@sanjoseca.gov>, "District6@sanjoseca.gov" <District6@sanjoseca.gov>, "District7@sanjoseca.gov" <District7@sanjoseca.gov>, "District8@sanjoseca.gov" <District8@sanjoseca.gov>, "District9@sanjoseca.gov" <District9@sanjoseca.gov>, "District10@sanjoseca.gov" <District10@sanjoseca.gov>, [redacted] <[redacted]>

Cc: Saul S [redacted], Marge Lundberg [redacted]

I am a resident of [redacted] asking that the City Council apply the new “Mobilehome Park designation” in the General Plan to ALL PARKS not just Westwinds and Mt Springs.

Saul Srour

Marjorie Lundberg <[redacted]> Sat, Feb 15, 2020 at 9:26 PM

To: Mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov, [redacted]

Cc: Saul S <[redacted]>, Marge Lundberg [redacted]

I am a resident of [redacted] asking that the City Council apply the new “Mobilehome Park designation” in the General Plan to ALL PARKS not just Westwinds and Mountain Springs.

Marge Lundberg

martha O'Connell [redacted] Sun, Feb 16, 2020 at 6:14 AM

To: District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>, martha O'Connell [redacted]

[Quoted text hidden]

martha O'Connell <[redacted]> Sun, Feb 16, 2020 at 6:15 AM

To: District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>, martha O'Connell [redacted], mayoremail@sanjoseca.gov



change our land designation

1 message

Debbie Sayre <[REDACTED]> Sat, Feb 15, 2020 at 10:22 PM
To: "Mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <district1@sanjoseca.gov>, "District2@sanjoseca.gov" <district2@sanjoseca.gov>, "District3@sanjoseca.gov" <district3@sanjoseca.gov>, "District4@sanjoseca.gov" <district4@sanjoseca.gov>, "District5@sanjoseca.gov" <district5@sanjoseca.gov>, "District6@sanjoseca.gov" <district6@sanjoseca.gov>, "District7@sanjoseca.gov" <district7@sanjoseca.gov>, "District8@sanjoseca.gov" <district8@sanjoseca.gov>, "District9@sanjoseca.gov" <district9@sanjoseca.gov>, "District10@sanjoseca.gov" <district10@sanjoseca.gov>, [REDACTED]

I am a resident of [REDACTED] asking that the City Council apply the new "Mobilehome Park designation" in the General Plan to ALL PARKS not just Westwinds and Mountain Springs.

Thank you, Debbie Sayre



RE: Save Mobile Home parks

1 message

Judi Garcia [redacted] >

Wed, Feb 19, 2020 at 7:21 PM

To: Mayoremail@sanjoseca.gov, District10@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, district6@sanjoseca.gov, District7@sanjoseca.gov, district8@sanjoseca.gov, District9@sanjoseca.gov, [redacted]

I am a resident of, and highly support all mobile home parks in San Jose getting the Mobile Home Designation in the General Plan. Please continue to support affordable housing for all of us.

Thank you for your consideration.

Judi Garcia
[redacted]



Mobile Homes

1 message

Jan Chargin [REDACTED] <[REDACTED]> Tue, Feb 18, 2020 at 11:22 AM

To: "Mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <district1@sanjoseca.gov>, "District2@sanjoseca.gov" <district2@sanjoseca.gov>, "District3@sanjoseca.gov" <district3@sanjoseca.gov>, "District4@sanjoseca.gov" <district4@sanjoseca.gov>, "District5@sanjoseca.gov" <district5@sanjoseca.gov>, "District6@sanjoseca.gov" <district6@sanjoseca.gov>, "District7@sanjoseca.gov" <district7@sanjoseca.gov>, "District8@sanjoseca.gov" <district8@sanjoseca.gov>, "District9@sanjoseca.gov" <district9@sanjoseca.gov>, "District10@sanjoseca.gov" <district10@sanjoseca.gov>,
[REDACTED]

I am a resident of [REDACTED].

"I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan."

Jan Chargin
[REDACTED]



[Redacted]

Mobilehome Park Designation

2 messages

Kelly & Charlene Carter [Redacted]

Sun, Feb 23, 2020 at 1:24 PM

To: [Redacted]

I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Kelly and Charlene Carter

[Redacted]

[Redacted]

|

martha O'Connell [Redacted] >

Sun, Feb 23, 2020 at 2:24 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>, martha O'Connell <[Redacted]>


Forwarding to you all

[Quoted text hidden]



Pepper Tree Petition - MH in General Plan for all

1 message

martha O'Connell 

Mon, Feb 24, 2020 at 2:05 PM

To: "Esparza, Maya" <maya.esparza@sanjoseca.gov>, martha O'Connell <homeownersforequity@gmail.com>

Cc: Glenna Howcroft  >

Maya,

I got a copy of the Pepper Tree petition that Glenna emailed to your district office. I wanted you to have a copy at your personal email. It is attached.

As the Councilperson with the most Parks in her district, I urge you to support the application of the Mobilehome Designation in the General Plan to all Parks. This could be done on a triage basis and not all at once.

Sam called for this in 2017 and it has been delayed and delayed. It was also called for in 2015.

The residents need clear and consistent support on this issue.

GSMOL joins with

- The Law Foundation of Silicon Valley
- Affordable Housing Network
- Housing Commission, City of San Jose
- Planning Commission, City of San Jose
- Working Partnerships
- and others to come

I look forward to discussing this with you - hopefully on March 5.

Regards,

Martha



Pepper Tree petition .pdf

590K



[REDACTED]

copy of what I sent to all

1 message

Daniel Brennan [REDACTED]

Mon, Feb 24, 2020 at 10:46 AM

To [REDACTED]

Dear Sir,

I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan. If there is any questions feel free to contact me at [REDACTED]

Thank you for any consideration you may afford.

Sincerely,

Dan Brennan
Resident of
[REDACTED]



MH GP email campaign alert

1 message

Lyn <[REDACTED]>

Tue, Feb 11, 2020 at 3:29 PM

Reply-To: Lyn [REDACTED]

To: "Mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>

Cc: "District1@sanjoseca.gov" <district1@sanjoseca.gov>, "District2@sanjoseca.gov"

<district2@sanjoseca.gov>, "District3@sanjoseca.gov" <district3@sanjoseca.gov>, "District4@sanjoseca.gov"

<district4@sanjoseca.gov>, "District5@sanjoseca.gov" <district5@sanjoseca.gov>, "District6@sanjoseca.gov"

<district6@sanjoseca.gov>, "District7@sanjoseca.gov" <district7@sanjoseca.gov>, "District8@sanjoseca.gov"

<district8@sanjoseca.gov>, "District9@sanjoseca.gov" <district9@sanjoseca.gov>,

"District10@sanjoseca.gov" <district10@sanjoseca.gov>

My name is Lyn Romano

I live in [REDACTED] Mobilehome Park.

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.

Thank you.



Re: MH GP email campaign alert

1 message

Lyn [redacted]
Reply-To: Lyn [redacted]
To: District4 <District4@sanjoseca.gov>

Wed, Feb 12, 2020 at 4:45 PM

Thanks for the response Lauren. I have lived in [redacted] since 1996, and being a retired 'city employee', if it weren't for my mobile home, I would not be here in the city I was born and raised in, I would not be able to afford it. Its very important all mobilehome parks get this designation - its the last affordable housing here. I hope all council members take this seriously. Again, thanks for your time.

Lyn

On Wednesday, February 12, 2020, 2:54:02 PM PST, District4 <district4@sanjoseca.gov> wrote:

Good Afternoon Lyn,

Thanks for sharing this message with our office. I have shared your support for the Mobile Home Park Designation with Councilmember Diep for his consideration. We appreciate your advocacy and encourage you to continue such work in the future.

Please don't hesitate to reach out with any further questions or concerns.

All the best,

Lauren DeCarlo

Council Assistant

Office of Councilmember Lan Diep, District 4

City of San José | 200 East Santa Clara Street, Tower 18th floor




Mobile home

2 messages


Sasan 

Sat, Feb 15, 2020 at 10:29 PM


I am a resident of  asking that the City Council apply the new "Mobilehome Park designation" in the General Plan to ALL PARKS not just Westwinds and Mountain Springs.

Sasan shams

Sent from my iPhone

martha O'Connell 

Sun, Feb 16, 2020 at 6:13 AM

To: District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4
<District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7
<District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San
Jose <District10@sanjoseca.gov>, martha O'Connell 
mayoremail@sanjoseca.gov

[Quoted text hidden]



Mobilehome park designation

2 messages

Armando Velez

Sat, Feb 15, 2020 at 11:16 PM

To: [Redacted] <[Redacted]>

i am a resident of [Redacted] asking that the City Council apply the new "Mobilehome Park designation" in the General Plan to ALL PARKS not just Westwinds and Mountain Springs.

My name Jose Armando Velez.

Sent from my iPhone

martha O'Connell

Sun, Feb 16, 2020 at 6:12 AM

To: District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>, martha O'Connell [Redacted] mayoremail@sanjoseca.gov

[Quoted text hidden]



Fwd: Mobilehome Park solution

1 message

Jim Garvey [redacted] Fri, Feb 14, 2020 at 4:28 PM
To: District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, district6@sanjoseca.gov, district8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov
Cc: martha O'Connell [redacted]

----- Forwarded Message -----

Subject: Mobilehome Park solution
Date: Fri, 14 Feb 2020 14:41:49 -0800
From: Jim Garvey [redacted]
To: Mayoremail@sanjoseca.gov, District7@sanjoseca.gov

I support all Mobilehome Parks in San Jose receiving Mobilehome designation in the General Plan.

James Garvey, [redacted]



Mobilehome Park Designation in the General Plan

1 message

Nancy Stevens [redacted] >

Wed, Feb 12, 2020 at 10:10 PM

Reply-To: Nancy Stevens [redacted] >

To: "Mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <district1@sanjoseca.gov>, "District2@sanjoseca.gov" <district2@sanjoseca.gov>, "District3@sanjoseca.gov" <district3@sanjoseca.gov>, "District4@sanjoseca.gov" <district4@sanjoseca.gov>, "District5@sanjoseca.gov" <district5@sanjoseca.gov>, "District6@sanjoseca.gov" <district6@sanjoseca.gov>, "District7@sanjoseca.gov" <district7@sanjoseca.gov>, "District8@sanjoseca.gov" <district8@sanjoseca.gov>, "District9@sanjoseca.gov" <district9@sanjoseca.gov>, "District10@sanjoseca.gov" <district10@sanjoseca.gov>

Cc: Martha O'Connell [redacted] >, Gary Smith [redacted]

My name is Nancy Stevens

I live in the [redacted].

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwind's, getting the new Mobilehome Park designation in the General Plan.

Thank you.



[REDACTED]

We Support

1 message

Peter Hilton [REDACTED]

Wed, Feb 12, 2020 at 3:39 PM

To: Mayoremail@sanjoseca.gov

Cc: homeownersforequity@gmail.com, Distric1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov

Our names is:

Peter R Hilton and Kenneth P Dura

we live at : [REDACTED] San Jose, CA

[REDACTED]

we support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.

Cc:

Mayoremail@sanjoseca.gov

District1@sanjoseca.gov

District2@sanjoseca.gov

District3@sanjoseca.gov

District4@sanjoseca.gov

District5@sanjoseca.gov

District6@sanjoseca.gov

District7@sanjoseca.gov



Mobilehome Parks in San Jose

1 message

Nancy L [REDACTED]

Wed, Feb 12, 2020 at 12:18 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov,
[REDACTED]

Hi,

My name is Nancy Perry. I am a resident in [REDACTED] and am very concerned about our future here. I purchased my home here about 7 years ago. I grew up in Palo Alto, I raised my two children in Mountain View, however due to the high rents, I finally moved to San Jose. I have been happy here and thought I would live the rest of my life here, but now I am worried. We need help to save our homes. We need a new Mobilehome Park designation in the General Plan to give us some protection. All mobilehome parks should have this. Please help us.

Thank You



[REDACTED]

Mobile Home Designation

1 message

Nicole Decker [REDACTED]

Fri, Feb 14, 2020 at 2:37 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov,
[REDACTED]

My name is Nicole and I am a resident [REDACTED]. I support ALL Mobilehome Parks in San Jose getting the Mobile Home Designation in the General Plan.

Thank you,

Nicole



SJ mobile home parks!

1 message

Lisa Franklin [REDACTED]

Fri, Feb 21, 2020 at 9:36 AM

To: Mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov, martha O'Connell
[REDACTED]

I support ALL mobile home parks in San Jose getting the Mobile Home Designation in the General Plan.

I live at [REDACTED]
[REDACTED]

Thank you for your attention,
Graciously,
Lisa Franklin
GSMOL member



Westwinds mobile home park

2 messages



Tue, Feb 25, 2020 at 7:05 AM

My name is Carol Todd.

I live in [REDACTED].

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan, but ALL parks.

martha O'Connell [REDACTED]

Tue, Feb 25, 2020 at 7:39 AM

To: District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4
<District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7
<District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San
Jose <District10@sanjoseca.gov>, martha O'Connell [REDACTED]

Forwarding to you all

[Quoted text hidden]



Westwinds mobile home park

2 messages


Jack Todd 


Wed, Feb 26, 2020 at 7:02 PM


My name is Jack Todd

I live in 

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan, but ALL parks.

martha O'Connell 

Thu, Feb 27, 2020 at 6:39 AM

To: Mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>, martha O'Connell 

Forwarding to you

[Quoted text hidden]



RE: MH GP email campaign alert

1 message

Martin Nogueda

Wed, Feb 12, 2020 at 1:15 PM

To: "Mayoremail@sanjoseca.gov" <Mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <District1@sanjoseca.gov>, "District2@sanjoseca.gov" <District2@sanjoseca.gov>, "District3@sanjoseca.gov" <District3@sanjoseca.gov>, "District4@sanjoseca.gov" <District4@sanjoseca.gov>, "District5@sanjoseca.gov" <District5@sanjoseca.gov>, "District6@sanjoseca.gov" <District6@sanjoseca.gov>, "District7@sanjoseca.gov" <District7@sanjoseca.gov>, "District8@sanjoseca.gov" <District8@sanjoseca.gov>, "District9@sanjoseca.gov" <District9@sanjoseca.gov>, "District10@sanjoseca.gov" <District10@sanjoseca.gov>

Cc: martha O'Connell <[redacted]>

My name is _____ MARTIN
NOGUEDA _____

I live in _____ (fill in
the name of your park)

I support all Mobilehome Parks in San Jose, not just
Mt Springs and Westwinds, getting the new
Mobilehome Park designation in the General Plan.

Mayoremail@sanjoseca.gov

District1@sanjoseca.gov

District2@sanjoseca.gov

District3@sanjoseca.gov

District4@sanjoseca.gov

District5@sanjoseca.gov

District6@sanjoseca.gov



MH GP email campaign*Mobilehome Park Designation**

1 message

William Peponis [REDACTED]

Fri, Feb 14, 2020 at 11:31 AM

To: District4@sanjoseca.gov, District7@sanjoseca.gov, District9@sanjoseca.gov

My name is William Peponis

I live in [REDACTED]

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan. This measure would provide security for senior citizens and low income families. Please vote to approve this measure.

This email has been scanned by BullGuard antivirus protection.

For more info visit www.bullguard.com

This email has been scanned by BullGuard antivirus protection.

For more info visit www.bullguard.com




Mobile home


2 messages

Sasan 


Sat, Feb 15, 2020 at 10:29 PM

I am a resident of  asking that the City Council apply the new "Mobilehome Park designation" in the General Plan to ALL PARKS not just Westwinds and Mountain Springs.
Sasan shams

Sent from my iPhone

martha O'Connell 

Sun, Feb 16, 2020 at 6:13 AM

To: District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4
<District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7
<District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San
Jose <District10@sanjoseca.gov>, martha O'Connell ,
mayoremail@sanjoseca.gov

[Quoted text hidden]



Mobilehome park designation

2 messages

Armando Velez <[REDACTED]>

Sat, Feb 15, 2020 at 11:16 PM

I am a resident of [REDACTED] asking that the City Council apply the new "Mobilehome Park designation" in the General Plan to ALL PARKS not just Westwinds and Mountain Springs.
My name Jose Armando Velez.

Sent from my iPhone

martha O'Connell <[REDACTED]>

Sun, Feb 16, 2020 at 6:12 AM

To: District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4
<District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7
<District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San
Jose <District10@sanjoseca.gov>, martha O'Connell <[REDACTED]>, mayoremail@sanjoseca.gov

[Quoted text hidden]



Fwd: Mobilehome Park solution

1 message

Jim Garvey [redacted]

Fri, Feb 14, 2020 at 4:28 PM

To: *District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, district6@sanjoseca.gov, district8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov*

Cc: martha O'Connell [redacted]

----- Forwarded Message -----

Subject: Mobilehome Park solution

Date: Fri, 14 Feb 2020 14:41:49 -0800

From: Jim Garvey [redacted]

To: *Mayoremail@sanjoseca.gov, District7@sanjoseca.gov*

I support all Mobilehome Parks in San Jose receiving Mobilehome designation in the General Plan.

James Garvey, [redacted]



MH for all Parks

1 message

martha O'Connell [REDACTED] Mon, Feb 17, 2020 at 2:18 PM
To: Adela Corrales <[REDACTED]>, Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov,
District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>,
District5@sanjoseca.gov, District6@sanjoseca.gov, District7 <District7@sanjoseca.gov>,
District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose
<District10@sanjoseca.gov>, martha O'Connell [REDACTED]

I am forwarding this email for this lady

My name is Adela Corrales. I live at [REDACTED].

I support ALL Mobilehome Parks in San Jose, not just Mt. Springs and Westwinds, getting the new Mobilehome Park Designation in the General Plan.



Mobilehome Park Designation

1 message

Thomas Crane [REDACTED] >

Mon, Feb 17, 2020 at 1:49 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov,
[REDACTED]

My name is Thomas A Crane. I live in [REDACTED]. I support all Mobile Home Parks in San Jose, not just Mt.Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.



Mobilehome Park Designation

1 message

sandra crane [redacted] >

Mon, Feb 17, 2020 at 1:30 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov, martha O'Connell
[redacted]

My name is Sandra Joy Crane. I live in [redacted]. I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.

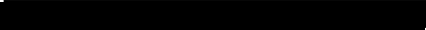


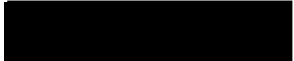
MHP Designation

1 message

Glenna Howcroft 

Tue, Feb 11, 2020 at 9:52 AM

To: "mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>, District1 <district1@sanjoseca.gov>, Councilmember Sergio Jimenez <district2@sanjoseca.gov>, "district3@sanjoseca.gov" <district3@sanjoseca.gov>, "district4@sanjoseca.gov" <district4@sanjoseca.gov>, "district5@sanjoseca.gov" <district5@sanjoseca.gov>, District 6 <district6@sanjoseca.gov>, Maya Esparza <district7@sanjoseca.gov>, "district8@sanjoseca.gov" <district8@sanjoseca.gov>, District9 <district9@sanjoseca.gov>, Johnny Khamis <district10@sanjoseca.gov>, Martha O'Connell 

My name is Glenna Howcroft. I live at 



I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.



[Redacted]

(no subject)

1 message

rafellopez66@gmail.com

Tue, Feb 11, 2020 at 7:15 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov,
[Redacted]

My name is Rafael lopez

I live in

[Redacted]

[Redacted] (fill in the name of your park)

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.




Mobile home Park designation in the General Plan.

1 message

Debbie Castro

Tue, Feb 11, 2020 at 7:35 PM

To: "Mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <district1@sanjoseca.gov>, "District2@sanjoseca.gov" <district2@sanjoseca.gov>, "District3@sanjoseca.gov" <district3@sanjoseca.gov>, "District4@sanjoseca.gov" <district4@sanjoseca.gov>, "District5@sanjoseca.gov" <district5@sanjoseca.gov>, "District6@sanjoseca.gov" <district6@sanjoseca.gov>, "District7@sanjoseca.gov" <district7@sanjoseca.gov>, "District8@sanjoseca.gov" <district8@sanjoseca.gov>, "District9@sanjoseca.gov" <district9@sanjoseca.gov>, "District10@sanjoseca.gov" <district10@sanjoseca.gov>,


My name is Debra Castro

I live in .

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobile home Park designation in the General Plan.

Sincerely,

Debra Castro





[Redacted]

Mobile Home equity

1 message

[Redacted]

Sat, Feb 15, 2020 at 7:23 AM

I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Salle Hayden

[Redacted]

--

Salle Hayden

Upstart Services

[Redacted]



March 10 Meeting Mobilehome Park Designation in the General Plan

1 message

Meg Williams

Tue, Feb 11, 2020 at 5:06 PM

Reply-To: Meg Williams

To: "Mayoremail@sanjoseca.gov" <Mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <District1@sanjoseca.gov>, "District2@sanjoseca.gov" <District2@sanjoseca.gov>, "District3@sanjoseca.g" <District3@sanjoseca.g>, "District4@sanjoseca.gov" <District4@sanjoseca.gov>, "District6@sanjoseca.gov" <District6@sanjoseca.gov>, "District5@sanjoseca.gov" <District5@sanjoseca.gov>, "District7@sanjoseca.gov" <District7@sanjoseca.gov>, "District8@sanjoseca.gov" <District8@sanjoseca.gov>, "District9@sanjoseca.gov" <District9@sanjoseca.gov>, "homeownersforequity@gmail.com" <homeownersforequity@gmail.com>, "District10@sanjoseca.gov" <District10@sanjoseca.gov>

My name is Margaret L. Williams and my husband is Charles L. Williams

We live in

Both my husband and I are registered voters. We have lived at for close to two years now. We are senior citizens on fixed income. We support all Mobilehome Parks in San Jose, not just Mt. Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.

Thank you for your thoughtful consideration of this matter.

Sincerely,

Margaret L. Williams





Mobilehome Park Designation

1 message

Diane Matuzek [redacted] >

Tue, Feb 11, 2020 at 3:47 PM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov,
[redacted]

My name is Diane Matuzek and I live at the [redacted]
[redacted] in San Jose.

I support all Mobile Home Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobile Home Park designation in the General Plan.

Thank you.



Mobliehome General Plan for All

1 message

Carlene Valenti 

Tue, Feb 11, 2020 at 3:19 PM

Reply-To: Carlene Valenti 

To: Mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov

Dear Mayor Liccardo and City Council Members,

My name is Carlene Valenti,

I live in The .

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.

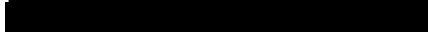


Support Mobile Home Owners

1 message

Carmen Dello Buono 

Tue, Feb 11, 2020 at 10:24 AM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov, martha O'Connell


Hello.

**My name is Carmen Joseph Dello Buono. I live with my son and daughter in 
**

We support all Mobilehome Parks in San Jose - not just Mt Springs and Westwinds - getting the new Mobilehome Park designation in the General Plan!



Mobile Home. Parks

1 message

Donna Sanchez [REDACTED]

Tue, Feb 11, 2020 at 10:50 AM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov

Cc: [REDACTED]

My name is Donna Sanchez

I live in [REDACTED]

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new

Mobilehome Park designation in the General Plan.

Sent from Donna's iPhone



Fwd: MH GP email campaign

1 message

Joan Brose [redacted]

Tue, Feb 11, 2020 at 10:12 AM

To: Mayor@mail@sanjoseca.gov, District10@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, "District8@sanjoseca.gov." <District9@sanjoseca.gov>
Cc: [redacted]

My name is **Joan Brose**

I live in [redacted]

I support all mobilehome parks in San Jose, not just Mt. Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.



[Redacted]

Mobilehome Park Designation Plan

2 messages

Teresa C. - Nunez [Redacted]

Tue, Feb 11, 2020 at 12:22 PM

To: martha O'Connell [Redacted]

My name is Teresa Chavez Nunez. Since 2003 I live in San Jose [Redacted]
[Redacted] I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds.
I strongly support getting the new Mobilehome Park designation in the General Plan.

Very Sincerely,

Ms. Teresa Chavez Nunez

martha O'Connell [Redacted]

Tue, Feb 11, 2020 at 12:43 PM

To: mayoremail@sanjoseca.gov, District10 San Jose <District10@sanjoseca.gov>, district6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, district8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, martha O'Connell
[Redacted]

this woman sent this to me.
she wants the mayor and council to see it
[Quoted text hidden]




03/10/2020 Mobilehome Park Designation in the General Plan.

1 message

Dex

Tue, Feb 11, 2020 at 12:33 PM

To: "Mayoremail@sanjoseca.gov" <Mayoremail@sanjoseca.gov>, "District1@sanjoseca.gov" <District1@sanjoseca.gov>, "District2@sanjoseca.gov" <District2@sanjoseca.gov>, "District3@sanjoseca.gov" <District3@sanjoseca.gov>, "District4@sanjoseca.gov" <District4@sanjoseca.gov>, "District5@sanjoseca.gov" <District5@sanjoseca.gov>, "District6@sanjoseca.gov" <District6@sanjoseca.gov>, "District7@sanjoseca.gov" <District7@sanjoseca.gov>, "District8@sanjoseca.gov" <District8@sanjoseca.gov>, "District9@sanjoseca.gov" <District9@sanjoseca.gov>, "District10@sanjoseca.gov" <District10@sanjoseca.gov>, 

My name is Dexter Goody

I live in 

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.



[Redacted]

When voting on the New Mobile Home Park Designation in the General Plan

1 message

Karen Carpenter [Redacted]

Tue, Feb 11, 2020 at 9:19 AM

To: Mayoremail@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov, martha O'Connell [Redacted]

My name is Karen Carpenter

I live in the [Redacted]
Community.

I support all Mobilehome Parks in San Jose getting the new Mobilehome Park designation in the General Plan not just Mt. Springs and Westwinds.

~Karen Carpenter

[Redacted]




Mobilehome Park Zoning Designation

1 message

Mitchell Blank 

Tue, Feb 11, 2020 at 9:18 AM

To: Mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov, martha O'Connell


My name is Mitchell Blank

I live in 

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.

Sincerely,

Mitchell Blank

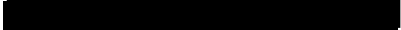


Mobilehome Park Designation in the General Plan

1 message

Mathew Rabong 

Tue, Feb 11, 2020 at 9:10 AM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov,


My name is Mathew Rabong.

I live in 

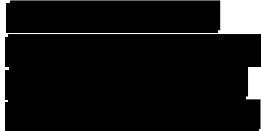
I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.

Thank you,



Waterproofing Associates
Roofing & Waterproofing Services

Mathew Rabong







General plan

1 message

xue lu

Tue, Feb 11, 2020 at 9:07 AM

To: "District1@sanjoseca.gov" <District1@sanjoseca.gov>, "District2@sanjoseca.gov" <District2@sanjoseca.gov>, "District3@sanjoseca.gov" <District3@sanjoseca.gov>, "District4@sanjoseca.gov" <District4@sanjoseca.gov>, "District5@sanjoseca.gov" <District5@sanjoseca.gov>, "District6@sanjoseca.gov" <District6@sanjoseca.gov>, "District7@sanjoseca.gov" <District7@sanjoseca.gov>, "District8@sanjoseca.gov" <District8@sanjoseca.gov>, "District9@sanjoseca.gov" <District9@sanjoseca.gov>, "District10@sanjoseca.gov" <District10@sanjoseca.gov>, "homeownersforequity@gmail.com" <homeownersforequity@gmail.com>, [REDACTED], "Mayoremail@sanjoseca.gov" <Mayoremail@sanjoseca.gov>

Hi,

My name is Zoey Lu

I live in [REDACTED].

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.

Best Regards

Xueyu Lu



MobileHome General Plan

1 message

Monte [REDACTED]

Tue, Feb 11, 2020 at 9:15 AM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4@sanjoseca.gov, District5@sanjoseca.gov, District6@sanjoseca.gov, District7@sanjoseca.gov, District8@sanjoseca.gov, District9@sanjoseca.gov, District10@sanjoseca.gov,
[REDACTED]

I support all [REDACTED] in San Jose,
not just Mt Springs and Westwinds, getting the
new Mobilehome Park designation in the
General Plan.

I am Armando Chavez. I live in [REDACTED].

We always vote.
Thank you!
Armando Chavez



Letter

1 message

Marilyn Veitenhei 

Sun, Feb 16, 2020 at 4:50 PM

To: "district1@sanjoseca.gov" <district1@sanjoseca.gov>, "district2@sanjoseca.gov" <district2@sanjoseca.gov>, "district3@sanjoseca.gov" <district3@sanjoseca.gov>, "district4@sanjoseca.gov" <district4@sanjoseca.gov>, "district5@sanjoseca.gov" <district5@sanjoseca.gov>, "district6@sanjoseca.gov" <district6@sanjoseca.gov>, "district7@sanjoseca.gov" <district7@sanjoseca.gov>, "district8@sanjoseca.gov" <district8@sanjoseca.gov>, Councilmember Pam Foley <district9@sanjoseca.gov>, "district10@sanjoseca.gov" <district10@sanjoseca.gov>, Martha O'Connell



My name is Marilyn Rios.

I live in .

I support all Mobilehome Parks in San Jose, not just Mt Springs and Westwinds, getting the new Mobilehome Park designation in the General Plan.



Petitions : Mobile Home Designation In General Plan

1 message

Glenna Howcroft

Sun, Feb 23, 2020 at 9:07 PM

To: "mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>

Cc: District1 <district1@sanjoseca.gov>, Councilmember Sergio Jimenez <district2@sanjoseca.gov>, "district3@sanjoseca.gov" <district3@sanjoseca.gov>, District4 <district4@sanjoseca.gov>, "district5@sanjoseca.gov" <district5@sanjoseca.gov>, District 6 <district6@sanjoseca.gov>, "dist.7@sanjoseca.gov" <dist.7@sanjoseca.gov>, "district8@sanjoseca.gov" <district8@sanjoseca.gov>, District9 <district9@sanjoseca.gov>, Johnny Khamis <district10@sanjoseca.gov>, Martha O'Connell <[REDACTED]>, Glenna Howcroft <[REDACTED]>

Attached are eight pages of a petition from Pepper Tree Mobile Home Park urging the City Council to vote to give all Mobile Home Parks a Mobile Home Park designation in the General Plan.

This action has been delayed twice since 2015.

Even though SB 50 recently failed, it is coming back and will continue to come back.

Mobile Home Parks near transit corridors need the protection of a Mobile Home Park designation in the General Plan.

We need protection now. This has been delayed long enough.

 Designation Petition.pdf
590K

Petition

We, the undersigned residents of Pepper Tree Estates Mobile Home Park, support the application of the new Mobile Home Park designation in the General plan to All parks in San Jose, not just Mt Springs & Westwinds

Kính Nghị

Chúng tôi, cư dân đang sinh sống tại khu Mobile Home Pepper Tree, đồng lòng ký tên dưới đây ủng hộ đơn "General plan to All parks in San Jose" để tranh bị trục xuất như hai khu Mt Springs & Westwinds

PRINTED NAME	SIGNATURE	Email	SO#	Phone
Nghia Pham				
Jessica Pham				
THU NGUYEN				
Guynhlan Lam				
Angelina Nguyen				
Kenny Pham				
Thuan				
Paul Lee				
Hoang Nguyen				
DAVID DINH				
THUAN DO				
DAD LUM				
NATASHA POONDOY				
Nguyen Duc				
MY DUNG DOAN				
James Chuen				
ANDREA FINSON				
KIM SU				
Thanh Nguyen				
Tuan Nguyen				
Quang Nguyen				
Hiep Tran				
VAN HUSINH				
Truong Tran				
Bryan Tran				
SIHOM NGUYEN				
Van Tran				
Sam Nguyen				
Dinh Nguyen				
Nhan HU				
NOA HO				
NGUYEN BE				
THAO HO				
PHAT HU				
CAN NGUYEN				
Tieng Tran				
Chau Tran				
SAHY TRAN				

PETITION

We, the undersigned residents of Pepper Tree Estates Mobilehome Park, support the application of the new Mobilehome Park designation in the General Plan to ALL parks in San Jose, not just Mt Springs and Westwinds.

NAME	SP. #	Signature	Email	Phone #
ABRAHAM YEHDEGD	[REDACTED]			
MARY BLOISE	[REDACTED]			
FATIM BLOISE	[REDACTED]			
FRANK DELARO	[REDACTED]			
NORMA DELARO	[REDACTED]			
THANH HUE TRUONG	[REDACTED]			
TIEN TRUONG	[REDACTED]			
HIEU TRUONG	[REDACTED]			
DELIA G. AGUIRRE	[REDACTED]			
AN THAO	[REDACTED]			
THAO PHAM	[REDACTED]			
FATEHSIT KHALSA	[REDACTED]			
RANSIT KAUR	[REDACTED]			
Robert Jimenez	[REDACTED]			
MARLE Jimenez	[REDACTED]			

Petition

We, the undersigned residents of Pepper Tree Estates Mobile Home Park, support the application of the new Mobile Home Park designation in the General plan to All parks in San Jose, not just Mt Springs & Westwinds

Kiến Nghị

Chúng tôi, cư dân đang sinh sống tại khu Mobile Home Pepper Tree, đồng lòng ký tên dưới đây ủng hộ đơn "General plan to All parks in San Jose" để tránh bị trục xuất như hai khu Mt Springs & Westwinds

duplicate →

PRINTED NAME	SIGNATURE	Email	So #	Phone
Mona Soldier Boy				
Jeff Brown				
Thuytan Nguyen				
Joseph Nguyen				
RICHARD K. NGUYEN				
Debbie Johnson				
Dawn Truong				
Hong Hue Giang				
Hai Nguyen				
CUC TRUONG				
Thien Nguyen				
Veronica Huella				
Luis Martina				
Alan Martina				
Luis A. Martina Jr.				
Judith Zuleta				
Diego				
KIEM KHANDO				
DANIEL LE				
ALEXANDER LE				
THAI DANG				
TRAM DANG				
NGAM NGUYEN				
Lac Doan				
DELFINA SILVA				
Gloria Silva				
Fernando Perez				
Stephane Lu				
CHI TRAN				
THUY TRAN				
CHERRY				
ISA FRANKLIN				
ELANIE HANSON				
Huong Ngo				
Chu Nguyen				
PHONG VO				
HAM VO				

Petition

We, the undersigned residents of Pepper Tree Estates Mobile Home Park, support the application of the new Mobile Home Park designation in the General plan to All parks in San Jose, not just Mt Springs & Westwinds

Kiến Nghị

Chúng tôi, cư dân đang sinh sống tại khu Mobile Home Pepper Tree, đồng lòng ký tên dưới đây ủng hộ đến "General plan to All parks in San Jose" để tránh bị trục xuất như hai khu Mt Springs & Westwinds

PRINTED NAME	SIGNATURE	Email	Ho #	Phone
THE PHAN				
VI				
Giann				
Syd Nguyen				
Huu Nguyen				
Phung Phung				
LOAN NGUYEN				
FRANCO PANA				
MAY TAMMILA				
DANH NGUYEN				
MARTHA JASMIN				
GINA JASMIN				
KYLE JASMIN				
KENNA JASMIN				
KENNA JASMIN				
KARA JASMIN				
LOAN				
MARK LO				
BAN LO				
MAN LO				
AND NGUYEN				
JULIA CORRILO				
JULIA CORRILO				
DAVID CORRILO				
ANGEL AN				
MADHUSUDAN				
KIM TRAN				
CHU PHAN				
KATHY				
KHADIJAT				
Sandy Siguente				
Mary Le				
William Kirby				
Rafael Marquez				
CAULO BAO				
AND BAO				

Duplicate
Don't count

2
16

Petition

We, the undersigned residents of Pepper Tree Estates Mobile Home Park, support the application of the new Mobile Home Park designation in the General plan to All parks in San Jose, not just Mt Springs & Westwinds

Kiến Nghị

Chúng tôi, cư dân đang sinh sống tại khu Mobile Home Pepper Tree, đồng lòng ký tên dưới đây ủng hộ đơn "General plan to All parks in San Jose" để tranh bị trục xuất nhữ hai khu Mt Springs & Westwinds

Name	Space	Phone	Small Name	Signature	Phone
CAN NGUYEN	[Redacted]	[Redacted]			
THUAN BUI	[Redacted]	[Redacted]			
Christine Nguyen	[Redacted]	[Redacted]			
THUY NGUYEN	[Redacted]	[Redacted]			
Hoi Nguyen	[Redacted]	[Redacted]			
John Nguyen	[Redacted]	[Redacted]			
Dam Truong	[Redacted]	[Redacted]			
CUL Truong	[Redacted]	[Redacted]			
HONG THUC GIANG	[Redacted]	[Redacted]			
PHUQUAN BUI	[Redacted]	[Redacted]			
CHIEU NGUYEN	[Redacted]	[Redacted]			
DAI NGUYEN	[Redacted]	[Redacted]			
THAO HOANG	[Redacted]	[Redacted]			
PETER HOANG NGUYEN	[Redacted]	[Redacted]			
John Nguyen	[Redacted]	[Redacted]			
KIM LOAN LAM	[Redacted]	[Redacted]			
TINA TRUONG	[Redacted]	[Redacted]			
KEVIN TRUONG	[Redacted]	[Redacted]			
BAO TRUONG	[Redacted]	[Redacted]			
VAN NGUYEN	[Redacted]	[Redacted]			
HOANG LE	[Redacted]	[Redacted]			
HONG THUC NGUYEN	[Redacted]	[Redacted]			
ALLEN LE	[Redacted]	[Redacted]			
ALMY MAI LE	[Redacted]	[Redacted]			
Garbina Santos	[Redacted]	[Redacted]			
Patty Baumann	[Redacted]	[Redacted]			
PHONG T TRUONG	[Redacted]	[Redacted]			
THANH T NGUYEN	[Redacted]	[Redacted]			
PHUQUAN T TRUONG	[Redacted]	[Redacted]			
AN T NGUYEN	[Redacted]	[Redacted]			

Petition

We, the undersigned residents of Pepper Tree Estates Mobile Home Park, support the application of the new Mobile Home Park designation in the General plan to All parks in San Jose, not just Mt Springs & Westwinds

Kiến Nghị

Chúng tôi, cư dân đang sinh sống tại khu Mobile Home Pepper Tree, đồng lòng ký tên dưới đây ủng hộ đơn "General plan to All parks in San Jose" để tranh bị trục xuất như hai khu Mt Springs & Westwinds

PRINTED NAME	SIGNATURE	Email	SO #	Phone
Mania Chik				
Graciela Chik				
YARELY DIAS				
Rosa Velazquez				
Rosa Morales				
SITHA YIM				
Anselmo ESCOBAR				
WALKIRIA ESCOBAR				
SAD, SAUDEU				
Duplicate → Abraham Yeago →				
Getachew muchie				
Alex Abauliza				
LIZETTE ABRAULIZA				
KIRK HARR				
FRANK ZUNIGA				
VICENTE MORENO				
VINCENT MORENO				
STEVEN TRAN				
Anthony tran				
Annie tran				
HUYEN VO				
Thu Hoang				
Alic Heath				
Alic (Alic) Heath				
Alex Heath				
Lien Nguyen				
Luna Do				
THUY HOANG				
TU DINH				
TRUNG DINH				
YEN DINH				
PHUONG NGUYEN				
Luna Die Nguyen				
Khanh B. Nguyen				

Petition

We, the undersigned residents of Pepper Tree Estates Mobile Home Park, support the application of the new Mobile Home Park designation in the General plan to All parks in San Jose, not just Mt Springs & Westwinds

Kiến Nghị

Chúng tôi, cư dân đang sinh sống tại khu Mobile Home Pepper Tree, đồng lòng ký tên dưới đây ủng hộ đến "General plan to All parks in San Jose" để tránh bị trục xuất như hai khu Mt Springs & Westwinds

Petición

Nosotros los Residentes de Pepper Tree Estates Mobile Home Park, apoyamos la aplicacion de la nuevo Mobile Home designados plan general de todos los parks en San Jose, no solo Mt. Spring y Westwinds.

NAME	SIGNATURE	EMAIL	PHONE	SPACE #
VAN NGUYEN				
CHAU HOANG				
NGUYEN CHAU				
CHU WONG CHAU				
Jesus Rivera				
Alena Ortega				
WILLIAM KERR				
MARTY LE				
Lam VO				
Jennifer				
Alexandra				
SUN HOAY				
Jen DO				
TAN BUI				
Hai Nguyen				
Thu Chau				
Hai Chau				
Orde Guzman				
Marish Geron				
Rogerberta Geron				
David Stewart				
Stuart 1				
Stuart 2				
D. Caldwell 3				
M. Kuhn 4				
Mindy Ly				
Jenny Nguyen				
HAI LY				
HONG TRAN				
TIEN LY				
TIEN NGOC THUY LY				




Petitions

1 message

Gienna Howcroft  >

Mon, Feb 24, 2020 at 2:13 PM

To: Maya Esparza <maya.esparza@sanjoseca.gov>

Cc: Martha O'Connell 


Maya,

I sent this to the Dist office last night but wanted you to get a personal copy.

Please vote to give MH in General Plan to all parks.

P.S. 3 more pages of petition just came in today.

2 attachments

 **Designation Petifion.pdf**
590K

 **Designation Petition #2.pdf**
240K

Petition

We, the undersigned residents of Pepper Tree Estates Mobile Home Park, support the application of the new Mobile Home Park designation in the General plan to All parks in San Jose, not just Mt Springs & Westwinds

Kiến Nghị

Chúng tôi, cư dân đang sinh sống tại khu Mobile Home Pepper Tree, đồng lòng ký tên dưới đây ủng hộ đơn "General plan to All parks in San Jose" để tranh bị trục xuất nhà hai khu Mt Springs & Westwinds

PRINT NAME	SIGNATURE	Email	Sq #	Phone
THUY VO				
LONG NGUYEN				
Carolyn Melon				
Rita Adams				
Mac Mai				
Chi Dung				
Thanh Nguyen				
Bill Nguyen				
Carina				
TY TRUCHE				
THH				
BILLY DANT				
Pauline				
HANG TRAN				
Philip Dant				
PHOT. HETM				
Don Thien				
Rosario Vazquez				
Rosario Vasquez				
Javier Vasquez				
ANNA NGUYEN				
Loan Nguyen				
My Pham				
DELVO				
NHA PHAM				
GAJ NGUYEN				
VI D'AN				
Nhan Pham				
Liam Dean				
UMANO				
Jake Carrillo				
Jos Carrillo				
David Carrillo				
Hiep Truong				
HANH TRUONG				

March 10

Petition

We, the undersigned residents of Pepper Tree Estates Mobile Home Park, support the application of the new Mobile Home Park designation in the General plan to All parks in San Jose, not just Mt Springs & Westwinds

Kiến Nghị

Chúng tôi, cư dân đang sinh sống tại khu Mobile Home Pepper Tree, đồng lòng ký tên dưới đây ủng hộ đến "General plan to All parks in San Jose" để tránh bị trục xuất như hai khu Mt Springs & Westwinds.

PRINTED NAME	SIGNATURE	Email	PO #	Phone
LIV IER Estrada				
Refugio Estrada				
LIEAN NGUYEN				
HA DAANG				
DANG NGUYEN				
HONG DAANG				
DELIC LAE				
JANA MARTI				
REYNALDO C				
Eric Dai				
DAVID X TANG				
PHUONG MAI				
YOUNG NGUYEN				
AMT NELYER				
Yolanda Pudalla				
Jung Garcia				
JOSELYN Garcia				
Maria Garcia				
Lilia Garcia				
Theresa				
Theresa				
Yolanda				
Lois Kugler				
FARHAT ABDRAZ				
Jac VUKI				
Anh Nguyen				
Thi Nguyen Hong				
CS Nguyen				
Khari Ho				
Felix U. Dominguez				
NGOC TRAN				
MAI TRAN				
Nelda Deckel/line II				
Kevin Truong				
DUNG Truong				
AMIE Truong				
RYAN Truong				

New owners

Petition

We, the undersigned residents of Pepper Tree Estates Mobile Home Park, support the application of the new Mobile Home Park designation in the General plan to All parks in San Jose, not just Mt Springs & Westwinds

Kiến Nghị

Chúng tôi, cư dân đang sinh sống tại khu Mobile Home Pepper Tree, đồng lòng ký tên dưới đây ủng hộ đơn "General plan to All parks in San Jose" để tránh bị trục xuất như hai khu Mt Springs & Westwinds

PRINTED NAME	SIGNATURE	Email	Sp #	Phone
Thai Nguyen				
MAI VAN PHI				
CHIA THAI TAI				
HUYNH KHUEN				
TRAN MUI				
ANGIE				
NGHIA DUONG				
Maria Linhares				
Antonio Linhares				
Bryant Tran				
Kenny Tran				
GUONG DUONG				
SON TRAN				
Khanh Nguyen				
MAI LOAN NGUYEN				
MARISA GUTIERREZ				
Roberto Gutierrez				
Camila Gutierrez				
Lien Nguyen				
DUNG TRAN				
BON JO				
LUCAS TANG				
THU HO NG TANG				
THUY NG TANG				
AN THIEN TANG				
Loan Tran				
DUNG CAO				
THAI LY				
Van Binh				
Tri Nguyen				
Uy Nguyen				
Hil Nguyen				
AGUIER LE				
TRINH LE				
AM LE				
QUAN LE				
Karen Nguyen				



[Redacted]

MH - PG Millpond and Westwinds petition pages

1 message

martha O'Connell [Redacted]

Tue, Feb 18, 2020 at 6:58 AM

To: Mayor@mail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>, martha O'Connell [Redacted]

Some petition pages urging that all Mobilehome Parks in San Jose get the new Mobilehome designation in the General Plan.

NO MORE DELAYS

 **Petition .pdf**
952K

Millpond

We, the undersigned residents of Millpond Mobilehome Park, support the application of the new Mobilehome Park designation in the General Plan to ALL parks in San Jose, not just Mt Springs and Westwinds.

NAME	SPACE NUMBER
Alice Orth (ALICE ORTH)	[REDACTED]
Allen S. Nassau	[REDACTED]
Jimmie ORR-WILSON HELEN STEINLAUF	[REDACTED]
BOBBY GENE BAKER	[REDACTED]
Kathleen R Baker Sharon Bergis	[REDACTED]
Charlene Carter Jeni West CHRISTINE BACKHOUSE	[REDACTED]
Mary Talaney Kaye Sawyer Valene Brown	[REDACTED]
Teresa Reen Esther Koker	[REDACTED]
LINDA HARRIS CYNTHIA STEWART	[REDACTED]
DAN BOONSTRA	[REDACTED]
MARILYN RAFFETTO THERISA TRITCH	[REDACTED]
BEVERLY SUMMERS	[REDACTED]

Name Mill Pond

Space #

Carol Wieler

JUDITH SMITH

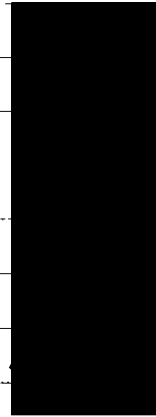
TAMMY BLAIR

CLARA B SMITH

GARY C. SMITH

JOANNE PEYTON

JAN CHARGIN



Millpond

We, the undersigned residents of Westwinds Mobilehome Park, support the application of the new Mobilehome Park designation in the General Plan to ALL parks in San Jose, not just Mt Springs and Westwinds.

NAME

SPACE NUMBER

Debra Snyder

Aylia Abbas

ROBERT LAWRENCE

Monica Lawrence

DEXTER GOODY

Patrick Grimes

VINCENT FLORES

Carlos Acevedo, Jr.

Debbie Clau

Najeeb Abbas

Dianne Whitfield

Lisa BAIL

Chois Freiman

Evelyn Heming

[REDACTED]

[REDACTED]

NEXT PAGE

NEXT PAGE



MH for All - CMM Park in D 9

1 message

martha O'Connell [REDACTED]

Sun, Feb 23, 2020 at 9:20 AM

To: martha O'Connell <homeownersforequity@gmail.com>

Cc: Mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>

Attached are ten pages of a petition from Colonial Mobile Manor Senior Park urging the City Council to vote to give all Mobilehome Parks a Mobilehome Home Park designation in the General Plan.

We are more at risk now than we were in 2015 when this action was delayed.

We are more at risk now than we were in 2017 when this action was again delayed.

Colonial Mobile Manor, along with Mt Shadows, are D9 Parks near transit corridors. Even though SB 50 recently failed, it is coming back again and will continue to come back.

Mobilehome Parks near transit corridors need the protection of a Mobilehome Park designation in the General Plan.

We need protection now. We have been waiting in the back of the Housing bus for too long.

 Colonial Mobile Manor Petition .pdf
3216K

We, the undersigned residents of Colonial Mobile Manor, a low to moderate income Senior Park in D9, urge the City Council to vote to give all Mobilehome Parks in San Jose a MH designation in the General Plan.

NAME

SPACE

Quinn Sam Rohde

Debbie Rohde

Ann Johnson

Luverne Kovalak #

Mrs Amy #

Meyun Adkins #

Dale Wong

MIKE KELLEY

Anita Lozano

Jim [unclear]

Bob [unclear]

Raul R Robb #

KATHLEEN ROBLES

next page — next page

We, the undersigned residents of Colonial Mobile Manor, a low to moderate income Senior Park in D9, urge the City Council to vote to give all Mobilehome Parks in San Jose a MH designation in the General Plan.

NAME

SPACE

THOMAS G. DAVIS

Michael Patterson

Belle Carr

Mrs. Morado

Walter Munt

Kenny Pereira

~~_____~~

Boyle Young

Arcelo Thompson

Paul P.

JANE DELENOT

Lida Villavieja

Jane & June

Nina Anderson

≡ West page

→ next page

~~Millpond~~

We, the undersigned residents of Colonial Manor Mobilehome Park, support the application of the new Mobilehome Park designation in the General Plan to ALL parks in San Jose, not just Mt Springs and Westwinds.

NAME	SPACE NUMBER
Frances M. Petelle	
Dustin L. Wiebe	
Linda E. Woods	
Carene Howard	
LARRY L. Toliver	S
Leslie R Toliver	S
Jean Montemore	S
Rose Crinton	
Jid STATON	F
PHILIP VEZINAW	#
CHU-YUEH VEZINAW	
Clare Rock	#
Olya Morcoda	#
Pat [unclear]	#
Daphnie	#

NEXT PAGE

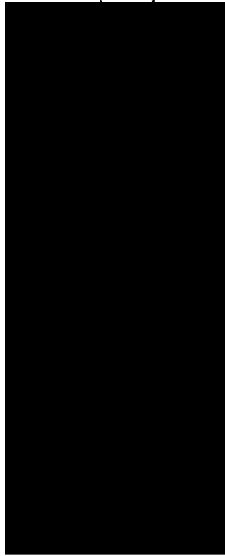
NEXT PAGE

We, the undersigned residents of Colonial Mobile Manor, a low to moderate income Senior Park in D9, urge the City Council to vote to give all Mobilehome Parks in San Jose a MH designation in the General Plan.

NAME

SPACE

Theresa Traenkle
Maryann Humes
Jean [Signature]

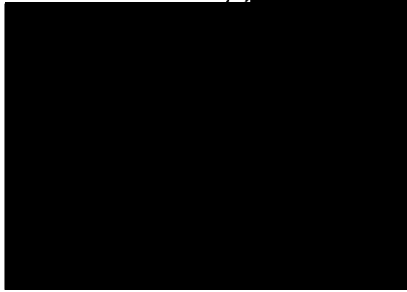


Betty Sanders
WCS Kuffer
Luis Maize
Lorey Maize

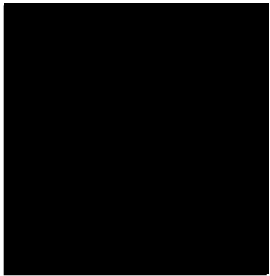
Seniors & bad ranch
[Signature]



Bill Casp
Aster Williams
Rose Williams
Elizabeth Cooney



Sharon McCoy 85
George Van Buskirk



Sharon Brewer #92
Guthrie Jaensworth

next page

We, the undersigned residents of Colonial Mobile Manor, a low to moderate income Senior Park in D9, urge the City Council to vote to give all Mobilehome Parks in San Jose a MH designation in the General Plan.

NAME

SPACE

Phil Nguyen

DUNG PHAN

THONG NGUYEN

NHA PHAN

TAN HOANG

YEN CHAU

LIEN

DUY

Josephine Lamare

Nancy Hill

FRANCISCA MAI

LIEN K DO

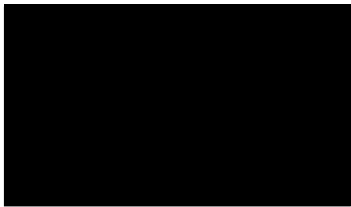
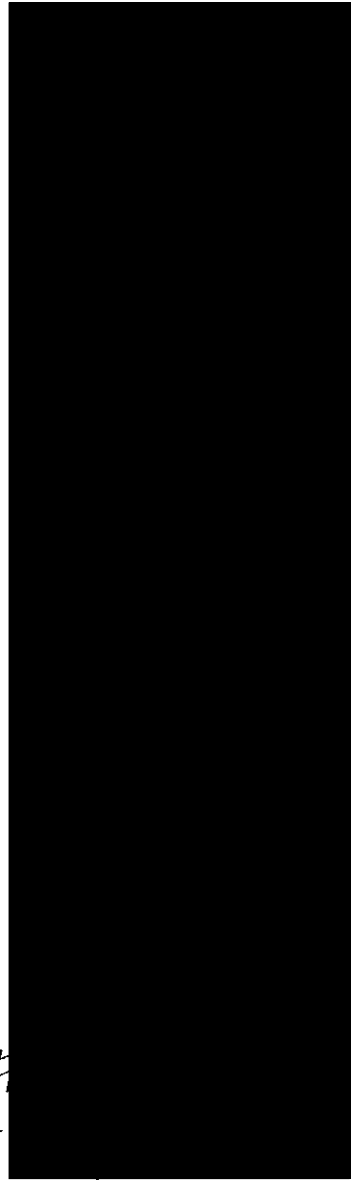
FRANK CAMACHO

Sister Young

Kim Tran

En Ban

Quang

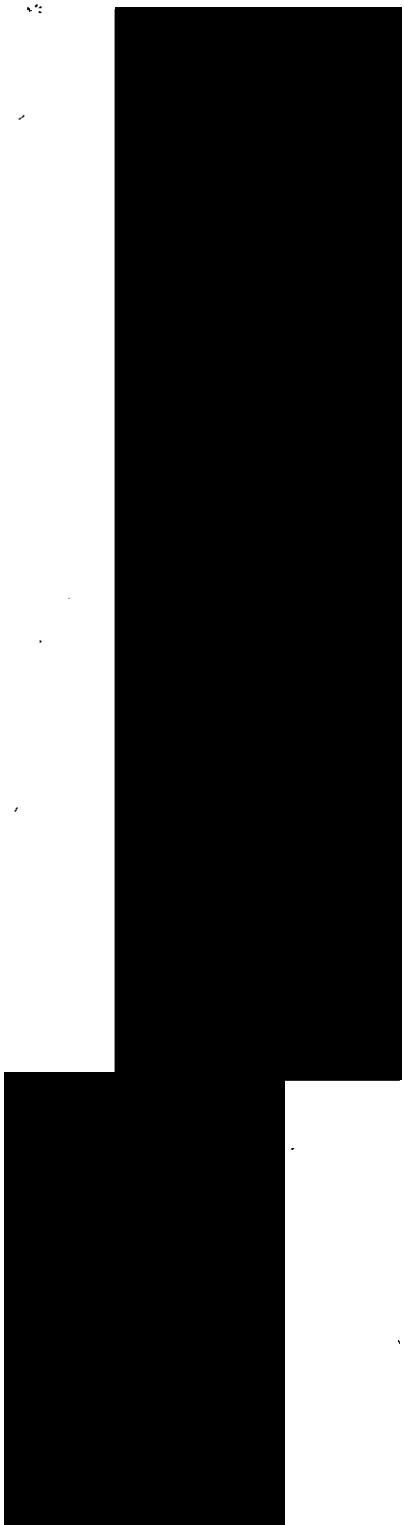


~~next page~~

We, the undersigned residents of Colonial Mobile Manor, a low to moderate income Senior Park in D9, urge the City Council to vote to give all Mobilehome Parks in San Jose a MH designation in the General Plan.

NAME

Arlene Chong
John Chong
Robert J. Stagnaro
Christine Stagnaro
Joe Birch
Trung Pham
Robert Cox
Elizabeth Nambu
Jolie Karsen
John Karsen
Diana Robinson
James Robinson
Carol Gues
Teri Salazar
Dora Trinidad
Judy Arava
Bob J. Buchanan
Next page →



We, the undersigned residents of Colonial Mobile Manor, a low to moderate income Senior Park in D9, urge the City Council to vote to give all Mobilehome Parks in San Jose a MH designation in the General Plan.

NAME

SPACE

Vincent

Liam Nguyen

Jim Dwyer

Ed Z.

Judith Adams

Michael Jordan

Madeira Jordan

Joseph Storch

Virginia Jovito

Thomas J. Wells

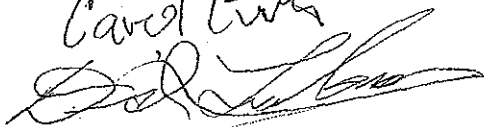
Kelley Wells

Delia & Delgado

Lawrence Gallegos

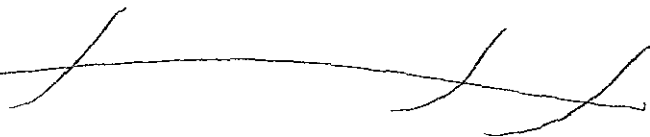
Lee Curtis

Carol Curtis



Next

Page



We, the undersigned residents of Colonial Mobile Manor, a low to moderate income Senior Park in D9, urge the City Council to vote to give all Mobilehome Parks in San Jose a MH designation in the General Plan.

NAME

SPACE

M 

Virginia Straight

Ann Herbert

Maralyn

Paula May

Minette O'Brien

Tandy Nichols

ERIC Nichols

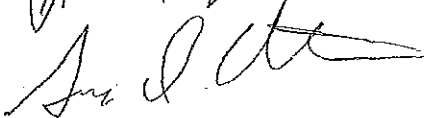
Susan Thomas

Shirley FARAG

Ante Marie M... are

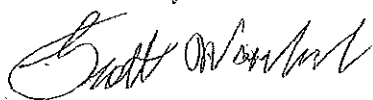


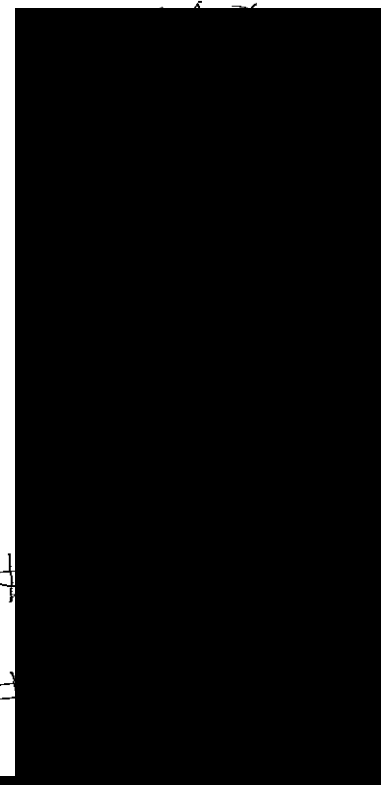




DOUG ATWELL

Marilyn Rose





next page



We, the undersigned residents of Colonial Mobile Manor, a low to moderate income Senior Park in D9, urge the City Council to vote to give all Mobilehome Parks in San Jose a MH designation in the General Plan.

NAME

SPACE

Daniel Seniff

David Dwyer

Linda Nelson

Phil Givens

Mary Snowaltz

Tom Durkin

Luciana Del Conte

Quita West

Harold H. West

Michele West

Ken Ward

Rudy Costello

Pauline Serrano

Joanne Taylor

next page →

next page

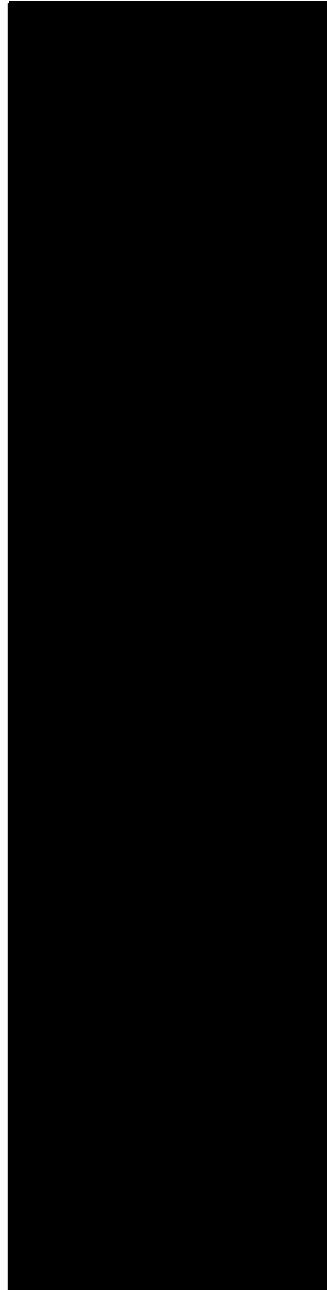
~~Millpond~~

We, the undersigned residents of Colonial Manor Mobilehome Park, support the application of the new Mobilehome Park designation in the General Plan to ALL parks in San Jose, not just Mt Springs and Westwinds.

NAME

SPACE NUMBER

GARY REKASIS
CYNDI REKASIS
Ronald Thornton
Leise Thornton
Adeu Cruz
Robert A Wainwright
Rick Jaltos
Cathy Jaltos
Adna Palau
Luis Samano
N. Moreno
Vernon H Miles Jr
Victoria Douglas
Cass Miller
Gunda Dany
Sheryl A Paglia



NEXT PAGE

NEXT PAGE



PT 3-3-20 Final Petition Pages

2 messages

Glenna Howcroft <[REDACTED]>

Tue, Mar 3, 2020 at 7:21 AM

To: Martha O'Connell <[REDACTED]>

Cc: Glenna Howcroft <[REDACTED]>

Here are the final petition pages for Pepper Tree Estates

 **PT 3-3-20 Final Petition Pages.pdf**
421K

martha O'Connell <[REDACTED]>


Tue, Mar 3, 2020 at 7:33 AM

To: martha O'Connell <[REDACTED]>, "Taber, Toni" <toni.taber@sanjoseca.gov>, Mayoremail@sanjoseca.gov, District1@sanjoseca.gov, District2@sanjoseca.gov, District3@sanjoseca.gov, District4 <District4@sanjoseca.gov>, District5@sanjoseca.gov, District6@sanjoseca.gov, District7 <District7@sanjoseca.gov>, District8@sanjoseca.gov, District9 <District9@sanjoseca.gov>, District10 San Jose <District10@sanjoseca.gov>, "Esparza, Maya" <maya.esparza@sanjoseca.gov>

Forwarding six more pages of a petition from Pepper Tree, D9. Subject : MH designation in the GP for all Parks in San Jose.

for item 10.2 council meeting 3-10-20

[Quoted text hidden]

 **PT 3-3-20 Final Petition Pages.pdf**
421K

Petition

We, the undersigned residents of Pepper Tree Estates Mobile Home Park, support the application of the new Mobile Home Park designation in the General plan to All parks in San Jose, not just Mt Springs & Westwinds

Kiến Nghị

Chúng tôi, cư dân đang sinh sống tại khu Mobile Home Pepper Tree, đồng lòng ký tên dưới đây ủng hộ đến "General plan to All parks in San Jose" để tránh bị trục xuất như hai khu Mt Springs & Westwinds

PRINTED NAME	SIGNATURE	Email	ID#	Phone
<i>Duplicate</i> Susan - NG				
HIEP TRAN				
XINH PHUNG				
KHONG TRAN				
Lora Nguyen				
Mai Le				
Kim Thy				
Thao Nguyen				
Adrian Nguyen				
Cesar Novales				
Maria Gutierrez				
Alexandro Madroga				
THU DO				
DON DO				
TOAN LE				
JACK SU				
KAYLA SU				
KAYEE SU				
THI DO				
Luong Quach				
Nguyen Van Nguyen				
Jose Cruz				
Sonia Perez				
Kevin				
THIEN NGUYEN				
NGA NGUYEN				
MINH TRUONG				
DUNG NGUYEN				
LIEN LU				
CHRISTINE				
D. MIT				
Rodrigue Vazquez				
Javier Vazquez				
Pete Vazquez				

2-27

From: Sandy Perry
Sent: Thursday, March 05, 2020 3:50 PM
To: City Clerk
Subject: Affordable Housing Network of Santa Clara County

Affordable Housing Network of Santa Clara County

Dear Mayor and Councilmembers,

The Affordable Housing Network of Santa Clara County strongly supports the adoption of a “mobile home park designation” to cover ALL mobile home parks in San Jose. After years of anxiety and stress about park closures and displacement, mobile home park residents need the peace of mind that a special designation would provide. It would send a signal to mobile home park residents that City Council has heard their cries and is prepared to defend them in their hour of need.

The city is already in the midst of a serious displacement crisis, and the numerous planned commercial development projects are expected to make it considerably worse. Now is the time for City Council to take action to demonstrate its commitment to protecting some of its residents most at risk of displacement. On March 10, please listen to the testimony of the mobilhome residents and grant them the protections that they are asking for.

Sincerely,

Sandy Perry, President
Affordable Housing Network of Santa Clara County

The **Nicholson** Family Partnership
335 Spreckels Drive
Suite G
Aptos, CA 95003

March 9, 2020


T 831.662.2550
F 831.662.1955
E bn@got.net

VIA E-MAIL & U.S. MAIL

Mayor Sam Liccardo and Council Members
200 E. Santa Clara St.
San Jose, Ca 95113

Re: Council Agenda item 10.2, GPT 19-003/GP19-005/GP19-006
Hearing Date March 10, 2020

Dear Mayor Liccardo and Council Members:



This letter is written on behalf of The Nicholson Family Partnership (TNFP) which owns the 83 acres of land in North San Jose on which the Westwinds Mobilehome Park is situated and that would be the subject of this new General Plan designation. TNFP does not own the Mobilehome Park itself and did not establish it. Westwinds Mobilehome Park was established pursuant to four ground leases entered into almost 50 years ago with the predecessor of the current operator. The leases all expire in August 2022.

For the record, we are opposed to the City's redesignating the property in the General Plan with the MH designation. We believe that such designation is unnecessary and will limit options for future use of the property, including planning processes that would be in the best interest of the residents, the City, and TNFP.


We see the proposed MH designation as an exercise in politics, not as appropriate planning. Instead of the proposed action, we recommend the process that was proposed by Staff to us last fall, which would add an overlay designation of UR (Urban residential, 30-95 du/acre – the current General Plan designation). This would allow for orderly development of this site in a manner that would afford full protections to existing residents while also allowing San Jose to achieve its housing goals.

That approach is outlined in our letter to the Planning Commission, dated February 10, 2020, a copy of which is attached hereto. We also note that the memorandum from Rosalynn Hughey to the Mayor and Council dated February 26, 2020, illustrates how a mobilehome park can be redeveloped, with full tenant protections, consistent with City policies. And, although not explicitly discussed in that memorandum, closure of a mobilehome park is also permitted by State Law.

Mayor Sam Liccardo and Members of the City Council
March 9, 2020

Thank you for your consideration in these comments. Please include this letter in the record of this proceeding.

Very truly yours, ✓



The Nicholson Family Partnership
By Bruce Nicholson, Co-Manager of the
General Partner

Enclosure

cc:
City Clerk
Rosalynn Hughey
Jared Hart
John Nicholson
Sean Morley
Johnny Phan, Esq.
Andrew L. Faber, Esq.

The Nicholson Family Partnership
335 Sprackels Drive
Suite G
Aptos, CA 95003

February 10, 2020

T 831.662.2660
F 831.662.1955
E bn@got.net

VIA E-MAIL & U.S. MAIL

Shiloh Ballard
Chairperson of the Planning Commission
City of San Jose
200 E. Santa Clara St.
San José, CA 95113
Planningcom4@sanjoseca.gov

Re: GPT 19-003, GP 19-005, GP 19-006
Hearing Date February 12, 2020



Dear Ms. Ballard and Members of the Planning Commission:

This letter is written on behalf of The Nicholson Family Partnership (TNFP) which owns the 83 acres of land in North San Jose where the Westwinds Mobilehome Park is located and that would be the subject of this new General Plan designation. TNFP does not own the Mobilehome Park itself and did not establish it. Westwinds Mobilehome Park was established pursuant to four ground leases entered into almost 50 years ago with the predecessor of the current operator. The leases all expire in August 2022.

As you know, the current lessee and operator of the Park, MHC, has sued us, and that matter is currently in litigation. We understand that the filing of this lawsuit has caused some consternation among the residents of the Park. Let me repeat in this letter that the protection of the tenants is the highest priority for TNFP. In keeping with that, we will do everything we can to provide safer, more stable and viable long-term housing solutions for all of Westwinds current residents.

For the record, we are opposed to the City's redesignating the property in the General Plan with the MH designation. We believe that such designation is unnecessary and will limit options for future use of the property, including planning processes that would be in the best interest of the residents, the City, and TNFP.

In the General Plan of the City of San Jose adopted in 2011 (the current General Plan) the property was given the designation of Urban Residential, which would allow multi-family development at densities of 30-95 units per acre. This was in obvious recognition of the fact that mobilehome park use was always intended and understood by the City to be temporary. With San Jose's enormous need for more housing, particularly in the North San Jose area, this 83-acre site should ultimately be redeveloped with higher

Shiloh Ballard
Members of the Planning Commission
February 10, 2020

density – and the site is large enough that such redevelopment could be accomplished in a phased manner to fully protect the current residents.


Last year, we entered into discussions with City Staff to explore the alternative approach of using the MH designation for the property, but with an overlay of the existing designation, Urban Residential. I am attaching hereto a copy of our proposal, (based on language originally proposed by City Staff) as to how this General Plan overlay could be implemented. As you can see, any future development of the property would require City Council approval by ordinance of a Development Agreement with extensive tenant protections, potentially including relocations, buyouts, and making affordable units in a new project available. With the City Council having complete control of the process, there is simply no need to put the MH designation on the property without the overlay.

In addition, we question, for the record, the process that is being used to implement this designation, including the lack of study of the environmental implications (and thus, violations of CEQA) resulting from changing a General Plan designation from high density residential to low density Mobilehome Park.

We understand that as a result of the publicity caused by the lawsuit filed against TNFP, there is a need for some political action by the City Council. However, we believe that the use of the MH designation with the UR overlay would better achieve the results desired by the City, TNFP, and residents themselves.

Thank you for your consideration in these comments. Please include this letter in the record of this proceeding.

Very truly yours, 


The Nicholson Family Partnership
By Bruce Nicholson, Co-Manager
of the General Partner

Enclosure

cc: Rosalynn Hughey, Secretary of the Planning Commission
Jared Hart
John Nicholson
Johnny Phan, Esq.
Andrew L. Faber, Esq.

Shiloh Ballard
Members of the Planning Commission
February 10, 2020

CITY DRAFT OVERLAY LANGUAGE

Mobilehome Park Transition Overlay

This overlay is intended to protect existing mobilehome owners from the adverse impacts of mobilehome park conversion, including displacement of park residents and the lack of adequate replacement housing, while allowing development in accordance with an Urban Residential designation to provide higher density housing consistent with General Plan policies. Conversions of existing mobilehome parks in the City of San Jose to other uses may result in the permanent displacement of existing mobilehome residents, increased risk of homelessness for lower-income mobilehome residents, loss of a large amount of relatively affordably-priced housing and reduction of housing-type choice, and the destruction of established residential communities.

This overlay applies to mobilehome parks with a Mobilehome Park land use designation and supports residential or mixed-use development as an alternate use consistent with the Urban Residential land use designation subject to the mobilehome park owner and the City entering into an approved Development Agreement that, in addition to meeting all requirements in Chapter 20.180 of the Zoning Ordinance and City Council Policy 6-33, includes a program of relocation and purchase assistance that provides sufficient subsidies and other measures to allow existing residents to find other adequate, safe housing priced at a level that does not create an additional housing burden, and addresses the relocation of, and cost of relocation of, mobilehome owners to other mobilehome parks or reasonable replacement housing that is affordable and comparable in size. The Development Agreement may include some or all of the following components:

- 1) Applicant negotiation with mobilehome owners regarding a program of relocation and purchase assistance, with mobilehome owners being offered a right to replacement housing in newly constructed residential units priced at a level that does not create an additional housing burden.
- 2) Construction of the new development being phased to the extent feasible such that mobilehome owners who will move into the newly constructed residential units can continue to live on-site while new residential units are being constructed, unless it would adversely affect the health or safety of the mobilehome residents residing on-site during construction.
- 3) Construction of the same or greater number of residential units than will be displaced in the mobilehome park and with similar bedroom count.

From: John C
Sent: Saturday, March 7, 2020 8:15 AM
To: Agendadesk
Subject: Mobil Home Parks

[External Email]

We need to have all Parks In the Zoneing
John Croll

From: Irina Kozachek

Sent: Saturday, March 7, 2020 11:29 AM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; homeownersforequity [REDACTED]; Agendadesk <Agendadesk@sanjoseca.gov>; L8a18_m38 [REDACTED]

Subject: We support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

[External Email]

Hello,

My name is Irina Kozachek. My husband - Aleksandr Kozachek and I are residents of [REDACTED] asking that the City Council apply the new "Mobilehome Park designation" in the General Plan to ALL PARKS not just Westwinds and Mountain Springs.

We support ALL Mobile Home Parks in San Jose getting the Mobilehome Designation in the General Plan.

Thank you,

Irina Kozachek
Aleksandr Kozachek

From: Shelley Macallister

Sent: Saturday, March 7, 2020 11:58 AM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; homeownersforequity [REDACTED]; Agendadesk <Agendadesk@sanjoseca.gov>; L8a18_m38 [REDACTED]

Subject: Mobilehome Designation in the General Plan.

[REDACTED]

SHELLEY MACALLISTER

"I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan."

Shelley MacAllister

From: Ori M-S

Sent: Saturday, March 7, 2020 12:05 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; homeownersforequity [REDACTED]; Agendadesk <Agendadesk@sanjoseca.gov>; Marge Lundberg <L8a18_m38 [REDACTED]>

Subject: Mobile home designation to San Jose mobilehome parks

[External Email]

Dear Council Member,

I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan. I'd appreciate if you work with Martha O'Connell and vote YES on this measure, which is item 10.2 on the March 10th agenda.

Thanks you very much!

Ori and Barbara Mizrahi-Shalom
[REDACTED]

From: SANDY

Sent: Saturday, March 7, 2020 3:09 PM

To: Martha O'Connell ; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Agendadesk

Subject: MOBILE HOME DESIGNATION

[External Email]

Sandra Barrett
[REDACTED]

I support All Mobile home parks in San Jose getting the Mobilehome Designation in the General Plan

From: van pham

Sent: Saturday, March 7, 2020 3:22 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; martha O'Connell ; Agendadesk

Subject: Extend GENENRAL PLAN to ALL MOBLE HOME PARTK IN SANJOSE

Hi Madam and Sir,

I am Van Pham. I am living in San Jose Verde Park at [REDACTED]

I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Please support us. Thank you very much

Sincerely,
Van

From: Tracey Patrick

Sent: Saturday, March 7, 2020 3:57 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Martha O'Connell ; Agendadesk

Subject: Mobilehome designation

[External Email]

To whom it may concern,

I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Tracey Patrick

From: Donna Sanchez

Sent: Saturday, March 7, 2020 4:23 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; homeownersforequity [REDACTED]; Agendadesk

Subject: Mobilehome Designation in the General Plan.

[External Email]

my name is Donna Sanchez and I live at [REDACTED]. I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Sent from Donna's iPhone

From: Armando Velez
Sent: Saturday, March 7, 2020 4:43 PM
To: Agendadesk
Subject: Mobilehome Parks

[External Email]

Hi! My name is Jose Armando Velez from [REDACTED] and I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan

Sent from my iPhone

From: **M Sullivan**

Date: Sat, Mar 7, 2020 at 1:55 PM

Subject: mobile home designation for all parks

To: Mayor <mayoremail@sanjoseca.gov>

Cc: <district1@sanjose.gov>, <district2@sanjose.gov>, <district3@sanjose.gov>, <district4@sanjose.gov>, <district5@sanjose.gov>, <district8@sanjose.gov>, <district9@sanjose.gov>, <district10@sanjose.gov>, <homeownersforequity@gmail.com>, <district6@sanjose.gov>, <district7@sanjose.gov>

Please vote in favor of all designating all parks as mobile home land use

Thank you,

Rev. and Mrs. Matthew Sullivan

From: **Armando Velez**

Date: Sat, Mar 7, 2020 at 4:43 PM

Subject: Mobilehome Parks

To: <homeownersforequity>

Hi! My name is Jose Armando Velez from [REDACTED] and I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan

Sent from my iPhone

From: martha O'Connell

Sent: Sunday, March 8, 2020 10:41 AM

To: martha O'Connell ; Agendadesk ; The Office of Mayor Sam Liccardo

<TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2

<District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5

<District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8

<district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Subject: Item 10.2 Bella Rosa, Foothills, Summerset

Bella Rosa, Foothills, and Summerset at risk?

Bella Rosa D5

Foothills D 5

Summerset D4

On 6-13-19 the Housing Commission (HCDC) considered a report on “Tenant preference to prevent displacement.” Housing Director Morales-Ferrand wrote on page 6 that the “Housing Department staff identified 21 tracts that both are experiencing ‘on-going’ displacement...and that are located in areas where resident growth is expected to occur.”

On page 8 of that same letter it was written, “In response to a question from the HCDC, staff analyzed how many mobilehome parks have residents who may be eligible for this (displacement) preference as proposed. Staff found that residents in three of the City’s 59 (sic, 58) mobilehome parks are located in eligible census tracts...**The three parks are Bella Rosa, Foothills, and Summerset.**”

So – staff has already done the work to identify three more Parks.

Give those three Parks , and all Parks, the MH designation in the General Plan. Prevent displacement.

From: Sasan

Sent: Sunday, March 8, 2020 12:08 PM

To: Agendadesk; Marjorie Lundberg; The Office of Mayor Sam Liccardo

<TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>

Subject: Mobilehome

I Sara shams, live in [REDACTED] support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan."

Thank you and please help us to save our homes

Sara Shams


From: Patty Shook

Sent: Sunday, March 8, 2020 12:27 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; homeownersforequity; Agendadesk

Cc: Patty Shook

Subject: All Mobilehome Parks in San Jose


Dorothy Arndt (Senior Citizen)
Patty Shook (niece & caregiver)

I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan."

From: Michael Patterson

Sent: Sunday, March 8, 2020 6:05 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; homeownersforequity; Agendadesk

Subject: ALL Mobilehome Parks in San Jose

I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Sincerely,

Michael Patterson & Thomas Davis

----- Forwarded message -----

From: **GARY SMITH**

Date: Sun, Mar 8, 2020 at 7:27 PM

Subject: Mobilehome Designation/General Plan

To: <Mayoremail@sanjoseca.gov>, <District1@sanjoseca.gov>, <District4@sanjoseca.gov>, <District5@sanjoseca.gov>, <District6@sanjoseca.gov>, <District7@sanjoseca.gov>, <District8@sanjoseca.gov>, <District9@sanjoseca.gov>, <District10@sanjoseca.gov>, <homeownersforequity>

I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Gary Smith

From: Nadine Sabanovich

Sent: Monday, March 9, 2020 9:48 AM

To: Agendadesk

Subject: Mobilehomes

I Nadine Sabanovich live at [REDACTED].

I support All mobile home parks in San Jose getting the mobile home designation in the general plan.

From: xoxomona

Sent: Monday, March 9, 2020 10:37 AM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Agendadesk

Cc: homeownersforequity

Subject: "Mobilehome" designation in the General Plan

My name is Mona Soldier Boy. I live at [REDACTED] and
I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

From: Bonnie Dalton

Sent: Monday, March 9, 2020 11:18 AM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; martha O'Connell ; Agendadesk

Subject: Mobilehome Parks Designation in the General Plan In San Jose

“I support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.”

Bonnie Dalton

From: mars

Sent: Monday, March 9, 2020 12:51 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; homeownersforequity; Agendadesk

Subject: Please include the Mobilehome Designation in the General Plan!!!

We support ALL Mobilehome Parks in San Jose getting the Mobilehome Designation in the General Plan.

Sincerely,

Marnie Regen and Chris Erlinger

From: Lorraine Gilmore

Sent: Monday, March 9, 2020 4:48 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; homeownersforequity; Agendadesk

Subject: Mobile Home General Plan Designation

Dear Mayor Liccardo and honorable council members:

As you no doubt know, housing prices in the Bay Area are astronomical, and far, far out of the reach of a very large number of residents, some of whom have called San Jose home for decades. Mobile home parks are the last bastion of relatively affordable housing in the area, and if even one is eliminated, it would be absolutely devastating to so many of us who love the city but would be so quickly displaced by that sort of action.

For this and so many other reasons, I wholeheartedly support ALL mobile home parks in San Jose getting the Mobile Home Designation in the General Plan.

Lorraine Gilmore



Advancing Justice
Housing | Health | Children & Youth

March 9, 2020

San José City Council
San José City Hall
200 East Santa Clara Street
San José, CA 95113

Re: Agenda Item 10.2, GPT19-003/GP19-005/GP19-006

Dear Mayor and City Councilmembers:

The Law Foundation of Silicon Valley writes in strong support of the memos by Councilmembers Jimenez, Peralez, Esparaza, and Foley to not only protect Westwinds and Mountain Springs mobile home park, but to protect all mobile home parks through changing the mobile home designation for all Parks in San Jose. Additionally, we strongly support the memo's direction to prioritize mobile homes as part of the City's anti-displacement plan.

For years, the Law Foundation of Silicon Valley has been advocating for that City take the strongest and most protective steps to protect the over 35,000 residents who live in mobile homes (see attached letters.) While we applaud the efforts and work to change the general plan designation for Westwinds and Mountain Springs Mobile Home Parks, these are not the only parks at risk of redevelopment. Mobile home parks throughout San Jose are at risk of closure, and the over 35,000 residents are at risk of displacement, and over 10,000 units of naturally occurring affordable housing disappear.

While we acknowledge the burdens on staff, these concerns must be outweighed by the very serious consequences to San Jose. Let us not wait until yet again another park is at risk of closure before City Council must again weigh taking another further action to protect a certain Park. Let us take the most protective steps to protect all mobile home parks now.

Sincerely,

A black rectangular redaction box covering the signature of Nadia Aziz.

Nadia Aziz,
Directing Attorney



LAW FOUNDATION of Silicon Valley

Fair Housing Law Project
152 North Third Street, 3rd Floor
San José, California 95112

Fax (408) 293-0106 • Telephone (408) 280-2435 • TDD (408) 294-5667

By Electronic Mail

March 8, 2018

San José City Council
San José City Hall
200 East Santa Clara Street
San José, CA 95113

**Re: City Council Meeting, March 13, 2018
Opt-In/Stay-in-Business Proposal (Item 4.1) and Proposed General Plan Land Use
Overlays and Amendments (Item 10.3)**

Dear Mayor, Vice Mayor, and Council Members:

The Law Foundation appreciates this opportunity to provide input on the Mobilehome Opt-In/Stay-In-Business proposal and proposed General Plan land use overlays and amendments. Following is a summary of the actions that we ask the City Council to take at Tuesday's Council meeting:

- I. Opt-in/Stay-in-Business Proposal - Direct staff to cease working on it.
- II. Land Use General Plan Designation –Direct staff to immediately begin the following now, since mobilehome preservation is currently prioritized:
 - a. Create a General Plan Mobilehome Park designation that is exclusively reserved for mobilehome park use;
 - b. Engage in the necessary analysis and evaluation and apply this mobilehome park designation to vulnerable parks, including at the two identified in staff's March 2, 2018, memo; and
 - c. Track their time and costs and analyze how to streamline their processes for future applications of this land use designation.
- III. General Plan Text Revisions – Direct staff to bring minor revisions to the following four planning and housing policies (as underlined on pages 5 and 6 of this letter) before the next General Plan hearing cycle for the Council's consideration:
 - a. Urban Village Planning Policy IP- 5;
 - b. Urban Village Planning Policy IP-5.2;
 - c. Housing – Social Equity and Diversity Policy H-1.3; and
 - d. Housing – Social Equity and Diversity Policy H-1.9.

These recommendations are discussed in more detail below.

Letter to San José City Council

Re: City Council Meeting, March 13, 2018

Opt-In/Stay-in-Business Proposal (Item 4.1) and Proposed General Plan Land Use Overlays and Amendments (Item 10.3)

March 8, 2018

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I. Opt-In/Stay-in-Business Proposal (Item 4.1)

We urge the Council to follow the Housing and Community Development Commission's (HCDC)'s recommendations¹ that the Council direct staff to cease working on the Opt-In/Stay-in-Business proposal (Opt-In Proposal). Over the last two-plus years, based on Council direction, staff has engaged the public through various meetings, met with panels of park and mobilehome owner stakeholders, and worked to improve the proposal. Staff has diligently carried out these duties, and, in the process, expended significant resources.

Despite their years of effort, staff has been unable to make the Opt-In Proposal a workable solution for park owners or park residents. For example, after years of work, the Opt-In Proposal does not reconcile conflicts that its adoption would create with the City's other existing ordinances, like the City's Mobilehome Park Conversion to Resident Ownership or to any Other Use Ordinance (Conversion Ordinance). All park conversions, including a slow one under the Opt-In Proposal, must be processed through the Conversion Ordinance. Through the Conversion Ordinance, the City evaluates the mitigation measures proposed to address adverse impacts that such a project creates. Here, **no mitigation measures have been proposed to address the significant loss in equity residents will suffer when they cannot sell their homes in a park that is slowing converting.** If, after two-plus years of analysis, we have been unable to propose a solution to this significant but basic issue, **we must come to the conclusion that the Opt-In Proposal is unworkable** and does not align with our exiting mobilehome-related ordinances. As such, we urge the Council to direct staff to cease working on the Opt-In Proposal.

II. Proposed General Plan Land Use Overlays and Amendments (Item 10.3)

We urge Council to direct staff to immediately begin the following activities, since mobilehome preservation is currently prioritized:

- a) Create a General Plan land use designation that is exclusively reserved for mobilehome parks;**
- b) Engage in the necessary analysis and evaluation and apply this mobilehome park designation to vulnerable parks, including at the two identified in staff's March 2, 2018, memo, and**
- c) Track their time and costs and analyze how to streamline their processes for future applications of this land use designation.**

San José relies on a patchwork of General Plan land use designations, like lower density and higher density residential, industrial, and commercial uses, to discourage the conversion of mobilehome parks to other uses. Creating and applying a General Plan Mobilehome Park land use designation will provide our community with important tools to help preserve parks and

¹ We are informed and believe that HCDC has, on at least three occasions, recommended that the Council direct staff to cease working on the Opt-In Proposal.

Letter to San José City Council

Re: City Council Meeting, March 13, 2018

Opt-In/Stay-in-Business Proposal (Item 4.1) and Proposed General Plan Land Use Overlays and Amendments (Item 10.3)

March 8, 2018

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prevent displacement of low-income and senior mobilehome park residents and will not be an insurmountable bar for developers. **Cost, which includes staff time, is described as a major barrier to taking the requested actions. But, these costs are minimal as compared to the costs that park closures and losing low-income families and seniors from San José will create. Therefore, we must act now,** and, for all of the following reasons, urge the Council to do so.

San José's General Plan must include a land use designation that is exclusively reserved for mobilehome parks so that it is clear that our mobilehome parks and park residents are part of our City's future. San José's General Plan is the City's vision and road map for continued growth through 2040. (Envision San José 2040, General Plan, Adopted November 1, 2011, p. 2.) Allowable future uses on mobilehome parks are defined by their General Plan land use designation as well as their applicable zoning districts.² (Memorandum from Rosalynn Hughey to the Honorable Mayor and Council, Analysis of Proposed General Plan Land Use Overlay Amendments for Mobilehome Parks, March 2, 2018, p. 6.) **If our City's vision and road map do not include a General Plan land use designation that is specific to mobilehome parks, then we invite park owners and developers to envision a different future for them.** Daily, our local newspaper describes development projects that are changing our City. Over time, this development pressure will magnify and impact our mobilehome parks. We must be clear, and not depend on other land use designations, to preserve our mobilehome parks. We must signal that we intend to preserve our parks by creating and applying a General Plan land use designation that is exclusively reserved for mobilehome parks.

The Council should direct staff to conduct this General Plan land use designation work, now, instead of referring it to a future Priority Setting Session, since mobilehome preservation work was already prioritized by the Council. The Council prioritized mobilehome preservation work in 2015, and it subsequently adopted a moratorium to allow staff and our community to explore strategies to preserve our parks. During the course of the moratorium, some important work was accomplished, and we are grateful to the Council and staff for it. But, the Council also approved study of proposals that did not contribute to mobilehome preservation, and this work consumed significant amounts of precious time during the moratorium.³ The moratorium has expired, and we cannot depend on the adoption of another to preserve our parks. **Staff's March 2, 2018, memo to Council acknowledges that City-initiated General Plan amendments to change the land use designations of mobilehome parks could strengthen the protection of mobilehome park residents by creating an**

² Since 2014, the Law Foundation has urged the City to zone all mobilehome parks as R-MH to reserve parks for mobilehome uses. The Law Foundation continues to advocate for use and application of this zoning at all parks, since some parks have other types of zoning. The Council did not direct staff to conduct this work. As such, apart from this footnote, we do not address this issue in the body of our letter and focus on requesting that the City adopt and apply a General Plan Mobilehome Park land use designation.

³ For example, the Council authorized study of the Opt-In Proposal, which utilized significant amounts of staff time and resources, which did nothing to preserve parks. Similarly, the Council authorized and directed staff to develop a mobilehome closure ordinance, which also did nothing to preserve our parks. Both of these proposals were authorized and consumer valuable time during the moratorium.

Letter to San José City Council

Re: City Council Meeting, March 13, 2018

Opt-In/Stay-in-Business Proposal (Item 4.1) and Proposed General Plan Land Use Overlays and Amendments (Item 10.3)

March 8, 2018

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additional land use entitlement process to redevelop the sites. (Id., p. 11.) As such, we urge Council to direct staff to conduct this work now, and not while we are scrambling to prevent the conversion of a park that is home to thousands of people.

The Council should direct staff to engage in the necessary analysis and evaluation and apply this General Plan land use designation to vulnerable parks, including the two that staff identified in their March 2, 2018, memo. The two mobilehome parks identified by staff, one in Council District 4 and the other in Council District 7, contain 867 homes. Creating and applying a General Plan Mobilehome Park land use designation to these parks could help the City or mobilehome park residents' associations preserve them. A park's General Plan land use designation is a key factor in estimating its value. A General Plan land use designation that specifies a higher future density use than its existing mobilehome park use will make the cost to purchase and preserve the park prohibitively high. Specifying that the park's General Plan land use designation is restricted to mobilehome park use may help the community preserve the park, since its valuation will be in line with what its existing use is. As such, the City should direct staff to engage in work, now, to help preserve vulnerable parks, including the two that staff identified.

If the Council directs staff to engage in this General Plan land use designation work, the Council should also direct staff to track their time and costs and analyze how to streamline their processes for future applications of this land use designation. We appreciate staff's analyses and identification of two vulnerable parks in our City. But, San José has more than two parks that are vulnerable to conversion pressures. If directed to track their time and costs and conduct analyses, this could help San José understand how we can streamline Planning's processes in the event that we apply this mobilehome designation in the future. As such, we urge the Council to direct staff to track their time and costs and analyze how to streamline their processes for future application.

b. Incorporate the Law Foundation's General Plan Text Amendment Recommendations into the General Plan

We also urge the Council to direct staff to bring four minor revisions to the General Plan text that the Law Foundation requested for their consideration at the next General Plan hearing cycle. Although the Law Foundation continues to urge support all of the text amendments we identified in our May 11, 2017, letter to Council, staff has identified three minor amendments to existing General Plan text they would be willing to support and bring before Council for possible incorporation at a future General Plan hearing. These three minor changes would be to the following policies: Urban Village Planning Policy IP-5.2, Housing – Social Equity and Diversity Policy H-1.3, and Housing – Social Equity and Diversity Policy H-1.9. Although staff did not support our recommended amendment for Urban Village Planning Goal IP-5, we ask that the Council direct staff to also bring this amendment to Council for their consideration at a future General Plan hearing.

Letter to San José City Council

Re: City Council Meeting, March 13, 2018

Opt-In/Stay-in-Business Proposal (Item 4.1) and Proposed General Plan Land Use Overlays and Amendments (Item 10.3)

March 8, 2018

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Urban Village Planning goal IP-5 expresses a goal of enhancing established neighborhoods. Although staff did not support bringing this minor change forward, we recommend it to make clear that mobilehome parks and residents are long-standing parts of neighborhoods that are in Urban Villages. **All four of our recommended text amendments, including IP-5, set out to make clear that people who rent mobilehome space and housing units, tenants, are valued neighborhood members and who should not be displaced.**

Certain Urban Villages have benefitted from active mobilehome park residents, particularly when language and disability were not barriers for them and who worked to ensure that their voices and preferences were heard. San José's Council District 5 has an urban village, and within it a senior mobilehome park where 108 senior households live. In all of the meetings the Law Foundation has attended related to mobilehome preservation, we have never encountered any residents from this mobilehome park. **We are concerned that they, like the 216 tenant households at The Reserve Apartments, will not be aware or have the ability, due to language barrier or disability, to participate in future Urban Village planning processes where their rights and park's future will be impacted.** Our General Plan planning goals should make it clear that for the remaining Urban Villages that established neighborhoods include and value mobilehome parks and the people who live there. As such, we urge the Council to direct staff to **bring the four minor amendments**, which includes Urban Village Planning Policy IP-5, to the General Plan text **(as underlined below) to the next General Plan hearing cycle:**

Urban Village Planning Policy IP- 5

Use new proposals for residential, mixed use, or employment development to help create walkable, bicycle-, and transit-friendly "Urban Villages" (also referred to as "Villages" within the Envision General Plan) at strategic locations throughout the City, and to enhance established neighborhoods, including existing mobilehome parks. In new Village development, integrate a mix of uses including retail shops, services, employment opportunities, public facilities and services, housing, places of worship, and other cultural facilities, parks and public gathering places.

Urban Village Planning Policy IP-5.2

Develop and use an Urban Village Planning process so that each Urban Village Plan can be successfully completed within an approximately nine month planning period, followed by completion of environmental review as required for adoption of the Plan. Engage Urban Village area property owners and residents to the fullest extent possible, along with representatives of adjacent neighborhood areas, potential developers and other stakeholders in the Urban Village Planning process.

Housing – Social Equity and Diversity Policy H-1.3

Create, preserve, and rehabilitate housing opportunities and accessible living environments that allow seniors to age in place, either in the same home, assisted living facilities, continuing care facilities, or other housing types within the same community.

Letter to San José City Council

Re: City Council Meeting, March 13, 2018

Opt-In/Stay-in-Business Proposal (Item 4.1) and Proposed General Plan Land Use Overlays and Amendments (Item 10.3)

March 8, 2018

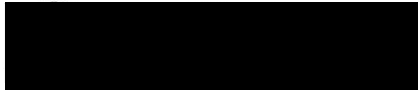
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Housing – Social Equity and Diversity Policy H-1.9

Facilitate the development, preservation, and rehabilitation of housing to meet San José's fair share of the County's and region's housing needs.

Thank you for considering the Law Foundation's comments. We welcome the opportunity to discuss our letter with members of the Council. I may be reached at dianac@lawfoundation.org and 408-280-2448.

Sincerely,

A solid black rectangular box used to redact the signature of Diana Castillo.

Diana Castillo
Senior Attorney



LAW FOUNDATION of Silicon Valley

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May 11, 2017

Via Electronic Mail

San José City Council
San José City Hall
200 East Santa Clara Street
San José, CA 95113

**Re: City Council Meeting, May 16, 2017
Agenda Items 4.1 and 10.1, Mobilehome Park Protection and Closure Ordinance**

Dear Mayor, Vice Mayor, and Council Members:

The Law Foundation appreciates this opportunity to comment on staff's recommendations regarding Mobilehome Park Protection and the Closure Ordinance. Although we appreciate staff's work, their proposed land use policy changes do not go far enough to protect mobilehome park residents and preserve mobilehome parks. We have included recommendations, below, which will help preserve San José's mobilehome parks and protect residents. San José's land use policies must be strengthened particularly in light of Council's upcoming consideration of the Mobilehome Park Closure Projects Ordinance that, unless rejected or substantially amended as we recommend, will threaten to facilitate the displacement of thousands of residents and destruction of thousands of naturally affordable and rent-stabilized homes from San José's housing stock.

The Law Foundation urges the Council to:

1. Reject the unnecessary proposed Closure Ordinance;
2. If the proposed Closure Ordinance is not rejected entirely, amend it to address crucial flaws;
3. Amend the General Plan text amendments proposed by staff as we have recommended;
4. Uniformly zone all mobilehome parks throughout the City; and
5. Amend the Council Policy to further the intent of and clarify the Conversion Ordinance.

Policy Recommendations

1. Reject the Proposed Closure Ordinance.

Although San José originally prioritized study and adoption of policies that would preserve mobilehome parks and protect residents, if adopted, the proposed Closure Ordinance will undermine this duty because it will facilitate the displacement of mobilehome park residents and destruction of affordable homeownership housing units across our city. The proposed Closure Ordinance must be rejected entirely because (1) it is unnecessary under the existing mobilehome Conversion Ordinance, where closure is already covered as a “change of use”; (2) it is unnecessary under state law because mobilehome park owners do not have an unmitigated right to go out of business; and (3) it is harmful to the City and its residents because it prevents the evaluation and mitigation of impacts as authorized and required under state laws.

We agree and hereby incorporate William Constantine’s legal analysis of and objections to the proposed Closure ordinance; Mr. Constantine’s letter of May 9, 2017, explains that the Closure Ordinance is not only *not* required by state law and inconsistent with Housing Element law—as we explain below—but that it itself violates state law.

A. The proposed Closure Ordinance is unnecessary because San José’s existing Conversion Ordinance encompasses all proposals to change the use of a mobilehome park, including closing it.

The proposed Closure Ordinance is completely unnecessary in light of the existing Conversion Ordinance, which covers closure. The Mobilehome Conversion of Use Ordinance (“Conversion Ordinance”) defines “mobilehome park conversion of use” as a conversion to “*any other use*, excluding mobilehome park conversion to ownership.” (Conversion Ordinance § 20.18.190, emphasis added.) The Conversion Ordinance was enacted to establish requirements and procedures for the control and approval of the conversion of mobilehome parks to other uses, including non-mobilehome park uses. (Conversion Ordinance § 20.180.010(A).) By the plain language of the Conversion Ordinance, it is applicable all changes of use, including closure. The City Attorney supported this position as recently as last summer.

For 30-plus years, the City has maintained that all applications to convert the use of a mobilehome park, including closing it, were to be processed through the Conversion Ordinance. As they have purchased mobile homes, rented homes, raised families, and invested in the improvement of their homes and surrounding parcel, the many residents of the City’s 50-some parks have understood their rights with respect to closure in this context.

In August 2015, the City Attorney issued a memo to the Mayor and City Council that stated that mobilehome park owners seeking to change the use of a park, including closing it, must submit an application and comply with the procedures of the City’s Zoning Code, including the Conversion Ordinance. (Rick Doyle, City Attorney, Memorandum to the Honorable Mayor and Council, August 6, 2015, p. 5.) Council Policy 6-33, which was adopted on February 23, 2016, also made clear that the Conversion Ordinance’s definition of “Mobilehome Park

Conversion of Use” should not be interpreted to exclude projects described as “park closures” and that they are subject to the Conversion Ordinance’s requirements. (Conversion of Mobilehome Parks to Other Uses, Council Policy 6-33, Number 77673, adopted February 23, 2016, 1(e).)

B. Nothing in State law compels San José to adopt a Closure Ordinance in addition to its existing Conversion Ordinance.

There is no provision in State law that requires San José to adopt a Closure Ordinance. In fact, nothing in State law prevents San José from continuing to rely on its Conversion Ordinance for park closure projects. The Ellis Act, which applies to the withdrawal of certain types of non-ownership rental property from the housing market, does not apply to the change of use of mobilehome parks, by its own terms. (Cal. Gov’t Code § 7060.7(f)). The Ellis Act does not apply to mobilehome park change of use projects, including those labeled as park closures, and it should not guide San José’s mobilehome preservation policies.

Despite this, two cases, *Levin v. City and County of San Francisco* and *Coyne v. City and County of San Francisco*,¹ which interpret the Ellis Act, are frequently cited by park owners to persuade San José that its ability to review and condition applications to close mobilehome parks is limited. Both *Levin* and *Coyne* concerned limits on mitigation measures San Francisco could impose on landlords, not mobilehome park owners, who sought to withdraw their residential rental units under their local Ellis Act ordinance. Neither of these cases pertains to mobilehome conversions, and as such, neither control San José’s ability to require mitigation related to impacts from the closure of a mobilehome park.

Park owners claim that *Keh v. Walters* made clear that park owners have an absolute right to close their parks. In this case, a park owner attempted to close their park by evicting park residents one at a time. (*Keh v. Walters* (1997) 55 Cal. App. 4th 1522, 1533.) The park owner argued that they had a “fundamental vested right” to go out of business. (*Id.*) The court disagreed. (*Id.*) The court held that the park owner’s practice violated both the letter and the spirit of Civil Code § 798.56, the change of use statute. (*Id.*)

Although the court did state that, in its opinion, “a park owner is entitled to convert property used as a mobilehome park to another use, or even to hold it as vacant land,” the court did not say that this right was unfettered. (*Id.*) In fact, the court stated that despite its opinion, or view, its task was limited to interpreting and applying the law. (*Id.*) The court went on to say that park owners have to comply with both State laws *and local ordinances that govern conversion*, including “disclos[ing] and describ[ing] in detail the nature of the change of use” at the time they issued a notice pertaining to their proposal to change the use of the park. (*Id.* at 1533-34, emphasis added.)²

¹ *Levin*, (2014) 71 F.Supp.3d 1072; *Coyne*, (March 21, 2017, CGC-14-540709, CPF-15-514382), __ Cal.App.4th __ < <http://www.courts.ca.gov/opinions/documents/A145044.PDF>>.

² The court also stated that the State Legislature wanted to “protect mobilehome dwellers, not only from arbitrary and capricious conversions but also from the harsh effects of displacement resulting from legitimate conversions,” so this is why it required park owners to [first] provide a detailed description and disclosure about the proposed

We understand the City Attorney's office may rely on the unpublished case of *Traphagen v. City of Dana Point* (2007 Cal. App. Unpub. LEXIS 2650) to justify the need for a closure ordinance. This reliance is misplaced. The case was wrongly decided and it fails to fully recognize the authority granted to local jurisdictions in requiring mitigation of changes of use of mobilehome parks.³ First, the court in that case incorrectly suggested that the Ellis Act permits mobilehome park owners to simply go out of business (see above—the Ellis Act, by its very terms, does not apply to mobilehome parks). Moreover, the court's statement that mobilehome park closures are "ministerial" in nature, rather than "discretionary" land use decisions was made without analysis, in a different context, and is not citable authority.⁴

As we have identified above, nothing in State law provides park owners with an unfettered right to go out of business. Instead, *Keh v. Walters* makes clear that park owners who seek to change the use of their parks, including closing them, must abide by both State and local change of use ordinances. It also emphasized our State Legislature's intention to protect park residents from arbitrary and capricious conversions. San José's Conversion Ordinance, not the Closure Ordinance, would protect against capricious conversions, since the Council would be able to analyze the host of impacts that such a project would trigger. Therefore, nothing in State law compels San José to adopt a Closure Ordinance in addition to its existing Conversion Ordinance.

C. The proposed Closure Ordinance should also be rejected because it prevents San José from evaluating and mitigating impacts of park closure as authorized and required under state laws.

Additionally, San José has the authority to evaluate and mitigate adverse impacts that a proposed mobilehome park closure will generate, since these will not be limited only to the terrible prospect of resident displacement from our City. Whether a park owner intends to convert and redevelop a mobilehome park or close it and wait to redevelop it, there are adverse impacts that affect displaced residents, the City's affordable housing stock, and our environment. All of these impacts must be evaluated and mitigated, even if a park owner only seeks to close the park. Government Code section 65863.7 allows the study and mitigation of adverse impacts

future use of the park under Civil Code section 798.56. (*Id.*) The court found that a statement about some yet-to-be-determined change of use did not meet the statutory requirement for terminating a tenancy that Civil Code section 798.56 requires. (*Id.*)

Unfortunately, San Jose is on the verge of adopting the proposed Closure Ordinance that likely runs afoul of the requirements of Civil Code section 798.56, since it is poised to allow park owners to simply certify that, at the moment they apply for park closure, that they don't want to be in business any longer. This is not the detailed description that the court in *Keh v. Walters* held that Civil Code section 798.56 requires to prevent arbitrary and capricious conversions.

³ Government Code section 65863.7(e) grants local legislative bodies the power to "require, as a condition of [a mobilehome change of use], the [party proposing the change] to take steps to mitigate any adverse impact of the conversion, closure, or cessation of use on the ability of displaced mobilehome park residents to find adequate housing in a mobilehome park. The steps required to be taken to mitigate shall not exceed the reasonable costs of relocation."

⁴ California Rule of Court 8.1115 states that opinions of the California Court of Appeal that are unpublished generally "must not be cited or relied on by a court or a party in any other action."

from a park owner's proposal to change the use of a park on park residents when a subdivision is not concurrently sought.

One of the potential impacts of a closure is the diminution of the City's affordable housing stock. San José has a duty to conserve and improve the condition of its existing affordable housing stock, which includes mobilehome housing units. This duty comes from State law, which requires cities to adopt a Housing Element.⁵ The Housing Element is a component of the General Plan, and it specifies the actions that a jurisdiction will take to promote the development of new affordable housing units and preserve existing affordable housing units that will be demolished by public or private action.⁶ Maintaining San José's existing affordable housing stock is the most efficient way to fulfill the City's duty to conserve and improve the existing affordable housing stock.

Mobilehomes are an important component of the existing affordable housing stock, with nearly 11,000 mobilehomes in 59 parks throughout the City.⁷ These parks and mobilehomes provide a vital source of unsubsidized affordable housing to San José's residents. In a city that largely seeks to meet its affordable housing needs through subsidized housing, San José's mobilehome parks provide residents with modest and/or fixed incomes with homeownership opportunities⁸ and modest regulated rents⁹ relative to most apartments in San José. San José previously estimated that up to 73% of mobilehome owners are low- to extremely-low-income, which means that mobilehomes provide housing for nearly 8,000 of San José's low- to extremely-low income households.¹⁰

Mobilehome parks are under increasing threat of closure, or have closed, in Santa Clara County. At least two park owners in San José have expressed interest in redeveloping their mobilehome parks.¹¹ Palo Alto's only mobilehome park, Buena Vista, remains under threat of closure.¹² Since 1991, six mobilehome parks in Sunnyvale have closed.¹³ Although Sunnyvale

⁵ Cal. Gov't. Code § 65583(c)(4).

⁶ *Id.*

⁷ City of San Jose Housing Department, Mobilehome Resource Guide, p. 9, available at <http://www.sanjoseca.gov/DocumentCenter/View/1151>.

⁸ *Id.*, pp. 2-11.

⁹ Mobilehome Rent Ordinance Summary, Department of Housing, City of San José, January 29, 2014, p.3, available at <http://www.sanjoseca.gov/DocumentCenter/View/32825>

¹⁰Memorandum from Leslye Corsiglia on Mobilehome Park Conversions to the Rules and Open Government Committee, Apr. 30, 2014, p. 3, available at <http://sanjoseca.gov/DocumentCenter/View/30282>.

¹¹ City of San Jose, Housing and Community Development Committee, Park Owner's [Winchester Ranch Mobile Home Park's] Proposal for Redevelopment of the Site and Relocation Assistance, October 13, 2016, p. 1, available at <http://www.sanjoseca.gov/DocumentCenter/View/62039>; Letter from Peter Wang, owner, to San Jose staff, regarding Opt-In/Stay in Business Proposal and potential redevelopment of Mobile Home Manor, November 11, 2015, p. 8, available at http://sanjose.granicus.com/Viewer.php?view_id=&event_id=2124&meta_id=557348.

¹² City of Palo Alto City Council Action Minutes, Special Meeting, May 26, 2015, available at <http://www.cityofpaloalto.org/civicax/filebank/documents/47521>.

¹³"Possible Revisions to the Mobile Home Park Conversion Process and Requirements," Council Report Outreach Meeting, City of Sunnyvale, p.4., available at <http://sunnyvale.ca.gov/Portals/0/Sunnyvale/CDD/Housing/HUD%20Programs/MOBILE%20HOME%20PARK%20PPT%20presentation.pdf>. In addition to the mobilehome communities identified in this report that closed, Nick's

adopted land use policies that served to protect most of its parks, those that were not designated as mobilehome park uses do not benefit from these preservation measures. One of the last remaining parks that does not contain a mobilehome park land use designation, Blue Bonnet, recently received Council approval to close.¹⁴ Over the last two decades, Mountain View has lost about 240 mobilehome lots.¹⁵

In furtherance of its duty to preserve affordable housing, San José must adopt policies that preserve mobilehome housing, which is a vital component of our affordable homeownership housing stock. Although San José originally prioritized study and adoption of policies that would preserve mobilehome parks and protect residents, if adopted, the proposed Closure Ordinance will undermine this duty because it will facilitate the displacement of mobilehome park residents and destruction of affordable homeownership housing units across our city.

Although evaluating and mitigating the impacts on park residents relating to a proposed park change of use, including closure, are paramount, nothing in Government Code section 65863.7, which authorizes this evaluation and mitigation, prohibits San José from analyzing other impacts. San José's long-standing Conversion Ordinance should continue to govern all conversion of use projects, even projects labeled as park closures, since San José has obligations to evaluate and mitigate a host of adverse impacts. The proposed Closure Ordinance would prevent San José from doing what State laws mandate it to do, including evaluating a proposal that seeks to permanently remove hundreds of affordable and rent-stabilized homeownership housing from our community and the environmental impacts associated with this action. San José should reject the proposed Closure Ordinance and continue to utilize its Conversion Ordinance for all projects that seek to change the use of a mobilehome park, including closing it.

2. If the proposed Closure Ordinance is not rejected entirely, it must be amended to address crucial flaws.

While we disagree that adoption of a Closure Ordinance is necessary, we strongly believe that it should contain terms that prevent a park owner from circumventing the Conversion Ordinance's requirements and provide the same protections for residents as those provided in the City's existing Conversion Ordinance and related Council Policy.¹⁶ The proposed Closure

Trailer Park also closed. See: <http://www.mercurynews.com/2016/10/28/sunnyvale-closed-trailer-park-will-make-way-for-108-unit-apartment-project/>

¹⁴San Jose Mercury News, "Sunnyvale: Blue Bonnet mobile park to close soon after conversion report's approval," available at <http://www.mercurynews.com/2017/03/15/sunnyvale-blue-bonnet-mobile-park-to-close-soon-after-conversion-reports-approval/>.

¹⁵ Katie Kramon, Peninsula Press, Mobile Home Parks: A Vanishing Source of Affordable Housing, March 14, 2015. Gina Hall, Silicon Valley Business Journal, Mountain View approves closure of mobile home park, July 10, 2015, available at <http://www.bizjournals.com/sanjose/news/2015/07/10/mountain-view-approves-closure-of-mobile-home-park.html>.

¹⁶ In our letter to the Planning Commission dated March 21, 2017, regarding the March 7, 2017, version of the Closure Ordinance, we identified a substantial number of changes that were required. Although staff incorporated some of the changes we suggested, the present March 21, 2017 version still fails to contain provisions that prevent park owners from utilizing it to circumvent the City's Conversion Ordinance. Further, the relocation assistance benefits afforded under the Closure Ordinance still fall well short of what the Conversion Ordinance requires, which must be corrected. These, and the other deficits we identify above, are most significant problems with the current

Ordinance provides drastically fewer procedural protections than the Conversion Ordinance and Council Policy. It also provides much more limited benefits and relocation payment to displaced residents. Quite simply, it is ridiculous and obviously unfair that mobilehome park residents—the people most negatively impacted by mobilehome park closure and/or conversion—would be deprived of any protections and benefits simply because of a park owner’s administrative course of action. In addition to the significant problems identified below, we describe a list of Closure Ordinance deficiencies in the attachment to this letter.

A. The Closure Ordinance must follow the existing Conversion Ordinance and Council Policy regarding conversion of use.

After months of staff work, public input, and public deliberation, the City Council adopted certain changes to its zoning code and the Mobilehome Park Conversion Ordinance “Council Policy.” Among other things, this Council Policy provides guidelines for assessing and mitigating adverse impacts as well as proposing relocation benefits that will enable residents to find comparable replacement housing when their mobilehome community is closed or converted and they are faced with the loss of their homes. Although we urge the Council to adopt procedural changes that we recommend below, the Council Policy’s mitigation and relocation provisions are thoughtful, thorough, and fair. The Council Policy represented a promise to the City’s 35,000 mobilehome park residents, a promise that will be broken should the City adopt the Closure Ordinance because it is deficient in numerous ways.

Moreover, the Council Policy does more than establish guidelines for mitigation of adverse impacts of a park closure on residents. The Council Policy also sets forth principles for approval of a proposed park conversion that take into account important City priorities like the need for adequate housing for all City residents regardless of income, facilitating resident ownership of mobilehome parks when feasible, and reducing and avoiding displacement of particularly vulnerable, long-term residents from our community.

San José must additionally protect mobilehome park residents’ due process rights by requiring that an application to close a mobilehome park be heard by the San José City Council. State law calls for the City’s legislative body or its delegated advisory agency, to review the relocation impact report. (Government Code § 65863.7(e).) However, instead of designating San José’s legislative body, the City Council, to consider applications under the Closure Ordinance, the proposed Closure Ordinance designates the Director of Planning to consider these applications unless a park owner or park resident requests a hearing. (Closure Ordinance § 20.180.760(A).) Park residents are afforded no opportunity to appeal the Planning Directors decision to the Council.

Unfortunately, our community knows that even when large-scale projects, like The Reserve, that seek to redevelop rent-stabilized properties, public participation is often absent. The closure of The Reserve displaced hundreds of San Joséans from their rent-stabilized homes,

and it was obvious that language and employment barriers prevented residents from engaging with staff and the Council about critical adverse impacts that must be mitigated. Similarly, we are concerned that park residents who face similar access barriers will not participate in this public process and that they will be denied important rights.

In contrast to San José's proposed Closure Ordinance, the cities of Palo Alto and Sunnyvale both require hearings on applications to convert parks, including closing parks, and provide appeals processes. (Sunnyvale Conversion Ordinance, 19.72.130(c); Palo Alto Mobilehome Conversion Ordinance, 9.76.040.) Even San José's Zoning Ordinance was specifically amended to ensure that the City Council, and not the Planning Director, would be the decision-maker that considered applications to convert mobilehome parks, and such a significant procedural distinction should exist based on a park owner's decision to simply close rather than convert. State law on the subject provides the bare minimum—San José can and must require a public hearing before the displacement of potentially hundreds of households. Such important land use and displacement issues must be reviewed with greater public scrutiny by appropriate public entities than the proposed Closure Ordinance currently provides.

We understand that some mobilehome park owners have threatened litigation against the City, and that this threat has driven staff to propose this draft Closure Ordinance. We ask that the City not allow itself to be held hostage by threats when the continued stability and well-being of thousands of our city's most vulnerable residents are threatened.

B. To prevent park owners from circumventing the Conversion Ordinance, San José must limit use of the Closure Ordinance to instances where a park owner cannot make a reasonable return on their investment.

If San José adopts a Closure Ordinance, it should include a provision that requires a park owner to prove, through the submission of records and a hearing before the Council, that they cannot make a reasonable rate of return on their investment prior to receiving approval to close a park. This requirement is necessary for the City to ensure that it does not allow for the displacement of hundreds, if not thousands, of households and the loss of vital affordable housing stock based on an owner's whim. Moreover, such a requirement is legally permissible so long as it does not interfere with the owner's primary, investment-backed expectations, and it does not render the owner unable to receive a reasonable return on their investment. (*Nash v. City of Santa Monica* (1984) 37 Cal.3d 97, 102.) As stated above, state Ellis Act does not apply to mobilehome parks, and municipalities can require this showing under their power to regulate land use.

Although *Nash v. City of Santa Monica* was superseded as to conversions of rent-stabilized residential real property when the Ellis Act was adopted, this case and its holding still articulates state law allowing jurisdictions to require that a mobilehome park owner show they can no longer make a reasonable rate of return before they can close and displace all their residents. As such, the City of San José should impose such a requirement to prevent park owners from simply circumventing the Conversion Ordinance by closing, displacing low-income

residents, destroying rent stabilized affordable housing units, and seeking to redevelop the property with other uses.

As presently drafted, the Closure Ordinance has no provision that prevents a park owner from misusing the Closure Ordinance to circumvent the Conversion Ordinance. The Closure Ordinance's only attempt to limit its misuse is by requiring a park owner to disclose the nature of the use of the parcel(s) where the park is located after the park is closed or a statement that no new use is contemplated under penalty of perjury.¹⁷ (Closure Ordinance § 20.180.740(E).) While this measure is a positive step, it poses no real barrier to misuse of the proposed Closure Ordinance, since it does not even specify what recourse and remedies displaced park residents or the City have to address a park owner's misrepresentations.

We urge the Council to reject the Closure Ordinance since the City's Conversion Ordinance encompasses projects termed as closure applications. However, if the City elects to adopt a Closure Ordinance, it should require significant changes are made because, among other things, the Closure Ordinance fails to preserve San José's 59 mobilehome parks and requires less rigorous relocation impact analyses and fewer relocation benefits for displaced residents than required by the City's longstanding Conversion Ordinance. More specifically, if a Closure Ordinance is adopted, the City should require that 1) it does not prevent owner from using the Closure Ordinance to circumvent the Conversion Ordinance, 2) does not require that the City Council hear the application to close a park, and, 3) it continues to require an inferior relocation impact analysis and mitigation benefits than what the Conversion Ordinance provides.

3. Adopt General Plan Text Amendment Changes.

Staff has proposed several General Plan text amendments that, if adopted, may help San José maintain an affordable and diverse housing stock, which includes mobilehomes. Again, these changes may become meaningless if the City adopts the present draft of the Closure Ordinance, which facilitates closure of San José's 59 mobilehome parks.

The City should establish a mobilehome park designation in the General Plan if it seeks to preserve its 59 mobilehome parks. Currently, San José has no General Plan designation for mobilehome parks. Although most mobilehome parks are designated as "Residential Neighborhood," some others are designated for industrial and commercial uses. The City should address this problem by adopting and applying this designation to all mobilehome parks, demonstrating that it values mobilehome parks as sources of affordable housing and that it intends to preserve mobilehome parks into the future.

In addition to adopting and applying a mobilehome park designation, the City should also amend the General Plan to establish a policy of "no net loss" of land zoned for mobilehome use.

¹⁷ We are concerned that even this requirement falls far short of what State law requires. State law requires a park owner who seeks to change the use of a park, including closing it, to "disclose in detail the nature of the change of use." (Government Code § 798.56(g)(2).) The proposed Closure Ordinance seems to authorize the park owner to provide something that does not comply with this State law requirement, since the park owner is not asked to provide a detailed disclosure about the nature of the use. (Closure Ordinance §20.180.740(E).)

There are multiple examples of “no net loss” policies that the City can use to preserve mobilehomes, including San José’s own industrial lands policy, Sunnyvale’s policy of preserving a set number of acres for mobilehomes, and Santa Cruz’s stated policy of preserving a set number of mobilehome units.

First, the City could use San José’s existing industrial lands policy as an example for an effective anti-conversion policy relating to mobilehome parks. This policy enables the City to preserve its valuable employment lands in order to promote economic growth. The vehicle for this policy is a series of clear statements in San José’s General Plan which integrates the industrial lands policy with many of the General Plan’s broad goals and policies. Council should take a similar approach here.

Second, Sunnyvale’s Housing Element and General Plan together take an approach that preserves the amount of mobilehome park acreage within the City through the City’s policy to “maintain at least 400 acres of mobile home park zoning.” Sunnyvale currently has 413.45 acres of mobilehome park zoning, making the “400 acre” policy effectively a no net loss policy.

Third, Santa Cruz implements a “no net loss policy” by preserving its current number of mobilehomes through a similar provision in its Housing Element, which expresses the goal to “Maintain current mobilehome [. . .] conversion regulations to preserve 360 mobilehomes in parks in the community.” San José should take a similar approach and amend its General Plan with a policy protecting either mobilehome acreage or units. We thus recommend that the General Plan be amended to include an exclusively mobilehome park designation and “no net loss” policy similar to the City’s industrial no net loss policy to fortify its commitment to preserving mobilehome park lands and this source of affordable housing.

In addition to these changes, staff’s proposed text amendments need to be clarified, expanded and/or strengthened to further strengthen mobilehome preservation efforts. We believe that the additional goals and actions that we include below to help preserve our City’s 59 mobilehome parks. More specifically, in addition to several of staff’s recommended General Plan text amendments (specifically H-1.1, H-1.10, General Land Use Goal LU-2 - Growth Areas, Implementation Policy IP-5.1(2), and Implementation Policy IP-5.7), we ask that the Council support and recommend the following changes. Underlined text is language we recommend adding while struck-through language is that which we recommend deleting.

Policies - Housing - Social Equity and Diversity

H-1.3 - Create, preserve, and rehabilitate housing opportunities and accessible living environments that allow seniors to age in place, either in the same home, assisted living facilities, continuing care facilities, or other housing types within the same community.

H-1.9 - Facilitate the development, preservation, and rehabilitation of housing to meet San José’s fair share of the County’s and region’s housing needs.

Actions - Housing – Social Equity and Diversity

H-1.16 Encourage that all proposed Ceonversions of Use or Changes of Use of mobilehome parks to other uses to include mitigation measures that provide displaced residents with housing options that are affordable once any short term subsidy has elapsed purposes other than the rental, or the holding out for rent, of four (4) or more mobilehome sites or spaces to accommodate mobilehomes used for human habitations, including the cessation of use, to mitigate any adverse impact to enable residents to relocate to replacement housing that is affordable and equivalent, including but not limited to their location and amenities.

Implementation Goal IP-5 – Urban Village Planning

Use new proposals for residential, mixed use, or employment development to help create walkable, bicycle-, and transit-friendly “Urban Villages” (also referred to as “Villages” within the Envision General Plan) at strategic locations throughout the City, and to enhance established neighborhoods, including existing mobilehome parks. In new Village development, integrate a mix of uses including retail shops, services, employment opportunities, public facilities and services, housing, places of worship, and other cultural facilities, parks and public gathering places.

Implementation Goal IP-5.2 – Urban Village Planning

Develop and use an Urban Village Planning process so that each Urban Village Plan can be successfully completed within an approximately nine month planning period, followed by completion of environmental review as required for adoption of the Plan. Engage Urban Village area property owners and residents to the fullest extent possible, along with representatives of adjacent neighborhood areas, potential developers and other stakeholders in the Urban Village Planning process.

Implementation Policy IP-5.4, Urban Village Planning

Prepare and implement Urban Village Plans carefully, with sensitivity to concerns of the surrounding community, residents, and property owners and developers who propose redevelopment of properties within the Urban Village areas. In furtherance of this policy and San José’s obligation to affirmatively further fair housing choice, prepare and report on the number of affordable housing units, including rent stabilized units, and socio-economic characteristics of the of residents who reside in the Urban Village. Urban Village Planning should protect against the displacement of low- and moderate-income tenants and mobilehome park residents who live in the Urban Village, and they must also plan for the mitigation of the loss of any mobilehome housing, rent controlled housing, and other affordable housing options that are lost to the community as a result of redevelopment. As part of the Urban Village Planning process, outreach to and community meetings for residents who face displacement, particularly those in mobilehome communities and multifamily housing, should be conducted. Proceed generally in the order of the following timeline, although some steps may be taken concurrently;

4. Uniformly Zone all Mobilehome Parks for this Exclusive Use.

San José has an R-MH mobilehome zoning designation which reserves these lands for mobilehome park uses.¹⁸ Currently, at least one third of the City's 59 mobilehome parks are not zoned R-MH.¹⁹ Updating the zoning on mobilehome parks would both demonstrate the City's commitment to mobilehome preservation and enable consistent regulation of R-MH lots. If the City adopts a Closure Ordinance, rezoning all parks so that they were intended for exclusively mobilehome park land use may create at least one barrier that may cause park owners to reexamine their efforts to circumvent the Conversion Ordinance. The City should update every mobilehome park to the R-MH designation to help protect mobilehome parks lands and to help prevent misuse of the proposed Closure Ordinance.

5. Amend the Council Policy to Further the Intent of and Clarify the Conversion Ordinance.

We continue to believe that San José can, and should, do more to strengthen its land use regulations to preserve mobilehome communities, especially if the City adopts a Closure Ordinance that permits a park owner to disregard the Conversion Ordinance and Council Policy. However, in light of staff's and the City's present approach, we request that the Council adopt the following changes to the Council Policy.

A. Do not amend the clarification presently contained in the Council Policy that park closure projects should not be excluded from mobilehome park conversion of use projects.

When the Council adopted the Council Policy to the Conversion Ordinance, it contained a section that stated that "the definition of 'Mobilehome park conversion of use' should not be interpreted to exclude projects described as 'park closure' from the requirements of Chapter 20.180." (Res. No. 77673, Conversion of Mobilehome Parks to Other Uses, Council Policy 6-33,1(e).) Since Council will consider adopting a Closure Ordinance, staff has proposed amending this language. We continue to argue that a separate Closure Ordinance is not necessary and that every application to change the use of a park, including closing it, should be processed through the Conversion Ordinance. If the Council agrees and does not adopt the Closure Ordinance, we ask that the Council not amend this language to make clear that all changes of use projects, including closures, will be processed through the Conversion Ordinance.

B. Define the term "sufficient information" to clarify that it includes more than only an appraisal.

One of the goals of the Conversion Ordinance is to help preserve San José's mobilehome parks by encouraging park owners and residents' associations (called Designated Residents'

¹⁸ San José Municipal Code § 20.30.010(C)(4).

¹⁹ A table that the zoning for all of the City's mobilehome parks may be found starting at page 19 of the Planning Commission's Memo to Council dated March 28, 2017, which may be accessed at: http://sanjose.granicus.com/MetaViewer.php?view_id=&event_id=2679&meta_id=626699.

Organizations (DROs) in the Conversion Ordinance) to negotiate for the sale of the park to DROs so that the affordable homeownership housing in these parks is preserved. To submit a viable offer to purchase the park, the DRO needs records relating to the operation and condition of the park. Although the appraisal of the mobilehome park is an important tool in preparing a purchase offer, it is not the only record that the DRO needs to prepare a viable offer. The DRO needs other records that specify the costs to operate the park, its outstanding financial obligations, its future maintenance obligations, and other relevant records. Staff has proposed to amend subsection d(i) of section 1 by providing more detail about what “sufficient information” the DRO will need to prepare its offer. Although staff’s suggested edit to include a reference to an appraisal is helpful, other examples of what constitutes sufficient information must also be specified.

C. Council Policy should call for a confidentiality agreement, not a third party, to protect park owner’s proprietary information.

In line with comments we submitted over a year ago,²⁰ we suggest that subsection d(i), which enables a park owner to have a third party hold information in confidence that the DRO needs to formulate a viable offer to purchase the park, is unworkable. It is inconsistent for the Council Policy to suggest that the park owner provide the DRO with sufficient information to enable it to make a viable offer and then, in the same section, state that the owner may require that a third party hold this information in confidence so that the DRO cannot access it. This information is absolutely necessary to evaluate whether a resident purchase is viable, for identifying financing, and for composing a credible offer to purchase the park. While we understand park owners’ desire for their financial information not to become public, release of that information to the DRO—or to an agent of the DRO—is an essential prerequisite to the good faith negotiations required by the Ordinance and Council Policy. Instead of the present language, the Council Policy could either require or allow the parties to enter into a confidentiality agreement at the outset of their negotiations.

D. Clarify that the required Relocation Impact Report should be interpreted to mean that required under either Government Code § 66427.4 and 65863.7.

Government Code section 66427.4 specifies that a Relocation Impact Report (“RIR”) will be required for conversion of use of mobilehome parks when a the party seeking to convert the park also seeks a map to subdivide the park. Government Code section 65863.7 specifies RIR requirements when conversion, closure or cessation of use of a park is sought without a concurrent subdivision map. As such, and particularly if the Council approves amending the Council Policy to state that the Conversion Ordinance excludes park closure applications, the Council should correct this section to reference the requirements under Government Code section 66427.4

²⁰ A copy of our coalition letter dated February 22, 2016, which includes additional recommendations for changes to the Council Policy, can be found starting at page 51 of the following link:
http://sanjose.granicus.com/MetaViewer.php?view_id=&event_id=2124&meta_id=557348.

Letter to San José City Council, May 11, 2017

Re: City Council Meeting, May 16, 2017

Agenda Items 4.1 and 10.1, Mobilehome Park Protection & Closure Ordinance

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E. Provide clear guidance regarding how disputes concerning selection of appraisers and RIR Specialists are resolved.

Staff's proposed changes at Sections 2.a. and 2.c. of the Council Policy, which relate to appraiser and RIR Specialist selection, are incomplete and require revision. Section 2.a. discusses the selection of the appraiser that will prepare valuations of mobilehome owners' homes. Section 2.c. discusses selection of the RIR Specialist. Although these two sections allow for parties to select their respective appraisers and RIR Specialists, staff did not provide guidance about how the parties should resolve any disputes regarding the ultimate selection of these professionals, like through mediation that is free of charge to park residents. Therefore, the Council should direct staff to clarify these sections.

F. State that the City, not a park owner, will provide an appeals process where there is a dispute regarding relocation and purchase assistance.

The Council should amend section 2.g. of the Council Policy so that the City, not the park owner, provides an appeals process to resolve disputes regarding relocation and purchase assistance. As we stated before the Council Policy was adopted, this dispute resolution process contained in the Council Policy is unacceptable, since any party hearing an appeal will be directly hired by and be an agent of the park owner. Instead, the City should have and govern an appeals process before a neutral fact finder.

Thank you for your attention and consideration. I welcome the opportunity to discuss the Law Foundation's letter with Council Members. I may be reached at 408-280-2448 or dianac@lawfoundation.org.

Sincerely,



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Closure Ordinance Deficiencies Attachment

The Mobilehome Park Closure Projects Ordinance (hereafter “Closure Ordinance”) fails to fulfill the City Council’s directive to preserve mobilehome parks and protect mobilehome park residents. The Closure Ordinance also fails to comply with State law because it prevents the decision maker from requiring the park owner who seeks to close their park from mitigating any adverse impact on the displaced mobilehome park resident to find adequate replacement housing. In 2016, the City adopted Council Policy 6-33, which are thorough and thoughtful guidelines for interpreting requirements under the City’s Mobilehome Conversion Ordinance (hereafter “Conversion Ordinance”). Adoption of an inferior Closure Ordinance, which requires less rigorous Relocation Impact Report (hereafter “RIR”) analysis and relocation benefits, will make the City’s Conversion Ordinance moot and make it impossible for residents to find adequate replacement housing. We note several of the Closure Ordinance’s deficiencies below and urge the Planning Commission to recommend rejection of the Closure Ordinance unless significant changes are made.

- **Does Not Protect Residents Against Park Owners’ Misuse of the Closure Ordinance to Avoid the Conversion Ordinance’s Procedural and Relocation Assistance Provisions.** As drafted, the Closure Ordinance provides fewer relocation benefits to residents than the Conversion Ordinance. There is no part of the Closure Ordinance that requires or penalizes a park owner who truly seeks to redevelop, versus simply closing the park and immediately applying to redevelop it, to actually proceed through the City’s Conversion Ordinance. The only, and narrow, way this issue is addressed in the Closure Ordinance states that the park owner shall disclose “the nature of the use of the Parcel(s) where the Park is located after Closure is approved *or* [provide] a statement under penalty of perjury that no new use is contemplated” in the RIR. Greater procedural protections must be included in the Closure Ordinance to safeguard against abuse.
- **Does Not Provide Residents with an Opportunity to Negotiate for Park Preservation.** The Closure Ordinance does not enable park residents to negotiate with the park owner to preserve their park. An association of residents, if it elects to, should be allowed to try and negotiate with the park owner to preserve the park, like the Conversion Ordinance provides. (Conversion Ordinance § 20.180.380.) The City’s Closure Ordinance does not allow for this.
- **Does No Provide Residents with a First Right of Refusal.** The Closure Ordinance does not provide residents with a first right of refusal to rent or purchase housing in a future residential development (if the resident qualifies). The Council Policy calls for this. (Council Policy 6-33 § 1(j).)

- **Unreasonably Disqualifies Residents from Relocation Assistance Benefits.** The Closure Ordinance, particularly its definitions section, does not reflect residents' real-world homeownership and space rental realities, including the hardship they will face during a closure application. Since most mobilehomes in San José's parks cannot be moved, we are concerned that many mobilehome owners will be disqualified from receiving compensation for the loss of their homes under the Closure Ordinance based on the Closure Ordinance's definition. Although we appreciate that staff amended this definition in its March 21, 2017, Closure Ordinance draft, we note that it is far narrower than the Conversion Ordinance's definition, which encompasses a host of ways that residents can prove that they are, in deed mobilehome owners. (Closure Ordinance § 20.180.705(R); Conversion Ordinance, § 20.180.160.) As such, the Closure Ordinance's definition should be amended to be the same as the Conversion Ordinance's, which is, "a person who has the right to the use of a mobilehome lot within a mobilehome park on which to locate, maintain, and occupy a mobilehome, lot improvements and accessory structures for human habitation, including the use of the services and facilities of the park." (Conversion Ordinance, § 20.180.160.)

Another oversight is that mobilehome owners who are 55 or older qualify to rent spaces in San José's parks, but, under the Closure Ordinance, seniors need to be 62 years or older to qualify for certain relocation benefits. (Closure Ordinance § 20.180.705(Y).) These overly restrictive definitions unreasonably deny residents vital benefits and are contrary to the requirements of State law.

- **Limits Who is Eligible to Receive Certain Benefits, Like a Rent Differential Subsidy.** The Closure Ordinance provides a rent subsidy only if a resident household qualifies as senior (62 and older), disabled, or low-income. (Closure Ordinance § 20.180.730.) *All* displaced residents should qualify for a rent differential, which is what the Conversion Ordinance provides (§ 20.180.630(d).) San José is home to mobilehome parks that contain upwards of 700 mobilehomes. If 700 households were displaced, a majority would be unable to find other rent stabilized housing, whether in or out of a mobilehome park. If households were mere dollars above some low-income threshold, they would be denied the ability to have the soft landing that a rent subsidy is designed to provide. A park owner should not be able to avoid paying for displacement mitigation protections based solely on the type of application they submit.
- **Does Not Require Individualized Assessment of Long-term Housing Solutions.** We thank staff for amending the March 21, 2017, draft of the Closure Ordinance to incorporate our request that the RIR Specialist prepare individualized assessment for comparable housing evaluation. This evaluation should include longer-term housing solutions so that each displaced resident is not displaced, again, once a housing subsidy terminates. The Closure Ordinance does not require any evaluation of long-term housing solutions for individual households like the Conversion Ordinance and Council Policy

specify. (Council Policy 6-33 §§ 1(g)-(j).) These assessment provisions should be the same under the Conversion Ordinance/Council Policy and the Closure Ordinance.

- **Lacks a Housing Burden Assessment.** The Closure Ordinance fails to require that relocation and purchase assistance provide sufficient subsidies and other measures to allow residents to find other adequate, safe housing priced at a level that does not create a greater housing burden on a resident. (Closure Ordinance § 20.180.730; Council Policy to the Conversion Ordinance 6-33 §§ 1(g)-(j).)
- **Provides Insufficient Subsidy for Large Households.** Unlike the Conversion Ordinance, the Closure Ordinance does not call for more than one housing subsidy if a large household is forced to split into smaller households. (Conversion Ordinance § 20.180.6302(C); Closure Ordinance § 20.180.730.) If any mobilehome park closes, it is likely that most residents will need to move to smaller households. Because other housing opportunities may limit the number of residents who can live in a housing unit, larger families will need to split up. The Closure Ordinance does not require a rent subsidy for multiple households if they must split up, which will severely disadvantage larger households and substantially limit their ability to find replacement housing.
- **Insufficient Guidance for Appraisers.** The Closure Ordinance fails to provide sufficient direction to appraisers in determining value. (Closure Ordinance § 20.180.740.) Appraisals should list in-place value of mobilehomes prior to any public discussion or communication regarding closure of the mobilehome park because of the downward impact that public knowledge of closure has on value. Moreover, if the appraiser identifies lack of maintenance or deterioration of the subject mobilehome park that negatively affects the value of a mobilehome, the appraiser should determine the value of the home with an upward adjustment in value as needed to eliminate the negative effect in value caused by the lack of maintenance or deterioration.
- **Does Not Require Staff to Obtain Confidential Questionnaires if Incomplete.** The Closure Ordinance mandates that the RIR specialist will analyze residents' confidential responses to a questionnaire in evaluating the relocation assistance they require. (Closure Ordinance, § 20.180.750.) As presently drafted, the Planning Director "may but is not required to seek the information directly from the Mobilehome Owner and/or Resident." (Id.) Already stinging from a park owner's broken promise that their park will remain open, park residents will be reticent to entrust confidential information about themselves to an RIR Specialist. Other barriers may exist, fear or denial over the prospect of losing one's home, language-and employment barriers, and disability, may prevent a park resident from submitting questionnaires. This section must be amended to require City staff to make several attempts to obtain information from park residents if their questionnaires are incomplete or not submitted to the RIR Specialist. As such, we ask that the Closure Ordinance recognize this and mandate that the Planning Director will make several attempts to collect this vital information.

- **Contains a Wholly Inadequate Appraisal Dispute Resolution Process.** The Closure Ordinance resolves a dispute about the valuation of a residents' home by requiring the resident to obtain a costly appraisal report, and then, "may require that the Mobilehome Owner be compensated based on the average of the appraisals obtained by the Park Owner and the Mobilehome Owner." (Closure Ordinance § 20.180.730 (B)(5), emphasis added.) This dispute process is wholly inadequate and will lead park owners, who select their own appraiser, to generate low appraisal amounts. It is unlikely that low-income residents will hire their own appraisers, which means that park owners' appraisers will propose artificially low valuations of residents' homes. Even if a resident hires their own appraiser, they will always receive less than what their expert appraiser determines is the value of their home. Instead, the City should have and govern an appeals process before a neutral fact finder.
- **Does Not Enable Decision-Makers to Comply with State Law nor Require Park Owner to Mitigate Any Adverse Impact on Residents' Ability to Find Adequate Replacement Housing.** The Closure Ordinance fails to make clear that, under State law, the RIR Specialist may propose, and the Planning Director or City Council may require, relocation assistance that mitigates *any* adverse impact on a resident's ability to find adequate replacement housing in a mobilehome park. (Government Code § 65863.7(e), emphasis added.) Such instruction is not provided to the RIR Specialist who will prepare the RIR. (Closure Ordinance §§ 20.180.730 -.740.)

To mitigate any adverse impact, the Planning Director has the ability to require relocation assistance amounts that are more than even the 100% appraised value of a residents' home if it takes more assistance to secure adequate replacement housing in another park. The limit, that mitigation shall not exceed the "reasonable cost of relocation," may include more assistance than the limited categories that the Closure Ordinance specifies. The Closure Ordinance must provide the RIR Specialist, the Director of Planning and the Council with a clear statement that they have the ability to require additional mitigation measures if they are necessary to enable the resident to relocate to adequate replacement housing. Failure to include this provision means that the Closure Ordinance fails to comply with State law.

- **Does Not Require a Public Hearing to Review the Sufficiency of the RIR.** The Closure Ordinance states that a public hearing to review the sufficiency of the RIR would only be scheduled if a resident or park owner requests it. (Closure Ordinance § 20.180.740.) Given the displacement of thousands of vulnerable residents in any potential closure, a City Council hearing assessing the sufficiency of the Relocation Impact Report should be required as a matter of course. This requirement would not contravene State law on the subject, which allows the legislative body, the City Council, to review and evaluate the application.

- **Does Not Require that Notices to Park Residents about the Proposed Closure of a Mobilehome Park be Accessible.** The Closure Ordinance identifies notices that residents will receive related to the park closure application. (Closure Ordinance §20.180.760(B).) It will notify them that they can obtain “information on accommodations and how to obtain interpretation and translated information or other accommodations from the RIR Specialist.” (Id.) However, it fails to specify that these initial notices (about how to obtain accommodations and translated information) will be accessible for residents who are disabled or not proficient in English. Further, it states that “information” will possibly be translated, but it doesn’t say that the RIR will be translated. These are major oversights that must be corrected, since these notices and the RIR contain important rights and information that must be accessible for people who are not English-language proficient or who are disabled. This oversight means that many park residents will be unable to understand and assert their rights.
- **Does Not Require that the RIR Report, and Subsequent Amendments, Be Provided to Residents as Required Under State Law.** Contrary to the requirements under State law, which requires that the park owner provide a copy of the RIR to a resident of each mobilehome at the park, the Closure Ordinance state that each resident will be invited to obtain a copy. (Government Code § 65863.7(b); Closure Ordinance §20.180.760(B).) Further, the Closure Ordinance does not specify that this notice will be accessible for residents who are disabled or who are not fluent in English. (Id.) To comply with State law, the Closure Ordinance must require that the RIR and subsequent amendments be provided to a resident from each mobilehome. (Id.) As such, a resident from each mobilehome should receive these subsequent amendments or clarifying letters and at least 30 days prior to any hearing on or consideration of the RIR by the Planning Director and City Council and these should be accessible.
- **Prevents the Decision-Maker from Denying an RIR While Making Full Compensation for Residents’ Relocation Expenses Optional.** The Closure Ordinance only allows the Planning Director or City Council to approve or conditionally approve an RIR. (Closure Ordinance § 20.180.760(C).) It does not specify that these decision-makers have the ability to deny it. (Id.) This means that residents would be left in limbo for potentially significant periods of time during the application process, especially if the park owner causes unreasonable delay.

Further, the Closure Ordinance is patently unfair and unbalanced in how it treats park residents. For example, even though the decision-maker will be unable to deny the RIR, it does not require the decision-maker to fully compensate a homeowner for the in-place value of their home, provide a rent differential, or cover costs to re-install disability-related improvements the park resident will need at their replacement housing. (Closure Ordinance § 20.180.760(D).) Instead, the decision-maker may require a park owner to compensate residents for something far less than what residents need to obtain adequate replacement housing. (Id.)

- **Does Not Specify that Public Hearings on Conditionally Approved RIRs will be Required.** The Closure Ordinance is silent about whether subsequent hearings will be required if an RIR is conditionally approved. (Closure Ordinance § 20.180.760(C).) The findings relating to the adequacy and approval of the RIR should be evaluated at a public hearing. A closure should not be permitted unless and until an RIR is actually approved subsequent to a public hearing.
- **Lacks a Necessary RIR Appeals Process.** The Closure Ordinance permits the Director of Planning to authorize displacement of potentially thousands of residents, the permanent loss of hundreds of affordable and rent stabilized housing units, and closure of a mobilehome park. (Closure Ordinance § 20.180.760(B).) The Closure Ordinance provides for no appeals process in the event that park residents dispute the accuracy of or sufficiency of their relocation benefits. Neighboring cities provide appeals processes before a neutral fact finder. Although we disagree that the Planning Director should have the ability to unilaterally make a decision on a closure application, at a minimum, the City's Closure Ordinance should contain an appeals process for residents to dispute the Planning Director's decision about the adequacy of the benefits approved under the RIR.

From: **Reneé Ingold**

Date: Tue, Mar 10, 2020 at 12:27 AM

Subject: MAGIC SANDS NEEDS PROTECTION TOO!

To: Mayoremail@sanjoseca.gov <Mayoremail@sanjoseca.gov>, District1@sanjoseca.gov <District1@sanjoseca.gov>, Councilmember Sergio Jimenez <district2@sanjoseca.gov>, District3@sanjoseca.gov <District3@sanjoseca.gov>, District4@sanjoseca.gov <District4@sanjoseca.gov>, District5@sanjoseca.gov <District5@sanjoseca.gov>, District6@sanjoseca.gov <District6@sanjoseca.gov>, District7@sanjoseca.gov <District7@sanjoseca.gov>, District8@sanjoseca.gov <District8@sanjoseca.gov>, District9@sanjoseca.gov <District9@sanjoseca.gov>, District10@sanjoseca.gov <District10@sanjoseca.gov>, Martha O'Connell GSMOL, Jovanka Krainovich, Carlene Valenti

I was planning on being at the City Council meeting tomorrow Tuesday March 10, but a sore throat and raised temperature will keep me home. SO many mobile home residents wanted to be at this meeting, but the fear of the coronavirus keeps the most vulnerable seniors and sick people like me away.

I can only say I hope the City Council can vote to PROTECT our Mobilehome parks. Seniors on oxygen, seniors on walkers, the working poor that cannot afford a babysitter for the city council meeting, the working poor like ME that are sick, etc ALL COUNT on our CITY COUNCIL members to PROTECT our homes.

Thank you to those of you who vote to protect our homes.....I will be watching....

Thank you,

Renee' Ingold

martha O'Connell

Tue 3/10/2020 7:13 AM

To:

Chapman, Helen; Agendadesk;The Office of Mayor Sam Liccardo;District1;District2;District3;District4;District5;District 6; District7; District8; District9; District 10; martha O'Connell

Well the mask is off.

Both owner(s) of Westwinds and Mt Springs have sent letters to Council talking about redevelopment. Those letters are on line as letters from the public on item 10.2 today. Both oppose the MP designation in the GP.

Mt Springs talks about the "inevitable future redevelopment of the property" (page 1, second paragraph) and again page 2, fourth paragraph "...the park may be developed to provide more housing, which we believe inevitably it must."

The Nicholson Family admits in writing that they met with the City last year in their 2-10-20 letter. Page 2, second paragraph. In both this letter and their 3-9-20 one they dismiss the move to give the Parks a MH designation in the General Plan as "an exercise in politics" and "that as a result of the publicity caused by the lawsuit filed against TNFP, there is a need for some political action by the City Council."

These statements are an insult to the thoughtful letter by Jimenez, Peralez, Esparza and Foley. These statements are an insult to the stressed out Mobilehome Park residents who face displacement.

angelictmt

Tue 3/10/2020 7:51 AM

To:

Agendadesk

I support ALL Mobile Home Parks in San Jose getting the MobileHome Designation in the General Plan. Many Thanks - Therisa Tritch

From: **Huy Tran**

Date: Tue, Mar 10, 2020, 11:32 AM

Subject: Comments for Item 10.2

To: <district1@sanjoseca.gov>, <district2@sanjoseca.gov>, <district3@sanjoseca.gov>, <district4@sanjoseca.gov>, <district5@sanjoseca.gov>, <district6@sanjoseca.gov>, District7 <district7@sanjoseca.gov>, <district8@sanjoseca.gov>, <district9@sanjoseca.gov>, District10 San Jose <district10@sanjoseca.gov>, Candace Le <candace.le@sanjoseca.gov>, <city.clerk@sanjoseca.gov>

Good morning esteemed Council Members, Mr. Mayor, and staff. I submit this statement in support of the memo proffered by Council Members Jimenez, Peralez, Esparza, and Foley. However, I want to use this opportunity to describe the broader issue that we must face as we prioritize higher-density developments and how we ensure that mobile home residents are treated fairly and given due consideration.

It is no secret that we are in a housing crisis, and to address this, we need to build more high density housing. Allowing developers to target mobile home parks is not the answer to this. In fact, mobile home residents tend to be very vulnerable to displacement because they are in the unenviable position of owning the home but not the land. The equity and investment that mobile home owners make into their homes can disappear just because rumors of park closures can destroy any value that exists. What value can there be in a building that has no security in the land beneath it?

I bring up the following points for your consideration. While I am in full support of the land use designation and applying it to Westwinds and Mount Spring, I believe this needs to be expanded to all mobile home parks in San Jose.

1. While we need more housing, we also need to ensure that there is affordable housing.

We often hear that the solution to the housing crisis is simply to have more housing. Our housing crisis is more than a simple analysis of supply versus demand. We have to look at the impact of the housing crisis on the communities that reside in San Jose and have been a part of building it.

San Jose has built thousands of market rate units. North San Jose is a prime example of that. We have built the 8000 residential units that we are allowed to build under Phase 1 of the North San Jose plan, with a handful of these units treated as below market rate (BMR) units. Despite giving free rein to market rate development in this region, the average price of a class A 1-bedroom apartment is still over \$2700 per month. The desired drop in rent has not materialized. We also have a revolving door of residents where a significant number of residents move in and out within the span of just a few years - meaning that there are units that become available on a regular basis. There are apartments available to rent in the city. The reason why these vacancies persist is in part due to the high cost of rent.

The takeaway from this is that inherent in the housing crisis is the affordable housing crisis. We don't just need housing - we need affordable housing.

2. Mobile Home Parks are naturally occurring affordable housing.

There are 59 mobile home parks in San Jose, with 11,000 homes. Tens of thousands of residents have opted for mobile homes because getting a three- or four-bedroom mobile home can be as low as 20% of the cost of a home outside of a park. Newer residents to Westwinds have paid between \$250,000 to

\$300,000 to get a four-bedroom home, while the average price for homes in San Jose are over \$1,000,000 for three- or four-bedrooms. Clearly, the reason for this variance is that mobile homes are not the same as single family homes, but that fact is what makes mobile home parks much more affordable.

This difference in price has translated into mobile home communities that include many retirees, service workers, and immigrant families. Westwinds itself has many such residents who have been there for decades. People who otherwise would not have any option to buy now have it.

Once a park is lost, it will never be recovered.

3. There are other options to build density than to put at risk the families in mobile home parks.

Looking at North San Jose alone, we have many options where we can focus our growth. Apple is making its land in North San Jose available for high-density housing. There is commercial property that has been vacant for a long-time that can be converted to mixed use developments, such as The Assembly, which currently has 300,000 square feet of commercial space up for lease, and could be converted to up to 1.3 million square feet of space. Google is rumored to be interested in this space, but there is still a lot of empty office space that can be converted to other uses.

Outside of North San Jose, there are opportunities to in-fill, and we need to pursue mid-density strategies as well, such as town homes and 4-plexes in traditional single-family home neighborhoods.

4. The Mobile Home Land Use Designation also balances out the bargaining power between park owners and park residents.

Land ownership is a powerful role to have, which is why policies such as the mobile home land use designation are necessary to balance the negotiating power between the park owners and the park residents. If preservation is not possible despite our best efforts, then we have an obligation to ensure that park residents are able to preserve their equity and value. Whatever park residents are able to recover will be necessary for them to find other housing options because there is no housing available that matches what residents get in mobile home parks for the price that they pay.

Applying the land use designation will require developers and land owners to be transparent about their plans because such changes will have to be justified to the City Council itself, even before a conversion can take effect.

5. The Winchester Ranch Agreement is a good compromise for those residents and the developer, but whether it can be duplicated is not a guarantee.

By all accounts, the negotiations between the Winchester Ranch residents and Pulte were successful. The residents and the developer reported that they were satisfied with the result. However, what occurred at Winchester is far from guaranteed for the other parks in San Jose.

The distinction is that Winchester is a senior park. All of the residents were at least 55 years old. In the years it took to get to the settlement, dozens of the residents passed away, and the developer's obligation to provide for the residents lessened each time. Other mobile home parks do not have such conditions, and provisions such as lifetime housing will carry much higher price tags for residents in other mobile

home parks. The provisions of the Winchester Ranch agreement will be much more expensive when younger residents, residents with families, and residents who are still working or want to better secure their investments negotiate with potential developers.

While the Winchester Ranch agreement is good news and can provide a framework for those residents interested in negotiating conversions, Mobile Home residents still need the protection that prevents them from being displaced.

6. Addressing Councilman Diep's arguments opposing the broad application of the mobile home land use designation

Councilman Diep's arguments are twofold. First, the cost in staff time is unwarranted, or an "unfunded mandate" as stated in his memo. The second is that creating a uniform mobile home park designation would be ineffective in protecting mobile home parks. I address both of these at the same time because creating a uniform designation is the cost-effective *and* effective way to increase protections for mobile home park residents, increase the leverage of park residents in any potential negotiations, and require transparency.

At the high end of the cost estimate, staff project that it will cost \$380,000 to apply the mobile home park designation to all parks in San Jose. While \$380,000 is no small investment, considering that number in context shows that it is truly worthwhile:

- As stated earlier, there are Westwinds residents who have spent \$250,000 to \$300,000 just in the past few months for their homes. For the price of 1.5 of the homes purchased by these new residents, our city can protect all 58 of the mobile home parks in San Jose.
- Under the IHO, developers can avoid building below market rate units by paying a per-unit in-lieu fee that is just under \$200,000 per for-sale unit. The in-lieu fees for just 2 for-sale units, which developers have shown a great willingness to pay, will increase protections for the thousands of mobile homes that exist in San Jose.

Councilman Lan Diep specifically described the \$380,000 price tag as an "unfunded mandate," and put up \$30,000 of initial funding out of his own council budget for a "Mobile Home Protection Fund." As shown above, money is not the issue here, particularly in light of the fact that this Council voted to give away \$67 million in fee waivers to the very developers who stand to profit immensely from buying out mobile home parks and re-developing them. Further, Councilman Lan Diep himself rolled over close to \$900,000 in his city council budget alone in 2019. The person who portrays himself as having the back of mobile home park residents can literally fund the staff projections of costs on his own, and yet only puts forward \$30,000 towards a fund that has no clear purpose, or with any projects as to how much an individual analysis and implementation of tailor-made solutions to each park would cost.

In Conclusion,

I urge our city council to protect the mobile home park residents of San Jose. The very ideas being considered by this Council were first proposed in 2018 by Councilmembers Jimenez, Peralez, and Rocha. Our city knew that these issues were coming when the Winchester Conversion was announced. If the Council truly cares about protecting mobile home park residents, then the obvious answer - actually protecting all mobile home parks - is before you. The only reason not to support this position is to leave the door open to convert mobile home parks

From: **Carol Bennett**

Date: Tue, Mar 10, 2020 at 1:14 PM

Subject: MobileHome Designation

To: <mayoremail@sanjoseca.gov>, <District3@sanjoseca.gov>, <District4@sanjoseca.gov>, <District5@sanjoseca.gov>, <District6@sanjoseca.gov>, <District7@sanjoseca.gov>, <District10@sanjoseca.gov>, <District1@sanjoseca.gov>, <District2@sanjoseca.gov>, <District8@sanjoseca.gov>, <District9@sanjoseca.gov>

Cc: martha O'Connell

Elected Officers of San Jose CA

It was my intention to attend the City Council Meeting tonight to express my opinion that the MobileHome designation be applied to every mobile home park in the city of San Jose. Due to the current concerns about the coronavirus, I will remain at home.

It seems redundant to me that City Council legislation should be required to do this, but as it is, I am urging all members of the City Council to approve this agenda item.

In addition, since San Jose has been urging all necessary action to provide more and more Affordable Housing, it would be a severe step backwards if any mobile home parks in the city were vulnerable to closure. It would only increase the need for more people to be in need of such housing.

Again I urge your support for designating all mobile home parks in the city as Mobile Homes for the protection of those who reside there.

Thank you,
Carol Bennett

martha O'Connell

Tue 3/10/2020 9:40 AM

To:

Agendadesk;

martha O'Connell

The Office of Mayor Sam Liccardo; District1;District2;District3;District4;District5;District 6;District7;District8;District9;
District 10

I Nadine Sabanovich live at **Villa Teresa MHP** San Jose CA. I support All mobile home parks in San Jose getting the mobile home designation.

-----Original Message-----

From: Mary Lou Etten

Sent: Monday, March 09, 2020 7:34 PM

To: City Clerk

Subject: Meeting on 3/10/20

Please let the city council know that as a resident of **Westwinds mobile home park** I urge you to vote yes on the new land use for our park.

Thank you

Mary Lou Etten

Sent from my iPad



Joseph B. Vieira

March 9, 2020

Via Email

Sam Liccardo, Mayor
And Members of the San Jose City Council
200 East Santa Clara Street
San Jose, CA 95113

Re: Mountain Springs Mobile Home Park
625 Hillsdale Avenue

Dear Mayor Liccardo and City Council Members,

For more than 125 years our family has owned the property at 625 Hillsdale Avenue where Mountain Springs Mobile Home Park has been located since the mid-1970s. Four generations of our family were living on the land in the 1960s. Our family has been a part of the growth of San Jose and has contributed to that growth in many ways as commemorated on a marker in Vieira Park in the Tuscany Hills neighborhood that overlooks Mountain Springs.

Our property currently carries two General Plan designations: Residential Neighborhood on the lower portion and Urban Residential on the upper portion. We find it necessary to object to the proposed General Plan amendment on your agenda for March 10 that would re-designate both areas to a newly created Mobilehome Park designation. If any part of our property is to be re-designated to a Mobilehome Park designation, an overlay needs to be concurrently adopted in order to provide certainty to both property owners and mobile home owners regarding the inevitable future redevelopment of the property.

According to your staff report, San Jose has 59 mobile home parks. However, the General Plan amendments on your agenda for March 10th only seek to re-designate two of those 59 parks: ours and Westwinds. We object to this unequal and unjustified treatment of our property compared to 57 other properties in San Jose that are being used in a manner identical to ours. The property owners who own these 59 parks should all be treated equally, just like the owners of the mobile homes within each of these 59 parks and the tenants in any of those mobile homes should be treated equally. We believe that this selective application of the new designation violates our constitutional rights, including our right to equal protection and treatment under the law.

The only justification offered for singling out two mobile home parks for the new designation is that only these two parks currently have a designation of Urban Residential, a designation that would allow a high density residential redevelopment without the need for any General Plan amendment. However, even if true, that justification does not apply to the lower portion of our property, which is not designated Urban Residential, but rather is designated Residential Neighborhood, the same designation which many if not most of the other 57 mobile home parks in San Jose currently have. Consequently, and just like those other 57 mobile home parks, it would be legally impossible for us to redevelop the lower portion of our property to high density residential without a General Plan amendment.

The fact that the upper portion of our property is designated Urban Residential would not allow us to bypass the General Plan amendment requirement prior to developing high density residential on the lower portion, and thus the contention that the upper and lower portions are part of the same park cannot be used to justify re-designating the lower portion to Mobilehome Park. On this basis we object to the re-designation of the portion of our property currently designated Residential Neighborhood to a Mobilehome Park designation on the grounds that it violates our constitutional rights, including our right to equal protection and treatment under the law. Our Residential Neighborhood-designated property is being treated unequally compared to every other parcel in San Jose with that identical designation.

We recognize that General plan designations can be changed at the discretion of a majority of the City Council. Just as the current City Council has directed staff to bring forth a new Mobilehome Park designation and apply it to properties designated Urban Residential, a different City Council can change the designation back to Urban Residential as we approach the end of the ground lease that we have with the Mountain Springs Mobile Home Park operator 16 years from now.

We believe that this prospect creates uncertainty for us as owners of the property, just as it must for the owners of the mobile homes within the park on our property. The bare Mobilehome Park designation offers no guidance as to what the rules or expectations will be when, at least 16 years in the future, the park may be redeveloped to provide more housing, which we believe inevitably it must.

It is for that reason that we agree with and support the overlay proposal provided in Nicholson Family's letter to the Planning Commission dated February 10, 2020 (copy attached). That overlay recognizes the ultimate high density residential redevelopment of the park, takes lessons from the recent Winchester Mobile Home Park conversion which is universally agreed to have achieved an excellent result from all perspectives (see last month's Community Strategy Report: <https://www.sanjoseca.gov/home/showdocument?id=50333>), while those lessons are fresh, and memorializes the expectations that would accompany the ultimate use of property such as ours for high-density residential development adjacent to light rail transit consistent with an Urban Residential designation. We would think that mobile home owners understand that the bare Mobilehome Park designation provides them with no long-term assurances, and that

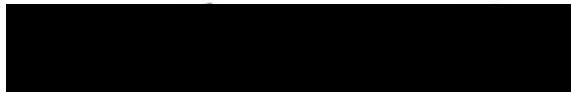
they would want the protection of that overlay as much as property owners would. The Planning Commission was supportive of the overlay concept in its recommendation to the City Council.

Mayor Liccardo, you lauded the landmark Winchester Ranch agreement after which the Nicholson Family's proposed overlay is modeled in a recent newsletter, saying, "This agreement makes room for much-needed housing in San José and enables residents to remain within their existing community."

To summarize our position, we object to the re-designation of our property at 625 Hillsdale Avenue to the new Mobilehome Park designation and specifically object to that designation being applied to the portion of our property currently designated Residential Neighborhood. If the Mobilehome Park designation is to be applied to any part of our land, it should only be applied to the portion currently designated Urban Residential, and in that event, the attached overlay proposed by the Nicholson Family should concurrently be approved and adopted by the City to provide guidance for the future use of that property.

Very truly yours,

Nine Islands III, LLC,



By: _____
Joseph B. Vieira



By: _____
Davide B .Vieira

Attachment: Nicholson Overlay Proposal

cc: Rosalynn Hughey (Rosalynn.Hughey@sanjoseca.gov)
Nadia Aziz, Law Foundation of Silicon Valley (nadia.aziz@lawfoundation.org)
Barton Hechtman, Matteoni, O'Laughlin & Hechtman (bgh@matteoni.com)

Shiloh Ballard
Members of the Planning Commission
February 10, 2020

CITY DRAFT OVERLAY LANGUAGE

Mobilehome Park Transition Overlay

This overlay is intended to protect existing mobilehome owners from the adverse impacts of mobilehome park conversion, including displacement of park residents and the lack of adequate replacement housing, while allowing development in accordance with an Urban Residential designation to provide higher density housing consistent with General Plan policies. Conversions of existing mobilehome parks in the City of San Jose to other uses may result in the permanent displacement of existing mobilehome residents, increased risk of homelessness for lower-income mobilehome residents, loss of a large amount of relatively affordably-priced housing and reduction of housing-type choice, and the destruction of established residential communities.


This overlay applies to mobilehome parks with a Mobilehome Park land use designation and supports residential or mixed-use development as an alternate use consistent with the Urban Residential land use designation subject to the mobilehome park owner and the City entering into an approved Development Agreement that, in addition to meeting all requirements in Chapter 20.180 of the Zoning Ordinance and City Council Policy 6-33, includes a program of relocation and purchase assistance that provides sufficient subsidies and other measures to allow existing residents to find other adequate, safe housing priced at a level that does not create an additional housing burden, and addresses the relocation of, and cost of relocation of, mobilehome owners to other mobilehome parks or reasonable replacement housing that is affordable and comparable in size. The Development Agreement may include some or all of the following components:

- 1) Applicant negotiation with mobilehome owners regarding a program of relocation and purchase assistance, with mobilehome owners being offered a right to replacement housing in newly constructed residential units priced at a level that does not create an additional housing burden.
- 2) Construction of the new development being phased to the extent feasible such that mobilehome owners who will move into the newly constructed residential units can continue to live on-site while new residential units are being constructed, unless it would adversely affect the health or safety of the mobilehome residents residing on-site during construction.
- 3) Construction of the same or greater number of residential units than will be displaced in the mobilehome park and with similar bedroom count.

martha O'Connell

Tue 3/10/2020 9:40 AM

- Agendadesk;
- martha O'Connell <homeownersforequity@gmail.com>;
- The Office of Mayor Sam Liccardo;
- District1;
- District2

+8 others 

I Nadine Sabanovich live at **Villa Teresa MHF** San Jose CA. I support All mobile home parks in San Jose getting the mobile home designation.

From: **Mark De La Cruz** < >

Date: Tue, Mar 10, 2020 at 1:35 PM

Subject: Support Mobilehome Designation in General Plan for ALL mobilehome parks in San Jose!

To: Mayoremail@sanjoseca.gov <Mayoremail@sanjoseca.gov>, District1@sanjoseca.gov <District1@sanjoseca.gov>, District2@sanjoseca.gov <District2@sanjoseca.gov>, District3@sanjoseca.gov <District3@sanjoseca.gov>, District4@sanjoseca.gov <District4@sanjoseca.gov>, District5@sanjoseca.gov <District5@sanjoseca.gov>, District6@sanjoseca.gov <District6@sanjoseca.gov>, District7@sanjoseca.gov <District7@sanjoseca.gov>, District8@sanjoseca.gov <District8@sanjoseca.gov>, District9@sanjoseca.gov <District9@sanjoseca.gov>, District10@sanjoseca.gov <District10@sanjoseca.gov>

Cc: homeownersforequity <homeownersforequity>

Dear Mayor Liccardo and Councilmembers:

My name is Mark De La Cruz, and I am a San Jose resident and a resident of the **Quail Hollow Mobilehome Community** (District 6). I strongly support (and I urge you to strongly support) **ALL mobilehome parks in San Jose** to acquire the ***Mobilehome Designation*** in the General Plan.

Sincerely,

Mark De La Cruz

From: **Meg Williams**

Date: Tue, Mar 10, 2020 at 2:05 PM

Subject: March 10 Meeting Mobilehome Park Designation in the General Plan

To: Mayoremail@sanjoseca.gov <Mayoremail@sanjoseca.gov>, District1@sanjoseca.gov <District1@sanjoseca.gov>, District2@sanjoseca.gov <District2@sanjoseca.gov>, District6@sanjoseca.gov <District6@sanjoseca.gov>, District5@sanjoseca.gov <District5@sanjoseca.gov>, District7@sanjoseca.gov <District7@sanjoseca.gov>, District8@sanjoseca.gov <District8@sanjoseca.gov>, District9@sanjoseca.gov <District9@sanjoseca.gov>, [homeownersforequity](#); [homeownersforequity](#), District10@sanjoseca.gov <District10@sanjoseca.gov>, district3@sanjoseca.gov <district3@sanjoseca.gov>, District4@sanjoseca.gov <District4@sanjoseca.gov>

Dear Thoughtful People

In accordance with the encouragement of 55+ citizens not going to large gatherings, I am sending you an email reiterating the stand that my husband and I are hoping that you have taken in support of **all** mobile-home parks in San Jose being given the mobile-home park designation in the General Plan.

We are affordable housing which everyone is trying to provide and secure in this 'high priced' area. Don't remove a large portion of what is currently available in this category. Protect it~!!

Please vote to extend the designation in the General Plan,
Thank you.

Margaret L. & Charles L. Williams

Date: Tue, Mar 10, 2020 at 4:41 PM

Subject: MH Designation For ALL Parks

To: <mayoremail@sanjoseca.gov>, <district1@sanjoseca.gov>, <district2@sanjoseca.gov>, <District3@sanjoseca.gov>, <District4@sanjoseca.gov>, <District5@sanjoseca.gov>, <District6@sanjoseca.gov>, District <7@sanjoseca.gov>, <District8@sanjoseca.gov>, <District9@sanjoseca.gov>, <District10@sanjoseca.gov>

Cc: homeownersforequity

I support ALL Mobilehome Parks in San Jose getting the Mobilehome designation in the General Plan.

Lois Gerchman

From: **sandra crane**

Date: Tue, Mar 10, 2020 at 4:37 PM

Subject: MOBILE HOME DESIGNATION

To: <TheOfficeofMayorSaMLiccardo@sanjoseca.gov>, <district1@sanjoseca.gov>, <district2@sanjoseca.gov>, <district3@sanjoseca.gov>, <district4@sanjoseca.gov>, <district5@sanjoseca.gov>, <district6@sanjoseca.gov>, <district7@sanjoseca.gov>, <district8@sanjoseca.gov>, <district9@sanjoseca.gov>, <district10@sanjoseca.gov>

Cc: martha O'Connell

Elected Officers of San Jose CA

I had every intention of attending the City Council Meeting tonight to express my opinion that the MobileHome Designation be applied to all mobile home parks in the city of San Jose. I will not be attending due to the current level of COVID-19 concern among our population.

I urge all members of the City Council to approve this agenda item.

San Jose has been diligently working and urging necessary action to provide more affordable housing. I believe it will be a very detrimental step backward if the mobile home parks in this county were vulnerable to closure.

Thank you for reading my recommendation. Please support the Designation for all MobileHome Parks.

Sandra Crane

From: Dave Johnsen

Sent: Tuesday, March 10, 2020 4:34 PM

To: City Clerk; Jones, Chappie; The Office of Mayor Sam Liccardo; District4

Subject: Agenda item 10.2 on March 10, 2020

The General Plan amendment for zoning mobile home parks at Westwinds and Mountain Springs needs to be passed with no amendments now.

The next move for the City is to zone all mobile home parks as such immediately. Planning has stated that the zoning of the rest of the parks being commercial or industrial are safe. This is only true if future Councils value those designations more than inexpensive housing.

Sincerely,

Dave Johnsen