

# Memorandum

**TO:** Community and Economic  
Development Committee

**FROM:** Councilmember Esparza

**SUBJECT: SEE BELOW**

**DATE:** 9/26/2022

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Approved *Maya Esparza*

Date: 9/26/2022

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**SUBJECT: MOBILEHOME PARK LAND USE DESIGNATION STATUS REPORT  
RECOMMENDATION**

Consistent with prior Council Direction, direct staff to return to Council with a plan to begin necessary environmental reviews and work to amend the General Plan land use designation of the 13 parks found in its analysis to have surrounding prevailing densities that would support potential redevelopment.

**BACKGROUND**

On March 10, 2020, the City Council approved General Plan land use amendments to a new “Mobilehome Park” designation for two of the most vulnerable Mobilehome parks, Mountain Springs and Westwinds. Recognizing the need to apply this additional layer of protection from redevelopment for all of our City’s 58 mobilehome parks, as part of that unanimous approval, Council directed staff to “begin necessary environmental reviews and work to amend the Envision 2040 General Plan to apply the “Mobile Home Park” land use designation to the remaining 56 mobilehome parks in the City. Staff should bring these resolutions back no later than March 2021.”

Two and a half years later, the more than thirty thousand residents of the remaining 56 mobilehome parks are waiting to see this protection applied to their parks. While the pandemic has understandably delayed this work, it has also exacerbated the challenges and anxieties faced by many of our mobilehome residents, who are more likely to be low or fixed income, seniors, and medically vulnerable. The obvious need to protect and preserve one of the last de facto forms of affordable housing in our city has never been greater.

Now that staff has provided us with a clearer analysis of which parks are most at risk of future redevelopment, we need to move forward with this work, prioritizing not just five parks, but all of the parks that meet the prevailing density criteria as assessed in staff’s memorandum. That is

why I ask staff to return to Council with a plan, including additional resources needed, to ensure that these 13 parks, less than a quarter of the 58 total mobilehome parks in our city, receive the Mobilehome Park General Plan Land Use Designation as soon as possible. Our residents have waited long enough.

*The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.*