



COUNCIL AGENDA: 4/17/2018
ITEM: 2.14 (File ID: 18-566)

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Toni J. Taber, CMC
City Clerk


SUBJECT: SEE BELOW

DATE: April 12, 2018

SUBJECT: AB 2588 (Chu) Manufactured Housing.

RECOMMENDATION: As referred to City Council, without recommendation, by the two councilmembers present at the Rules and Open Government Committee on April 11, 2018, re-affirm a sponsor position for AB 2588 (Chu).

EXPEDITED CITY COUNCIL ACTION REQUEST

Department(s):	Date:	Coordination:	Dept. Approval:
Fire	April 5, 2018	Housing, Office of Immigrant Affairs, City Attorney	/s/ Robert Sapien
			CMO Approval: 

SUBJECT: AB 2588 (Chu). Manufactured housing.

RECOMMENDED POSITION: Sponsor

RECOMMENDED ACTION:

1. Pursuant to the City's streamlined bill process for responding quickly to legislative proposals, re-affirm a position of sponsor for AB 2588 (Chu).
2. Recommend a one-week turnaround to the April 17, 2018 City Council Meeting so that the City's legislative representative can advocate the City's sponsorship for AB 2588 (Chu).

BILL SYNOPSIS:

This bill would require all used manufactured homes, used mobilehomes, and used multifamily manufactured homes to have a smoke alarm that is approved by the State Fire Marshal; includes the installation date, a hush feature, an end-of-life feature alerting residents when the smoke alarm or its battery needs to be replaced. In addition, every mobile home park owner or operator shall adopt an emergency plan and post information in the park clubhouse or another publicly accessible area about how to access the plan and how to obtain the plan in a language other than English. The plan shall be available in English, Medi-Cal threshold languages (as defined by law), and upon written request by a resident, in the language spoken by that resident. The State Department of Housing and Community Development would provide park operators and owners with translation services.

IMPACTS TO CITY OF SAN JOSE:

On August 15, 2017, a fire at a mobilehome in San José's Golden Wheel Mobile Home Park killed two young girls and the 62-year-old uncle of one of the girls. This tragedy inspired Assemblymember Chu to author this bill, and he has requested the City of San José sign on as a sponsor.

Approximately 35,000 San Joséans live in mobilehomes, according to Housing Department data. The City has 59 mobilehome parks, in which there are more than 10,000 mobilehomes, making San José home to the largest number of mobilehomes and households in any city in California.

POLICY ALIGNMENT:

This bill aligns with the legislative guiding principle of "Support Efforts to Keep San José Safe." Smoke detectors and emergency plans save lives, but they need to be implemented properly and be accessible to the residents who need to use them.

This bill could directly benefit as many as 35,000 residents of San José, many of whom are seniors, low-income, or whose primary language is a language other than English.

Given these facts, it was determined through the expedited process that the City should not only take a position of support, but choose to sponsor the bill and work closely with Assemblymember Chu through the legislative process.

SUPPORTERS/OPPONENTS:

None at this time.

STATUS OF BILL:

Next hearing: Assembly Housing and Community Development, April 11, 2018.

FOR QUESTIONS CONTACT: Acting Fire Chief Robert Sapien, 408-794-6951.