

Mobilehome Parks in San Jose

Impact of the Homeless and a Solution



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Mobilehome Parks are being impacted by



- Fire danger
- Blight
- Crime

Fire danger



On 7-11-19, a fire started in a homeless encampment across the street from Colonial Mobile Manor, a Senior Park in D9. A mobile home can burn in four to five minutes. Mobilehomes burn faster than conventional housing.



The encampment was between the sound wall and the cyclone fence which had been cut to allow complete access to the homeless. This situation had been reported for at least five months. Calls were made to the City and Cal-Trans. Encampment not abated



While putting out the fire on 7-11-19, firefighters threw debris from the encampment onto the sidewalk across the street from Colonial Mobile Manor. One driver had to slam on their brakes as the items came sailing over the cyclone fence into Narvaez Ave, which was being used at the time by traffic. The debris was left on the sidewalk.



Following the fire, on 7-16-19, a resident of Colonial Manor entered the encampment directly across the street from this Senior Park and took a shocking series of photos. This encampment had been hidden from the eye by vegetation.



This encampment, hidden from view, gave a bird's eye view of Colonial Mobile Manor. Anyone in the encampment could watch the Seniors coming and going. The resident taking the photos turned back when she spotted a tarp behind which she had reasonable cause to believe there were homeless. She was afraid for her safety.

Crime



On or about 6-10-19, two of the homeless moved from the sound wall encampment and set up right outside Colonial Mobile Manor, sleeping against the Park wall behind the bush. Using the reasonable person standard, they appeared to be under the influence of drugs. One of them trespassed into the Park and wandered around.



Both Park residents and the Park manager called the City and the police. No help was forthcoming so the bush the homeless were using to tether their tarp was cut down and the area flooded. Hypodermic needles were found in the trash left by the homeless.



For months bikes of residents in Colonial Mobile Manor had been stolen. When the encampment was abated and articles tossed over the fence by the firefighters, there were numerous bikes and bike parts. (Hard to see in this photo but they are dangling from the cyclone fence. More were shown earlier in this presentation in the photos taken inside the actual encampment.)



In or about late March 2019, two fires were set by a homeless man outside Pepper Tree Estates. He uses cardboard and wooden pallets to repeatedly build a house by the discontinued railroad tracks directly outside the Park. The fires were set when he was cooking outside his “house.” He fled the scene on both occasions and did not come back until the fires were out. Unfortunately no photos are available of the fire which was within 40 feet of a mobilehome. This photo shows the location of a portion of the tracks. Taken through the fence between the Park and the tracks.



July 20, 2019 – beginning of a homeless encampment in the tracks area. Over the fence showed in the photo is Pepper Tree Estates.



In 2013, a homeless encampment was set up on the creek side of Colonial Mobile Manor, less than five hundred from a pre-school. It took months and months for abatement and that came only after a presentation to the Rules Committee. Needles and empty bottles of alcohol were found. During this time, homeless persons even broke into the sauna room to use the showers.

Three Parks managed by Brandenburg, Staedler and Moore have been impacted

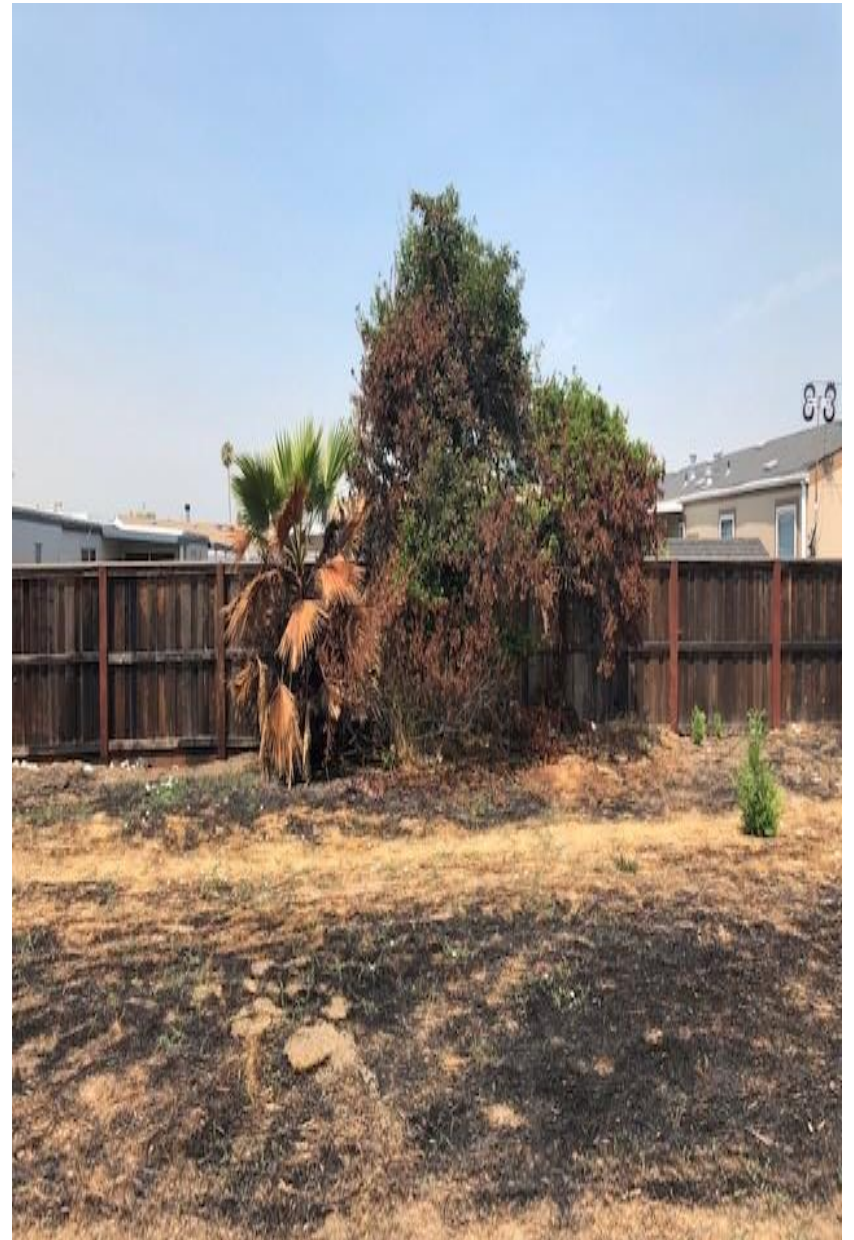


The two images above are from our Quail Hollow community. We have been battling the removal of this person from the perimeter from our property for over 1 year now. We have called the City of San Jose, emailed San Jose Homeless Response and have even called the police, but none of these actions have resulted in a response. We are even receiving complaints from residents from the SFH neighborhood who call and write our office to complain (and they have contacted the City as well). Still no action.





The above four images are from our Millpond property along Curtner Ave. This homeless encampment has been an ongoing problem for our Residents and us. Last year the City came to clean this area after multiple complaints from BS&M and our residents. The homeless have left countless hypodermic needles, tons of trash and were cooking in the back of our community, which created a small fire.





The above four images show a fire that occurred outside of our Spanish Cove Community on June 27, 2018. The fire resulted from homeless cooking behind our community. As can be seen in the images above this came dangerously close to some of our Tenant's mobilehomes. We made multiple attempts for the City to remove the homeless encampment, which is directly behind our fence and still no action was taken. Residents were using hoses to assist with putting out the fire.

SOLUTION :



- The City of San Jose must coordinate with all jurisdictions, such as Cal-Trans and various other organizations to address the impact of homeless on Mobilehome Communities. It is not sufficient to continue to say “that is not our jurisdiction etc.” If the City categorizes Mobilehome Communities as affordable housing then they cannot afford to lose the housing due to inaction to the hazards that are close to our communities. Our residents, their homes and our communities are all in jeopardy and we need your assistance.