



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmembers Jimenez,
Perez, Esparza, Foley

SUBJECT: SEE BELOW

DATE: March 6, 2020

Approved

Date: 03.06.2020

[Handwritten signatures: Pam Foley, Jimenez, Esparza]

10.2 Land Use Regular Agenda GPT19-003/GP19-005/GP19-006 - General Plan Text Amendment, General Plan Amendment for Real Property Located at 625 Hillsdale Avenue, and General Plan Amendment for Real Property Located at 500 Nicholson Lane (Council Policy Priority #2 – Mobile home Conversions).

RECOMMENDATION

1. Accept recommendations A, B, C and D(2) of the Planning Commission’s recommendations, dated February 26, 2020;
2. Direct 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 mobile home parks in the City. Staff should bring these resolutions back no later than March 2021;
3. Direct staff to study the inclusion of mobile home parks as it considers potential future affordable housing preservation policies and investments as part of the City’s Anti-Displacement Strategy.

BACKGROUND

Mobile home parks represent one of San José’s largest sources of naturally occurring affordable housing and one of the last remaining avenues towards homeownership available for low income working families and seniors. In fact, San José is home to the largest number of mobile homes of any city in California. Across the City, every single Council District is home to hundreds of residents who call mobile home parks, home (see Figure A). These parks provide a safe, affordable place for over 10,000 of our families to grow and thrive and to age with dignity.

In recent years we have seen how the hot housing market, rising land values, and the demand for development has led some mobile home park owners to consider redevelopment options. These factors have increased displacement pressure on the residents, and owners of a number of mobile home parks, including parks with both high and low density General Plan designations.

Since 2014, the City Council has debated the appropriate strategies to preserve San José's mobile home parks and protect thousands of working families and long established communities. On March 1, 2016, the Council approved a temporary moratorium on mobile home park conversions in order to ensure that the City addressed the pressing need to protect our mobile home park residents. That moratorium expired in August, 2017, and two and a half years later we have still not accomplished our goal of permanently protecting those residents. On March 13, 2018, Council prioritized creating a specific "Mobile Home Park" General Plan land use designation, and applying that designation to two mobile home parks: Westwinds Mobile Home Park in District 4, and Mountain Springs Mobile Home Park in District 7. These two parks were selected based on their current designations as "Urban Residential," a high-density designation that makes them particularly vulnerable to conversion, and the residents of Mountain Springs and Westwinds have been waiting patiently now nearly two years for this work to be completed.

In the last few months our City has been grappling with the threat of redevelopment of the Westwinds Mobile Home Park in District 4, home to over 700 San Joséans. Hardworking, longtime residents of our City, are terrified by the looming risk of displacement. What is more concerning is that we know many displaced residents would very likely have no comparable housing options within reach in either San José or Santa Clara County. As a Council we devoted a study session in October, 2019 to understanding and addressing displacement, and the data is clear. Our working families, families of color, and our seniors on fixed incomes face disproportional rates of displacement. San José previously estimated that up to 73% of mobile home residents are low- to extremely-low-income.¹ That's nearly 8,000 of San José's low- to extremely-low income households who would be unable to afford the average market rate apartment in the City today, much less purchase a home.

To address this concern, Mayor Liccardo and Councilmember Diep asked staff to "accelerate Council's direction to proceed with the General Plan Amendment of all parcels comprising mobile home parks with high-density residential housing designations 'including Westwinds Mobile Home Park' to an exclusively 'Mobile Home Park' land use designation." We appreciate this direction, but why stop at applying an exclusively "Mobile Home Park" land use designation to only two of San José's parks? We know that additional parks, including those not currently planned for high density development, may be considering conversion in the future. After more than two years of delay, now is the time to act and expand this exclusive land use designation to all mobile home parks within the City and make it clear that we value these communities and want to see them included as part of San José for generations to come.

Given that the City is considering a host of significant land use changes as part of our General Plan 4 Year Review we must act now to protect mobile parks. The current land use designations for mobile home parks in San José are a mixture of various designations from Residential Neighborhood to Heavy Industrial. It is not practical to keep the current designations during a housing crisis. We now have an opportunity to preserve nearly 10,000 naturally affordable homes.

¹ Memorandum from Leslye Corsiglia on Mobilehome Park Conversions to the Rules and Open Government Committee, Apr. 30, 2014, p. 3.

We acknowledge time and time again that as a city and a region we are in the midst of a severe housing crisis. While we are working to address our affordable housing needs—through efforts like Measure E—we are still behind on meeting our goals to produce low- and extremely low-income affordable homes and cannot afford to lose more of our existing affordable housing stock. Given the needs of our low- and extremely low- income households, limited public resources, and high costs to produce affordable housing, preserving mobile home parks by amending the General Plan provides a highly cost-effective preservation strategy considering the scale of its impact, reaching thousands of households. Based on staff’s estimates, we can preserve these nearly 10,000 additional naturally affordable homes for under \$381,000—a cost of less than \$40 a home. Staff notes that this cost-estimate is inclusive of the associated rezoning work required for a minority of the 56 parks. That is roughly .03% of what the City typically spends to subsidize the production of an affordable home. Clearly, preservation of our existing affordable stock needs to play a central role in our strategy to mitigate our housing crisis.

We must act quickly to provide certainty and greater security to mobile home park residents and finish the work we started. Now is the time to properly designate our mobile home parks for what they are: valuable, affordable communities that contribute to the diversity and prosperity of San José.

Figure A. Mobile Home Park Household by Council District

District	Park Name	Households	Total
D1	Winchester Ranch		111
	Mobilehome Community*	111	
D2	Magic Sands Mobile Community	541	1905
	Hometown Monterey Oaks	344	
	Rancho Santa Teresa Mobile Estates	315	
	Village of the Four Seasons Mobilehome Park	271	
	Casa Alondra	201	
	Town & Country Mobile Village	121	
	Sleepy Hollow Trailer Court	72	
	Walnut Mobilehome Park	40	
	D3	Golden Wheel Park	
South Bay Mobilehome Park		214	
Trailer Tel RV Park		170	
Riverbend Family Park		124	
Arbor Point (San Jose) Mobilehome Park		120	
San Jose Trailer Park		99	
Mobilehome Manor		81	
Hilton Mobile Park		62	
Sunset Mobile Manor		58	
Garden City Trailer Park		40	

	Triangle Trailer Park	24	
D4	Westwinds Mobilehome Park	723	1876
	Casa Del Lago Mobilehome Park	618	
	Lamplighter San Jose	265	
	Oak Crest Estates	158	
	Summerset Mobile Estates	112	
D5	La Buona Vita Mobile Park	108	470
	Foothills Mobilelodge	92	
	Bella Rosa Mobilodge	49	
	Hillview Mobilehome Park	26	
D6	Quail Hollow Mobilehome Park	186	305
	River Glen Mobilehome Park	163	
	Willow Glen Mobile Estates	90	
	Mill Pond II Mobilehome Park	52	
D7	Caribees Mobilehome Park	442	3287
	Chateau La Salle	433	
	Mill Pond I Mobilehome Park	309	
	Spanish Cove Mobilehome Park	305	
	Pepper Tree Estates	273	
	Silver Creek Mobile Estates	240	
D7 (cont.)	Coyote Creek Mobilehome Park	183	
	Woodbridge Mobilehome Park	176	
	San Jose Verde Mobilehome Park	148	
	Mountain Springs Mobilehome Park	144	
	County Fair Mobile Estates	133	
	Sunshadow Mobilehome Park	121	
	Old Orchard Mobile Park	102	
	Western Trailer Park	86	
	Trailer Terrace Park	57	
	Ace Trailer Inn	55	
	Mayfair Trailer Park	54	
	Cottage Trailer Grove	34	
D8	Whispering Hills Mobilehome Park	211	505
	Hometown Eastridge Mobile Estates	187	

	Moss Creek Mobilehome Park	107	
D9	Colonial Mobile Manor	200	472
	Mountain Shadows Mobilehome Park	108	
D10	California Hawaiian Mobile Estates	408	716
	Imperial San Jose Mobile Estates	174	
	Villa Teresa Mobile Community	147	
	Total		10906

Source: Map prepared by City of San Jose, Planning Division, 2020, accessed at <https://sanjose.legistar.com/View.ashx?M=F&ID=8158723&GUID=D6E7A43C-D0A7-418F-8BD3-68B3E7D2BA6C>

*GP18-014/PDC18-037/PD19-019/PT19-023 Winchester Ranch Mobile Home Park conversion approved by City Council 1/14/2020.

Brown Act Disclaimer:

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