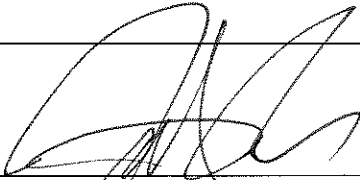




Memorandum

TO: MAYOR & CITY COUNCIL **FROM: Councilmember Johnny Khamis**
SUBJECT: ITEM 4.4 - MOBILE HOME **DATE: August 24, 2015**
PARK CONVERSION UPDATE

APPROVED:  **DATE: August 24, 2015**

RECOMMENDATIONS:

- a. Accept items a. and b. of the staff memo titled, “**AN INTERIM ORDINANCE OF THE CITY OF SAN JOSE ESTABLISHING A TEMPORARY MORATORIUM ON MOBILE HOME PARKS (MHPs) CLOSURE AND CONVERSION**”
- b. Direct staff to bring forward all meeting notes, discussion summaries and all other information regarding the five MHPs (*Imperial San Jose Mobile Estates, La Buona Vita Mobile Park, Mobile Home Manor, Willow Glen Mobile Home Estates, and Winchester Ranch*) that were included in the Urban Village designation from the General Plan 2040 (GP 2040) meetings.
- c. Direct staff to meet with the MHP owners and residents as necessary to prepare an “Opt-In; Stay in Business” alternative *to be included* within a proposed work plan for Council consideration.
- d. Direct staff to bring a draft of the proposed MHP work plan back to Council for review and discussion purposes no later than the last City Council meeting in January, allowing Council to provide input to staff for any revisions to the work plan, with a final draft brought to Council in February 2016 for acceptance.

BACKGROUND:

On August 11, 2015, City Council directed staff to bring back information regarding the discussions and actions that took place during the GP 2040 meetings with respect to the five MHPs that were included in the Urban Village designation within the GP 2040. Council was clear that they did not want removal of MHPs from the Urban Villages at this time, but supported directing staff to bring back the information from the GP 2040 Task Force.

Council also directed staff to meet with MHP owners and residents as necessary to prepare an "Opt-In; Stay in Business" alternative *to be included* within a proposed work plan.

However, on page 4 of the staff memo it states, "Acceptance of Councilmember Johnny Khamis' recommendations including meeting with stakeholders, MHP owners, *with possible preparation* of an "Opt-In; Stay in Business" alternative...". The staff interpretation is not correct since my recommendation stated the following:

- b. *Meet with the MHP owners and residents as necessary and needed to prepare an "Opt-In; Stay in Business" alternative to be included within a proposed work plan for Council consideration.*

Therefore, per item b. (above), which was the exact recommendation in my August 11th memo, this clarifies and reiterates the direction for staff to include an "Opt-In" option within the work plan.

Lastly, I recommend that the Council allow staff more time to create a draft MHP work plan now that the Council and staff have supported, and are in the process of solidifying, a moratorium on MHP closures and conversions.

Councilmember Rocha was correct when he shared at the August 11th meeting that staff had a full workload. Therefore, we should allow staff to bring back a draft in January and a final report in February. If staff needs more time, then I hope that the Council would support an extension of the moratorium and allow staff to push the work plan out further next year.