

Proposed Urgency and Permanent Ordinances for Mobile Home Conversion Permits



City Council
January 8, 2025

Background

- Mobile homes are naturally affordable to low-income households; **\$1600** median monthly rent for a space
 - Market Rate Comparison: **\$1,795** for studios and **\$2500** for one-bedroom apartments in South San Francisco
- Treasure Island Mobile Home and RV Park's operating permit with the State's Housing Department (HCD) is expired
 - Violation of State Law, likely City's Zoning Code as well
- Other jurisdictions have enacted legislation to intervene in redevelopment to minimize resident displacement



Mobile Home Park in South San Francisco



Treasure Island Mobile Home and RV Park (1700 El Camino Real)
Mobile home residents surveyed by San Mateo Housing Leadership Council
Mix of long-term and short-term residents

Policy Goals

- Establish streamlined administrative processes for the City to enforce noticing and relocation benefit requirements for residents displaced if/when this housing type changes use
- Provide tenant protections for lower-income individuals vulnerable to displacement

Housing Element Alignment

- Policy EQ-3: Support residents who are at-risk of being displaced
- Policy EQ-8: Protect existing residents from displacement in areas of lower or moderate opportunity and concentrated poverty and preserve housing choices and affordability
- PRSV-5.2 Assist tenants at risk of displacement



Research Conducted

County of San Mateo

- Ordinances passed in 2017
- Includes rent control, establishing a zoning district, and a change of use ordinance
- Staff members report policy success—no conversion so far

City of San Jose

- Mobile Home Ordinances passed in 2016
- Hosts 43 mobile home parks comprising of over 10,000 units
- Established Mobile Home Park Land Use Designation, Conversion Permitting Process, and Rent Stabilization
- Relocation benefits include right of first refusal



Conversion Permit Application Process

The application package includes:

- Conversion Permit application form and fee
- Relocation Impact Report
- A list of all tenants who qualify for relocation benefits
- Acknowledgement of Owner's obligations to provide written notices and informational meeting
- Any other information that ECD determines is necessary to ensure compliance with this Ordinance and State law



(Nearly) Identical to SRO Ordinance

Nearly all policies of the Mobile Home Ordinances, including:

- Triggering Events
- Qualifying Tenants
- Relocation Benefits

Are identical to those of the SRO Ordinances, **EXCEPT FOR....**



Relocation Benefits of Mobile Home Owners

Rent space and mobile home (same as SRO)

Cash payment of moving costs, rent for six months, and a security deposit for a new housing unit

Can request to move to a comparable mobile home park or to other comparable housing

short term RV guests not eligible

Rent space, but own mobile home (variance)

Payment of costs to move the mobile home to a new park and rent for six months

OR

Payment of in-place value of the mobile home that cannot be moved (based on the appraised value)



Council Action

Staff recommends Council **consider adopting today an urgency ordinance and introducing a permanent ordinance** for mobile home parks proposed to be converted, demolished, and/or redeveloped.

Objective: establish streamlined administrative processes for the City to enforce noticing and relocation benefit requirements for residents displaced from mobile homes.

Urgency ordinance: if adopted today, effectively immediately

Permanent ordinance: introduced today. If adopted on 1/22, effective 30 days after