



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Mayor Matt Mahan
Councilmember Sergio Jimenez
Councilmember David Cohen
Councilmember Bien Doan
Councilmember Pam Foley

SUBJECT: SEE BELOW

DATE: December 8, 2023

Approved

Date 12/08/2023

SUBJECT: FILE NO. GP23-006: A CITY-INITIATED GENERAL PLAN AMENDMENT TO CHANGE THE ENVISION SAN JOSÉ 2040 GENERAL PLAN LAND USE DESIGNATION FOR 12 MOBILEHOME PARKS FROM THE RESIDENTIAL NEIGHBORHOOD GENERAL PLAN LAND USE DESIGNATION TO THE MOBILEHOME PARK GENERAL PLAN LAND USE DESIGNATION AND ONE MOBILEHOME PARK FROM THE NEIGHBORHOOD COMMUNITY/COMMERCIAL GENERAL PLAN LAND USE DESIGNATION TO THE MOBILEHOME PARK GENERAL PLAN LAND USE DESIGNATION (FILE NO. GP23-006).

RECOMMENDATION

1. Approve the recommendation from the Planning Commission in the memorandum dated December 1, 2023
2. Direct Staff to perform outreach that is clearly understandable to manufactured homeowners and mobilehome park residents during the General Plan Amendment process for future Mobilehome Park designation modifications to:
 - a. Communicate the intention of the General Plan designation modification is to protect and preserve existing mobilehome parks; and
 - b. Communicate that residential mobilehome uses will continue to be permitted under the new Mobilehome Park designation.

BACKGROUND

We would like to thank Staff for their work to bring these General Plan amendments to Council for approval. Mobilehome parks are one of the last forms of natural affordable housing stock in San José. Manufactured homes provide affordable and stable ownership opportunities. That is why it is critical to preserve the mobilehome parks we do have. City Council, and staff, have worked hard for many years to ensure our mobilehome parks are protected; however, ultimately the Mobilehome Park General Plan designation is what will provide true comfort and stability for our mobilehome park residents.

Many owners of manufactured homes are in a precarious position compared to other homeowners because despite owning their home, they do not own the land on which the home resides. Many of our mobilehome park residents live in fear of redevelopment that would pull the rug out from under them, quite literally upending their homes and livelihoods. The technical process of a General Plan Amendment is difficult for the average person to understand, particularly for mobilehome park residents who are concerned about planning changes that could impact their mobilehome park. Words such as “rezoning” and “redesignation” can be frightening for a manufactured homeowner concerned about land use changes that could threaten their mobilehome park.

Recognizing this, future outreach to manufactured homeowners and mobilehome park residents regarding Mobilehome Park General Plan redesignations should include specific and easy to understand information on how the Mobilehome Park General Plan designation preserves existing mobilehome park uses. It is not the direction of the authors of this memorandum to require additional outreach but rather to simplify existing outreach and clearly communicate to manufactured homeowners the intention of future Mobilehome Park General Plan redesignations.

The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member’s staff, concerning any action discussed in the memorandum, and that each signer’s staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.