



CITY OF
HAYWARD
HEART OF THE BAY

Mobile Home Park Closure and Change of Use Regulations

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Mobile Home Park Closure and Change of Use Regulations

Recommendation

That the City Council introduces an ordinance repealing Sec. 10-3.1000 to Sec. 10-3.1060 of the Hayward Municipal Code, and adding Chapter 10, Article 26, regarding mobile home park closures and changes of use.





Introduction

- On April 15, 2014, City staff presented a work session report to the City Council on consideration of amendments to the City's mobile home park closure and change of use regulations.
- Council directed staff to develop amendments to the City's regulations to better clarify mitigation measures, focusing on the City of Sunnyvale and Palo Alto's closure or change of use regulations as a template.





Introduction

The updated regulations:

- I. Clarify the requirements for addressing the adverse impacts of mobile home closures or changes of use on displaced mobile home owners and residents, and
- II. Amend the hearing process for review of an impact report.





I. Mitigation Measures

The updated regulations provide that each resident will receive the reasonable cost of relocation as follows:

- **One Hundred Percent In-Place Value:** One hundred percent of the in-place value of a mobile home that cannot be relocated to a comparable park within one hundred miles.





I. Mitigation Measures

The updated regulations provide that each resident will receive the reasonable cost of relocation as follows:

- **Relocation of Mobile home:** The cost of disassembly of the mobile home, transportation to the new site, reinstallation, replacement or reconstruction of blocks, skirting, shiplap siding, porches, decks and awnings, earthquake bracing if necessary, insurance coverage during transport, and utility hook-ups.





I. Mitigation Measures

The updated regulations provide that each resident will receive the reasonable cost of relocation as follows:

- **Moving Allowance:** A moving allowance that includes the cost to move furniture and personal belongings, rent for first and last month at the new location, required security deposit at the new location, temporary lodging, and the appraised value of personal property that cannot reasonably be relocated.





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I. Mitigation Measures

The updated regulations provide that each resident will receive the reasonable cost of relocation as follows:

- **Special Needs:** A payment of the cost to reinstall or replace any accessibility improvements made to the mobile home such as wheelchair ramps lifts, and grab bars.





I. Mitigation Measures

The updated regulations provide that each resident will receive the reasonable cost of relocation as follows:

- **Rent Subsidy:** For senior, disabled or low income households, relocation assistance may include payment of a rent subsidy of up to thirty-six months if needed to offset increased housing costs and secure comparable housing.





I. Mitigation Measures

The updated regulations provide that each resident will receive the reasonable cost of relocation as follows:

- **Right of First Refusal:** Park residents will have the right of first refusal to purchase or rent new homes or apartments that may be constructed on the park site. Income-eligible residents may have first priority to purchase or rent any below market rate (BMR) units which may be constructed on the park site, if they meet all eligibility requirements for the BMR housing program.





II. Hearing Process

The amended regulations update the hearing process for review of an impact report:

- **Existing Regulations:** City Council hearing on adequacy of impact report.
- **Amended Regulations:** Planning Commission hearing and a recommendation to the City Council. The City Council has final approval authority on the adequacy of the impact report.





II. Hearing Process

The amended regulations update the hearing process for review of an impact report:

- **Amended Regulations:** The impact report filed at the same time as a development application for zoning approval and must identify the proposed new use.





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Questions, Comments.

