

**Housing Commission to Protect and
Preserve Dynamic and Diverse Neighborhoods
Resident Retention Subcommittee**

Tuesday, March 15, 2016

11:30 AM – 1:00 PM

1400 South Flores

Call to Order – 11:37 AM

Present: Carol Rodriguez, Jackie Gorman (left 12:20), Natalie Griffith, Richard Milk

Absent: Jennifer Gonzalez, Jim Bailey

• **Staff Present:**

Michael Taylor, Department of Planning & Community Development

Christopher Lazaro, Department of Planning & Community Development

Tom Morgan, Department of Planning & Community Development

1. Approval of the February 16, 2016, Resident Retention Subcommittee minutes.

COMMITTEE ACTION:

The motion was made by Carol Rodriguez and seconded by Jackie Gorman to approve the February 16, 2016, Resident Retention Subcommittee minutes as submitted.

AYES: Rodriguez, Gorman, Griffith, Milk

NAYS: None

THE MOTION CARRIED

2. Continuation of briefing and discussion and possible action on policies for the protection of existing mobile/manufactured home communities and residents

Christopher Lazaro presented on Comparison Study.

Jackie Gorman asked if Mission Terrace mobile homes were owned by the individuals.

Christopher Lazaro stated for the mobile homes listed, each one had a different owner.

Manufactured Home Park Toolkit

Jackie Gorman asked if the mobile home park is not subdivided, how are the tenants getting water/sewage and electrical meters.

Michael Taylor stated it is not clear. Mission Terrace could possibly be on a septic.

Jackie Gorman stated it is a critical question that needs to be looked into. If people are living in the city limits without water/sewage, there is a serious health issue that needs to be addressed.

Michael Taylor stated the zoning process would provide an opportunity to access the properties. At that time we can deploy other resources based on condition.

- **UDC Amendments**

Christopher Lazaro stated the MH is not used but still it is still present on current sites but no new sites would be zoned MH.

Michael Taylor stated we do not want to get into a situation that we are rezoning an existing manufactured home park that is viable but then we make it non-conforming because of the overly restrictive site requirements. This would also help if we want to look at new manufactured home housing as a long-term option for affordable housing.

Natalie Griffith stated by increasing density in mobile home parks, need to factor in aging of families. When looking at the aging factor of the individual, some will need a wheelchair ramps and will need that extra space around the mobile home to add the ramp.

Carol Rodriguez asked about protections for the individuals living in the mobile home parks in terms of affordability.

Michael Taylor stated rezoning process is meant to provide stability. Currently the manufactured home parks are not zoned for the use that is there. By rezoning it correctly, it ensures the developer/owner goes through the public process before they can change the use.

Jackie Gorman asked if there is a way to enforce minimal health and safety standards. There is great concern for the families that are living in 1960's era mobile homes.

Natalie Griffith stated that is the concern for all rental homes. There are no rent standards, unless, the owner wants to become a Section 8/SAHA renter.

Richard Milk stated if you're going to provide relief of regulations, in terms of assistance, there should be an affordability requirement built in. We need to put together an intentional building plan where we are going to take action but will improve housing quality, improve communication and will put pressure on rents. Suggest we put into place a parallel tract of land banking and affordable housing development to provide alternative units.

Richard Keith, Human Services, stated looking at the issues discussed in this meeting, if the City is going to actively impose new regulations on existing units, we would want to consider what we are creating in an affordability background from where the families are coming from.

Natalie Griffith stated to recap; look at development tools for affordable housing in tying waivers to long-term affordability, redevelopment of existing properties or replacement of displacement families, individual relocation assistance, and rental standards to enforce health and safety.

Carol Rodriguez stated relocation assistance should be explored further.

Richard Keith, Human Services, stated his department can assist in advising but cannot offer monetary assistance.

Adjourn – 1:07 PM